

Appendix 10-1 Cultural Heritage Impact Assessment (CHIA) Report

Capital Chance Ltd.

**Proposed Residential cum Passive
Recreational Development within
“Recreation” zone and “Residential
(Group (C))” Zone at various lots in
DD104, Yuen Long, N.T.**

Cultural Heritage Impact Assessment

December 2011

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1 INTRODUCTION

1.1 Background

1.1.1 Proposed Residential cum Passive Recreational Development within "Recreation (REC)" Zone and Residential (Group C) Zone (hereinafter referred to "the Project") comprises various lots in D.D. 104 near Fairview Park, Mai Po, Yuen Long. It has an area of about 9.1 ha. The Project Site is zoned "Recreation" ("REC") with a small portion in the southern tip of the site zoned "Residential (Group C)" ("R(C)") on the Approved Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/6 (Subject OZP). According to the Notes of the subject OZP, the planning intention of the "REC" zone is, in brief, to encourage the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission. Whereas the planning intention of the "R(C)" zone is primarily for low rise and low density residential developments.

1.1.2 AECOM Asia Co.Ltd. (AECOM) has been commissioned by the Project Proponent, Capital Chance Ltd, to conduct the Cultural Heritage Impact Assessment (CHIA) for the proposed development, according to the EIA study brief (Ref. No. ESB-207/2009) for this Project.

1.2 Project Site

1.2.1 The Project Site is located in between the completed Ngau Tam Mei Main Drainage Channel and a large scale residential development – Fairview Park. The Project Site is bounded by the said drainage channel and Yau Pok Road to its immediate east; Fairview Park to its immediate west and north; and several existing residential developments including Palm Springs, Royal Palms and Yau Mei San Tsuen to its further north and northeast.

1.3 Objectives of the CHIA

1.3.1 The CHIA comprises an Archaeological Impact Assessment (AIA) and a Built Heritage Impact Assessment (BHIA). The impact assessment study has been undertaken according to *Technical Memorandum on the Environmental Impact Assessment Process* (EIAO-TM) and Appendix 4 of the EIA Study Brief (i.e. Guidelines for Cultural Heritage Impact Assessment) to identify the impacts on the heritage sites (if identify) which will be affected arising from the construction and operation of the Project, and to propose measures to mitigate these impacts.

1.4 Structure of the CHIA Report

1.4.1 This CHIA Report comprises seven sections as outlined below:

- Section 2 presents the relevant environmental legislation and standards that directly relates to this CHIA;
- Section 3 presents the assessment methodology to identify the sites of cultural heritage within the Study Area;
- Section 4 presents the baseline condition of the Study Area historically, geologically and archaeologically;
- Section 5 identify the potential impacts to the cultural heritage resources within the Study Area, and to recommend appropriate mitigation measures in response to the impact anticipated;
- Section 6 concludes the findings and assessment results of this report; and
- Section 7 provides a list of reference used in this report.

2 ENVIRONMENTAL LEGISLATION AND STANDARDS

2.1 Environmental Legislation and Standards

2.1.1 Legislation, Standards, Guidelines and relevant to the consideration of Cultural Heritage impacts under this study include the following:

- *Environmental Impact Assessment Ordinance (EIAO)*;
- *Technical Memorandum of Environmental Impact Assessment Process (EIAO-TM)*;
- *Antiquities and Monuments Ordinance (AM&O)*;
- *Hong Kong Planning Standards and Guidelines (HKPSG)*;and
- *Guidelines for Cultural Heritage Impact Assessment (GCHIA)*.

2.2 Environmental Impact Assessment Ordinance (Cap.499)

2.2.1 Schedule 1 Interpretation of the EIAO defines "Sites of Cultural Heritage" as "an antiquity or monument, whether being a place, building, site or structure or a relic, as defined in the Antiquities and Monuments Ordinance and any place, building, site, or structure or a relic identified by the Antiquities and Monuments Office (AMO) to be of archaeological, historical or paleontological significance".

2.3 Technical Memorandum on Environmental Impact Assessment Process

2.3.1 The criteria and guidelines for evaluating and assessing impacts are listed in Annexes 10 and 19 of the EIA-TM respectively. The criteria for evaluating impact on sites of cultural heritage include:

- The general presumption in favour of the protection and conservation of all sites of cultural heritage because they provide an essential, finite and irreplaceable link between the past and the future and are points of reference and identity for culture and tradition; and
- Adverse impacts on sites of cultural heritage shall be kept to an absolute minimum.

2.4 Antiquities and Monuments Ordinance (Cap.53)

2.4.1 The Antiquities and Monuments Ordinance provides the statutory framework for the preservation of objects of historical, archaeological and paleontological interest.

2.4.2 The Ordinance contains the statutory procedures for the Declaration of Monuments. Under the Ordinance, a monument means a place, building, site or structure which is declared to be a monument, historical building, archaeological or paleontological site or structure because of its historical, archaeological or paleontological significance under section 3 of the Ordinance.

2.4.3 Under section 6 and subject to subsection (4) of the Ordinance, the following acts are prohibited in relation to certain monuments, except under permit granted by the Secretary for Development, in her capacity as the Antiquity Authority:

- To excavate, carry on building works, plant or fell trees or deposit earth or refuse on or in a proposed monument or monument; or
- To demolish, remove, obstruct, deface or interfere with a proposed monument or monument.

2.5 Hong Kong Planning Standards and Guidelines

2.5.1 Chapter 10 of HKPSG covers planning considerations relevant to conservation. It also details the principles of conservation, the conservation of natural landscape and habitats, historic buildings and archaeological sites, and addresses the issue of enforcement. The appendices list the legislation and administrative controls for conservation, other conservation related measures in Hong Kong, and Government departments involved in conservation.

2.6 Guidelines for Cultural Heritage Impact Assessment

- 2.6.1 The Guidelines for Cultural Heritage Impact Assessment (GCHIA) is established by the AMO and attached in Appendix 4 of the EIA Study Brief No. ESB-207/2009. The GCHIA includes a content of baseline study, field evaluation, the criteria of impact assessment, impact levels and proposed mitigation measures.

3 ASSESSMENT METHODOLOGY

3.1 Archaeology

Study Area

3.1.1 The terrestrial archaeological resources cover an area within 500m from the boundary of the Project and the Project Site have been identified based on the findings of desktop study.

Assessment Methodology

3.1.2 A desktop study was conducted by a licensed archaeologist to collect available and relevant information of previous archaeological, historic, geographic and geological studies related to the study area where excavation works would be conducted.

3.1.3 Information collected for desktop study includes the following sources:

- Lists of sites of archaeological interest by the AMO;
- Published and unpublished papers and studies by the AMO;
- Publications on relevant historical, anthropological, archaeological and other cultural studies;
- Lists and archives kept in the Reference Library of the AMO;
- Unpublished papers, records, archival and historical documents through public libraries, archives, and tertiary colleges;
- Historical documents which can be found in Public Records Office, Lands Registry, District Lands Office, District Office, Museum of History;
- Cartographic and pictorial documentations; and
- Previous Archaeological Impact Assessment, Cultural Heritage Impact Assessment and / or approved EIA studies conducted within the study area.

3.1.4 Based on the information of desk based study, field scanning was conducted using a grid system approach within the Project Site to evaluate and identify any archaeological potential within the Project Site.

3.1.5 A grid system of 100m × 100m was divided and aligned according to the Hong Kong 1980 Grid (see **Figure B-6** of **Appendix B**). No artifact was discovered during field scanning.

3.2 Built Heritage

Study Area

3.2.1 The study area of built heritage impact assessment covers an area that stretches 500m from the boundary of the Project Site. The baseline condition of cultural heritage has been established through a literature review and field survey.

Assessment Methodology

3.2.2 Features which fall within the scope of built heritage resources will include:

- All pre-1950 buildings and structures;
- Selected post-1950 buildings and structures of high architectural and historical significance and interest;
- Cultural landscape features, include places associated with historic event, activity, or person or exhibiting other cultural or aesthetic values, such as sacred religious sites, battlefields, a setting for buildings or structures of architectural or archaeological importance, historic field patterns, clan graves, old tracks, *fung shui* woodlands and *fung shui* pond;
- List of 1,444 Historic Buildings Assessment issued by the AMO with their existing and proposed grading.

- Built heritage resources identified in previous Cultural Heritage Impact Assessment and/or approved EIA studies conducted within the study area.
- 3.2.3 The definition of the grading follows the guidelines adopted by the Antiquities Advisory Board and the AMO for the preservation of historic buildings. The classification is given below:
- Grade 1: Buildings of outstanding merit, which every effort should be made to preserve if possible.
 - Grade 2: Buildings of special merit; efforts should be made to selectively preserve.
 - Grade 3: Buildings of some merit; preservation in some form would be desirable and alternative means could be considered if preservation is not practicable.
- 3.2.4 A desktop literature review was conducted. The following information has been analyzed, collected and collated to determine the presence of historical occupation in the project area and thus assess the potential existence of built heritage resources within the study area:
- Background information (e.g. AMO files, Public Records Office, map libraries, university and public libraries, published and unpublished government and non-government documents, cartographic and pictorial documents) of heritage sites (including declared monuments, government historic sites, sites of archaeological interest and graded historic buildings identified by the AMO) within the study area;
 - Identification of previous recorded cultural heritage resources within the study boundary which was supplemented by a field survey; and
 - AMO's most recent list of historic buildings with their existing and respective proposed grading.
- 3.2.5 Based on the information of desk based study, site visits were conducted among the historic buildings and structures within the study area, to evaluate and identify any additional heritage resources within the study area.

4 BASELINE CONDITION

4.1 Historical Background

- 4.1.1 A desktop study was conducted to collate available information in order to establish the baseline conditions and identify the archaeological potential areas within the works area. Historical, geological and archaeological information of the study area were reviewed, including previous historical, geological and archaeological studies, aerial photographs, historical maps and geological maps.
- 4.1.2 A review of historical information indicated that inhabitants have settled in Kam Tin since the Tang Dynasty (AD618 – AD907), but archaeological findings at this area further pushed the first settlement period to Bronze Age (3500 years ago). Nonetheless, historical documents has suggested an early habitation of the area at the 24th year of Kaiyuan (開元) reign (AD736) during the Tang Dynasty, when a navy base named Tunmen Zhen (屯門鎮) was set up as a military division of Guangzhou. It is believed that soldiers and their supporters were settled in the valleys of Yuen Long, Kam Tin, San Tin and Shekou in Shenzhen. Two cremation burial urns of Tang Dynasty were found in Shek Kong in 1960, which could suggest human occupation of this area in that period.
- 4.1.3 From the Xinan Gazetteer (新安縣誌) of 1688, 'Chuk Yuen Wai' (竹園圍) was listed with another 19 walled villages possibly under the jurisdiction of Kunfu Magistracy (官富司). In a later version of the Gazetteer of 1819, 10 extra walled villages were listed in this area, which implied an increased threat to the livelihood of this area (possibly caused by the pirate and local bandit raids in this area during that period). However, the current village of Chuk Yuen contains no signs of its once existed wall, while many of the buildings in the village have been transformed into modernized small village houses.

4.2 Archaeological Background

Geological and Archaeological Background

- 4.2.1 The study area is situated on estuarine deposits, which distribute in approximate line with the San Tin Highway (**Figure B-2 of Appendix B**). To the east of the estuarine deposits is a river valley, Ngau Tam Mei, with river terraces formed by alluvial deposits flowing from the east to the west, and the Tai Mo Shan Formation that forms small hills on both sides of the river.
- 4.2.2 There is no known site of archaeological interest located within study area. The closest site of archaeological interest is Mai Po and Ngau Tam Mei Site of Archaeological Interest, located at approximately 800m and 1200 from the Project Site respectively. Archaeological materials from Han to Yuan Dynasties were detected at these sites.
- 4.2.3 Sites of archaeological interests located in the north-west of New Territories are situated on alluvial/colluvial deposits along rivers or on beaches deposits along the coast possibly due to stable landforms. The estuarine deposits in the Project Site implied an unstable landform that has been continuously modified by both river and coastal water actions, where archaeological deposits were not usually found.

Archaeological Potential within Study Area

- 4.2.4 Desktop geological study revealed that the Project Site lies on estuarine deposits instead of marine mud deposit, indicating this area was on the coastline until some 6000 years ago¹. (See **Figure B-3 of Appendix B**). The Yuen Long Plain area has maintained a wetland landscape up to the present time. Historical records noted the settlement in the area of Kam

¹ Fyfe, J. A., R. Shaw, S.D.G. Campbell, K. W. Lai & P.A. Kirk 2000. *The Quaternary Geology of Hong Kong*. Geotechnical Engineering Office, CEDD.
Langford, R.L and others. 1989 *Geology of the Western New Territories*, Hong Kong, Civil Engineering Service Department.

Tin (since the Tang-Song dynasties (AD618 – AD1279), but prior settlement has not been recorded in the Project Site (**Figure B-4 of Appendix B**).

- 4.2.5 The location of Mai Po and Ngau Tam Mei sites of archaeological interests are both located to the west of the San Tin Highway, which are onshore areas on river terraces near the coast. Other sites of archaeological interest in the northwestern New Territories shared a similar geological preference to settle on river terrace near the coast. Based on geological inference, it is assumed that marine mud deposits and estuarine deposits did not attract human settlement in the prehistory.
- 4.2.6 Field scanning within the study area has been conducted and yields no archaeological material (see **Figure B-6 of Appendix B**). Based on the findings of desktop review and field scanning, it is concluded that the study area contained no archaeological potential.

4.3 Built Heritage

Identified Heritage Resources

- 4.3.1 Based on historical and geological reviews, as well as field survey findings, no historical settlement has been recorded within the Project Site. The Project Site has been historically exploited for agricultural use and do not contain building structures, and thus no built heritage resources are identified within the Project Site.
- 4.3.2 An EIA report (Register No.: AEIAR-133/2009) approved in 2009² for a cycle tracks project, covering some areas to the north of the study area, has revealed that no built heritage is situated within the Study Area of the Project. The area to the north has been developed in the 1980s and 90s and has been transformed into a modern landscape with residential villas and recreational facilities.
- 4.3.3 Site visits have been conducted to identify heritage resources located within Study Area. No declared monument or graded historical building is located within study area. Nevertheless, a temple that is shown on the street map of the Chuk Yuen Tsuen (竹園村) area has been identified inside the study area, and it is located at 300m from the Project Site (see **Figure B-5 of Appendix B**). A summary of this temple is listed in **Table 4.1**. Detail recording sheet is given in **Appendix A**.

Table 4.1 List of heritage resources within the 500m Study Boundary

Item No.	Address	Current Building Condition	AMO Grading (as of 25 Jan 2011)
A	Temple at Chuk Yuen Tsuen, San Tin, Yuen Long, N.T.	Religious practices and Social gathering	No Grade

- 4.3.4 **Item A – Temple at Chuk Yuen Tsuen** (see **Figure B-5 of Appendix B** for location) is a local temple that is possibly built in the 1980s according to the locals. The walls were constructed of concrete and have mortar/lime pasting in surface, and the front façade has a steel paneling door in a recessed façade. The roof is concave and cylindrical tile combined in grey tiles with a flat ridge and no gable wall. Chinese Characters '保我黎民' is seen on the top plaque of the front façade. The building is not open except during festivals and celebration ceremonies.
- 4.3.5 The land use in the rural parts of New Territories usually comprise of modern and traditional low rise residential buildings as well as (functioning and abandoned) fish ponds, agricultural fields and pasture grounds. The intermixing of the modern and the conventional land use of residential and agricultural is a contemporary phenomenon in the New Territories. Such land use is of subsistence need and they carry no specific cultural meanings. However, when

² Atkins 2008. *Construction of Cycle Tracks and the Associated Supporting Facilities From Sha Po Tsuen to Shek Sheung River – Final Environmental Impact Assessment (EIA) Report*. CEDD, HKSAR Government.

such land use carry specific cultural meanings, they would become a cultural element that may have relationship to other heritage resources in the local region. The most common specific cultural meanings assigned to the land use features are *fengshui* (such as *fengshui woodlands* and *fengshui* ponds), which contained specific cultural meanings to the settlement patterns of the local village.

- 4.3.6 The Chuk Yuen Tsuen and its surrounding areas contain some fish ponds, agricultural fields and pasture grounds among their modern and traditional residential counterparts. However, their settings do not constitute any specific cultural meanings to the local village settlement patterns. As a result, they are not considered to carry cultural meanings, and thus they are not cultural elements of the local region.

5 IMPACT ASSESSMENTS

5.1 Identification of Potential Impacts

Level of Impact

- 5.1.1 According to the GCHIA (as at April 2011), the evaluation of the impacts on heritage resources affected by the proposed development is classified into five levels of significance, based on type and extent of the effect:

- Beneficial impact: the impact is beneficial if the project will enhance the preservation of the heritage site;
- Acceptable impact: if the assessment indicates that there will be no significant effects on the heritage site(s);
- Acceptable impact with mitigation measures: if there will be some adverse effects, but these can be eliminated, reduced or offset to a large extent by specific measures, such as conduct a follow-up conservation measure for the affected heritage site before commencement of work in order to avoid any inappropriate and unnecessary interventions to the historical building;
- Unacceptable impact: if the adverse effects are considered to be too excessive and are unable to mitigate practically;
- Undetermined impact: if the significant adverse effects are likely, but the extent to which they may occur or may be mitigated cannot be determined from the study.

- 5.1.2 The impacts were assessed for both the construction and operation phases with the potential sources of impacts are discussed in the following sections.

Construction Phase

- 5.1.3 Any heritage resources, located in close proximity to the Project Site may be impacted through:

- Direct impact to historic buildings (e.g. demolition) and sites of terrestrial archaeological potential (e.g. excavation)
- Indirect vibration impact on historic buildings due to drilling and piling activities during construction phase that may lead to the structural damage or interference of normal activities; and
- Indirect visual impact to historic buildings due to construction works e.g. excavation works at surface.

Operation Phase

- 5.1.4 Impacts on sites of cultural heritage during operational phase of the Project Site include:

- Indirect visual impact associated with alteration in surrounding environment of the historical structures due to the above-ground structures of the Project.

5.2 Evaluation of Potential Impacts

Archaeology

- 5.2.1 Based on the findings of desktop review, geological reviews, and field scanning (**Figure B-6 of Appendix B**), it is concluded that the area has no archaeological potential. In addition, there is no known site of archaeological interest located within study area. Therefore, no direct and indirect impacts to any terrestrial archaeology are anticipated during the construction of the Project.

Built Heritage

Direct Impact

- 5.2.2 There are no declared monuments and historic buildings located within the Project Site and study area, and thus there would be no direct impact on the heritage resources.

Indirect Impact

Construction Phase

- 5.2.3 A temple (Item A, **Figure B-5 of Appendix B**) at Chuk Yuen Tsuen near Ha Chuk Yuen Road is located in about 300m away from the Project Site. As the Project comprises low rise residential development with a maximum building height of two storeys, no substantial piling works would be required. The existing drainage channel at Ha Chuk Yuen Road and the green fields also act as soft buffers between the Project Site and Chuk Yuen Tsuen. Hence, the potential vibration impact from the piling works, if any, to the concerned temple is anticipated to be insignificant.
- 5.2.4 Potential indirect impacts including vibration and temporary visual impacts are not anticipated during construction phase due to the distance between Chuk Yuen Tsuen and the Project Site, and the existing vegetation / buildings / infrastructures in between them.

Operation Phase

- 5.2.5 Given the fact that the Project comprises only low rise / low density residential cum passive recreational development, it is anticipated that there will be no visual impact to the built heritage within the study area, if there is any, during the operation phase.

5.3 Mitigation Measures

Archaeology

- 5.3.1 Due to the lack of archaeological potential in the Project Site, no mitigation measure is required in the construction phase.

Built Heritage

- 5.3.2 Due to the lack of built heritage potential in the study area, no mitigation measure is required. However, screen hoarding in visually unobtrusive colours would be erected during construction phase as an enhancement measure.

5.4 Environmental Monitoring and Auditing (EM&A)

- 5.4.1 No specific EM&A requirements would be required for the archaeology and built heritage resources during construction and operation phase of the Project.

6 CONCLUSION


- 6.1.1 Cultural heritage resources within Study Area have been identified and reviewed through literature review and field surveys. In view of the nature of the Project, potential vibration and visual impact to the heritage resources is not anticipated during construction and operation phases. However, enhancement measure likes erection of screen hoardings in visually unobtrusive colours at works boundary is recommended.
- 6.1.2 Given the lack of archaeological potential identified within Project Site and the study area, no adverse impact on terrestrial archaeological remains is anticipated. On the other hand, no land use features (including fish ponds and agricultural fields) carry specific cultural meanings. Therefore there is no cultural element in the study area.
- 6.1.3 In conclusion, the construction and operation of the Project would not cause unacceptable impact on cultural heritage resources.

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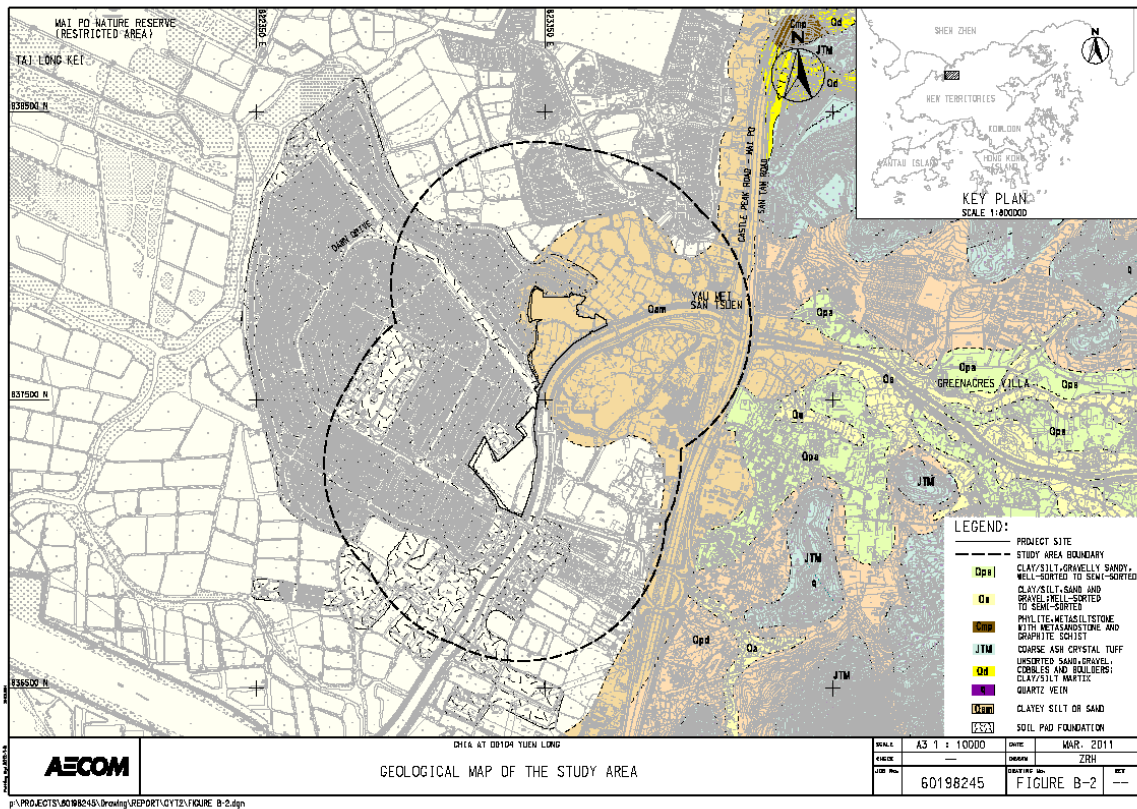
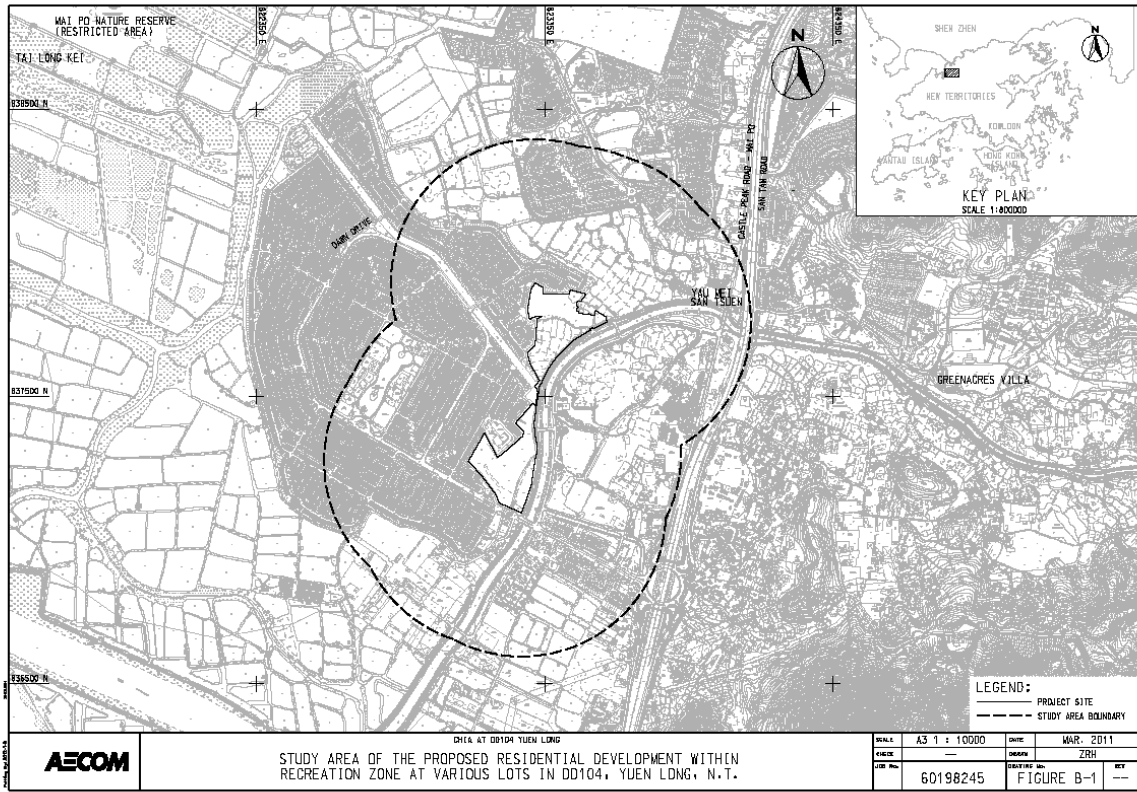
APPENDIX A

Built Heritage Recording Sheets

文物建築名稱 Name of BH	Temple at Chuk Yuen Tsuen		文物建築編號 Built Heritage No.	Item A				
古蹟辦評級 AMO accorded grade	法定古蹟 Declared Monument		暫定古蹟 Proposed Monument	政府文物地點 Government Historic Sites				
一級歷史建築 Grade I Historic Building	二級歷史建築 Grade II Historic Building		三級歷史建築 Grade III Historic Building	沒有評級 Nil Grade				
地區 District	Yuen Long District		村落/市鎮名稱 Village/Town Name	Chuk Yuen Tsuen				
地址 Address	Temple at Chuk Yuen Tsuen, San Tin, Yuen Long, N.T.							
地圖編號 (1:1 000) Map Reference	2SE16D							
考察日期 Inspection Date	22 Feb 2011		天氣狀況 Weather	Sunny				
建築日期 Date of Construction	the 1980s		荒廢日期 Date of Derelict	N/A				
土地狀況 Land Condition	地皮擁有者 Leaseholder Private		目前使用者 Current User Local Villagers	現在土地用途 Current Land Use Local Temple				
建築現在狀況及用途 BH Current Cond. and Functn.	使用中 (註明用途) In Use (Indicate Function)		Temple	半廢棄 Partial derelict	廢棄 Derelict			
建築類別 Architecture Classification	Vernacular Chinese Residential House							
整體結構 General Structure			整體風格 General Style	中式 Chinese Style	西式 Western Style	其他 Others		
建築原定類型 Original BH Form	住宅 Residence	廟宇 Temple	祠堂 Ancestral Hall	塔樓 Tower	牆 Wall	書室 Study Hall	門 Gate	其他 Others
文化要素 Cultural Elements	魚塘 Fish Pond	風景塘 Scenic Pond	風水園林 Fengshui Woods	農田 Farmlands	宗教地點 Religious Spots	習俗地點 Custom Spots	相類建築 Similar Buildings	其他 Others
建築材料 Building Materials	屋頂瓦 Roof Tile Grey Tiles		牆 Wall Concrete walls	牆基 Wall Foundation Granite Block	框架 Frame Wood		其他 Others	
相片記錄 Photographic Record								
								
Front façade of Item A								
記錄者 Recorded by	Patrick Lai	日期 Date	22 Feb 2011	覆核者 Checked by	Steven Ng	日期 Date	22 Feb 2011	

APPENDIX B

Figures



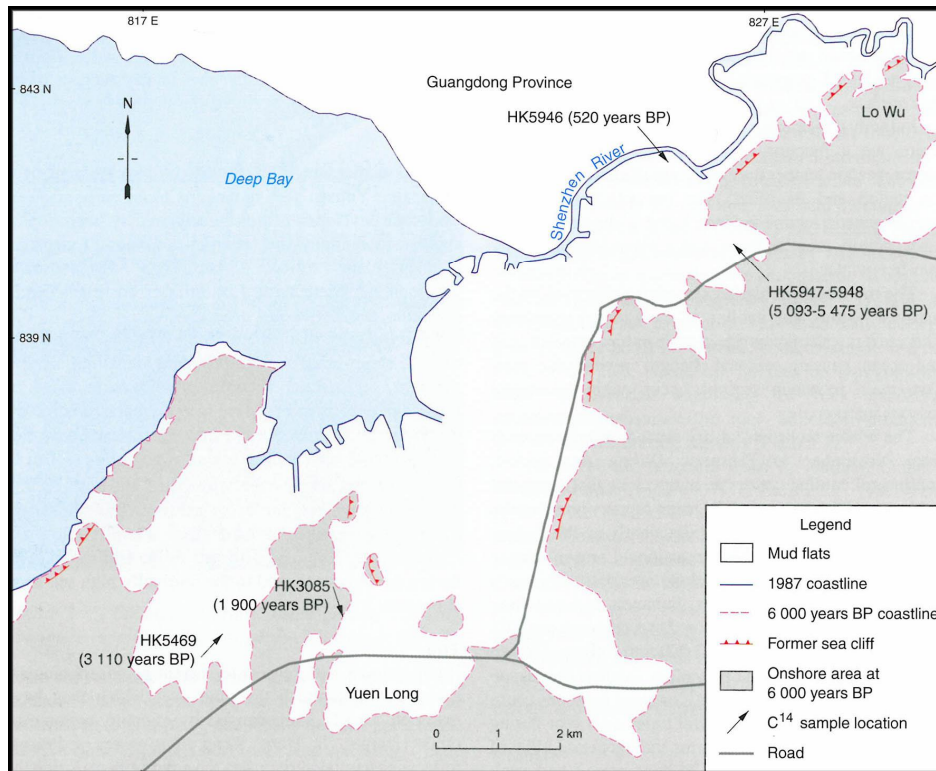


Figure B-3 Area of Yuen Long Plain at 6000BP. (Source: Fyfe et al. 2000)

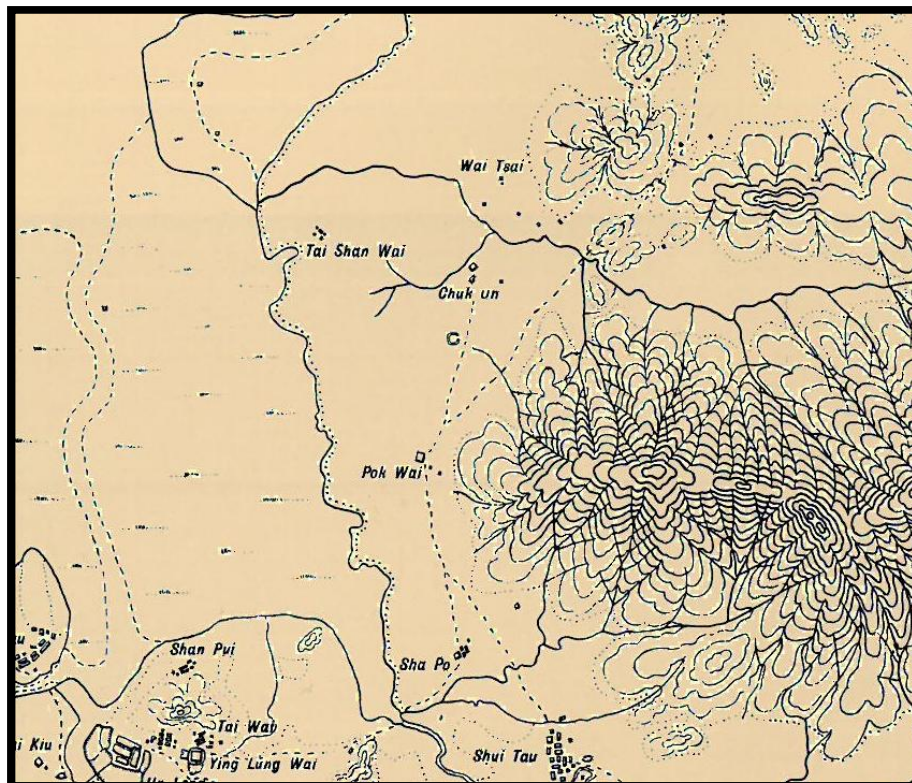


Figure B-4 1899-1904 Historical Map of Project Site

