

**HERITAGE IMPACT ASSESSMENT IN RESPECT OF  
INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENT AT  
NGAU CHI WAN VILLAGE, WONG TAI SIN –  
INVESTIGATION, DESIGN AND CONSTRUCTION**

**BACKGROUND**

In the 2019, 2020 and 2021 Policy Address, as part of the Government-led land resumption initiatives, the Chief Executive put forward the proposal to resume and clear land in three urban squatter areas, namely Cha Kwo Ling Village (“CKLV”), Ngau Chi Wan Village (“NCWV”) and Chuk Yuen United Village (“CYUV”), 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. The Project of NCWV is planned to provide about 2,700 flats with associated supporting G/IC facilities and public open space.

2. Civil Engineering and Development Department (“CEDD”) commenced a feasibility study 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. The FS concluded that the proposed public housing developments at the urban squatter area at NCWV is technically feasible. As stated in the 2020 Policy Address, the Hong Kong Housing Society (“HKHS”) was invited to implement the public housing development at NCWV. HKHS has agreed in principle to take up the site formation and infrastructure works within the NCWV site, while CEDD has been tasked with the site clearance within the NCWV site and off-site infrastructure works.

3. The Site at NCWV, with an area of about 1.95 ha, is bounded by the “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 the public housing development and proposed public open space.

4. The detailed scope of works under the NCWV Project consists of two parts:

A. Works by CEDD:

- (i) site clearance and land decontamination works if required;
- (ii) off-site infrastructure works, including roadworks, sewerage, drainage works and waterworks; and
- (iii) ancillary works including heritage mitigation measures, etc.

B. Works by HKHS:

- (i) site formation works, including slope works and retaining structures;
- (ii) on-site infrastructure works, including sewerage, drainage works and waterworks;
- (iii) foundation and building works;
- (iv) proposed public open space;
- (v) Wing Ting Road extension; and
- (vi) ancillary works, including landscape works, environmental and heritage mitigation measures, etc.

5. The Heritage Impact Assessment (“HIA”) for this Project identifies heritage sites within 100m from the project boundary, assesses the impact of the Project and proposes mitigation measures during site clearance works by CEDD. Other cultural heritage resources are also studied.

## **HERITAGE IMPACT ASSESSMENT**

### **A. Identified Heritage Sites**

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

### **B. Identified Heritage Sites for HIA**

7. A total of fourteen cultural heritage resources have been identified within the assessment area, including one Grade 3 historic building within project boundary, a group of three Grade 2 historic buildings outside project boundary and ten other cultural heritage resources within / outside project boundary. Furthermore, while there is no site of archaeological interest within the assessment area, an area with archaeological potential is identified in the southern part of the project area. A summary of the cultural heritage resources identified is presented in **Table 1** below and their locations are presented in **Figure 3**.

**Table 1. Summary of Cultural Heritage Resources within Assessment Area**

No.	Name	Status	Remarks
<i>Graded Cultural Heritage Resources</i>			
1.	Man Fat Nunnery	Grade 3 historic building	Within project boundary
2.	St. Joseph's Home for the Aged, Villa	Grade 2 historic building	Outside project boundary
3.	St Joseph's Home for the Aged, Dormitory A	Grade 2 historic building	Outside project boundary
4.	St. Joseph's Home for the Aged, Gate House	Grade 2 historic building	Outside project boundary
<i>Other Cultural Heritage Resources</i>			
5.	No. 58 Ngau Chi Wan Village	-	Within project boundary
6.	No. 68 Ngau Chi Wan Village	-	Within project boundary
7.	No. 71 Ngau Chi Wan Village	-	Within project boundary
8.	No. 75 Ngau Chi Wan Village	-	Within project boundary
9.	Earth God Shrine	-	Within project boundary
10.	Yee Sin Fat Tong	-	Within project boundary
11.	Old Well	-	Within project boundary
12.	Tai Wong Kung	-	Outside project boundary
13.	Calligraphy of Kowloon Emperor on the wall next to the Pai Lau of the village	-	Outside project boundary
14.	Areas to south of the local stream which are the original extent of the NCWV in 1904	-	Within project boundary; Some potential

## C. Assessment of Heritage Impact

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

### Other Cultural Heritage Resources

- No. 58 Ngau Chi Wan Village;
- No. 68 Ngau Chi Wan Village;
- No. 71 Ngau Chi Wan Village;
- No. 75 Ngau Chi Wan Village;
- Earth God Shrine;
- Yee Sin Fat Tong;
- Old Well.

9. Indirect impact through ground-borne vibration, tilting and settlement is anticipated on three Grade 2 historic buildings, one Grade 3 historic building, and one other cultural heritage resource:

### Graded Cultural Heritage Resources

- Man Fat Nunnery (Grade 3 historic building)
- St. Joseph's Home for the Aged, Villa (Grade 2 historic building)
- 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)

### Other Cultural Heritage Resources

- Tai Wong Kung

10. There will be no impact anticipated to the below cultural heritage resource:

Other Cultural Heritage Resources

- Calligraphy of Kowloon Emperor on the wall next to the Pai Lau of the village
- Areas to south of the local stream which are the original extent of the NCWV in 1904

**D. Mitigation Measures**

11. Based on the Master Layout Plan of the housing development from the HKHS, direct impacts are noted for the heritage buildings / structures, namely Nos. 58, 68, 71 and 75 Ngau Chi Wan Village, Earth God Shrine, Yee Sin Fat Tong and Old Well. A comprehensive record of these mentioned features through photographic, cartographic and video recordings as well as 3D scanning is recommended prior to the site clearance.

12. The granite blocks and grey bricks of Nos. 68 and 75 Ngau Chi Wan Village shall be dismantled with care, preserve as much as possible, and properly stored in controlled environment. The usage of the granite blocks and grey bricks would be considered by the HKHS in their detailed design for incorporating in the future development for possible display and provide interpretation information to tell the history of the site.

13. Man Fat Nunnery (Grade 3 historic building), which is situated within the site, is to be preserved *in situ*. Prior to the site clearance, photographic, cartographic and video recordings as well as 3D scanning should be taken, and condition and structural survey should be carried out for Man Fat Nunnery. During the site clearance, monitoring of ground-borne vibration, tilting and ground settlement shall be employed incorporating with Alert, Action and Alarm (AAA) system, protective barrier should be provided to avoid damages through contacting with construction machineries, and a safe access route to the Nunnery should be maintained for conducting any mitigation measures. Besides, 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 by HKHS.

14. For Villa, Dormitory A and Gate House of St. Joseph's Home for the Aged (Grade 2 historic buildings) and Tai Wong Kung, monitoring of ground borne vibration, tilting and settlement should be employed during the site clearance.

15. No mitigation measure will be required for the calligraphy of Kowloon Emperor on the wall next to the Pai Lau of the village

16. For areas to south of the local stream which are the original extent of the NCWV in 1904, an Archaeological Watching Brief (“AWB”) should be conducted by HKHS during construction phase 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 construction phase. The AWB issue shall be cleared before granting the site in question to HKHS for public housing. The study area of proposed AWB is shown in **Figure 4**.

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

18. The salvaged portable heritage items / fabrics mentioned in paragraph 12 shall be stored and passed to the HKHS. The reuse of these items / fabrics shall be recommended together with an interpretation on NCWV regarding its history. The detailed interpretation / reuse of the heritage items / fabrics shall subject to detailed design of the HKHS’s subsequent housing development.

## CONCLUSION

19. Man Fat Nunnery (Grade 3 historic building) is situated within the site. While it would be preserved *in situ*, potential adverse direct impacts, such as destruction or disturbance to heritage elements, would be anticipated from the Project during the construction phase. Protective barrier should be provided for Man Fat Nunnery to avoid damages through contacting with construction machineries and a safe access route to the Nunnery should be maintained for conducting any mitigation measures during the site clearance. Besides, 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 by HKHS. Potential indirect impacts of ground borne vibration, tilting and settlement would also be anticipated for Man Fat Nunnery during the site clearance. Therefore, condition and structural survey should be carried out for Man Fat Nunnery prior to the site clearance, and monitoring of ground-borne vibration, tilting and ground settlement shall be employed incorporating with AAA system during site clearance. Photographic, cartographic and video recordings as well as 3D scanning should be also taken prior to the site clearance.

20. Villa, Dormitory A and Gate House of St. Joseph's Home for the Aged (Grade 2 historic buildings) are located outside but in the vicinity of the Project. Monitoring of ground-borne vibration, tilting and ground settlement should be employed during the site clearance, 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.

21. 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 site clearance.



22. Nos. 58, 68, 71 and 75 Ngau Chi Wan Village, Earth God Shrine, Yee Sin Fat Tong and Old Well are located within the site and will be demolished. Photographic, cartographic and video recordings as well as 3D scanning should be taken before the site clearance. The granite blocks and grey bricks of Nos. 68 and 75 Ngau Chi Wan Village are recommended to be salvaged.

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

24. An AWB should be conducted by HKHS during the construction phase at those areas in the original extent of the Ngau Chi Wan Village in 1904.

Civil Engineering Development Department

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**Table 2. Summary of Mitigation Measures for Cultural Heritage Resources**

Cultural Heritage Resource	Mitigation Measures							
	Cartographic, Photographic Recording	Video Recording and 3D Scanning	Condition Survey & Structural Assessment	Monitoring of vibration, tilting and ground settlement	Protective barriers	Dismantle and/or Preservation of movable artefacts	Safe access route	Buffer zone to be reserved in the design layout
<i>Within Project Boundary</i>								
Man Fat Nunnery (Grade 3 historic building)	✓	✓	✓	✓	✓		✓	✓
No. 68 Ngau Chi Wan Village	✓	✓				✓		
No. 75 Ngau Chi Wan Village	✓	✓				✓		
No. 58 Ngau Chi Wan Village	✓	✓						
No. 71 Ngau Chi Wan Village	✓	✓						
Earth God Shrine	✓	✓						
Yee Sin Fat Tong	✓	✓						
Old Well	✓	✓						

Cultural Heritage Resource	Mitigation Measures							
	Cartographic, Photographic Recording	Video Recording and 3D Scanning	Condition Survey & Structural Assessment	Monitoring of vibration, tilting and ground settlement	Protective barriers	Dismantle and/or Preservation of movable artefacts	Safe access route	Buffer zone to be reserved in the design layout
<i>Outside Project Boundary but within 100m Assessment Area</i>								
St. Joseph's Home for the Aged, Villa (Grade 2 historic building)				✓				
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)				✓				
Tai Wong Kung				✓				
Calligraphy of Kowloon Emperor on the wall next to the Pai Lau of the village								

Note:

[1] For the Areas to south of the local stream which are the original extent of the NCWV in 1904, an Archaeological Watching Brief (AWB) should be conducted at the concerned area (**Figure 4** refers).

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



**Figure 1 Proposed Notional Layout for NCWV Development**

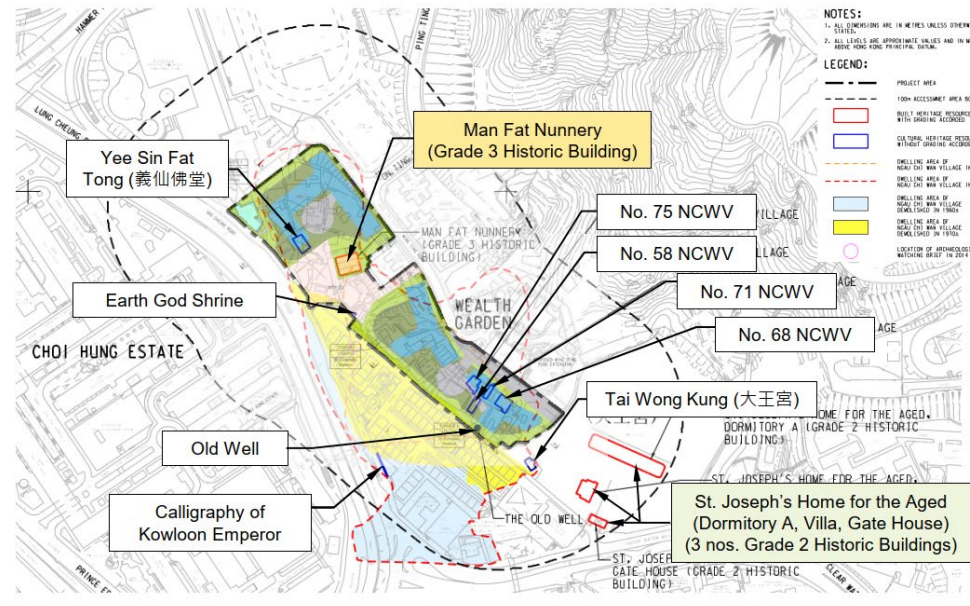
**Cultural Heritage Resources Accorded with Grade**



Man Fat Nunnery (Grade 3 Historic Building)



St. Joseph's Home for the Aged (Dormitory A, Villa, Gate House) (3 nos. Grade 2 Historic Buildings)



**Cultural Heritage Resources Accorded with No Grade**



No. 68 Ngau Chi Wan Village



No. 75 Ngau Chi Wan Village



Old Well



No. 58 Ngau Chi Wan Village



No. 71 Ngau Chi Wan Village



Calligraphy of Kowloon Emperor



Yee Sin Fat Tong (義仙佛堂)



Earth God Shrine



Tai Wong Kung (大王宮)










**Other Potential Cultural Heritage Resources**

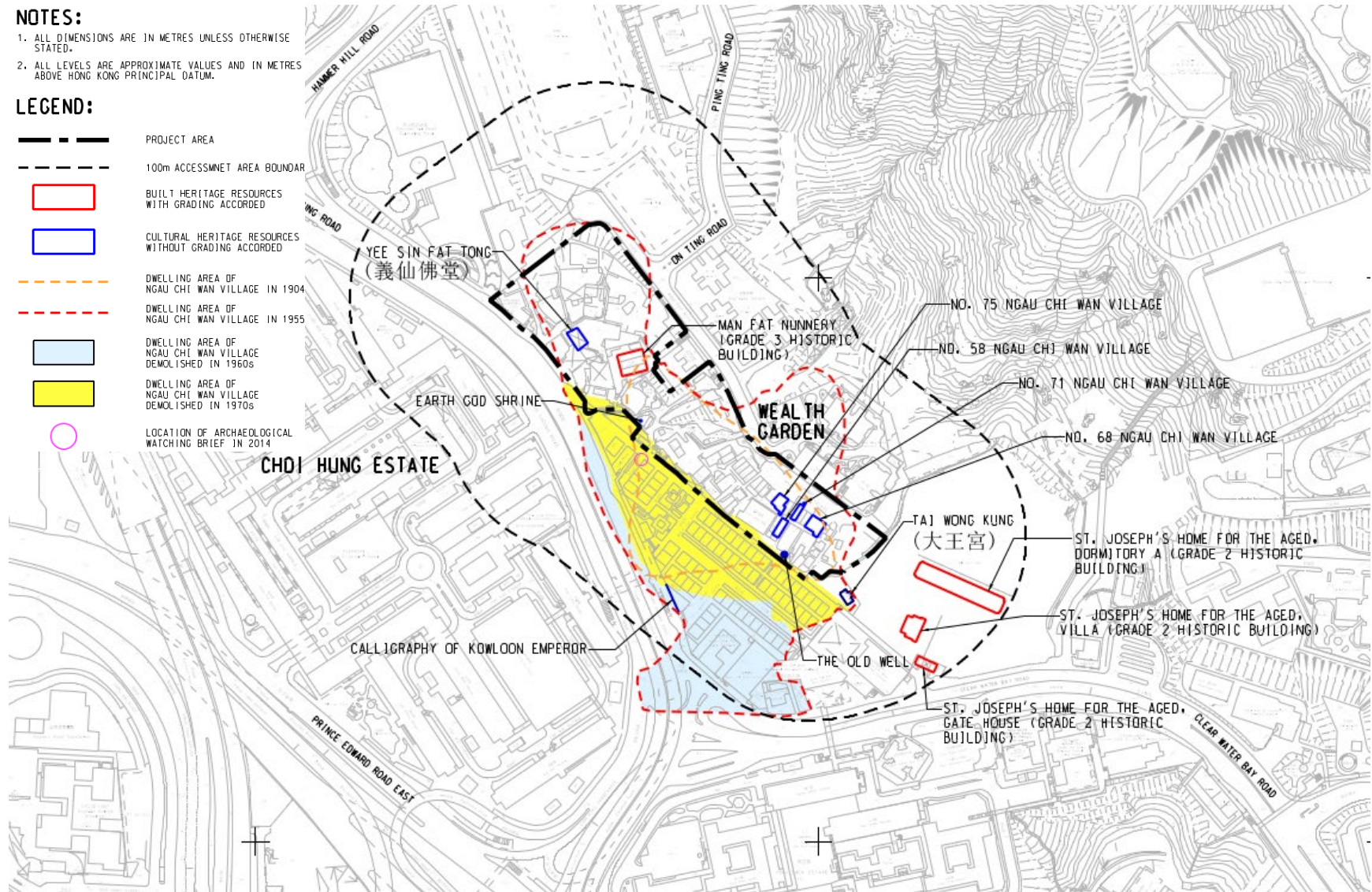
**Figure 2 Location Plan of Heritage Buildings**

**NOTES:**

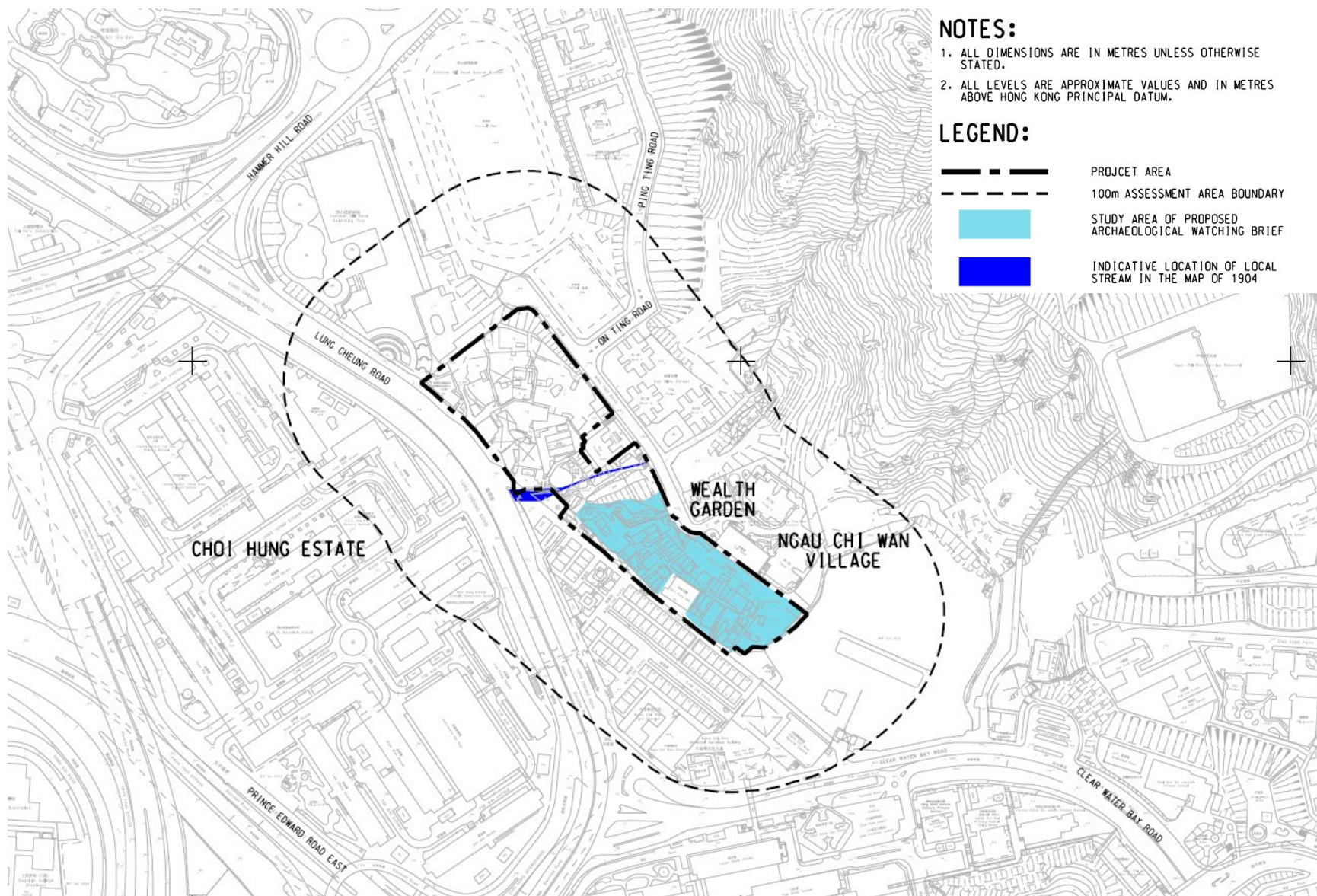
1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE APPROXIMATE VALUES AND IN METRES ABOVE HONG KONG PRINCIPAL DATUM.

**LEGEND:**

-  PROJECT AREA
-  100m ACCESSNET AREA BOUNDAR
-  BUILT HERITAGE RESOURCES WITH GRADING ACCORDED
-  CULTURAL HERITAGE RESOURCES WITHOUT GRADING ACCORDED
-  DWELLING AREA OF NGAU CHI WAN VILLAGE IN 1904
-  DWELLING AREA OF NGAU CHI WAN VILLAGE IN 1955
-  DWELLING AREA OF NGAU CHI WAN VILLAGE DEMOLISHED IN 1960s
-  DWELLING AREA OF NGAU CHI WAN VILLAGE DEMOLISHED IN 1970s
-  LOCATION OF ARCHAEOLOGICAL WATCHING BRIEF IN 2014



**Figure 3 Location Plan of Cultural Heritage Resources**



**Figure 4 Project Area of Archaeological Watching Brief by HKHS**