

**For discussion
on 7 September 2023**

**BOARD PAPER
AAB/15/2023-24**

**MEMORANDUM FOR THE
ANTIQUITIES ADVISORY BOARD**

**HERITAGE IMPACT ASSESSMENT IN RESPECT OF
SITE FORMATION AND INFRASTRUCTURES WORKS FOR
PUBLIC HOUSING DEVELOPMENT AT SHA PO, YUEN LONG
INVESTIGATION, DESIGN AND CONSTRUCTION**

PURPOSE

This paper seeks Members' views on the findings of the Heritage Impact Assessment ("HIA") in respect of Site Formation and Infrastructures Works for Public Housing Development at Sha Po, Yuen Long – Investigation, Design and Construction by the Civil Engineering and Development Department ("CEDD").

HIA MECHANISM

2. The HIA in respect of the Site Formation and Infrastructures Works for Public Housing Development at Sha Po, Yuen Long - 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 proposed by CEDD for provision of essential infrastructures and formation of sites allowing for the spatial layout (including residential blocks and other facilities) and development parameters supporting the future public housing development by the Housing Department at Sha Po, Yuen Long at a later stage.

4. Three graded historic buildings are located within the project site, viz. Main Building of the General House, Fung Kat Heung, Yuen Long (元朗逢吉鄉上將府主樓) (Grade 2 Historic Building), Shum Ancestral Hall (沈氏家祠) of the General House, Fung Kat Heung, Yuen Long (Grade 2 Historic Building) and Hip Wai House (協威樓) of the General House, Fung Kat Heung, Yuen Long (Grade 2 Historic Building). These three historic buildings are collectively known as the “General House Compound”. The Main Building and the Shum Ancestral Hall were built by Shum Hung-ying (沈鴻英) (1871-1934) in and around 1932. Shum was a significant warlord of the Guangxi clique (桂系) during the warlord period (1912-1928) of the Chinese Republic. The Main Building, also named as Chun Nam Hall (鎮南堂) or the “General House”, is situated in the middle of the Compound and was used as dining and living rooms. To its right (i.e. north) is the Shum Ancestral Hall where the soul tablets of Shum ancestors are worshipped. To the left (i.e. south) of Hip Wai House was where Shum lived. The General House Compound together with its entrance gate, and brick and concrete balustrades will be preserved in-situ.

5. Other cultural heritage resources within the project site, such as row of houses and Chong Lie Tsz / Gai Sin Tong, are neither graded historic buildings nor proposed graded historic buildings. Detailed recording including photos and videos will be conducted before their demolition.

HERITAGE IMPACT ASSESSMENT

6. CEDD has submitted an HIA report on the Site Formation and Infrastructures Works for Public Housing Development at Sha Po, based on the preliminary Master Layout Plan agreed with the Housing Department. Given that all the graded historic buildings, i.e. the General House Compound, will be preserved in-situ and that the impact on them will be kept to a minimum through the proposed mitigation measures, AMO considers the works proposal agreeable from the heritage conservation perspective. The salient points of the HIA report detailing the proposed mitigation measures for the graded historic buildings and the other identified cultural heritage resources are in Annex A. AMO’s comments on the HIA Report are set out in

———— **Annex B.** The full HIA report can be accessed via the link:
https://www.aab.gov.hk/filemanager/aab/common/202meeting/HIA_Report_SP_YL.pdf.

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

ADVICE SOUGHT

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

Antiquities and Monuments Office

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