

**MEMORANDUM FOR THE
ANTIQUITIES ADVISORY BOARD**

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

PURPOSE

This paper seeks Members' views on the findings of the Heritage Impact Assessment ("HIA") conducted for the project of "Infrastructures Works for Public Housing Development at Ngau Chi Wan Village ("NCWV"), Wong Tai Sin – Investigation, Design and Construction" by the Civil Engineering and Development Department ("CEDD").

HIA MECHANISM

2. The HIA in respect of the Site Clearance and Off-site Infrastructures Works for Public Housing Development at NCWV – Investigation, Design and Construction was conducted in accordance with the HIA mechanism introduced by the Development Bureau vide Technical Circular (Works) No. 1/2022. Since its implementation in 2008, the HIA mechanism for capital works projects emphasises that every effort should be made to avoid or minimise adverse impact on "heritage sites"¹. In the submission to the Public Works Subcommittee of the Legislative Council, the works agent is required to include a "Heritage Implications" paragraph to be cleared by the Antiquities and Monuments Office ("AMO"), stating clearly whether the project will affect any "heritage sites" and if so, the necessary mitigation measures, as endorsed by the Antiquities Advisory Board ("AAB"), to be implemented.

¹ Heritage sites include :

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

THE PROJECT

3. The project is undertaken by CEDD, which is responsible for site clearance within the NCWV site and provision of off-site infrastructure works for supporting the future public housing development by the Hong Kong Housing Society (“HKHS”). Upon completion of site clearance by CEDD, HKHS will be responsible for the site formation and infrastructure works.

4. One graded historic building is identified within the project boundary, namely, Man Fat Nunnery (萬佛堂) (Grade 3 historic building). The Man Fat Nunnery, constructed in 1912 to 1913, is one of the oldest surviving Taoist nunneries in Hong Kong. It was founded by a female Taoist priest, Lai Yu-ching (黎玉清道長), who came from Xijiao, Guangdong (廣東省西樵). The Man Fat Nunnery is a Nunnery of Sin Tin Toa (先天道) Deities, in which Kwun Yum (觀音), Jade Emperor (玉皇大帝), Chai Tin Tai Shing (齊天大聖), Sakyamuni (佛祖), Lu Zu (呂祖) and Kwan Tai (關帝) are worshipped. There were at least six known organizations founded by Sin Tin Toa in Hong Kong, but only the Man Fat Nunnery and Bun Ha Dong (賓霞洞) remain in NCWV and Diamond Hill respectively. The Man Fat Nunnery plays a key role in the social and religious context of NCWV and witness the development of NCWV since its operation in the early 20th century.

5. A group of three other graded historic buildings are identified outside the project boundary but within 100m from the project boundary. They are 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) and St. Joseph's Home for the Aged, Gate House (Grade 2 historic building).

HERITAGE IMPACT ASSESSMENT

6. In order to protect the aforesaid graded buildings in the course of the proposed works, an HIA is conducted to assess the impacts on the heritage sites within 100m from the project boundary and propose mitigation measures. The HIA report recommends that the Man Fat Nunnery be preserved in-situ and mitigation measures, such as protective barriers, be provided to minimise the potential impact. Since the graded historic buildings of Villa, Dormitory A and Gate House of St. Joseph's Home for the Aged are located outside the project boundary, they will not be affected by the works. For all the graded historic buildings, monitoring of ground borne vibration, tilting and settlement will be employed during the site clearance works by CEDD.

7. The HIA report also identifies that the areas to the south of a local stream within the NCWV site are the origin of the village in 1904. To this end, an Archaeological Watching Brief (AWB) is recommended to be conducted by HKHS. An archaeologist will be engaged by HKHS for the AWB during the construction of the housing development. Other heritage resources which are in conflict with the public housing development, such as some old village houses and an old well, are proposed to be demolished. It is recommended that photographic, cartographic and video recordings as well as 3D scanning will be carried out for these heritage resources before site clearance.

8. AMO considers the HIA report agreeable from the heritage conservation perspective. The salient points of the HIA report and AMO's comments are set out in **Annexes A and B** respectively. The full HIA report can be accessed via the link: https://www.aab.gov.hk/filemanager/aab/common/202meeting/HIA_Report_NCWV.pdf

9. Representatives of CEDD and its project consultants will present the HIA report at the meeting. They will further refine the proposal in the light of Members' comments.

ADVICE SOUGHT

10. Members are invited to comment on the HIA findings.

Antiquities and Monuments Office

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