

**HERITAGE IMPACT ASSESSMENT IN RESPECT OF
SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC
HOUSING DEVELOPMENT AT A KUNG NGAM VILLAGE, EASTERN –
INVESTIGATION, DESIGN AND CONSTRUCTION**

BACKGROUND

Civil Engineering and Development Department (CEDD) commissioned a consultant to conduct the Engineering Feasibility Study (EFS) “Site Formation and Infrastructure Works for Proposed Public Housing Developments at Tsuen Wan and Eastern – Feasibility Study” (Agreement No. CE30/2019(CE)) in January 2020 to ascertain the technical feasibility of the potential sites for public housing developments. The EFS concluded that, with the provision of infrastructure to meet the development needs, the proposed public housing development at A Kung Ngam Village is technically feasible. Based on the results, CEDD commenced the investigation stage of site formation and infrastructure works for the proposed housing development at A Kung Ngam Village and commissioned WSP (Asia) Limited to undertake Agreement No. CE41/2022(CE) “Site Formation and Infrastructure Works for Public Housing Development at A Kung Ngam Village, Eastern – Investigation, Design and Construction”. The works boundary for site formation and infrastructure construction is presented in **Figure 1**.

2. The works undertaken by CEDD mainly include site clearance, site formation, slope cutting works, slope stabilizing works, retaining structures, roadworks, drainage, sewerage and water works and other ancillary works.

HERITAGE IMPACT ASSESSMENT

A. Background

3. In accordance with the HIA Mechanism stipulated in Development Bureau Technical Circular (Works) No. 1/2022, the works agent confirmed with the Antiquities and Monuments Office (AMO) regarding 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. Heritage Sites and Other Identified Items

4. A summary of the heritage sites and other identified items within the assessment area is presented in **Table 1** below and their locations are presented in **Figure 1**.

Table 1 – Summary of the Heritage Sites and Other Identified Items

Name [Item No.]	Status	Remarks
Declared Monument		
Old Lei Yue Mun Barracks, Block 7, Lei Yue Mun, Chai Wan, Hong Kong [GB-01]	Declared Monument	Outside Works Boundary; Preserved in-situ
Graded Historic Buildings		
Salesian Mission House, Main Building, No. 18 Chai Wan Road, Hong Kong. [GB-02]	Grade 2 Historic Building	Outside Works Boundary; Preserved in-situ
Salesian Mission House, Villa, No. 18 Chai Wan Road, Hong Kong [GB-03]	Grade 2 Historic Building	Outside Works Boundary; Preserved in-situ
Items under the List of New Items for Grading Assessment		
Stone house in A Kung Ngam Village, Shau Kei Wan, Hong Kong [N-01]	-	Outside Works Boundary; Preserved in-situ
Tsung Tsin Mission of Hong Kong Shaukiwan Church, No. 4 Basel Road, Shau Kei Wan, Hong Kong [N-02]	-	Outside Works Boundary; Preserved in-situ
Old Lei Yue Mun Barracks Compound (including Sai Wan Battery), Chai Wan, Hong Kong [N-03]	-	Outside Works Boundary; Preserved in-situ
Other Identified Items		
Old Lei Yue Mun Barracks, Block 8, Lei Yue Mun, Chai Wan, Hong Kong [HB-01]	-	Outside Works Boundary; Preserved in-situ
SKH Holy Nativity Church Social Service Centre [HB-02]	-	Outside Works Boundary; Preserved in-situ
Yick Kwan Building [HB-03]	-	Outside Works Boundary; Preserved in-situ
Ming Wah Da Ha, Block B to J [HB-04]	-	Outside Works Boundary; Preserved in-situ

Name [Item No.]	Status	Remarks
Residential Buildings, Nos. 37-39, Shau Kei Wan Main Street East [HB-05]	-	Outside Works Boundary; Preserved in-situ
Shau Kei Wan Government Primary School [HB-06]	-	Outside Works Boundary; Preserved in-situ
A row of houses [HB-07]	-	Outside Works Boundary; Preserved in-situ
Residential House [HB-08]	-	Outside Works Boundary; Preserved in-situ
A Kung Ngam Stone Structure [HB-09]	-	Within Works Boundary; Preserved by record
A Kung Ngam Stone Quarries [HB-10]	-	Within Works Boundary; Preserved by record
A Kung Ngam Village House [HB-11,13 to 15, 22 to 24] A Kung Ngam Building Block [HB-17, 18] Sai Hing Company Building [HB-25]	-	Within Works Boundary; Not preserved; No mitigation measures required
A Kung Ngam Village Houses [HB-12, 21]	-	Within Works Boundary; Preserved by record
Yuk Wong Po Din [HB-16]	-	Outside Works Boundary; Preserved in-situ
Stone Village House [HB-19, 20]	-	Within Works Boundary; Preserved by record
Military Bunkers Nos.34, 35 and 36 [HB-26]	-	Within Works Boundary; Preserved in-situ

C. Assessment of Heritage Impact

Declared Monuments and Graded Historic Buildings

5. There will be no direct impact on all identified declared monuments and graded historic buildings. The declared monument, i.e. the Old Lei Yue Mun Barracks, Block 7, Lei Yue Mun, Chai Wan, Hong Kong [GB-01] may be affected by indirect impact such as vibration, tilting and settlement.

Items under the List of New Items for Grading Assessment

6. There will be no direct impact on all identified items under the list of new items for grading assessment. Indirect impact such as vibration, tilting and settlement may affect the Stone house in A Kung Ngam Village, Shau Kei Wan, Hong Kong [N-01].

Other Identified Items

7. The following identified items will be directly impacted and cannot be retained in-situ.

- A Kung Ngam Stone Structure [HB-09]
- A Kung Ngam Stone Quarries [HB-10]
- A Kung Ngam Village House [HB-11 to 15, 21 to 24]
- A Kung Ngam Building Block [HB-17,18]
- Stone Village House [HB-19-20]
- Sai Hing Company Building [HB-25]

8. Indirect impact due to vibration, tilting and settlement is anticipated on the following identified items.

- Old Lei Yue Mun Barracks, Block 8, Lei Yue Mun, Chai Wan, Hong Kong [HB-01]
- SKH Holy Nativity Church Social Service Centre [HB-02]
- Yick Kwan Building [HB-03]
- Yuk Wong Po Din [HB-16]
- Military Bunkers Nos.34, 35 and 36 [HB-26]

D. Proposed Measures

Declared Monuments and Graded Historic Buildings

9. Condition survey and vibration, settlement and tilting monitoring are proposed for protecting the Old Lei Yue Mun Barracks, Block 7, Lei Yue Mun, Chai Wan, Hong Kong [GB-01]. Besides, the vista from Old Lei Yue Mun Barracks is protected by restricting the maximum building height of the proposed housing development.

10. For the Main Building and Villa of Salesian Mission House [GB-02 and 03], there is sufficient buffer between the nearest proposed minor waterworks and the two structurally sound historic buildings and thus no measures are proposed.

Items under the List of New Items for Grading Assessment

11. Condition survey, vibration, settlement and tilting monitoring, setting up protective sheeting and signage and provision of safe public access to the building are proposed for the Stone House in A Kung Ngam Village, Shau Kei Wan, Hong Kong [N-01]. The other two items [N-02,03] are located far apart from the proposed works and thus no adverse impact on the items is anticipated. Therefore, no mitigation measures are required.

Other Identified Items

12. Some of the A Kung Village Houses [HB-11, 13 to 15, 22 to 24], A Kung Ngam Building Block [HB-17,18] and Sai Hing Company Building [HB-25] which cannot be retained in-situ are of no heritage significance. Therefore, no measures are proposed.

13. Three-dimensional (“3D”) scanning, full cartographic and photographic recording are proposed prior to clearance of A Kung Ngam Stone Structure [HB-09], A Kung Ngam Stone Quarries [HB-10], some of the A Kung Ngam Village Houses [HB-12, 21], Stone Village House [HB-19-20] of moderate to considerable heritage significance.

14. Condition survey, vibration, settlement and tilting monitoring, provision of safe public access to the site are proposed to mitigate the indirect impact on Old Lei Yue Mun Barracks, Block 8, Lei Yue Mun, Chai Wan, Hong Kong [HB-01], SKH Holy Nativity Church Social Service Centre [HB-02], Yick Kwan Building [HB-03], Yuk Wong Po Din [HB-16] and Military Bunkers Nos.34, 35 and 36 [HB-26]. In addition, buffer zone between the works and Military Bunkers Nos.34, 35 and 36 [HB-26] will be set up during construction stage.

E. CONCLUSION

15. There will be no direct impact on the identified declared monument, graded historic buildings or items under the list of new items for grading assessment. Condition survey and vibration, settlement and tilting monitoring will be conducted to monitor the indirect impact on the Block 7 of Old Lei Yue Mun Barracks [GB-01] and Stone House in A Kung Ngam Village [N-01]. Besides, protective sheeting, signage and safe public access will also be provided for the Stone House.

16. A total of sixteen other identified items cannot be retained in-situ. Ten of which are of no heritage significance and thus no measures are proposed. 3D scanning, full cartographic and photographic recording prior to clearance are proposed for the six other identified items of moderate to considerable heritage significance. In addition, condition survey, vibration, settlement and tilting monitoring, provision of safe public access and buffer zone (only for HB-26) will be provided for the other identified items retained in-situ.

17. With the proposed measures, it is considered that the heritage impact of the proposed development is insignificant and therefore acceptable.

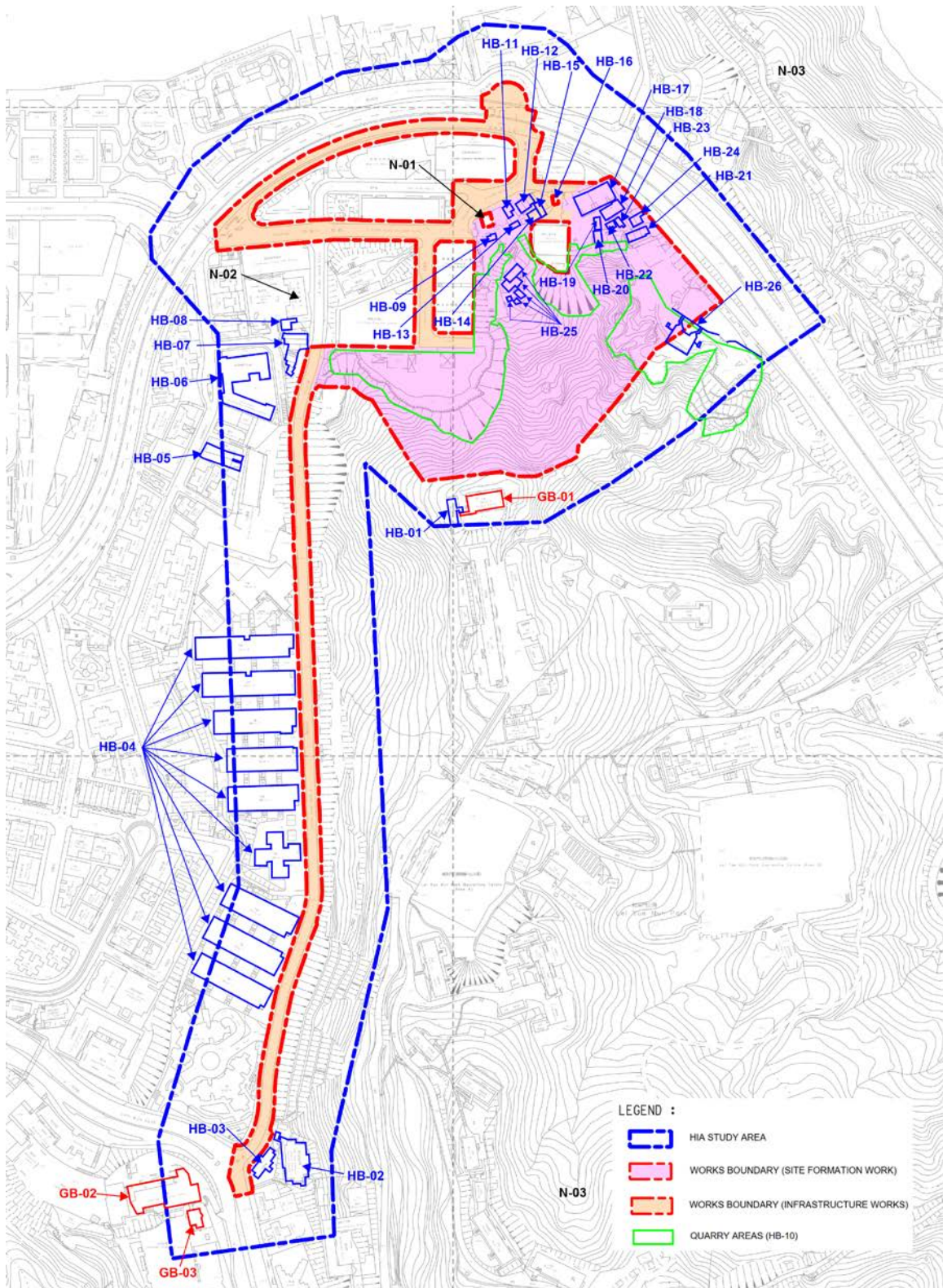


Figure 1 – Works Boundary and HIA Study Area