

**Appendix C****Criteria for Built Heritage Impact Assessment****(1) Baseline Study**

1.1 The following potential sites of cultural and heritage importance shall be identified in the baseline study:-

- (i) all pre-1950 buildings and structures;
- (ii) selected post-1950 buildings and structures of high architectural and historical significance and interest; and
- (iii) landscape features include sites of historical events or providing a significant historical record or a setting for buildings or monuments of architectural importance, historic field patterns, tracks and fish ponds and cultural element such as *fung shui* woodlands and clan grave.

1.2 The baseline study shall also include a desk-top research and a field survey.

1.3. Desk-top Research

1.3.1 Desk-top searches should be conducted to analyse, collect and collate extant information. They include:-

- a. Search of the list of declared monuments protected by the Antiquities and Monuments Ordinance (Chapter 53).
- b. Search of the list of deemed monuments through the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department.
- c. Search of the list of sites of cultural heritage identified by the AMO through appropriate publications in the context of the EIAO.
- d. Search of publications on local historical, architectural, anthropological and other cultural studies, such as, Journals of the Royal Asiatic Society (Hong Kong Branch), Antiquities and Monuments Office Monograph Series and so forth.
- e. Search of other unpublished papers, records, archival and historical documents through public libraries, archives, and the tertiary institutions, such as the Hong Kong Collection and libraries of the Department of Architecture of the University of Hong Kong and the Chinese University of Hong Kong, Public Records Office, photographic library of the Information Services Department and so forth.
- f. Search of historical documents in the Public Records Office, the Land Registry, District Lands Office, District Office and the Hong Kong Museum of History and so forth.
- g. Search of cartographic and pictorial documents. Maps of the recent past searched in the Maps and Aerial Photo Library of the Lands Department.

- h. Study of existing Geotechnical information (for proving the practicability of the recommended mitigation measures for the affected historical buildings and structures).
- i. Discussion with local informants.

1.4 Field Survey

1.4.1 The potential value of the development site with regard to the cultural heritage could be established easily where the site is well-documented. However, it does not mean that the site is devoid of interest if it lacks information. In these instances, a site visit combined with discussions with appropriate individuals or organisations should be conducted by those with expertise in the area of cultural heritage to clarify the position.

1.4.2 Historic buildings and structures survey

- a. Field scan of all known and historic buildings and structures as described in item 1.1 (i), (ii) and (iii) within the project area.
- b. Photographic recording of each historic building or structure including the exterior (the elevations of all faces of the building premises, the roof, close up for the special architectural details) and the interior (special architectural details), if possible, as well as the surroundings of each historic building or structure.
- c. Interview with local elders and other informants on the local historical, architectural, anthropological and other cultural information related to the historic buildings and structures.
- d. Architectural appraisal of the historic buildings and structures.

1.4.3 If the field survey identifies any additional potential sites of cultural and heritage importance within the study area which are of potential historic importance and not recorded by AMO, the Director should be notified as soon as possible. The historic value of the items shall be agreed with the Director.

1.5 The Report of Baseline Study

1.5.1 The study report should have concrete evidence to show that the process of the above desk-top research and field survey have been satisfactorily completed. This should take the form of a detailed inventory of the potential sites of cultural and heritage importance supported by full description of their cultural significance. The description should contain detailed geographical, historical, architectural, anthropological, ethnographic and other cultural data supplemented with illustrations below and photographic and cartographic records.

1.5.2 Historic Buildings and Structures

- a. A map in 1:1000 scale showing the boundary of each historic building or structure.
- b. Photographic records of each historic building or structure.
- c. Detailed record of each historic building or structure including its

construction year, previous and present uses, architectural characteristics, as well as legends, historic persons and events, and cultural activities associated with the structure.

1.5.3 A full bibliography and the source of information consulted should be provided to assist the evaluation of the quality of the evidence. It is expected that the study and result be up to an internationally accepted academic and professional standard.

**(2) Impact Assessment**

2.1 Culture heritage impact assessment must be undertaken to assess the impacts, both direct and indirect, on the sites of cultural heritage by the proposed development based on the result of desktop research and field evaluation, with cross-checking against the most up-to-date information of identified sites of cultural heritage as defined under Schedule 1 of the Environmental Impact Assessment Ordinance, Cap 499 (EIAO). The prediction of impacts and an evaluation of their significance must be undertaken by an expert in cultural heritage. The impacts shall include, but not limited to, the direct loss, destruction or disturbance of an element of cultural heritage, impact in its settings impinging on its character through inappropriate siting or design, potential damage to the physical fabric of historic buildings or historic landscapes through air pollution, change of water-table, vibration, recreation pressure and ecological damage by the development. A detailed description and plans should be provided to elaborate to what extent the sites of cultural heritage will be affected.

2.2 Preservation in totality must be taken as the first priority. Detailed requirements of the impact assessment are contained in paragraph 4.3.1(c), item 2 of Annex 10, items 2.6 to 2.9 of Annex 19 and other relevant parts of the Technical Memorandum on Environmental Impact Assessment Process.

**(3) Mitigation Measures**

3.1 It is always a good practice to recognise the sites of cultural heritage early in the planning stage and site selection process, and to avoid it, i.e. preserve it in-situ, or leaving a buffer zone around the site. Built heritage, sites and landscapes are to be in favour of preservation unless it can be shown that there is a need for a particular development which is of paramount importance and outweighs the significance of the heritage features.

3.2 If avoidance of the site of cultural heritage is not possible, amelioration can be achieved by reduction of the potential impacts and the preservation of heritage features, such as physically relocating it. Measures like amendments of the siting, screening and revision of the detailed design of the development are required to lessen its degree of exposure if it causes visual intrusion to the cultural heritage and affecting its character.

3.3 All the assessments should be conducted by an expert in cultural heritage and agreed by the Director.

3.4 With reference to paragraph 4.3.1(d), items 2.10 to 2.14 of Annex 19 and other relevant parts of the Technical Memorandum, proposals for mitigation measures should be accompanied with a master layout plan together with all detailed treatment, elevations, and landscape plan. A rescue programme, when required, may involve preservation of the historic building or structure together with the relics inside, and its historic environment through relocation, detailed cartographic and photographic survey. Mitigation measures to safeguard historic structures such as close engineering monitoring undertaken and supervised by a Registered Structural Engineer during and after any demolition, site formation and construction work nearby shall be considered.

3.5 The programme for implementation of agreed mitigation measures should be able to be implemented. It is to be clearly stated in the EIA report, as required in Annex 20 of the Technical Memorandum. In particular, item 6.7 of Annex 20 requires to define and list out clearly the proposed mitigation measures to be implemented, by whom, when, where, to what requirements and the various implementation responsibilities. A comprehensive plan and programme for the protection and conservation of the partially preserved site of cultural heritage, if any, during the planning and design stage of the proposed project must be detailed.

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