

**Agreement No. CE 8/2022 (CE)
Site Formation and Infrastructure
Works for Public Housing
Developments at Sha Po, Shap Pat
Heung and Tai Kei Leng, Yuen Long -
Investigation, Design and Construction**

**Final Heritage Impact Assessment Report
(Sha Po)(SP-A21)**

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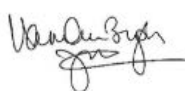


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1 INTRODUCTION

1.1 Background of Project

1.1.1 In accordance with the 2019 Policy Address, the Government plans to adopt different strategies to increase land supply for development. To meet this policy objective, Planning Department has accorded priority to the study of 160 hectares brownfield sites and the site at Sha Po (the Study Area) is one of these potential sites. Civil Engineering and Development Department (CEDD) was tasked to conduct an Engineering Feasibility Study (EFS) to examine the engineering feasibility of developing public housing and associated G/IC facilities as required at the Site and conducted a Preliminary Environmental Review (PER).

1.1.2 Binnies was commissioned by Civil Engineering and Development Department (CEDD) to undertake engineering investigation, design and construction supervision of the site formation and infrastructure works for public housing developments at the Site under Agreement No. CE8/2022(CE) (the Assignment). The site at Sha Po is intended for public housing development (the Development) by the Housing Department (HD) (**Figure 1**). Three heritage sites were identified in the PER, namely General House – Shum Ancestral Hall, Fung Kat Heung, Yuen Long, Grade 2, General House – Main Building, Fung Kat Heung, Yuen Long, Grade 2, and General House – Hip Wai House, Fung Kat Heung, Yuen Long, Grade 2 (**Figure 2**). As per Agreement No. CE 10/2020 (CE), the EFS of the Project is not a designated project under the Environmental Impact Assessment Ordinance and a Heritage Impact Assessment is to be undertaken.

1.1.3 The baseline review report identified few additional heritage sites within the Study Area. They are mainly associated with the Graded Historic Buildings identified in the PER.

1.2 Objectives of Heritage Impact Assessment

1.2.1 The objective of the HIA is to assess the impact arising from the proposed development and devise mitigation measures if impact is unavoidable in accordance with Development Bureau Technical Circular (Works) No. 1/2022; if impacts are identified mitigation measures will be recommended as appropriate.

1.3 Authorship

1.3.1 The Heritage Impact Assessment will be undertaken by Binnies HK Ltd. supported by Julie Van Den Bergh and Kathy Chan of Archaeological Assessments Ltd.

1.4 Limitation

1.4.1 The Heritage Impact Assessment is undertaken at investigation stage of the project and no details of design and construction method for the site formation and infrastructure works are known.

1.4.2 Parts of the Study Area are inaccessible due to fencing around factories and storage areas.

2 HERITAGE SIGNIFICANCE OF THE SITE

2.1 Background review

2.1.1 The baseline review is based on existing information and was supplemented by site visits to the HIA Study Area. The HIA checklist identified three Graded Historic Buildings, the review in addition, examines the potential for additional historic sites including archaeological areas of interest and built heritage (pre-1969 included).

2.2 Geological and topographical background

2.2.1 The HIA Study Area is mainly situated on Holocene alluvial deposits but along the east of the

HIA Study Area some Pleistocene terraced alluvium and debris deposits are found. The topography of the Study Area is fairly flat with hill slopes to the east. The elevations within General House compound are between 3.6 and 3.8mPD. The surrounding area lies at slightly higher elevations from 4.1 to 6.7mPD and ascending to 21mPD towards the northeast.

2.3 Historical background

2.3.1 The HIA Study Area includes the following villages; Mo Fan Heung, Fung Kat Heung, and Wah Shing Tsuen, but the development of the area is closely linked to Shum Hung-ying and construction of the General House Compound. A brief description follows:

Mo Fan Heung

2.3.2 Mo Fan Heung was likely established before 1949. The name means “Model Village” in English was derived from a private housing project in the 1920s when a scheme to build a Model Village in the New Territory was reported on in newspaper (the China Mail 1925). The project intended to build four hundred European style houses; however, a review of past aerial photographs suggest that by 1949, only a few structures, around the present No.92 and No.79, had been constructed (Lands Department 1949). By early 1960s, the village included houses, temporary structures and factories under the village name “Wa Yan Mo Fan Tsuen” (Ordnance Survey 1962 and 1968). The area currently gives the impression of light industrial activity and few newer houses. The noticed architecture is very functional and includes some community structures. Field visit indicated however, that it is difficult to access or distinguish the village houses as they are in between the light industrial or factory fencing.

Fung Kat Heung

2.3.3 Fung Kat Heung is covered under General House Compound below.

Wah Shing Tsuen

2.3.4 The village, Wah Shing Tsuen (HB-05), constructed in 1966 is located at the northeast of the Study Area (WKYP 1966). The village was built for the resettlement of New Territories residents under the instruction and with donations raised by an American Herman A. Washington after the area was devastated by a typhoon. The village architecture is very different from other villages at the time. The rows of two-storey houses are constructed with granite blocks and protrude along a zigzag line. Upper storey balconies with independent access were noticed at some of the buildings. The village has a Wah Shing Tsuen Co-op Office in the centre which includes a photograph of the benefactor (**Plate 1**).

General House Compound

2.3.5 The residency and ancestral hall complex known as the General House at Fung Kat Heung was built by Shum Hung-ying (1871 – 1934) around 1932. The General House Compound includes three privately owned Grade 2 historic buildings, Shum Ancestral Hall, Main Building and Hip Wai House (**Figure 3** - GB-01-03). Shum was a significant warlord of the Guangxi clique during the warlord period (1912-1928) of the Chinese Republic (AAB 2022a).

2.3.6 Early on Shum Hung-ying was a Hakka farmer in Guangdong, who later moved to Luorong in Guangxi (AAB 2022a; Tang and Tang 2015:119; Wong 2018:136). Living in poverty, he turned to banditry, but was later recruited as a prefecture officer in Liuzhou, Guangxi by the Sun Yat-sen’s Provisional Government (1912) (Tang and Tang 2015:119; Wong 2015:48). Shum, however, soon betrayed Sun’s Government in favour of Beiyang Government (1912 to 1928), which was initially led by Yuen Shi-kai. The Beiyang Government promoted Shum to Military Governor of Guangdong in 1916 and the title of “General Hip Wai” was granted to him in 1922 (Tang and Tang 2015:119). In 1925, his army was defeated by generals Pai

Chung-hsi and Li Tsung-jen who were loyal to the Nationalist Government, aka. the Nanking Government (AAB 2022a; Terewong 2013). The event triggered Shum's escape to Hong Kong in 1926 and his family members were said to arrive Hong Kong in the same year (Tang and Tang 2015:119).

- 2.3.7 Prior to his defeat, Shum bought a lot of land in the then British Colony of Hong Kong (AAB 2022a); this preparation provided him a safe harbour. The Chinese Mail on 31st August 1927 reports that he first settled in a residency located on Caine Road. The family interviewee (on 21 September 2022) stated that this was during the construction of the General House and that the family moved as soon as the construction was finished.
- 2.3.8 At first the Police of the Beiyang Government sent detectives to spy on his residence but ceased to do so as no abnormal activities were observed (The Chinese Mail 1927). After settling in Hong Kong, Shum and his family showed no further attempts to get involved in the state politics, even when Chiang Kai-shek reached out to him in 1929 (The Chinese Mail 1929).
- 2.3.9 Shum, instead, went into business, including real estate and retail, a yarn factory in Tsuen Wan and a casino in Shenzhen (HKCD 2019) with variable success. Shum later hired farmers to work for him, while he allegedly led a life addicted to gambling, prostitution, and opium (Terewong 2013). As early as 1932, Shum was a member of the Board of Director of Pok Oi Hospital and in 1934 he became the Chairman (AAB 2022a). He also took part in the redevelopment of Yuen Long market (Terewong 2013).
- 2.3.10 The piece of land Shum bought in 1927 or 1928, was originally owned by the Tang of Kam Tin (Tang and Tang 2015:119; Wong 2018:138; Terewong 2013). The location was selected for its good fung shui and according to family interviewee selected by a famous Fung Shui master from Shanxi Province (SMO 1903; Wong 2018:138; Terewong 2013; Tang and Tang 2015:121; family interviewee). The green bricks used to construct the residences were first purchased from a brick kiln near Yuen Long, but because of the inconvenience in transportation, Shum hired brick makers from Meizhou of Guangdong and produced the bricks locally (Tang and Tang 2015:119, 122).
- 2.3.11 After the completion of the Compound, Shum named it "Fung Kat Heung", indicating turning of misfortune into luck (Tang and Tang 2015:121; Wong 2018:138), and with the hope that his offspring would thrive and settle multiple branch-out villages (HKCD 2019). Shum himself, Shum's wife and concubines (seven in total but the original wife died early on), most of his nine sons and ten daughters (the eldest son died in 1926), close relatives, and servants (Tang and Tang 2015:121) lived at the Compound (Wong 2018:138). It is said the Compound had nearly a hundred rooms but family interviewee puts that figure closer to forty or fifty.
- 2.3.12 Shum died in December of 1934 at age of 63 and was buried in private graveyard at Shek Wu Tong of Pak Heung (HKCD 2019). The General House Compound is still owned by the family, although most reside elsewhere, mostly overseas (HKCD 2019).
- 2.3.13 The Compound includes three buildings, the main building in the middle was used for dining and as living rooms. At the northern end is the Shum Ancestral Hall where the soul tablets of Shum ancestors are worshipped. Hip Wai House at the southern end was where Shum lived (AAB 2022a). The houses contain many couplets and calligraphy works carved on wooden boards and plaques; some were given as gifts by famous figures of the time, including a plaque written by President Li Yuan-hong of the Republican Period (Wong 2018:138).
- 2.3.14 The environment of the Graded Historic Buildings has undergone major changes since its construction in a rural setting (**Plates 2-4**). Mr. Shum's grandson (family interviewee) explained after the sale of the fields by the family, the area was converted into factory space

with high fences (latter around 10 years ago). He identified other residents at the Compound as distant relatives who rent living quarters.

Other built heritage sites inside HIA Study Area and heritage sites associated to General Shum

- 2.3.15 Beside the three graded historic buildings, a row of single-storey southwest-northeast aligned buildings with pitched roof are situated along the north boundary of the General House Compound (Lands Department 1949) (HB-03). Family interviewee stated that the row was first built to keep livestock and that the buildings were presented to General Shum as gifts by prominent figures of the time; servants also lived there. The family interviewee did not know date of the construction of the buildings, but they do not appear on early maps showing the compound (1939-Ocanomizu university map). The little buildings were later modified and used as shops, including a barber shop and a medicine shop (Terewong 2013; family interviewee). A small local market where the villager could buy their daily grocery was once held outside the shops (Terewong 2013). A stone stele bearing the name of “Fung Kat Heung” is set at the village entrance and is outside the HIA Study Area (Wong 2018:138).
- 2.3.16 The Compound has a balustrade fence (HB-02) along the front and south of the graded historic buildings while the rear was originally enclosed by trees. The balustrade fence and entrance gate (HB-01) along the southeast of the property were constructed at the same time as the main buildings (Family interviewee); the five built heritage structures are considered main parts of the General House Compound.
- 2.3.17 According to the interview with Mr. Shum’s grandson during the site visit, some of General Shum’s followers joined him in Hong Kong and settled to the west of Shum’s Residence. He referred to Gai Sin Tong (繼善堂) as the residence of General Shum’s division commander, and Chong Lie Tsz (HB-04) (忠烈祠), translated as Loyal Martyrs' Shrine, a subordinate (no others are known). The two buildings according to the Mr. Shum’s grandson are now surrounded by factory fences and Gai Sin Tong could not be located or confirmed. Chong Lie Tsz is a single storey building with pitched (corrugated) roof. It is now abandoned and used for storage. There are couplets on the door frame and inside the building that hint at a connection to General Shum (Terewong 2013b).
- 2.3.18 The Shum family practice ancestral worship; special offerings are served during the Chinese New Year, Ching Ming and Chung Yeung Festivals. Besides, lantern lightening ceremony is still performed at Shum Ancestral Hall on the first day of the first lunar month (AAB 2022a).

2.4 Archaeological background and potential

- 2.4.1 No Site of Archaeological Interest (SAI) was identified partly or wholly within the assessment area during the preliminary environmental review for Agreement No. CE 10/2020 (CE) Site Formation and Infrastructure Works for Proposed Public Housing Developments at Sha Po, Shap Pat Heung and Tai Kei Leng, Yuen Long – Feasibility Study.
- 2.4.2 The geological, Holocene alluvial deposits, and topographical background (fairly low-lying) of the development area suggests no archaeological potential.

2.5 Existing impacts

- 2.5.1 Site visits were conducted on 7 and 21 September and 5 October 2022; the site visit on 21 September included a structural engineer to preliminarily assess condition of the Graded Historic Buildings.
- 2.5.2 The Graded Historic Buildings are lived in and looked after as evidenced by the fresh coat of paint on the façade. There are some signs of decay but overall, the condition of the buildings

can be considered fair and there are no signs of major structural issues (see **Appendix A**). On the north side and at the back of the Graded Historic Buildings lean-tos and add-ons (**Plates 5-6**) have been constructed and some small and largely abandoned structures exist in the former garden area. The Graded Historic Buildings are set within a fenced compound with entrance gate at the south and a row of dilapidated structures with entrance gate at the north.



- 2.5.3 The changes to the row of houses along the north is severe, with the buildings modified, added to and/or in poor condition (see **Plate 7**). In the centre of the row, however, it is a typical small entrance gate in fair condition (**Plate 8**).
- 2.5.4 The entrance gate at the south in contrast is in very good condition and well maintained. To the front and south of the houses is a balustrade fence, built, according to the local informant at the same time as the houses and ancestral hall. Its condition is relatively poor and, in the past, concrete buttresses were constructed to support the fence along the west (**Plate 9**).
- 2.5.5 Visually the environment of the Graded Historic buildings has been severely compromised, not only through the change of use but by the construction of metres high blue factory fences to the west and south of the compound (**Plates 2-4**) giving a strong feeling of being hemmed in.



2.6 Sensitive receivers

- 2.6.1 The following sensitive built heritage receivers have been identified within the HIA assessment area (**Figure 3** and see **Appendix A**):

GB-01:	General House – Shum Ancestral Hall Grade 2	
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GB-02:	General House – Main Building Grade 2	
GB-03:	General House – Hip Wai House Grade 2	
HB-01:	Southern entrance gate Other Built Heritage Resources	

HB-02:	Balustrade fence to west and south of compound Other Built Heritage Resources	
HB-03:	Associated row of houses to north Other Built Heritage Resources	 Entrance gate from front

HB-04:	Chong Lie Tsz/ Gai Sin Tong (unconfirmed) Other Built Heritage Resources	
HB-05:	Wah Shing Tsuen Other Built Heritage Resources	

3 CONSERVATION POLICIES AND GUIDELINES

3.1 Hong Kong

- 3.1.1 The proposed development avoids the Graded Historic Buildings and integrates them into redevelopment of the area. In accordance with EIAO TM Annex 11 and 19 and Guidance Notes for Assessment of Impact on Sites of Cultural Heritage in Environmental Impact Assessment Studies; there should be the general presumption in favour of the protection and conservation of the known heritage sites. Adverse impact on sites of cultural heritage should be kept to the absolute minimum in development proposals affecting them.
- 3.1.2 In Hong Kong, Declared Monuments have statutory protection. A place, building, site or structure is after consultation with the Board and by notice in the Gazette declared to be a monument and henceforth protected under the Antiquities and Monuments Ordinance (Cap. 53). There are no Declared Monuments within the current HIA Study Area, and only three Graded Historic Buildings are identified.

- 3.1.3 A grading system has been in place as a government administration mechanism for classifying historic buildings based on heritage significance since the 1980's. It has no legal basis but highlights buildings and structures of particular heritage interest which should be considered for preservation. The Antiquities Advisory Board (AAB) has completed the assessment of 1,444 historic buildings in March 2009 and since then has been working on confirming the grading of new items with reference to information from the Antiquities and Monuments Office (AMO) and opinions received from the public. The Results of the Assessment of 1,444 Historic Buildings and New Items are accessible on the websites of AAB and AMO. The significance assessment is based on the following criteria: historical interest, architectural merit, group value, social value and local interest, authenticity and rarity followed by a comparative rating based on three parameters, including historical, topographical and contextual.
- 3.1.4 The three grades are defined as follows;
- a) Grade 1. Grade-1 buildings are those of outstanding merits, of which every effort should be made for preservation if possible;
 - b) Grade 2. Grade-2 buildings are those of special merits, of which efforts should be made for selective preservation; and
 - c) Grade 3. Grade-3 buildings are those of some merits, of which preservation in some form would be desirable and alternative means could be considered if preservation is not practicable.
- 3.1.5 In addition to the above identified criteria for assessing heritage significance, the evaluation of landscape and visual impact may be classified into five levels of impacts based on type and extent of the effects. The levels are:
- a. The impact is beneficial if the project will complement the landscape and visual character of heritage setting and will improve overall and visual quality;
 - b. The impact is acceptable if the assessment indicates that there will be no significant effects on the heritage, no significant visual effects caused by the appearance of the project, or no interference with key views;
 - c. The impact is acceptable with mitigation measures if there will be some adverse effects, but these can be eliminated, reduced or offset to a large extent by specific measures;
 - d. The impact is unacceptable if the adverse effects are considered too excessive and are unable to mitigate practically;
 - e. The impact is undetermined if significant adverse effects are likely, but the extent to which they may occur or may be mitigated cannot be determined from the study. Further detailed study will be required for the specific effects in question.
- 3.1.6 The Government developed a Practice Guidebook for Adaptive Re-use of and Alteration and Addition Works to Heritage Buildings (updated in 2019). It provides guidance for instance in dealing with uncertainty in the load carrying capacity of the existing buildings. The heritage sites however, are not subject to readaptation under the proposed development.
- 3.1.7 The assigned grade 2 of the three structures, Main Building, Hip Wai House and Shum Ancestral Hall recorded in the HIA Study Area, by Antiquities Advisory Board (AAB) implies

efforts should be made for selective preservation. The Government carries out repair and restoration works for declared monuments, or items deemed by the Government to be monuments under private ownership. Since 2008, the Government has expanded the scheme to also assist owners of private Graded Historic Buildings to carry out repairs and regular maintenance works.

- 3.1.8 In addition to the historical significance described in Section 2.3, the buildings represent an architectural style popular in the 1930s where Chinese architecture was blended with western elements. The residences are deemed modern versions of Hakka houses of high built heritage value and are deemed rare residences to outline the development of the early 1930s.

3.2 International conservation guidelines and best practices

- 3.2.1 International conservation guidelines, such as Burra Charter and China Principles mentioned below were not drafted and agreed with development in mind. Nevertheless, they present approaches and statements on guiding principles which should be followed.

- 3.2.2 Hoi An Protocols put forward the idea that heritage conservation is essential to the preservation of cultural identity and the basis to sustained and equitable social and economic development. It is in this spirit that the guiding conservation principles are proposed below.
China Principles for the Conservation of Heritage Site in China (Revised 2015)

- 3.2.3 Some of the principles relevant or adaptable to this study are as follows:

- a. Article 9- Historic condition: The overall design and layout of architectural ensembles within a site and historic settings that have not undergone major change must be preserved (p.65-66);
- b. Article 10- Authenticity: conserving a site in situ (p.67);
- c. Article 11- Integrity: The area and buffer zone of the site should be sufficiently large to include all aspects of its values, as well as eliminate negative impacts that surrounding activities might have on the site and its setting and integrity requires the conservation of all the elements that reveal the entirety of a site's values (p.68);
- d. Article 24- Conservation measures: Conservation measures refer to technical interventions and treatments to protect, stabilize or restore a site and its setting. These include treatment of the setting. Interventions should go through project design and associated approval processes prior to implementation (p.81);
- e. Article 26- Stabilization measures: Stabilization and strengthening measures are direct interventions to prevent further deterioration or damage. Measures are undertaken to a structure or its components when prevention has not been effective in solving the problem. These measures must be based on results of assessment and eliminate structural problems while not adversely affecting the site's physical fabric (p.82);
- f. Article 30- Treatment of the setting: This is a comprehensive measure to protect a site, reveal its historic condition, and ensure its appropriate use. This mainly involves modification, removal or purchase of structures that adversely affect the landscape in the protected area, removal of hazardous accumulated debris, restrictions on activities that may harm the site, and prevention of environmental pollution. Modern landscaping should avoid any damage and visual intrusions and respect the historic features of the site and its setting through measures such as the use of indigenous vegetation (p.88).

Burra Charter. The Australia ICOMOS Charter for Places of Cultural Significance (2013)

3.2.4 The Burra Charter applies to Australia but can easily be adopted for heritage sites in Hong Kong. The following paragraph paraphrases why the Burra Charter is of importance in this study:

3.2.5 Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records, that are important expressions of [Hong Kong] identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and the [Hong Kong] landscape. They are irreplaceable and precious.

3.2.6 The Charter defines cultural significance as embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. It advocates cautious approach on change and warns on placing emphasis on single values of heritage. The General House compound includes historical and architectural value.

Hoi An Protocols For Best Conservation Practice In Asia. Professional Guidelines for Assuring and Preserving the Authenticity of Heritage (2009)

3.2.7 The Hoi An Protocols state the authenticity of a heritage should be understood in terms of location and setting, form, materials and design, use and function, and immaterial or essential qualities. The Hoi An Protocols note that rapid development often threatens the survival and compromises the authenticity of cultural heritage in the region.

3.3 Proposed Guiding Conservation Principles

3.3.1 The following Guiding Conservation Principles are formulated specifically for the HIA study and are based on international charters and guidelines:

Overall setting

3.3.2 Guideline 1: Conservation requires the retention and in this case amelioration of an appropriate setting of the heritage site. The current setting of the heritage sites within General House Compound is adversely affected by factory fences.

Preservation in situ

3.3.3 Guideline 2: The level of significance forms the basis for any actions applicable to heritage sites. The significance levels present a soundly based analysis and assessment to determine the scope of in situ or preservation by record.

Protection during construction and operational phase

3.3.4 Guideline 3: Heritage sites within General House Compound should be safeguarded and not put at risk or left in a vulnerable state as a result of the proposed development. If development occurs, the design should respect the setting and allow for access and display of the heritage sites within General House Compound in an appropriate manner. The significance of heritage sites as individual buildings/structures or as a whole should not be obscured or overwhelmed by the development.

4 HERITAGE IMPACT ASSESSMENT

4.1 Significance of Heritage Sites

4.1.1 The proposed level of significance for the Graded Historic Buildings is taken from the AAB building appraisal and the proposed significance for other built heritage resources is based on Conservation Plan: A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance by Kerr (2013) and includes four significance levels. The

levels of significance used in this report have been adapted from Kerr to suit the built heritage sites recorded within the Study Area. The following **Table 4.1** describes the definition of the levels (amended from AGC Ltd. 2015:54-55):

Table 4.1 Definition for Level of Significance for Heritage Sites

Level of Significance	Definition
High	Where a cluster of structures, an individual building or part thereof is assessed as displaying a strong contribution to the overall significance of the place. Architecture, elements or fabric exhibit a high degree of intactness and quality, though minor alterations or degradation may be evident.
Considerable	Where an individual building or part thereof is assessed as making a substantial contribution to the overall significance of the place. Space, elements of fabric originally of substantial quality, yet may have undergone considerable alteration or adaptation resulting in presentation, which is either incomplete or ambiguous. The category also includes architecture, elements or fabric of average quality in terms of design and materials, but which exhibit a high degree of intactness.
Moderate	Where an individual building or element is assessed as making a moderate contribution to the overall significance of the place. Spaces, elements or fabric originally of some intrinsic quality, and may have undergone alteration or degradation. In addition, elements of relatively new construction, where the assessment of significance is difficult, may be included. This category also includes original spaces, elements or fabric of any quality, which have undergone extensive alteration or adaptation.
Low	Where an individual building or element is assessed as making a minor contribution to the overall significance of the place, especially when compared to other features. Architecture, spaces, elements or fabric originally of little intrinsic quality, any may have undergone alteration or degradation. This category also includes original buildings, setting, elements or fabric of any quality which have undergone extensive alteration or adaptation to the extent that only isolated remnants survive (resulting in a low degree of intactness and quality of presentation).

- 4.1.2 According to the definition of grading by AAB, the three Grade 2 Historic Buildings, General House – Main Building (GB-02), General House – Shum Ancestral Hall (GB-03), and General House – Hip Wai House (GB-01) are **buildings of special merit** buildings for which efforts should be made for selective preservation.
- 4.1.3 The buildings are located within a row and are part of a larger compound (General House Compound) which includes the southern entrance gate (HB-01), a balustrade fence (HB-02) and open courtyard which were built at the same time and are part of the original compound. The heritage significance of the General House Compound is linked to the historical background of its original owner and architectural value of the three residences. The Compound is still used and lived in by the family of the original owner, showing continuous purpose and use of the Compound.
- 4.1.4 The heritage significance of the southern entrance gate is deemed high due to the fact that it is part of the original construction, retains a high degree of authenticity and retains its function. The proposed significance level is deemed **considerable**.
- 4.1.5 The balustrade fence is also part of the original compound construction and the use of balustrade in the fence is a typical 1930s design element. The condition of the fence however, especially along the west is poor and has been altered by buttresses in some places. The proposed significance level is thus deemed **moderate**.
- 4.1.6 In addition, and related to the original owner, Shum Hung-ying, there is a row of single room

structures with entrance gate to the north (HB-03) of the compound as well as Gai Sin Tong and Chong Lie Tsz (HB-04). The row of houses, Gai Sin Tong and Chong Lie Tsz have not been graded. The heritage significance of the row of houses to the north is affected by its severely damaged condition (fabric). The original use and architecture of these structures is basic and functional and cannot be compared to the architectural value of the General House Compound, which is an example of Chinese architecture with western influence typical of the 1930s. The proposed significance level is deemed **low**.

- 4.1.7 Chong Lie Tsz is a simple one room structure with corrugated roof without architectural value but it has value in its past association with Shum Hung-ying. The setting of Chong Lie Tsz is severely compromised and is used for storage (or rough sleeping?). Gai Sin Tong was not found during the site visits, but it is assumed architecturally similar to Chong Lie Tsz and it would have been previously associated with General Shum.
- 4.1.8 The heritage significance of row of houses to the north, Chong Lie Tsz and Gai Sin Tong is tied to their association with General Shum and is not expressed in function, fabric, setting, or architectural value of the structures. The proposed significance level is deemed **low**.
- 4.1.9 Wah Shing Tsuen (HB-05) was established in 1966. The village is part of the rapid increase in population and rural development of New Territories in the 1960s and the role of the church in this development. The architecture of the village is a-typical and reflects western influence in its design. The village is preserved in its entirety without many alterations and continuous to be lived in. The proposed significance level is deemed **high**.

4.2 Understanding the development

- 4.2.1 The proposed development consists of two public housing sites with government facilities in between (**Figure 1**). The identified heritage sites are located within the to-be-developed government facilities, which will include sports/leisure centre to the west, fire station to the north, a mini-soccer field to the rear of the Graded Historic Buildings, and primary schools and police station further east. The designs of the government facilities around the Graded Historic Buildings in the Compound have yet to be finalized but reference designs are proposed in **Appendix B** for the fire station, school, mini-soccer fields and sports/leisure centre.
- 4.2.2 The public housing developments will include eleven towers at the southern site (**Figure 1**) and five towers at the northern site (**Figure 1**) and associated roads, paths, landscaping and amenities.
- 4.2.3 The fire station will occupy an area of about 3,961 square metres (m²) and likely will include 17 storey buildings, the mini-soccer field will cover 2,414 m², police station 5,103m², and primary school 6,223 m² (**Figure 4**). The government facilities have not yet been designed, but site formation indicates the government facilities will be constructed at an elevation higher than the Graded Historic Buildings Compound with a 3.8m retaining wall to counter act expected climate change effects. Reference government facilities design are provided in **Appendix B** and the preliminary layout plan is shown in **Figure 4**.
- 4.2.4 The slope works as part of the site formation are expected to involve direct excavation and removal of soil and rock from existing ground level to the proposed ground level. Construction plants generally include excavators, hydraulic braker, crawler crane and dump truck. If slope stabilization works such as installation of soils nails are required to enhance the slope stability, drilling rigs will also be required.
- 4.2.5 Due to the proximity of the government facilities and required slope works, the buffer zones around the heritage compound are different in sizes and may be partially in use during the

site formation and infrastructure works (**Figure 1**). Buffer zones over 1m are guaranteed along the General House Compound with exception of the area in front and partially to the north of the compound along the balustrade where the buffer zone would measure 2m subject to the construction of a L-channel in the centre, and a maintenance access within the 0.6m along the balustrade fence (**Figure 5**).

- 4.2.6 To the south of the General House Compound a partial noise barrier is proposed along a road. The noise barrier is along a road and reduces the traffic noise within the Compound. The design of this barrier and others are not finalized but will take in account the heritage setting and planting is proposed to obscure the barrier from the Compound.

4.3 Identification of potential impacts

- 4.3.1 Potential impacts on heritage sites associated with the proposed development include:

Design phase

- 4.3.2 The design avoids the Graded Historic Buildings and its associated built heritage resources such as balustrade fence and entrance gate, but proposed site formation and infrastructure works are located within close proximity. **Inappropriate design** of buildings or landscape in close proximity to the General House Compound may affect the setting of the heritage sites.
- 4.3.3 The proposed design **encroaches** upon the row of houses to the north of the Compound (fire station) and Chong Lie Tsz and Gai Sin Tong (Southern Public Housing Site). The current design does not allow for preservation *in situ* or integrates any of these heritage sites.
- 4.3.4 Existing **safe and easy access** to the General House Compound maybe blocked at the northern end.
- 4.3.5 Wah Shing Tsuen is avoided by the Northern Public Housing Site but its public playground is located within 5m of the development boundary. **Inappropriate design** of buildings or landscape in close proximity may affect the setting of the 1960s village.
- 4.3.6 Subject to the final design further potential impacts may be identified.

Construction phase

- 4.3.7 The proposed development requires the demolition of the row of houses to the north of the Compound for the construction of fire station and Chong Lie Tsz and Gai Sin Tong for the Southern Public Housing Site. This will result in the removal of the General House Compound associated heritage items.
- 4.3.8 The high factory fences to the west and south of the Compound will also have to be removed to enable construction of sport/leisure facilities and public housing to the south. This has the potential to improve the setting of the General House Compound.
- 4.3.9 The rear of the General House Compound will be developed into a mini-soccer field and the works boundary will be within 5.5m from the Graded Historic Buildings. The potential for physical contact by machinery and equipment, or vibration, settlement and tilting impacts to the Graded Historic Buildings during construction phase is conceivable.
- 4.3.10 The boundary of the sport/leisure facilities are located 3.8m to the west of balustrade fence. The condition of the balustrade fence is poor and the potential for physical contact, vibration, settlement and tilting impacts to the Graded Historic Buildings is possible.
- 4.3.11 Further undefined works in the vicinity of the General house Compound which may affect the structural integrity or setting of heritage site include site formation, road upgrade, association utility works, etc.

- 4.3.12 Safe access to the General House Compound should be guaranteed.
- 4.3.13 The construction of the public housing developments to the north and south will require regular transport of heavy machinery in proximity of the General House Compound which may cause noise, vibration, settlement and tilting impacts.
- 4.3.14 Subject to the final design and construction method further potential impacts may be identified.

Operation phase

- 4.3.15 Change of the drainage due to raising of the surrounding area around the General House Compound may affect the fabric of the buildings. Since the current study covers the site formation and infrastructure works for the development only, effects of change to drainage on the Graded Historic Buildings needs to be measured in construction and operation of development later. The current conditions and state of the Graded Historic Buildings and Compound needs to be measured in the Condition Survey Report.
- 4.3.16 The visual impact of the proposed government facilities on the General House Compound are to be absorbed as far as possible within a sympathetic design. The current situation i.e. blue metal factory fences to the west and south are intrusive. The proposed noise barrier to the south may have adverse visual impact although its use will reduce traffic noise within the Compound.
- 4.3.17 The use of the mini-soccer field at the rear of the General House Compound has the potential to accidentally damage the buildings and cause noise nuisance.
- 4.3.18 The development and government facilities will bring an increased population to the area and the relatively peaceful surrounding of the General Compound will disappear.
- 4.3.19 The Northern Public Housing Site will have some visual impact on Wah Shing Tsuen, but the current design has the village partially overlooking sports fields.
- 4.3.20 Subject to the final design and construction method further potential impacts may be identified.

4.4 Assessment of development on heritage sites

- 4.4.1 A number of potential impacts on the heritage sites have been identified at design, construction and operational phases. The identified heritage receivers, proposed development and assessment are summarized in **Table 4.2**. The final assessment is subject to the final design and proposed construction method to be determined at later stage and within this project.
- 4.4.2 The possible designs for the government facilities, including police and fire stations, school, mini-soccer fields and sport and leisure centre and noise barrier currently don't take in account the adjacent Graded Historic Buildings and Compound but are generic designs. It is recommended that, in particular at ground level and to the front of the building, a design approach sensitive to setting and residential use of the Compound is used. This may include use of greenery, materials and colours sympathetic to the Compound and its former rural setting and noise reduction measures. The enclosure of the Compound by the new development (similar to the current high fences) should be avoided, use of roof and wall gardens (such as see on small scale for possible sports/leisure centre in **Appendix B**), recessed spaces, etc could be used to maintain the sense of open environment.

Table 4.2 Assessment of Proposed Development on Heritage Sites during Site Formation and Infrastructure Works

Heritage site	Status	Proposed development	Assessment
Graded Historic Buildings			
General House – Main Building Building of special merits	Grade 2	<ul style="list-style-type: none"> Avoided in design Surrounded by proposed government facilities 	<p>The Grade 2 historic building is avoided in the proposed development. The well-maintained building is lived in by the original (extended) family. It will be avoided in the proposed development but may be affected by indirect impacts such as vibration, settlement and tilting, access restrictions and setting during the site formation and infrastructure works. No specific impacts are expected on General House- Main Building during the operational phase.</p> <p>The development is deemed acceptable with mitigation.</p>
General House – Shum Ancestral Hall Building of special merits	Grade 2	<ul style="list-style-type: none"> Avoided in design Surrounded by proposed government facilities 	<p>The Grade 2 historic building is avoided in the proposed development. The well-maintained building is lived in by the original (extended) family. It will be avoided in the proposed development but may be affected by indirect impacts such as vibration, settlement and tilting, access restrictions and setting during the site formation and infrastructure works. No specific impacts are expected on General House- Shum Ancestral Hall during the operational phase.</p> <p>The development is deemed acceptable with mitigation.</p>
General House – Hip Wai House Building of special merits	Grade 2	<ul style="list-style-type: none"> Avoided in design Surrounded by proposed government facilities 	<p>The Grade 2 historic building is avoided in the proposed development. The well-maintained building is lived in by the original (extended) family. It will be avoided in the proposed development but may be affected by indirect impacts such as vibration, settlement and tilting, access restrictions and setting during the site formation and infrastructure works. No specific impacts are expected on General House- Hip Wai House during the operational phase.</p> <p>The development is deemed acceptable with mitigation.</p>
Other Built Heritage Resources			

Heritage site	Status	Proposed development	Assessment
Southern entrance gate Considerable heritage significance	Other Built Heritage Resource	<ul style="list-style-type: none"> Avoided in design Surrounded by proposed government facilities 	<p>The southern entrance gate is well maintained and is an integral part of the compound. It will be avoided in the proposed development but may be affected by indirect impacts such as vibration, settlement and tilting, access restrictions and setting during the site formation and infrastructure works. No specific impacts are expected on the entrance gate during the operational phase.</p> <p>The development is deemed acceptable with mitigation.</p>
Balustrade fence to west and south of compound Moderate heritage significance	Other Built Heritage Resource	<ul style="list-style-type: none"> Avoided in design Surrounded by proposed government facilities 	<p>The balustrade fence is an integral part of the compound and while it is avoided in the proposed development there will be works in close proximity including the construction of L-channel and use as maintenance access. The condition of the balustrade is poor especially along the west (front of the heritage compound).</p> <p>The balustrade fence may be affected by site formation, retaining wall works, general site formation and infrastructure works.</p> <p>The development is deemed acceptable with mitigation.</p>
Row of houses to north Low heritage significance	Other Built Heritage Resource	Within proposed Government facilities	<p>The condition of the row of houses to the north of the Compound is very poor, with exception to the entrance gate, and overall, few original elements remain.</p> <p>The heritage significance of the row of structures, including the entrance gate, is low and the proposed development impact is deemed acceptable with mitigation.</p>
Chong Lie Tsz/ Gai Sin Tong Low heritage significance	Other Built Heritage Resource	Within proposed Government facilities	<p>Chong Lie Tsz currently sits within factories and warehouses. The heritage significance of Chong Lie Tsz is low and is tied to its association with General Shum only. The proposed development impact is deemed acceptable with mitigation.</p> <p>The location of Gai Sin Tong could not be located possibly due to fencing around</p>

Heritage site	Status	Proposed development	Assessment
			storage and factories within the HIA Study Area or the building no longer exists. Assessment indicates that the heritage significance of Gai Sin Tong is likely low and the proposed development impact is deemed acceptable with mitigation .
Wah Shing Tsuen High heritage significance	Other Built Heritage Resource	<ul style="list-style-type: none">• Avoided in development.• Village at minimum distance of 25m from proposed Northern Public Housing Site boundary and around 6m higher than site formation and overlooking sports fields	Encroachment is avoided and the buildings are at sufficient distance to avoid indirect impact. The development is deemed acceptable .

4.6 Recommended Mitigation Measures

4.6.1 The recommended mitigation measures are provisional and will depend on the final design and later the proposed employed construction methods.

4.6.2 The below **Table 4.3** recommends mitigation identified at this stage.

Table 4.3 Proposed Mitigation Measures

Heritage site	Grading	Assessment	Mitigation recommendation
General House Compound- GB-01-03, HB-01-02			
Includes General House – Shum Ancestral Hall, Main Building and Hip Wai House (Grade 2 Buildings of special merits), Southern entrance gate of Considerable heritage significance, and Balustrade fence to west of compound of Moderate heritage significance			
Design phase: <ul style="list-style-type: none">The final design of proposed G/IC facilities and noise barrier near the General House Compound should take in account the visual setting and residential function of the Compound and should avoid hemming in the compound. The General House Compound will be surrounded by the proposed G/IC facilities located on a 2 m high vegetated slope. Originally, the General House Compound was surrounding by (fenced factory) brown field sites and this will be replaced by planned G/IC facilities providing the opportunity to create a more harmony design through and opening up the surrounding environment. It is recommended the project proponents of the G/IC facilities will use of sympathetic materials, colours and a green, landscaped buffer/environment such as vertical greening, roof/wall gardens or planters between the planned G/IC facilities and General House Compound. The configuration of the G/IC facilities, in particular, to the front of the Compound should include building set-backs, green/wind corridors or open/transparent spaces etc. in order to avoid presenting a monolithic façade towards the residential compound. Viewpoints from the proposed roads and housing development are shown in Appendix C for reference.The existing safe and easy access to the General House Compound, i.e. from the north and south should be retained if possible.Review of potential drainage changes impacts on the Compound and inclusion of current status of groundwater effects on the heritage sites in Condition Survey. Condition survey for balustrade fence to be conducted at earliest stage and recommendations for remedial action necessary to allow for construction works nearby.Condition Survey of Graded Historic Buildings and Other Built Heritage Resources HB-01-02 pre- and post-site formation and infrastructure work and survey reports should be submitted for AMO's record.Design of noise reducing measures for site formation and infrastructure work and operational activities around General House Compound.			
Site formation and infrastructure works phase: <ul style="list-style-type: none">Set up of a buffer zone ($\leq 1\text{m}$) between the General House Compound and the proposed works. Due to use of buffer zone for construction of L-channel and maintenance access corridor along the west and north west of the heritage compound, addition mitigation is required such as signage, heritage sensitivity induction training for construction workers and protective covering (tarpaulin) to safeguard the fence from dirt.Any vibration and building movement induced by the proposed works should be strictly monitored to ensure no disturbance and physical damages are made to the heritage sites during the course of works. Monitoring proposal for the heritage sites, including checkpoint locations, installation details, response actions for each of the Alert/Alarm/Action (3As) levels and frequency of monitoring should be submitted for AMOs consideration. Recommended 3A levels for the General House Compound buildings and structures are as below:			

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

The installation of the monitoring checkpoints shall be carried out with great care and adequate protection shall be provided so as to avoid unnecessary disturbance/damage to nearby historic fabrics. Photo records of monitoring checkpoints shall be submitted upon installation for AMO's records. Furthermore, monitoring records should be submitted to AMO on regular basis and alert AMO should be monitoring reach Alert/Alarm/Action levels. The condition of the monitoring is to be set out in pre- and post-condition surveys and is to be agreed with AMO.

Safe access should be ensured to residents and visitors of General house Compound.

Operational phase:

No mitigation measures.

Other Built Heritage Resources

Row of houses to north and northern entrance gate HB-03

Due to their low heritage significance, it is deemed acceptable to demolish the row of structures. The modification to the structures is significant and preservation by record of current condition will not reflect the original row of houses with exception of the entrance gate. If the entrance gate cannot be retained, preservation by record of entrance gate is recommended. The preservation by record should include full cartographic, photographic record of the wall sections and interior. Report is to be submitted and agreed by AMO prior to demolishing of the entrance gate, if applicable.

Chong Lie Tsz/Gai Sin Tong HB-04

Due to the low heritage significance, it is deemed acceptable to demolish Chong Lie Tsz/Gai Sin Tong (latter to be verified after resumption of factories).

The preservation by record should include full cartographic, photographic record of the wall sections and interior. Report is to be submitted and agreed by AMO prior to demolishing of the structure(s).

5 CONCLUSION OF HIA FINDING

- 5.1.1 Desk-based review and field visits identified eight heritage sites within the HIA Study Area. The three Grade 2 Historic Buildings Shum Ancestral Hall, Main Building, and Hip Wai Housetogether with southern entrance gate (HB-01), and balustrade fence (HB-02) form the General House Compound which will be avoided in the proposed development.
- 5.1.2 The current setting of the General House Compound has been affected by huge blue factory fences and the proposed development has the potential to provide beneficial impact to the setting, subject to final design.
- 5.1.3 Associated heritage sites, a row of houses to the north (HB-03) and Chong Lie Tsz/Gai Sin Tong (HB-04) are of low significance and preservation by record of the entrance gate (part of HB-03) and Chong Lie Tsz/Gai Sin Tong (HB-04) is recommended if they cannot be incorporated into the final design.
- 5.1.4 Finally, Wah Shing Tsuen is avoided in the proposed development and is at sufficient distance from works as not to be affected.

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Agreement No. CE 8/2022 (CE)

Site Formation and Infrastructure Works for

Public Housing Developments at Sha Po, Shap Pat Heung Final Heritage Impact Assessment Report

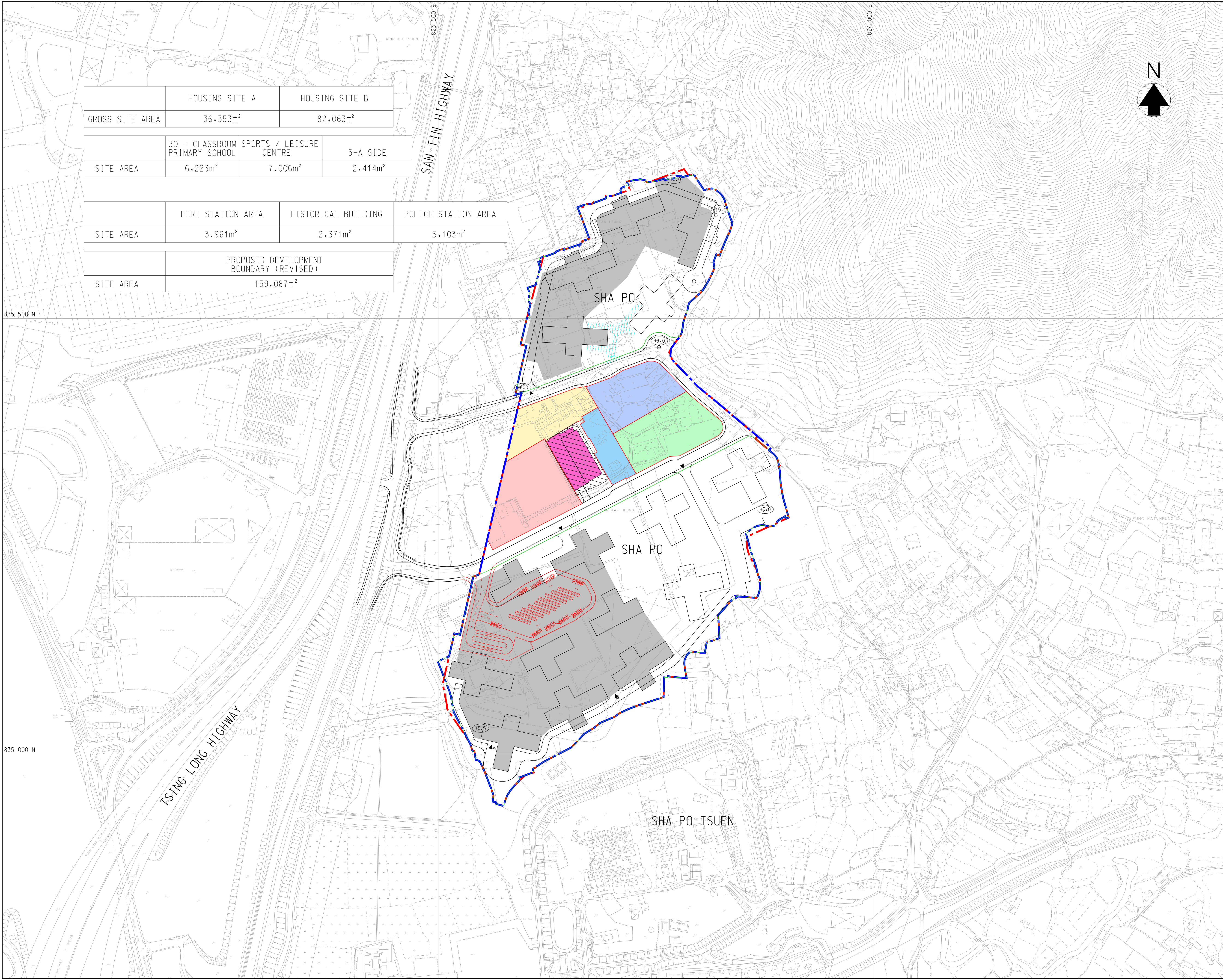
and Tai Kei Leng, Yuen Long –

(Sha Po)(SP-A21)

Investigation, Design and Construction

4110336/BIN/SP/035/Issue 3

Figures



	HOUSING SITE A	HOUSING SITE B
GROSS SITE AREA	36,353m ²	82,063m ²

	30 - CLASSROOM PRIMARY SCHOOL	SPORTS / LEISURE CENTRE	5-A SIDE
SITE AREA	6,223m ²	7,006m ²	2,414m ²

	FIRE STATION AREA	HISTORICAL BUILDING	POLICE STATION AREA
SITE AREA	3,961m ²	2,371m ²	5,103m ²

	PROPOSED DEVELOPMENT BOUNDARY (REVISED)
SITE AREA	159,087m ²

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LEGEND:

- INDICATIVE HOUSING DEVELOPMENT SITE BOUNDARY SUBJECT TO EFS STUDIES AND RELEVANT B/D'S DECISION
- PROPOSED DEVELOPMENT BOUNDARY (REVISED)
- HOUSING SITE BOUNDARY
- HISTORICAL BUILDING
- PRIMARY SCHOOLS
- POLICE STATION
- FIRE STATION
- SPORTS/LEISURE CENTRE
- MINI-SOCCER FIELDS (5-A SIDE)

*ALL FIGURES, DIMENSIONS & LEVELS ARE INDICATIVE AND MAY CHANGE SUBJECT TO EFS.

- SITE FORMATION LEVEL
- PODIUM LEVEL

Revision	Date	Description	Initial
	Designed	Checked	Drawn
Initial	BW	YKL	SZ
Date	SEP/22	SEP/22	SEP/22
Approved			

Agreement no.
CE8/2022(CE)

Agreement title
SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENTS AT SHA PO, SHAP PAT HEUNG AND TAI KEI LENG, YUEN LONG- INVESTIGATION, DESIGN AND CONSTRUCTION

Drawing title
NOTIONAL LAYOUT AND BUFFER ZONE AROUND HERITAGE SITE COMPOUND

Drawing no.
Figure 1

Revision
-

Scale
A1 1 : 2000
A3 1 : 4000

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CEDD Civil Engineering and Development Department



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NOTES:

1. GRID LINES ARE HONG KONG METRIC GRID 1980.
2. THE EXACT LOCATION AND LAYOUT OF THE SITES ARE SUBJECT TO CHANGE AND CONFIRMATION WITH RELEVANT PARTIES.



HB-04
Chong Lie Tsz



HB-03
Row of Houses to North of General House



HB-02
General House – Balustrade Fence



HB-01
General House – Southern Entrance Gate



GB-03
General House – Hip Wai House, Fung Kat Heung, Yuen Long, Grade 2



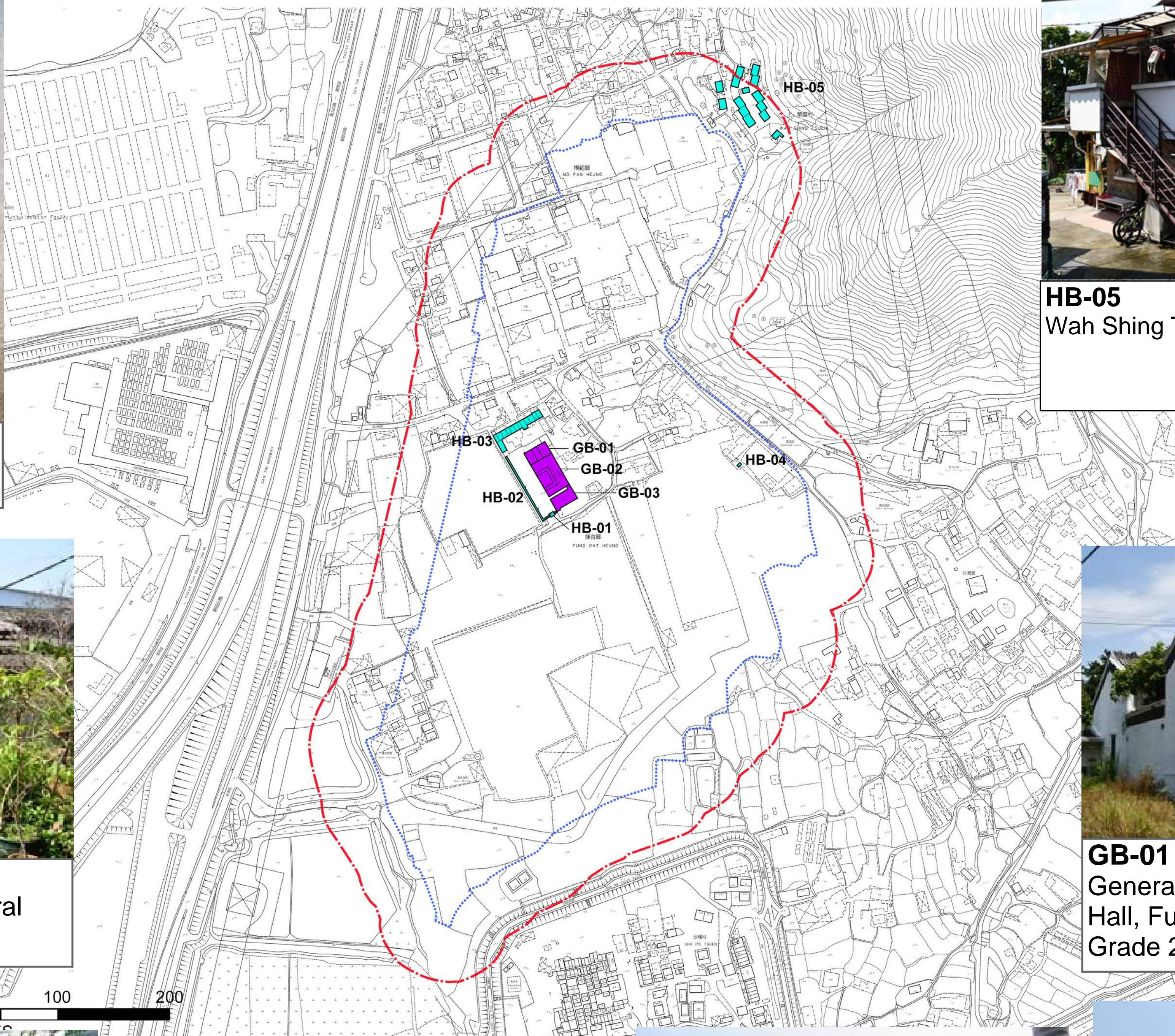
GB-02
General House – Main Building, Fung Kat Heung, Yuen Long, Grade 2



GB-01
General House – Shum Ancestral Hall, Fung Kat Heung, Yuen Long, Grade 2



HB-05
Wah Shing Tsuen - Stone House



Revision	Date	Description			Initial
		Designed	Checked	Drawn	
Initial	NT	YKL	SZ	LCH	
Date	10/22	10/22	10/22	10/22	

Approved

Agreement no. CE8/2022(CE)

Agreement title
SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENTS AT SHA PO, SHAP PAT HEUNG AND TAI KEI LENG, YUEN LONG- INVESTIGATION, DESIGN AND CONSTRUCTION

Drawing title

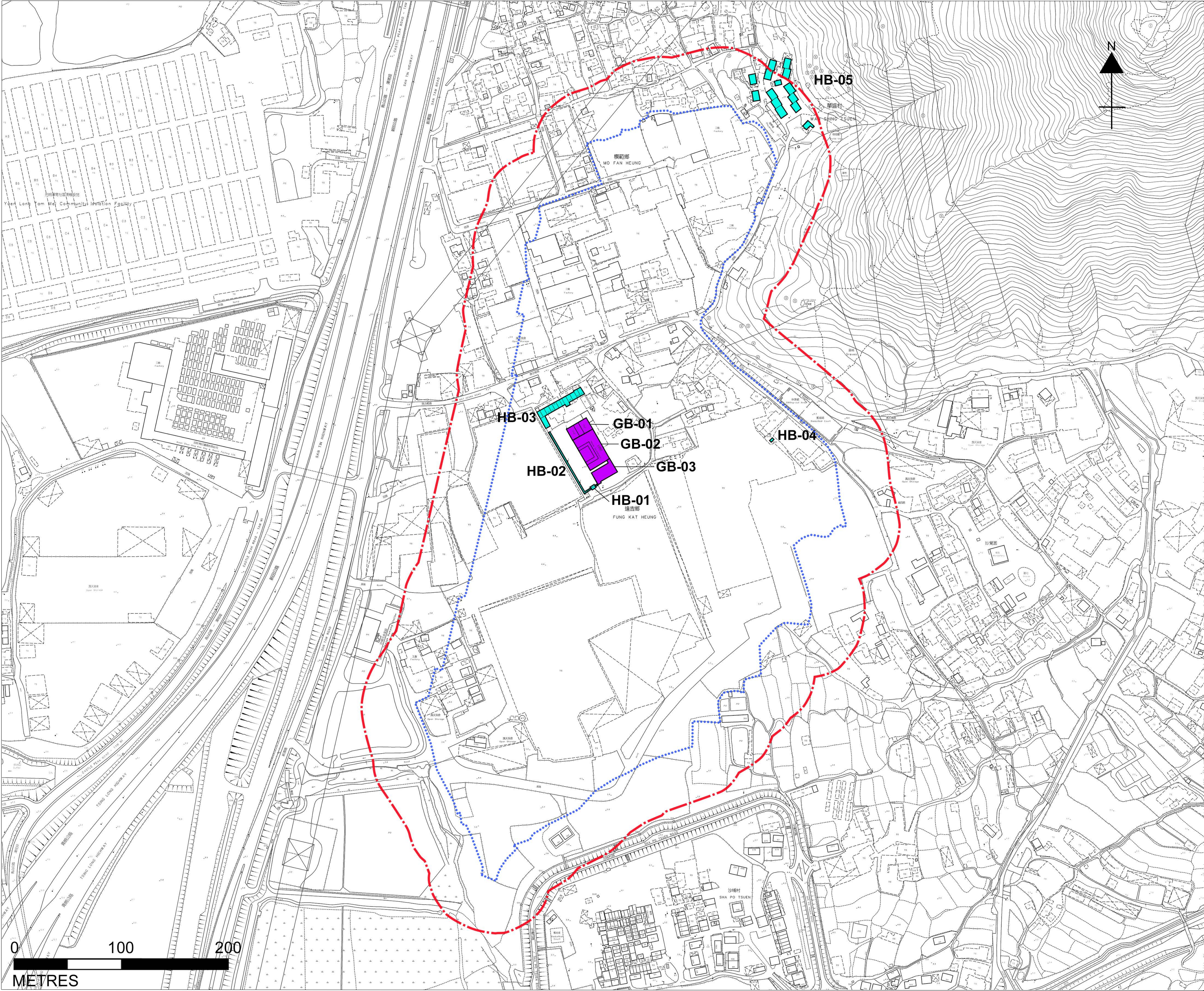
General Layout Plan

Drawing no. Figure 2
Revision -

Scale A1 1:2000
A3 1:4000

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LEGEND:

PROPOSED DEVELOPMENT AREA

HIA STUDY AREA

GRADED HISTORIC BUILDING (GB)

UN-GRADED HISTORIC BUILDING (HB)

GB-01 GENERAL HOUSE - SHUM ANCESTRAL HALL

GB-02 GENERAL HOUSE - MAIN BUILDING

GB-03 GENERAL HOUSE - HIP WAI HOUSE

HB-01 SOUTHERN ENTRANCE GATE OF GENERAL HOUSE COMPOUND

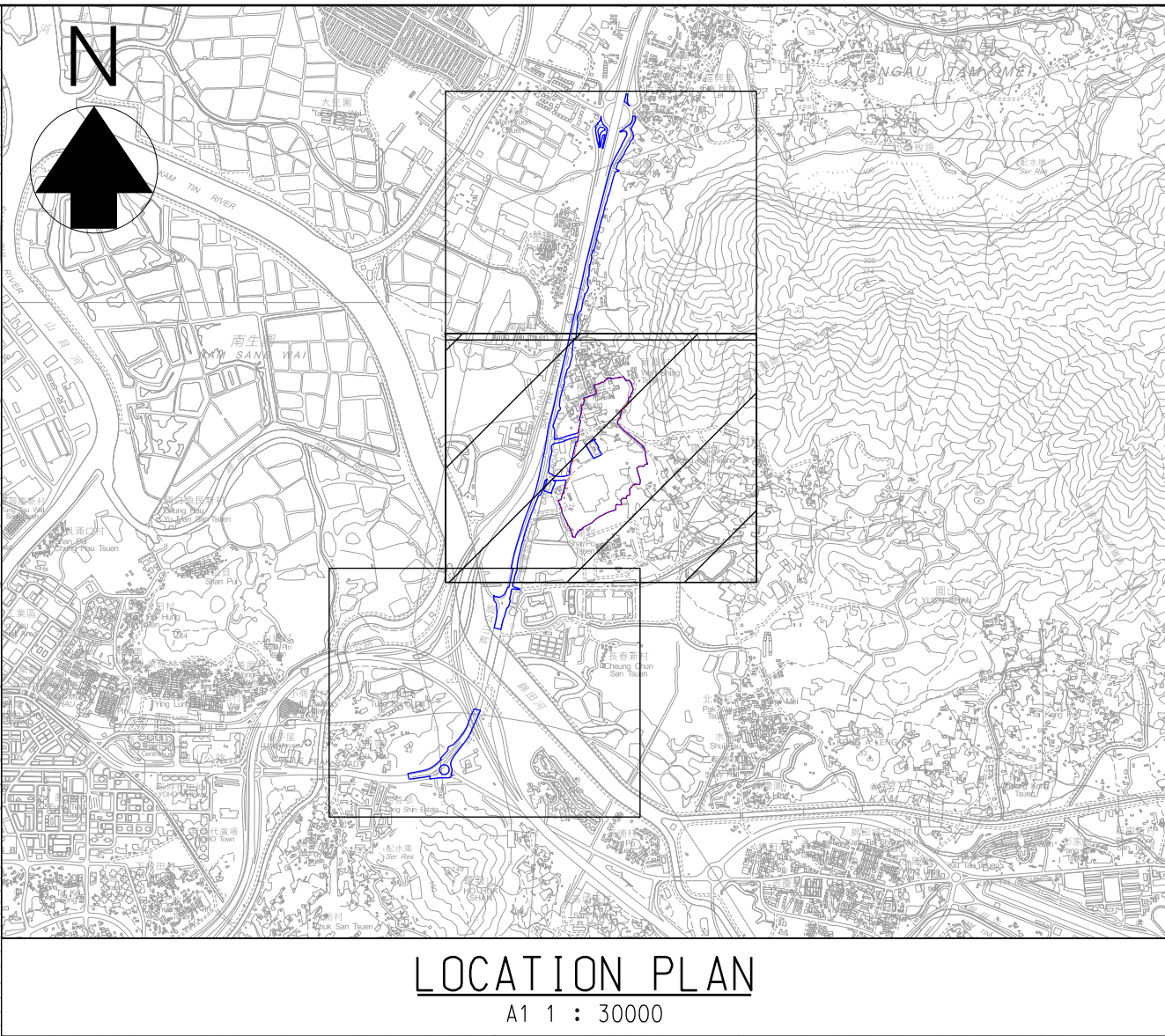
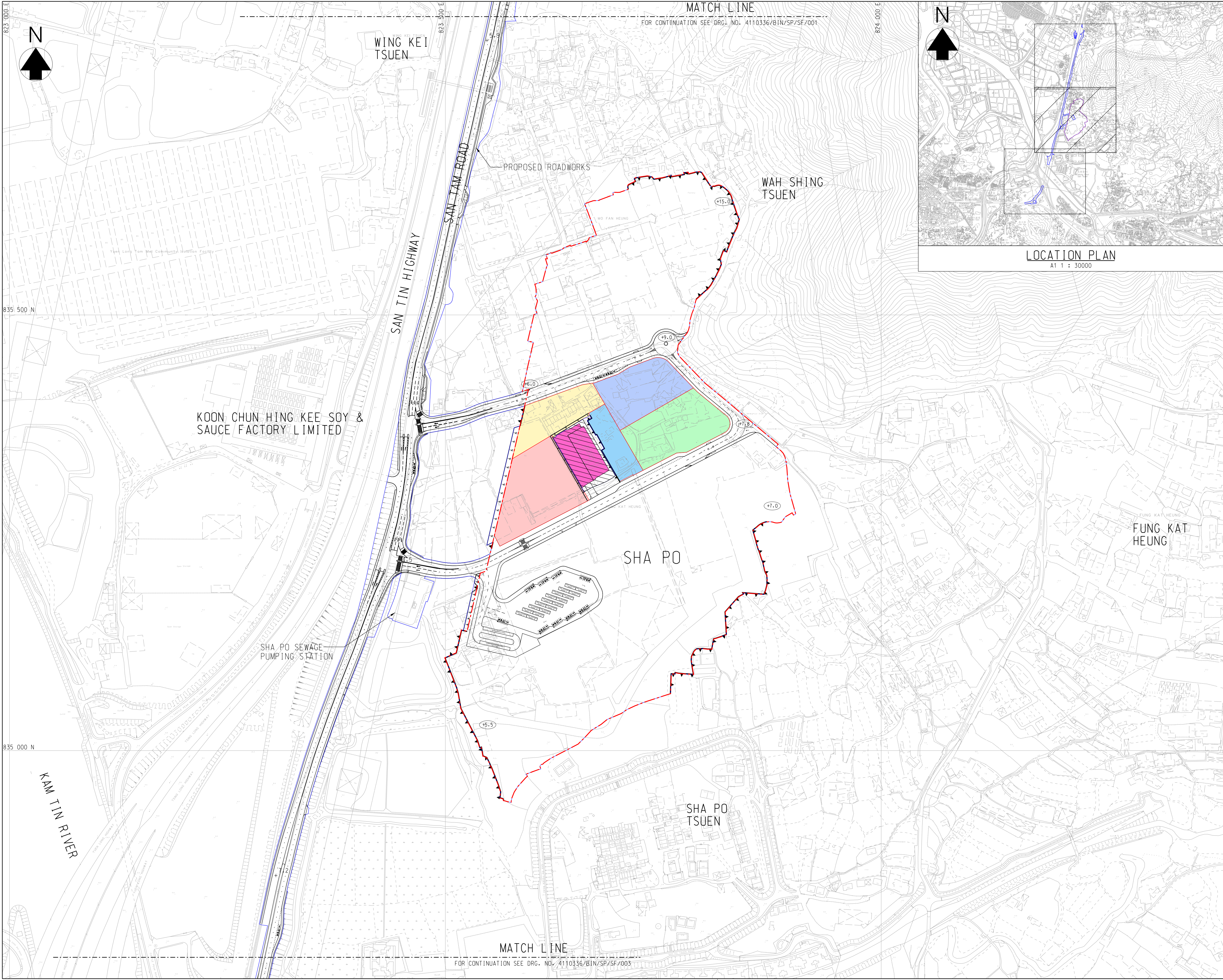
HB-02 BALUSTRADE FENCE TO WEST AND SOUTH OF GENERAL HOUSE COMPOUND

HB-03 ROW OF HOUSE TO NORTH OF GENERAL HOUSE COMPOUND

HB-04 CHONG LIE TSZ/ GAI SIN TONG

HB-05 WAH SHING TSUEN

Revision	Date	Description			Initial
		Designed	Checked	Drawn	Checked
Initial	NT	YKL	SZ	LCH	
Date	10/22	10/22	10/22	10/22	
Approved					
Agreement no. CE8/2022(CE)					
Agreement title SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENTS AT SHA PO, SHAP PAT HEUNG AND TAI KET LENG, YUEN LONG- INVESTIGATION, DESIGN AND CONSTRUCTION					
Drawing title ASSESSMENT AREA FOR CULTURAL HERITAGE IMPACT ASSESSMENT					
Drawing no. Figure 3					Revision -
Scale A1 1:2000 A3 1:4000					
<div><div><div></div></div>土木工程拓展署</div> <div><div>CEDD</div>Civil Engineering and Development Department</div>					
<div><div><div></div></div>binnies</div> <div>BINNIES HONG KONG LIMITED 賓尼斯工程顧問有限公司</div>					



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NOTES:

- GRID LINES ARE HONG KONG METRIC GRID 1980.
- THE EXACT LOCATION AND LAYOUT OF THE SITES ARE SUBJECT TO CHANGE AND CONFIRMATION WITH RELEVANT PARTIES.

LEGEND:

- SITE BOUNDARY
- LIMIT OF WORKS AREA
- HISTORICAL BUILDING
- PRIMARY SCHOOLS
- POLICE STATION
- FIRE STATION
- SPORTS/LEISURE CENTRE
- MINI-SOCCER FIELDS (5-A SIDE)
- RETAINING WALL
- PROPOSED SLOPE

Revision	Date	Description	Initial
	Designed	Checked	Drawn
Initial	NT	YKL	SZ
Date	10/22	10/22	10/22
Approved			

Agreement no.

CE8/2022(CE)

Agreement title

SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENTS AT SHA PO, SHAP PAT HEUNG AND TAI KEI LENG, YUEN LONG- INVESTIGATION, DESIGN AND CONSTRUCTION

Drawing title

MASTER LAYOUT PLAN

Drawing no.

Figure 4

Revision

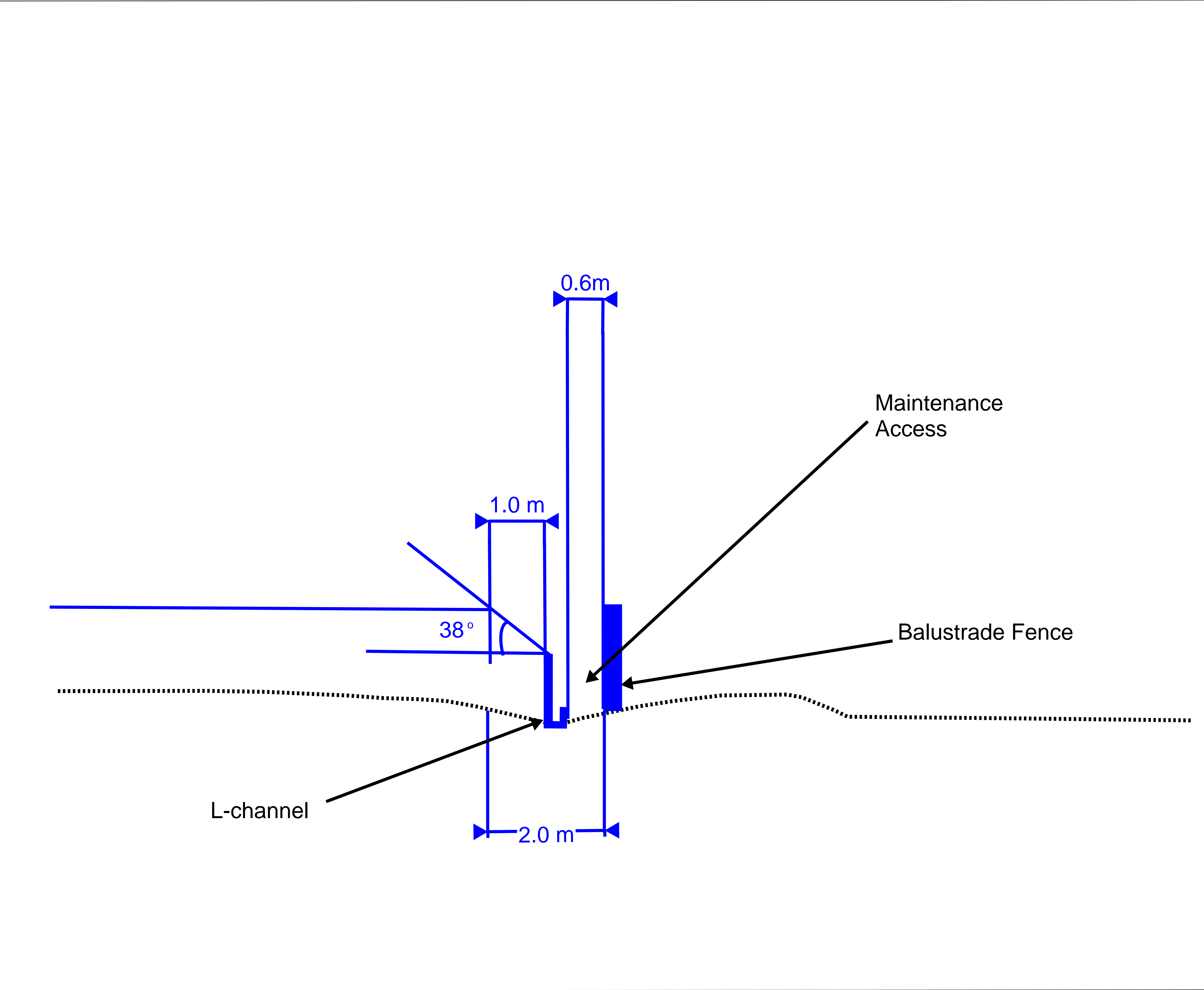
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Scale

A1 1:2000
A3 1:4000

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Agreement title
SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENTS AT SHA PO, SHAP PAT HEUNG AND TAI KEI LENG, YUEN LONG- INVESTIGATION, DESIGN AND CONSTRUCTION

Drawing title
CROSS SECTION BETWEEN THE L-CHANNEL, MAINTENANCE ACCESS AND BALUSTRADE FENCE

Drawing no. Figure 5	Revision -
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Scale
A1 1:2000
A3 1:4000

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Appendix A

Photos and Description of Build Heritages

Ref: GB-01	Name: General House, Shum Ancestral Hall, Fung Kat Heung, Yuen Long, New Territories	Category: Religious, Ritual and Funerary
Address: Fung Kat Heung, Yuen Long, New Territories		Figure Ref: 3
Orientation: Southwest facing		Grading: Grade 2
Surrounding Environment: Used to be among farming land backed by Kai Kung Leng; built within the General House compound encircled by fence wall, house row and tree fence.		
<p>Historical Appraisal:</p> <p>The residency and ancestral hall complex known as the Shum Residence at Fung Kat Heung of Yuen Long was erected by Shum Hung-ying (1871 – 1934) around 1932. Shum Hung-ying was a significant warlord of the Guangxi clique dating back to the warlord period (1912-1928) of the Chinese Republic (AAB 2022a). He fled to Hong Kong after being defeated in 1926 (see “Associated Historical/ Cultural Events or Individual” section for more information).</p> <p>During 1927 to 1928, Shum bought a piece of land near Sha Po Tsuen of Yuen Long (Tang and Tang 2015:119). The land was originally owned by the Tang of Kam Tin (Wong 2018:138; Terewong 2013). The location was selected due to its beautiful landscape constituted by green farmland backed by Kai Kung Leng and also the belief of good Fung Shui (SMO 1903; Wong 2018:138; Terewong 2013; Tang and Tang 2015:121). Interview during site visit on 21 September 2022 with one of Shum’s grandson (in his 70s) revealed that a famous Fung Shui master from Shanxi was hired in the search of good Fung Shui locations for both residential and burial purposes.</p> <p>Shum named the house compound “Fung Kat Heung”, with the meaning of turning misfortune into luck (Tang and Tang 2015: 121; Wong 2018:138), and with the hope that his offspring would thrive (HKCD 2019). Shum himself is the 18th generation ancestor since the Shum family’s settlement in Guangdong (Wong 2018:138). It is said the compound had dozens of rooms, housed Shum’s wife and concubines (seven in total but the original wife died early on), most of his nine sons and ten daughters (the eldest son died in 1926), close relatives, and servants (Tang and Tang 2015: 121). Shum later hired farmers to work for him, while he led a life addicted to gambling, prostitution, and opium (Terewong 2013). Shum died in December of 1934 at age of 63. He was buried in Shum’s private graveyard at Shek Wu Tong of Pak Heung (HKCD 2019). Shum’s residence is still occupied by some of his decedents, although most reside elsewhere in Hong Kong and overseas (HKCD 2019).</p> <p>The building complex includes a row of three houses, the house in the middle is Main Building, it was used as the dining and living rooms. To its right is the Shum Ancestral Hall where the Shum ancestors are worshipped. Currently the Ancestral Hall is attached to the main building but originally it was free standing. Hip Wai House to the left was the residence where Shum used to live (AAB 2022a). The three houses contain many couplets and calligraphy works carved on wooden boards and plaques written by President Li Yuan-hong of the Republican Period (Wong 2018:138).</p> <p>Regarding the building sequence, Mr. Shum (grandson) informs that the Ancestral Hall was built first, then followed by the main building, and Hip Wai House last.</p>		
<p>Associated Historical/ Cultural Events or Individual:</p> <p>Shum Hung-ying was a significant warlord of the Guangxi clique dating back to the warlord period (1912-1928) of the Chinese Republic (AAB 2022a).</p> <p>Early on Shum Hung-ying was a Hakka farmer in Guangdong, who later moved to Luorong in Guangxi (AAB 2022a; Tang and Tang 2015:119; Wong 2018:136). Living in poverty he turned to banditry but was later recruited as a prefecture officer in Liuzhou, Guangxi by the Sun Yat-sen’s Provisional Government (1912) founded after the 1911 revolution (Tang and Tang 2015:119; Wong 2015:48). Shum, however, soon betrayed Sun’s government in favour of Beiyang Government (1912 to 1928), which was initially led by Yuen Shi-kai. The Beiyang Government promoted Shum to the military governor of Guangdong in 1916 and a title of “General Hip Wai” was granted to him in 1922 (Tang and Tang 2015:119). In 1925, his army was defeated by the opponent ones led by generals Pai Chung-hsi and Li Tsung-jen who were loyal to the Nationalist Government, aka. the Nanking Government (AAB 2022a; Terewong 2013). The event triggered Shum’s escape to Hong Kong in 1926; his family members were said to arrive Hong Kong in the same year (Tang and Tang 2015:119).</p> <p>Prior to his defeat, Shum bought a lot of land in the then British Colony of Hong Kong (AAB 2022a); this preparation provided him a safe harbour. The Chinese Mail report of 31 August 1927 shows that he first settled in a residency located in Caine Road on Hong Kong Island. The family interview (on 21 September 2022) learns that this was during the construction of the General House and that the family moved as soon as the construction was finished. The Police of the Beiyang Government had detectives sent to spy on his residence at first but ceased to do so as no abnormal activities were observed (The Chinese Mail 1927). Shum and his family showed</p>		

no attempts to involve in the state politics after settling in Hong Kong, even when Chiang Kai-shek reached out to him in 1929 (The Chinese Mail 1929). Shum went into business, including property and shops, a yarn factory in Tsuen Wan and a casino in Shenzhen (HKCD 2019) with limited success. From 1932, Shum was a member of the Board of Director of Pok Oi Hospital and in 1934 he became the Chairman (AAB 2022a).

Architectural Appraisal:

The ancestral hall is a single-storey structure consisting of an entrance hall, an open courtyard and a rear hall. The building is built of green bricks. Walls and square columns support its pitched roofs covered by clay tiles. The recessed entrance is fenced by balustrades. The façade has a name board above the entrance and windows on two levels. A small temporary structure is added to the left front of the facade. The open courtyard is bracketed by two side walls, each has a planting area fenced in front; part of the main house wall is seen built on top of the southeast side wall. The rear hall consists of three bays. The middle part is the main altar housing the soul tablets of the Shum ancestors. The wall frieze of both halls is decorated with paintings and calligraphy, and at places heightened in black or white. (AAB 2022b)

Interior: see “Architectural Appraisal” section above.

Existing Condition: Good.

Past and Present Uses: Ancestral Hall, now also partially (the entrance hall) used as residence.

Modifications: Entrance Hall has slight alteration to equip residential needs, including a small temporary structure added to the façade, pipelines, air-conditioners and etc installed. The side rooms of the entrance hall have interior walls pasted with ceramic tiles. Also, the entire exterior walls have been repainted as informed by Mr. Shum, grandson of General Shum.

Photographic Records



General view of GB-01, showing northwest and southwest elevations, looking east.



Front view of GB-01, showing southwest elevation, looking northeast.



Rear view of GB-01, showing northeast elevation, looking west.



Internal view of GB-01, showing entrance hall space, open courtyard, and rear hall, looking northeast.



Internal view of GB-01, showing rear hall, looking northeast.



Internal view of GB-01, showing open courtyard and entrance hall, looking southwest.



Internal view of GB-01, showing open courtyard and north-western side wall, looking northwest.



Internal view of GB-01, showing open courtyard and north-east side wall, looking south.

Close-up of inscriptions:



Inscriptions (from the reader's perspective):

冠南姻家大人 令祖祠落成之喜
喜看鳥革翬飛 形勢巍峨 懸斗宿

冠南將軍鄉先生令先祖祠落成喜鑒
大將隱田間親種祭梁當斯祠宇落成特荐馨香真本領

西周垂裕

沈氏家祠
異鄉開族譜善培蘭桂際此國家奠定以供娛樂享餘年
何久安 吳紹光 韋于芳
鄉愚弟 仝敬賀
譚光甫 戴任釗 陳貞宇

賴際熙書

慶祝鳳毛麟趾規模宏遠振簪纓
姻愚弟區炳良 男顯 拜項

Close-up of inscriptions:



Inscriptions (from the reader's perspective):

張
一
氣
拜
春
露
秋
霜
念
遠
深

光前裕後

水
源
木
本
恩
高
厚

冠
南
上
將
家
祠
落
成
誌
慶

Close-up of inscriptions:



Inscriptions (from the reader's perspective):

十八祖考諱泰安官鴻英字冠南沈公之神位 妣何氏	黃氏 陳氏 列位夫人之神位 吳氏 陳氏 謝氏	麟振螽揖家聲遠	十七世祖考諱錫祥沈公妣劉夫人之位 十六世祖考諱君球沈公妣劉夫人之位 十五世祖考諱帝權沈公妣區夫人之位 考 沈氏歷代始太高曾祖之位 妣	十六世祖考諱君現沈公妣張夫人之位 十七世祖考諱錫芳沈公妣鄧夫人之位 十八世祖考諱國安沈公妣何夫人之位 桂馥蘭馨世澤長	考榮光沈公 顯之位 妣梁氏孺人	十考沈公榮亮 九祖之位 世妣鄭氏平君
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Ref: GB-02	Name: General House, Main Building, Fung Kat Heung, Yuen Long, New Territories	Category: Residential
Address: Fung Kat Heung, Yuen Long, New Territories		Figure Ref: 3
Orientation: Southwest facing		Grading: Grade 2
Surrounding Environment: Used to be among farming land backed by Kai Kung Leng; built within the General House compound encircled by fence wall, house row and tree fence.		
Historical Appraisal: See “Historical Appraisal” section in GB-01.		
Associated Historical/ Cultural Events or Individual: See “Associated Historical/ Cultural Events or Individual” section in GB-01.		
Architectural Appraisal: The House’s main building consists of a rectangular entrance hall and a U-shaped living-room unit separated by alleys. The entrance hall is two-storey building. A plaque and a pair of couplets are seen on the façade. The ground storey has drawing room/parlor in the front; a plaque with calligraphy given by President Li Yuen-hong is hanging on the wall. At the back, a wooden staircase leads up to the second storey, at where a foot bridge links the entrance hall building with the living-room unit at the back. On the sides, the main building connects the Ancestral Hall and Hip Wai House with balustrade in the same style. The main building is built of green bricks and mostly topped by pitched roofs; the northern part of the roofs are flat ones made of concrete. Minimal decoration such as simple fascia boards and black wall friezes are applied to the house. (AAB 2022a)		
Interior: See “Architectural Appraisal” section above.		
Existing Condition: Good.		
Past and Present Uses: Residential		
Modifications: Façade wall repainted. Most windows and gates have been replaced by modern style ones. Entrance area in the north side was added and shows later elements such as ceramic wall and floor tiles. Some parts of exterior wall of the living-room unit have been paved. Air-conditioners, pipelines and wires added.		
Photographic Records		



General view of GB-02, showing southwest elevation, looking north.



Front view of GB-02, showing façade of main entrance, looking northeast.



Added entrance in the north side of the façade likely in 1960s, looking north-northeast.



Entrance leading to north alley, looking northeast.



Façade of main entrance, looking northeast.



Entrance leading to south alley, looking northeast.



Alley between main building and Hip Wai House, looking northeast



View of north alley, looking northeast.



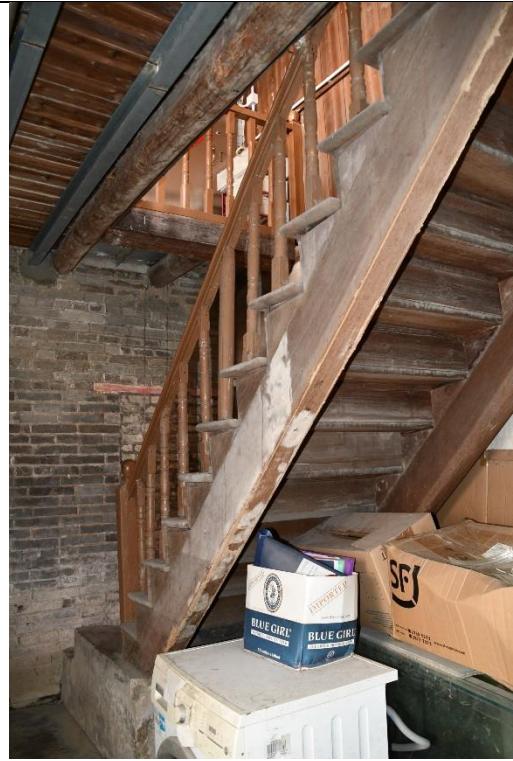
View showing the alley between front hall and back building unit, looking southeast.



View showing south alley, looking south-southwest. Note photo angle slightly off the subject to avoid intruding to residents' activities.



Internal view showing entrance hall interior, looking northeast.



Internal view showing staircase at the back of main entrance hall, looking south.






Rear view of GB-02, showing northeast elevation, looking south.

Close-up of inscriptions:

Inscriptions (from the reader's perspective):

	堂齡脩
Close-up of inscriptions:	Inscriptions (from the reader's perspective):
	祥凝
Close-up of inscriptions:	Inscriptions (from the reader's perspective):
	家府將上氏 本將門原公姓
Close-up of inscriptions:	Inscriptions (from the reader's perspective):

	福 集	
Close-up of inscriptions:	Inscriptions (from the reader's perspective):	
	元 □ □ 譽口威宣	□ 上 將
Close-up of inscriptions:		

Inscriptions (from the reader's perspective):				
王槐寶桂盡充閭	永福號	福來號	永昌號	沈將軍冠南先生大廈落成之喜
	藥輝	曾文	楊鵬	楚梓周楨為巨室
	句榮	大宏	卓南	
	鄧樂	沈文	李蔚	
		鞠躬	黃星	
			沈開	

Ref: GB-03	Name: General House, Hip Wai House, Fung Kat Heung, Yuen Long, New Territories	Category: Residential
Address: Fung Kat Heung, Yuen Long, New Territories		Figure Ref: 3
Orientation: Southwest facing		Grading: Grade 2
Surrounding Environment: Used to be among farming land backed by Kai Kung Leng; built within the General House compound encircled by fence wall, house row and tree fence.		
Historical Appraisal: See "Historical Appraisal" section in GB-01.		
Associated Historical/ Cultural Events or Individual: See "Associated Historical/ Cultural Events or Individual section in GB-01.		
Architectural Appraisal: The House was named Hip Wai House because Shum was given the title of General Hip Wai by the Beiyang Government. General Shum used to live in this building. The building is a western style reflecting the architectural style of the 1930s. It is a two-storey building with three bays width and flat roofs enclosed by moulded parapet and balustrades. The building material is mainly concrete and steel bars. The façade has a parapet bearing the building name at top, cornices decorated along ceiling lines and an entrance set in the middle of the ground floor. Windows in wooden frame (likely the original style) remain on the upper storey while the ground level has windows in styles of later periods. (AAB 2022c)		
Interior: No Access.		
Existing Condition: Good.		
Past and Present Uses: Residential		
Modifications: Window settings see different phases of repairs and replacements. Façade wall repainted while the other facing walls seen repaired lines. Air-conditioners and wires added.		
Photographic Records		



Front view of GB-03, showing southwest elevation, looking northeast.



Front and side view of GB-03, showing southwest and northwest elevations, looking southeast.



Front and side view of GB-03, showing southwest and southeast elevations, looking northeast.



Side and rear view of GB-03, showing southeast and northeast elevations, looking west-northwest.



Rear view of GB-03, showing northeast elevation, looking southwest.



Details of parapet and windows



Window details: frosted glass panels set inside wooden frame



Entrance gate

Close-up of inscription on scroll:



Inscriptions (from the reader's perspective):

樓協威

Ref: HB-01	Name: General House, Entrance Gate	Category: residential
Address: Fung Kat Heung, Yuen Long, New Territories	Figure Ref: 3	
Orientation: Southeast facing	Grading: Other Built Heritage Resource	
Surrounding Environment: built to the southeast entrance of the General House compound; set within fence wall.		
Historical Appraisal: See "Historical Appraisal" section in GB-01. The entrance gate was built at similar time as the General House compound and according to Shum's grandson within one year of completing the main buildings.		
Associated Historical/ Cultural Events or Individual: See "Associated Historical/ Cultural Events or Individual section in GB-01.		
Architectural Appraisal: The entrance gate is a concrete-built entrance gate paired with iron shutter gates. The structure has concrete made pitched roof resembling traditional tile-roof; the ridge ends are in curling form. The façade has a nameboard bearing an alias name of Shum Residence – Chun Nam Tong. A pair of moulded couplets flanks the entrance gate. The characters are painted in black in contrast to red-painted ground.		
Existing Condition: Good		
Past and Present Uses: Entrance gate		

Modifications: Entrance gate has its exterior repainted, iron shutters probably not original ones.

Photographic Records



Front view of HB-01, showing southeast elevation, looking northwest.



Rear view of HB-01, showing northwest elevation, looking southeast.

Close-up of inscription:

Inscriptions (from the reader's perspective):

	<p>鎮南堂 鶯遷徙柳地 鶴寄得桃源</p>
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Ref: HB-02	Name: General House, Balustrade Fence	Category: residential
Address: Fung Kat Heung, Yuen Long, New Territories	Figure Ref: 3	
Orientation: N.A.	Grading: Other Built Heritage Resource	
Surrounding Environment: Set along the southwest and southeast sides of the General House compound,		
Historical Appraisal: See "Historical Appraisal" section in GB-01. The fence was built at similar time as the General House compound and according to Shum's grandson within one year of completing the main buildings		
Associated Historical/ Cultural Events or Individual: See "Associated Historical/ Cultural Events or Individual section in GB-01.		
Architectural Appraisal: The balustrade fence has an L-shaped layout. It connects to a house row in the north side of the compound as well as the entrance gate and Hip Wai House in the south. The structure is made of concrete. The upper part consists of two types of moulded balusters: the ones along the southeast front have the same pattern as those on top of Hip Wai House and the main building; the ones along the southwest wall take the form of rounded vase.		
Existing Condition: Poor; cracks show at places and signs of dislocation appear along the southwest alignment supposed by concrete buttresses.		
Past and Present Uses: Fence of Residential Compound		
Modifications: not observed.		
Photographic Records		



General view of fence, looking north.



Dislocated and cracked fence, looking north.



Close up of cracked section, looking northwest; and view of concrete buttresses; looking northeast



Condition of the brick part of the fence

Ref: HB-03	Name: General House, House Row	Category: Animal husbandry, Residential and Commercial
Address: Fung Kat Heung, Yuen Long, New Territories		Figure Ref: 3
Orientation: set to north of General House		Grading: Other Built Heritage Resource
Surrounding Environment: Set along northern boundary of the General House compound.		
Historical Appraisal: See “Historical Appraisal” section in GB-01. The house row was built for keeping livestock and was given to General Shum by prominent figures of the time; it also provided space for Shum’s servants to live within (interview with Grandson Shum). Construction year is unclear, but review indicates the row of structures was built sometime between 1933 when General House was built/completed and 1945 (aerial photo ref. 1945-681_4-4137) (for instance 1939-Ocanomizu university map does not show row of houses).		



Since the 1950s, the house row has been used as shops, including a barber shop and a medicine shop; most shops now are vacant, but a tea restaurant is still in operation (Terewong 2013). According to oral interview General Shum's grandson, the tea restaurant is owned and run by a Shum family member. A well (still remains but in concrete) and small local market was outside the shops, at where the villager could buy their daily grocery (Terewong 2013).

Associated Historical/ Cultural Events or Individual:

See "Associated Historical/ Cultural Events or Individual section in GB-01.



Detail of 1963 aerial photo showing the row of houses and rural environment (aerial photo ref. 1963-8546)

Architectural Appraisal: It is a row of houses (ten plus entrance house) with pitched roof. The houses were built of green bricks. The roofs were originally pan and roll roofs but most have been modernised or are in dilapidated state. Most of the houses are single-storey apart from a modified structure on the north side which has a clock-loft level. Originally the door of the houses faced south (according to local resident Mr. Wong). The entrance house has rectangular door opening and a cockloft.

Interior: No access.

Existing Condition: Overall the condition of the buildings is poor or heavily modified.

Past and Present Uses: In the past, animal husbandry and residential; now residential and commercial.

Modifications: Houses have additions to their façade and rear wall; windows and gates have been replaced with new ones. Air-conditioners, wires and pipelines installed. Very little features remain with exception of the entrance house.

Photographic Records



General view of HB-03, showing northwest elevation, looking southwest.



Entrance roughly set in the middle of HB-03, leading into the General House compound, looking southeast.



Fung Kat Tea Restaurant next to the entrance, looking south.



West portion of HB-03, looking southwest.



Rear view of HB-03, showing southeast elevation, looking northwest.



Rear view of entrance gate, looking northwest.



Internal view of the entrance gate, looking northwest.

Ref: HB-04	Name: Chong Lie Tsz	Category: Religious, Ritual and Funerary
Address: Fung Kat Heung, Yuen Long		Figure Ref: 3
Orientation: Southwest facing		Grading: Other Built Heritage Resource
Surrounding Environment: The current environment is one of high fences surrounding factories but originally the shrine would have been looking over agricultural fields.		
Historical Appraisal: See “Historical Appraisal” section in GB-01.		
Associated Historical/ Cultural Events or Individual: Shrine is associated with General Shum.		
Architectural Appraisal: The building is a single storey room with pitched roof and recessed façade. The walls are covered in (concrete) render and the roof cover is corrugated cement sheeting. The door has double panels, wooden doorframe and concrete door lintel. At the northwest corner of the shrine is a small modern shrine		
Interior: Concrete shrine set against back wall and tiled floor.		
Existing Condition: Good		
Past and Present Uses: Shrine		
Modifications: Not apparent		
Photographic Records		



Façade view of HB-04, showing southwest elevation, looking north.



Side view of HB-04, showing southeast elevation, looking west.



Rear view of HB-04, showing northeast elevation, looking northwest.



Side view of HB-04, showing northwest elevation, looking south-southwest.





Internal view of HB-04, showing altar on end wall, looking northeast.



Narrow foreyard enclosed by later-added concrete short walls, looking northwest.



Modern small shrine to the northwest of the Shrine HB-04

Close-up of façade inscription:	Inscriptions (from the reader's perspective):
	<p>祠 烈 忠</p> <p>忠魂偕河山並壽</p> <p>烈名與日月爭輝</p>
Close-up of inscription:	Inscriptions (from the reader's perspective):
	<p>忠心不二奇男子</p> <p>無方五土龍神</p> <p>忠烈能齊大丈夫</p> <p>前後土地財神</p>
Close-up of inscription:	Inscriptions (from the reader's perspective):

		<p>民 此 志 當 日 建 年 祠 歷 立 陣 祀 交 冀 綏 靈 慨 爽 健 精 兒 誠 意 畢 氣 貫 真 明 豪 能 始 殺 則 敵 爭 幽 雄 能 終 庇 則 齊</p> <p>沈鴻英題</p>
Ref: HB-05	Name: Wah Shing Tsuen	Category: Residential and Communal
Address: Fung Kat Heung, Yuen Long		Figure Ref: 3
Orientation: The village in general faces the west		Grading: Other Built Heritage Resource
Surrounding Environment: the village is set on the lower hillslopes		
Historical Appraisal: The village was built under the instruction and with donations raised by an American Herman A. Washington (and his church) after the area was devastated by a typhoon.		
Associated Historical/ Cultural Events or Individual: typhoon disaster in early 1960s		
Architectural Appraisal: The village consists of stone houses mainly two storey built in non-traditional (Chinese) style and setting. The row of houses are set along a zigzag patter, and some have second storey balconies accessible from ground.		
Interior: No access was gained.		
Existing Condition: Good		
Past and Present Uses: residential		

Modifications: not observed.

Photographic Records



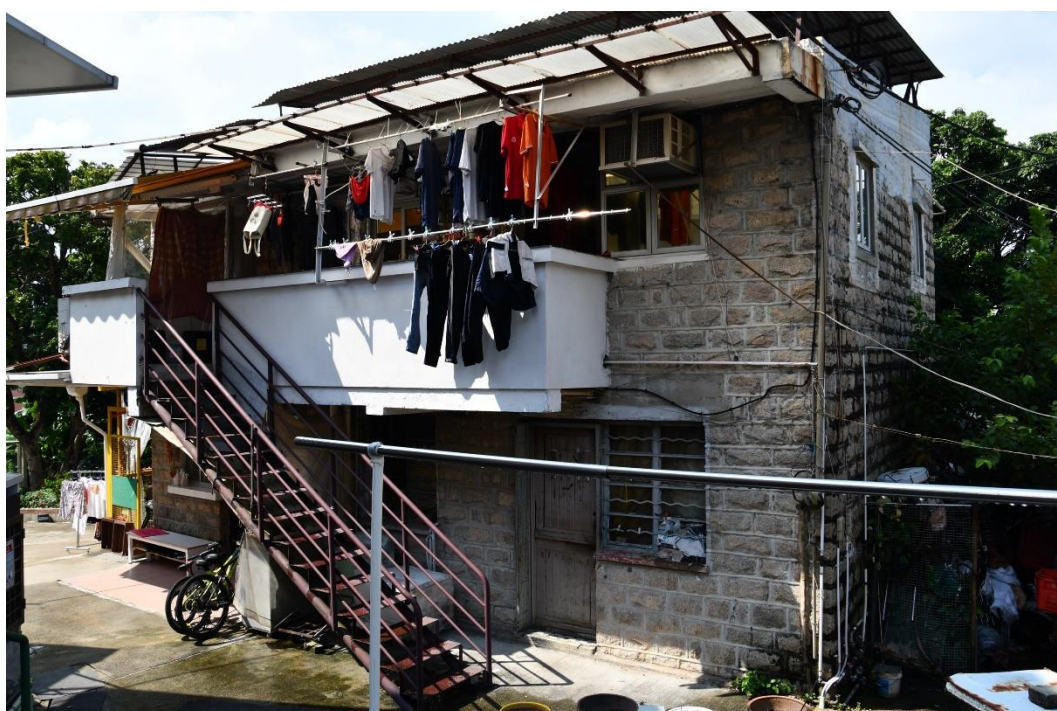
General view of entrance of village HB-05, looking north.



Wah Shing Tsuen Cooperative, looking east.



Wah Shing Tsuen stone house, looking northwest.



Wah Shing Tsuen stone house, looking west.



Wah Shing Tsuen Cooperative Office, looking northeast



Wah Shing Tsuen Cooperative Office in centre of village, looking northwest.



Wah Shing Tsuen stone house row, looking northeast.

Close-up of inscription on southwest elevation
of Wah Shing Tsuen Cooperative:



Close-up of inscription on Wah Shing Tsuen
Cooperative Office south elevation:

Inscriptions (from the reader's perspective):

元朗華盛村合作社供應處落成
敦請
香港漁農處李國士處長主持
揭幕典禮特此泐碑留念
華盛村合作社理事會謹誌
一九六七年十一月七日

Inscriptions (from the reader's perspective):

	<p>THE HERMAN A WASHINGTON VILLAGE</p> <p>OPENED MARCH 11TH, 1966 Built with funds donated by the American people, this village is named in honour of an American who was a good and loyal friend of Hong Kong</p>	<p>良友紀念本港一名美國忠誠</p> <p>建成並命名為華盛村以</p> <p>本村係由美國人民捐款</p> <p>開幕</p> <p>于一九六六年三月十一日</p> <p>華盛村</p>
<p>Close-up of inscription on bench attached to Wah Shing Tsuen Cooperative Office south elevation:</p>	<p>Inscriptions (from the reader's perspective):</p>	
	<p>THIS BENCH WAS A GIFT TO THE VILLAGE</p> <p>FROM MRS. HERMAN A. WASHINGTON</p> <p>FEBRUARY 1973</p>	

Appendix B

Comparable Designs of Government Facilities



An architectural rendering of a proposed new building for the University of the Pacific. The building is a large, modern structure with multiple levels, featuring extensive green roofs and walls. It is situated in an urban environment, with a basketball court and a parking lot visible in the foreground. The rendering shows the building's integration with the surrounding landscape and existing infrastructure.

Preliminary design for the sports and leisure centre in front of the Graded Buildings



 再造紙
recycled paper



Preliminary design for the primary school behind of the Graded Buildings



Preliminary design for the police station behind the Graded Buildings

Appendix C

Photomontage of the Built Heritage and Surrounding Government Facilities

Note:

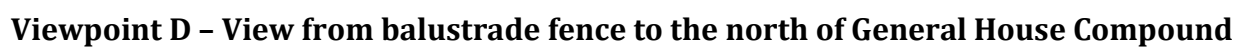
The photomontage shown are only for illustrative purposes only and design of the Government Facilities will subject to further development by the Project Proponents

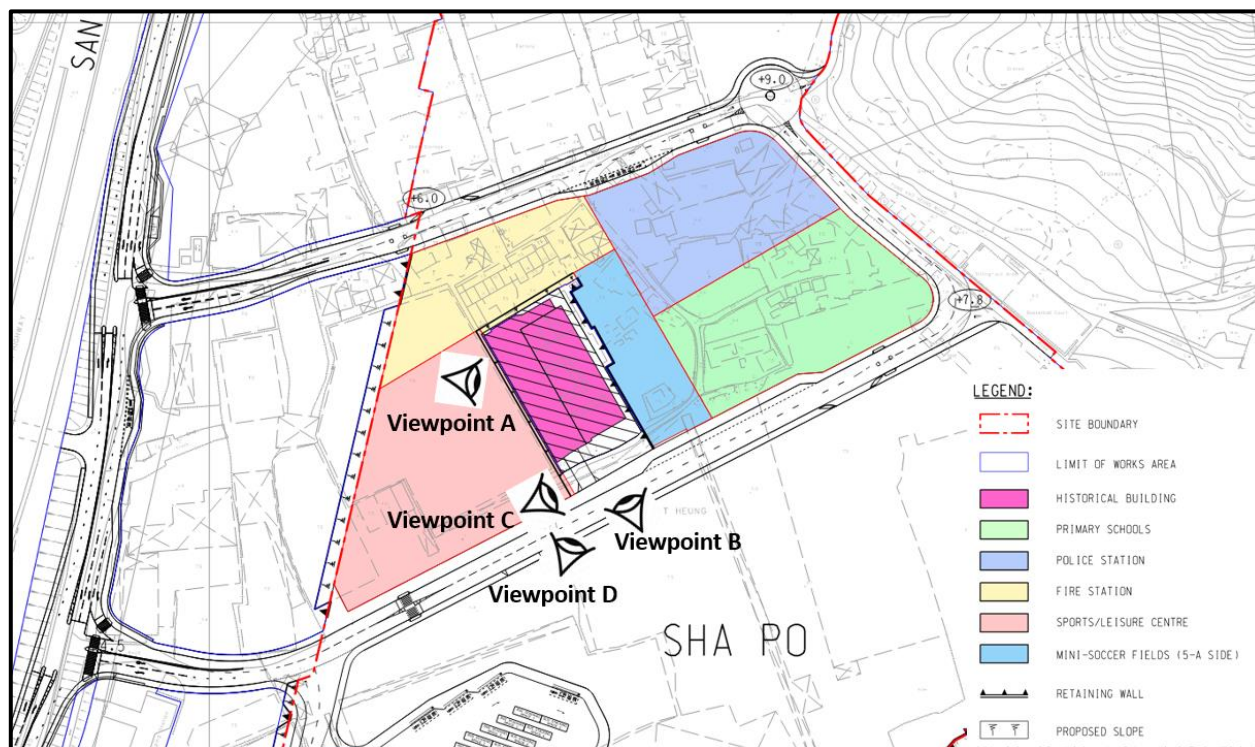


Viewpoint A - Front view showing southeast elevation, looking northwest



Viewpoint B – View from balustrade fence to the south of General House Compound





Plates



Plate 1 Photo of benefactor inside the community house- left and outside bench and plaque- right



Plate 2 View of current setting with factory fences to the west and south of General House Compound



Plate 3 View of setting to south of General House Compound

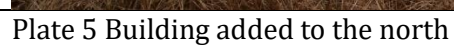




Plate 6 Rear of the Graded Historic Buildings GB-01-03 with lean-tos and add-ons



	
Plate 7 Photos showing condition of the row of houses to the north (HB-03)	
	
front	back
	
interior	interior
Plate 8 View of entrance gate within the northern row of houses	

