# **Appendix B**

Revised Archaeological Impact Assessment

Application for Planning Permission Under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development at Various Lots in D.D. 221 and Adjoining Government Land, Sha Ha, Sai Kung

**Archaeological Impact Assessment** 

Version: 5 Date: 12 June 2025

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# **Table of Content**

			Page	
1	INTRODUCTION3			
	1.1	Background	3	
	1.2	Objective of AIA	3	
2	LEGISLATION, STANDARDS & GUIDELINES4			
	2.1	Antiquities and Monuments Ordinance (Cap. 53)	4	
	2.2	Environmental Impact Assessment Ordinance (Cap. 499)	4	
	2.3	Technical Memorandum on Environmental Impact Assessment Process (EIAO-T	M).4	
	2.4	Guidance Notes on Assessment of Impact on Sites of Cultural Heritage in		
		Environmental Impact Assessment Studies	5	
	2.5	Hong Kong Planning Standards and Guidelines	5	
	2.6	Guidelines for Cultural Heritage Impact Assessment	6	
3	BASELINE STUDY7			
	3.1	Geology and Geography	7	
	3.2	Previous Archaeological Works	7	
	3.3	Result of Field Evaluation	10	
4	EVALUATION OF ARCHAEOLOGICAL POTENTIAL11			
	4.1	Review of Previous Archaeological Works	11	
	4.2	Archaeological Potential of Study Area	11	
5	IMPACT ASSESSMENT AND MITIGATION MEASURES12			
	5.1	Assessment of Archaeological Impact	12	
	5.2	Recommendation of Mitigation Measures	12	
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# **Figures**

Figure 3.1	Geology of Study Area
Figure 3.2	Aerial Photo of Study Area in 1963
Figure 3.3	Aerial Photo of Study Area in 1982
Figure 3.4	Aerial Photo of Study Area in 1993
Figure 3.5	Aerial Photo of Study Area in 2004
Figure 3.6	Aerial Photo of Study Area in 2021
Figure 3.7	Location of Study Area in Approximate Area of Archaeological Interest and Sha
	Ha SAI
Figure 5.1	Parameters of Construction Works

# **Appendices**

Appendix A Location of Study Area

Appendix B Previous Archaeological Works

Appendix C Photos of Field Evaluation

#### 1 INTRODUCTION

#### 1.1 Background

- 1.1.1 Pete & Dave's Cultural Heritage Consultancy Limited is appointed in late May 2024 to provide services on Archaeological Impact Assessment (AIA) in support of an application under Section 16 of the Town Planning Ordinance (Cap. 131) for the proposed residential development at various lots in D.D. 221 and adjoining Government Land, Sha Ha, Sai Kung.
- 1.1.2 The Application Site (Study Area) is a strip of land falling within area shown as 'Road' in the Approved Sai Kung Town Outline Zoning Plan ("OZP") No. S/SK-SKT/6. To its north is Tai Mong Tsai Road which will be widened under the planned Hiram's Highway Improvement Stage 2 project, while to its south is the "Comprehensive Development Area (1)" ("CDA(1)") which has been approved by the Town Planning Board (TPB) under a Section 16 planning application No. A/SK-SKT/28 with conditions on 14 January 2022. The location of the Study Area is shown as edged blue on the plan at Appendix A.
- 1.1.3 The Study Area, with an area of about 9,038m², includes the Development Site (about 7,614m²) and the temporary works area within the limit of works area of the planned Hiram's Highway Improvement Stage 2 adjoining the Development Site for better rationalisation of boundary. Currently, the Application Site is partly used for temporary open storage and partly vacant with unmanaged vegetation.

# 1.2 Objective of AIA

- 1.2.1 The main objectives of this AIA are: (i) to assess the archaeological impact relevant to the Project and (ii) to propose archaeological mitigation measures in consultation with AMO before commencement of the Project. The Consultant carries out a desktop study on available archaeological information within and around the Study Area.
- 1.2.2 Following this introductory section, the remainder of this AIA comprises the following sections:
  - Section 2 describes legislation, standards and guidelines of the AIA;
  - Section 3 provides the baseline study based on desk-top review;
  - Section 4 evaluates of archaeological potential;
  - Section 5 provides impact assessment and recommendation of mitigation measures; and,
  - Section 6 provides the list of references.

# 2 LEGISLATION, STANDARDS & GUIDELINES

# 2.1 Antiquities and Monuments Ordinance (Cap. 53)

- 2.1.1 Legislation relating to antiquities is set out in the Antiquities and Monuments Ordinance (Chapter 53 of the Laws of Hong Kong), which came into force on 1 January 1976. The Ordinance contains the statutory procedures for the Declaration of Monuments. Under the Ordinance, monument means a place, building, site or structure which is declared to be a monument, historical building, archaeological or palaeontological site or structure because of its historical, archaeological or palaeontological significance under section 3 of the Ordinance.
- 2.1.2 The Ordinance defines an antiquity as a relic (a moveable object made before 1800) and a place, building, site or structure erected, formed or built by human agency before the year 1800.
- 2.1.3 No archaeological excavation can be carried out by any person, other than the Authority and the designated person, without a licence issued by the Authority. A licence will only be issued if the Authority is satisfied that the applicant has sufficient scientific training or experience to enable him to carry out the excavation and search satisfactorily, is able to conduct, or arrange for, a proper scientific study of any antiquities discovered as a result of the excavation and search, and has sufficient staff and financial support.

#### 2.2 Environmental Impact Assessment Ordinance (Cap. 499)

2.2.1 The Environmental Impact Assessment Ordinance (EIAO) was issued by the government of HKSAR on 1 April 1998. The EIAO defines "Sites of Cultural Heritage" in Schedule 1 (Interpretation of the EIAO) 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 to be of archaeological, historical or palaeontological significance".

# 2.3 Technical Memorandum on Environmental Impact Assessment Process (EIAO-TM)

2.3.1 This technical memorandum is issued under Section 16 of the EIAO. The criteria and guidelines for evaluating and assessing impacts are listed respectively in Annex 10 of the EIAO-TM, Criteria for Evaluating Visual and Landscape Impact, and Impact on

- Sites of Cultural Heritage, and Annex 19 of the EIAO-TM, Guidelines for Assessment of Impact on Sites of Cultural Heritage and Other Impacts.
- 2.3.2 Annex 10 of the EIAO-TM lists out the criteria for evaluating impact on sites of cultural heritage including: 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/or adverse impacts on sites of cultural heritage shall be kept to the absolute minimum.
- 2.3.3 Annex 19 of the EIAO-TM describes the commonly adopted approaches and methodologies for assessment of impact on sites of cultural heritage. Though there is no quantitative standard in deciding the relative importance of these sites, sites of unique archaeological, historical or architectural value will be considered as highly significant in general. Baseline study, methodology, impact assessment and mitigation measures form a basic skeleton in determination of impact on sites of cultural heritage.

# 2.4 Guidance Notes on Assessment of Impact on Sites of Cultural Heritage in Environmental Impact Assessment Studies

2.4.1 The purpose of this set of guidance notes is to assist the understanding of the requirements set out in Section 2 of Annex 10 and Annex 19 of the EIAO-TM in assessing impact on sites of cultural heritage in EIA studies. This set of guidance notes serves only as a reference and is not meant to be exhaustive nor comprehensive. The onus remains on the project proponents to conduct EIA studies, when required, in such manner and to such standard as to completely satisfy the Director in accordance with the EIAO-TM. This set of guidance notes will be revised from time to time, as appropriate, in light of further experience gained.

# 2.5 Hong Kong Planning Standards and Guidelines

2.5.1 The Hong Kong Planning Standards and Guidelines (HKPSG) is a government manual of criteria for determining the scale, location and site requirements of various land uses and facilities. As planning standards and guidelines could affect the allocation of scarce land and financial resources, they should be applied with a degree of flexibility. Tradeoffs may be necessary so that the community at large could benefit most from the development. Environmental factors and criteria have to be incorporated into the land use planning process in order to prevent adverse environmental problems. Guidance for environmental planning of both public and private developments was given in these quidelines and the quidelines may be applied at three broad planning levels:

strategic/territorial, sub-regional and district/local planning.

# 2.6 Guidelines for Cultural Heritage Impact Assessment

2.6.1 The Guidelines for Cultural Heritage Impact Assessment (CHIA) is issued by the AMO, which has been updated from time to time in the past decades in responding to the issues generated from the practice of cultural heritage impact assessment. The Guidelines stipulate in detail the basic requirements for CHIA, comprising both Built Heritage Impact Assessment (BHIA) and Archaeological Impact Assessment (AIA). The CHIA shall be carried out generally through a Baseline Study and Impact Assessment Study.

#### 3 BASELINE STUDY

# 3.1 Geology and Geography

- 3.1.1 The Study Area is a terrace situated between the hillside of Ma On Shan and inner port of Sai Kung sea. It is connected to Tai Mong Tsai Road in the north and adjacent to the Sha Ha beach area in the east. Alluvium (Qa) formed in Holocene composes the superficial deposit of the Study Area. It is comprised of the well-sorted to semi-sorted clay/silt, sand and gravel. The solid geology of this area is characterized by the coarse ash crystal tuff (JTM) of Tai Mo Shan Formation<sup>1</sup>. The details of the geological characters are illustrated in **Figure 3.1**. The river terrace and river eroded slopes of Sha Ha area provided suitable conditions for human activities prior to 3300 years ago<sup>2</sup>.
- 3.1.2 The aerial photos show that the Study Area was covered by a far stretching farmland from 1960s to 1980s (**Figure 3.2 & 3.3**). In a later period, the area was disused and covered with vegetations (**Figure 3.4**). Finally, as shown in the aerial photos (**Figure 3.5 & 3.6**), it turned to be an open storage area since 2004 until now.

#### 3.2 Previous Archaeological Works

3.2.1 The Study Area is situated in the north part of Sha Ha Site of Archaeological Interest (SAI) (see Figure 3.7). Sha Ha SAI was discovered in 1996 and was later investigated in 1998 ("1998 Investigation"). The 1998 investigation demarcated the distribution of archaeological potential and detected cultural layers of Neolithic period, Bronze Age period and Ming-Qing dynasties<sup>3</sup>. Total 63 test pits of 2mx2m were excavated in hillside, terrace and sand areas. The stratification shows that Layer 5 of this site contains archeological remains of Neolithic period. Artefacts dated to Bronze Age period were also discovered in Layer 4. As shown in Appendix B, T3, T4, T8 and T19 were distributed close to the south boundary of the Study Area. They provide a reference for assessing the archaeological potential of the Study Area. According to the report, T4 only includes the agricultural soil layer (Layer 1) and the sterile layer, and T19 contains 3 layers, including an approximate 20cm agricultural soil layer, a

<sup>&</sup>lt;sup>1</sup> CEDD. Map HGM 20, Sheet 8 Sai Kung Peninsula: Solid and Superficial Geology (1:20 000 map)(1989), 1 map.

<sup>2</sup> 袁寶印、黃慰文、曾榮樹.(2005). 香港沙下遺址環境變遷研究.

<sup>&</sup>lt;sup>3</sup> 香港文康廣播局古物古蹟辦、湖南省文物考古研究所. (1998). 香港西貢區沙下(SHA HA)遺址考古調 查報告

5cm-10cm greyish sandy clay layer which is identified as the cultural layer of Qing dynasty and a sterile layer with gravels and yellow clay. T3 also contains 3 layers same as T19. The excavation of T3, T4 and T19 did not yield any artefacts<sup>4</sup>. T8 has 5 typical layers, including an 14cm- 22cm agricultural soil layer (Layer 1); a 8cm-16cm greyish brown sandy clay layer dated to Qing dynasty (Layer 2), a few tiles and porcelain sherds were revealed; a 4cm- 7cm yellowish brown clay layer which is recognized as the cultural layer of Ming-Qing periods (Layer 3), which a few porcelain sherds were discovered; a cultural layer of Neolithic period (layer 5), including a sub-layer of 6cm-18cm dark brown loose sand (Layer 4) and a sub-layer of 10cm- 26cm light brown loose sand (Layer 5); and a sterile layer composed of compact clay with pebbles. Layer5 of TP8 is an *in-situ* cultural layer dated to Neolithic period, a certain number of artefacts were revealed within Layer 4, including fragments of sand-tempered pottery and cord-marked pottery, vessel stand, etc.; Layer 5 is supposed to be a feature of an artificially built-up structure from Neolithic period.

A large-scale rescue was carried out later between 2001 and 2002 ("2002 Rescue"). It yielded considerable archaeological features and finds dated back to the late Neolithic and the Bronze Age periods as well as cultural remains of Han and Ming dynasties. Archaeological features like groups of postholes, stone tools workshop and burials offer important data on the prehistoric settlement pattern and social structure. A large number of sophisticated lithic tools were also unearthed alongside raw materials and rough-outs<sup>5</sup>. A to E areas were divided in this rescue excavation. Amongst the rescue excavation areas, Area D and Area C are close to the Study Area. 4 phases of Archaeological remains of pre-history prehistoric periods exist at Area DI <sup>6</sup>. The first phase remains contain supposed postholes, with reference to the second phase remains, the first phase can be dated to c.a. 4500BP. The second phase remains can be divided into two sub-phases, including an early phase of strata and a later phase of tombs. From the artefacts revealed, such as coarse pottery pot mixed with sand (夾砂 陶釜罐), clay pottery pot with ring foot (泥質陶圈足罐), etc., the second phase of remains can be dated to 4500BP-4000BP. The third phase remains is represented by

PETE & DAVE 8 July 2025

<sup>&</sup>lt;sup>4</sup> 香港文康廣播局古物古蹟辦、湖南省文物考古研究所. (1998). 香港西貢區沙下(SHA HA)遺址考古調 查報告

<sup>&</sup>lt;sup>5</sup> AMO. Rescue Excavation at Sha Ha, Sai Kung. https://www.amo.gov.hk/en/archaeology/recent-archaeology/sha-ha-sai-kung/index.html. 2024-7-2.

<sup>&</sup>lt;sup>6</sup> 陳偉漢, 朱海仁, 張強祿, 鄺桂榮, 陳春麗, 廖明全, ... & 丁巍. (2007). 香港西貢沙下遺址 DI 區發掘 簡報. 華夏考古, (4), 3-34.

round bottom pottery pot (環底罐) and Coarse pottery cauldron mixed with sand (夾砂陶釜). It is likely dated to 3950BP-3550BP. The fourth phase revealed typical double-F patterns pottery which can be dated to Spring and Autumn period. The discovery of Area C and DII are similar to the situation of Area DI, five phases were divided. First and second phases are represented by coarse pottery pot and clay pottery pot which can be dated to late neolithic period. The third and fourth phases remains include typical hard pottery with geometric patterns and features of house remains and a lithic tools workshop, which can be dated to Shang-Zhou dynasties to Spring and Autumn period. The fifth phase remains are relatively late to Song dynasty<sup>7</sup>.

3.2.3 At the same time, an archaeological survey at Sha Ha was conducted at Area F in 2002 ("2002 Survey"), which is close to the Study Area. 13 test pits of 2mx2m were excavated in area F. Test Pits were divided into 3 groups according to the typology. Certain test pits in F area located near the south boundary of the Study Area, such as 159/151 and 179/141, would shed light on assessing the archaeological potential. Group I test pits were located at the southeast part of a slope, including within the Non-Excavation Area of the adjoining "Comprehensive Development Area" Site (see figure 3.7). The excavation confirmed that archaeological remains of Neolithic period exist inside the Non-Excavation Area. 159/151 located at the northwest of the slope, belongs to Group II. Layer 1 (C001) is 2cm-4cm, composed of blackish brown clayey sand; Layer 2 (C002) is 31cm-70cm, composed of construction fill; Layer 3 (C015) is vellowish brown clay with gravels, 0cm-30cm thickness, revealed fragments of stonewares, blue-and-white porcelains, and brown glaze vessels. Layer 4 (C003) is 10cm-21cm, greyish brown sand; Layer 5 (C007) is a sterile layer with yellowish weathered rocks. In-situ cultural layers were not found in Group II test pits. 159/141 which is close to 159/151 also yielded blue-and-white porcelain sherds at C004, but it was too fine to identify the type of vessel. Group III, which situated at the northeast of the slope and represented by 179/141, did not reveal any artefacts. It is shown in the survey that cultural layers of Sha Ha area F are generally distributed over the gravel layer and located relatively closer to the coastal area. Besides, a fill layer of 30cm-140cm exists in this area8. No archaeological potential was revealed by test pits of Group II and III<sup>9</sup>. Previous archaeological works are shown in **Appendix B**.

PETE & DAVE 9 July 2025

<sup>&</sup>lt;sup>7</sup> 方燕明, 趙新平, & 張志清. (2004). 2002 年度香港西貢沙下遺址 C02 區和 DⅡ02 區考古發掘簡報. 華夏考古, (4), 3-47.

<sup>8</sup> 古物古蹟辦事處. (2003). 西貢沙下遺址 2002 年 F 區考古調查報告.

<sup>9</sup> 古物古蹟辦事處. (2003). 西貢沙下遺址 2002 年 F 區考古調查報告.

3.2.4 An archaeological field survey was carried out in 2003 for a drainage improvement project in Sai Kung, adjacent area of Tai Mong Tsai Road ("2003 Survey"). The Eastern Section of the survey, where T02-T07 were situated at, covers part of this Study Area. One coarse ware geometric sherd was collected during the field scan. The sherd, as an isolated find, is related to previous excavated deposit behind the sandbar. Compared to surface collection, test pit T02-T07 and auger holes provide direct information of archaeological potential of the Study Area. According to the report<sup>10</sup>, a limited number of ceramic sherds dated from Song dynasty to Qing dynasty were yielded, including celadon, blue-and-white porcelain, glazed or unglazed household stoneware and red-coloured tile. However, modern or contemporary remains were found along with the historical ones. As a result, the survey did not identify any original deposit with archaeological significance. Prehistorical and historical relics retrieved from augering and excavation are all from secondary deposits most likely formed during the late historical or even modern period.

#### 3.3 Result of Field Evaluation

3.3.1 A field evaluation in form of site visit was carried out on 29 May, 2024 within the Study Area. The site is now used as an open storage and covered by a concrete surface. No artefact has been found in this site visit. The plan and photos of this site visit are shown in **Appendix C**.

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<sup>&</sup>lt;sup>10</sup> Hong Kong Institute of Archaeology. (2003). CE 11/2002 (DS), Drainage Improvement in Sai Kung-Design and Construction- Report of Archaeological Field Survey.

#### 4 EVALUATION OF ARCHAEOLOGICAL POTENTIAL

#### 4.1 Review of Previous Archaeological Works

- 4.1.1 According to the archaeological works previously conducted within and in close proximity to the Study Area, the character of the deposits can be summarized:
  - 1) Original and in-situ deposit with archaeological significance were not found at the eastern part of the Study Area in previous archaeological works.
  - 2) A fill layer formed in late period or modern time is widespread. Ceramic sherds dated from Song dynasty to Qing dynasty are likely to be yielded in this disturbed layer.
  - 3) It is possible for a thin cultural layer of Ming-Qing dynasties to exist in the Study Area.
- 4.1.2 The archaeological potential assessments concerning the Study Area and vicinity were conducted in the 1998 Investigation, 2002 Rescue, 2002 Survey and 2003 Survey. In 1998 Investigation, a cultural layer of Ming-Qing dynasties was identified near the south boundary of the Study Area. According to the 2002 Rescue and 2002 Survey, archaeological potential of Neolithic period was confirmed in this excavation, but inside the Non-Excavation Area to the south of the study area. It should be highlighted that no archaeological potential was revealed in close proximity to the Study Area. While 2003 Survey yielded artefacts from the disturbed layer, it did not identify any original deposit with archaeological significance.
- 4.1.3 As to the Ming-Qing dynasties cultural layer, according to 1998 survey report, unearthed artefacts include green glaze, white glaze and brown glaze vessels. The report did not provide detailed chronological research of the excavated artefacts, but the assemblage of porcelain shows that the layer lacks of blue-and-white porcelain. Given that the emergence and prevalence of blue-and-white porcelain in Guangdong was mainly after the Jiajing period of the Ming dynasty, the layer is likely to be dated to early to mid-Ming dynasty. However, the 1998 survey revealed that this Ming-Qing cultural layer is thin and with less unearthed.

# 4.2 Archaeological Potential of Study Area

4.2.1 Results of previous archaeological works indicate artefacts were retrieved a severely disturbed layer formed in late period. A thin cultural layer with archaeological potential dated to Ming-Qing dynasties, likely early to mid-Ming dynasty, was identified in test

pits close to the south boundary of the Study Area. As archaeological remains dated before 1800 - including those from the Ming and Early to Middle Qing periods - are considered antiquities under the Antiquities and Monuments Ordinance, archaeological potential likely exist within the Study Area.

- 4.2.2 Despite the similar geological characteristics between the Study Area and the Non-Excavation Area, the Study Area did not reveal significant cultural layers or artefacts from prehistory. It may result from the considerable distance from the coastal line. However, as the previous archaeological works did not cover the full range of the Study Area, archaeological potential of pre-historic period still cannot be ruled out within the Study Area.
- 4.2.3 In view of the geology, previous archaeological works and result of field evaluation, the Study Area cannot be ruled out the archaeological potential of Ming-Qing periods and pre-historic period.

#### 5 IMPACT ASSESSMENT AND MITIGATION MEASURES

#### 5.1 Assessment of Archaeological Impact

- 5.1.1 According to the key development parameters, approval from the TPB is being sought under Section 16 of Cap.131 for the proposed residential development in the Study Area. Residential buildings of max. 10 storeys, a club house, basement carpark and internal roads are proposed and under design.
- 5.1.2 Regardless of the fact that site formation works, building and internal road constructions and utility works involving excavation activities, such as fill/excavation work, open trench digging and pilling work, would have potential negative effects on archaeological deposits, if any, the archaeological potential of the Study Area is still low as mentioned in section 4.2.3.
- 5.1.3 It is noted that a large part of the subject site remains archaeologically unsurveyed but within the boundary of Sha Ha SAI.

#### 5.2 Recommendation of Mitigation Measures

5.2.1 As reviewed in the previous sections, the Study Area is located most partly within the SAI site and archaeological potential dated to Ming-Qing periods and pre-historic period cannot be ruled out, adverse impacts from the proposed construction would be expected during the construction phase of the project, in particular from the excavation/piling works. In the meantime, a large part of the subject site remains

archaeologically unsurveyed but within the boundary of Sha Ha SAI. As a mitigation measure, further archaeological action is recommended to be taken before the construction phase in order to further evaluate the archaeological significance of the subject site and mitigate the impact arising from the proposed development on the SAI. A collection of field data by means of Archaeological Survey for the archaeological impact assessment should be considered, so that cultural layer and its implications would be explicitly addressed and to ensure that evaluation of the site's archaeological value will not be undermined.

- 5.2.2 Other than artefacts and features from pre-historic period, archaeological remains dated before 1800, including those from the Ming-Qing periods, should be also properly mitigated. Details will be proposed by the licensed archaeologist in an Archaeological Action Plan.
- 5.2.3 An Archaeological Action Plan stating the detailed contents of the Archaeological Survey including but not limited to methods, scope and schedule of the archaeological work, data recording and archaeological finds handling methods, staffing and contingency plan(s) should be provided as a supporting document to the License Application for the consideration of the Antiquities Authority.

#### 6 REFERENCE

- 1. CEDD. Map HGM 20, Sheet 8 Sai Kung Peninsula: Solid and Superficial Geology (1:20,000 map) (1989), 1 map.
- 2. 袁寶印、黃慰文、曾榮樹.(2005). 香港沙下遺址環境變遷研究.
- 3. 香港文康廣播局古物古蹟辦、湖南省文物考古研究所. (1998). 香港西貢區沙下(SHA HA)遺址考古調查報告.
- 4. AMO. Rescue Excavation at Sha Ha, Sai Kung.

  <a href="https://www.amo.gov.hk/en/archaeology/recent-archaeology/sha-ha-sai-kung/index.html">https://www.amo.gov.hk/en/archaeology/recent-archaeology/sha-ha-sai-kung/index.html</a>.

  2024-7-2.
- 5. 陳偉漢, 朱海仁, 張強祿, 鄺桂榮, 陳春麗, 廖明全, ... & 丁巍. (2007). 香港西貢沙下遺址 DI 區發掘簡報. 華夏考古, (4), 3-34.
- 6. 方燕明, 趙新平, & 張志清. (2004). 2002 年度香港西貢沙下遺址 C02 區和 DII 02 區 考古發掘簡報. 華夏考古, (4), 3-47.
- 7. 古物古蹟辦事處. (2003). 西貢沙下遺址 2002 年 F 區考古調查報告.
- 8. Hong Kong Institute of Archaeology. (2003). CE 11/2002 (DS), Drainage Improvement in Sai Kung- Design and Construction- Report of Archaeological Field Survey.

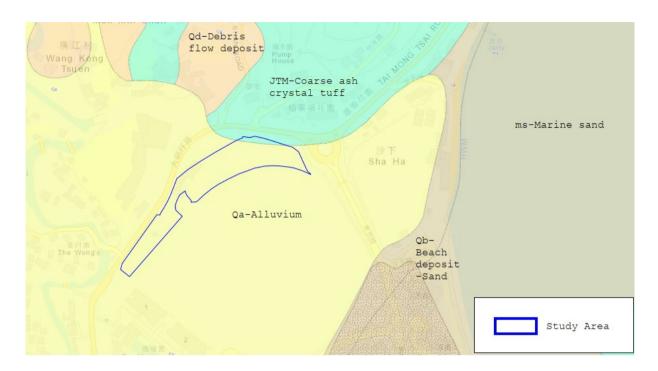


Figure 3.1 Geology of Study Area (indicative)

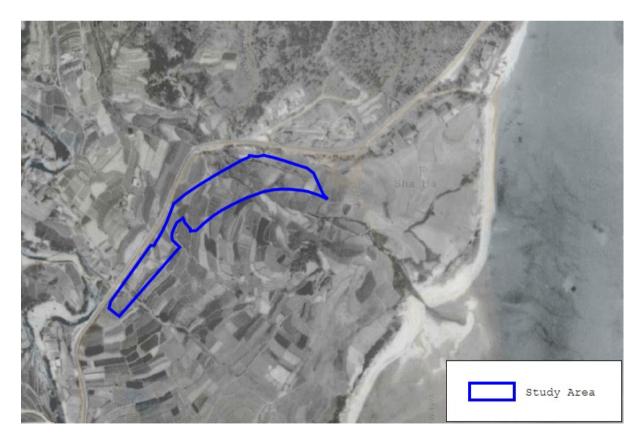


Figure 3.2 Aerial Photo of Study Area in 1963 (indicative)

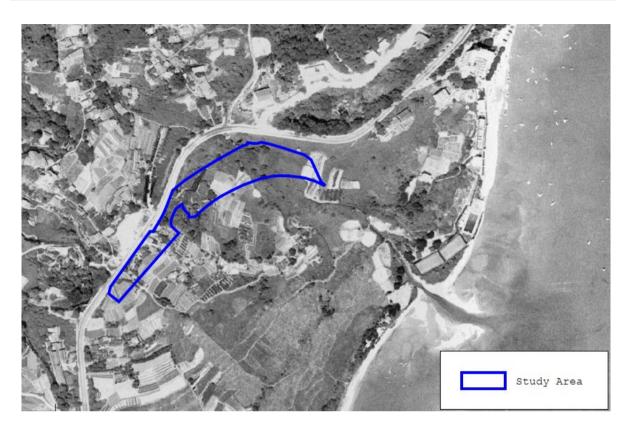


Figure 3.3 Aerial Photo of Study Area in 1982 (indicative)



Figure 3.4 Aerial Photo of Study Area in 1993 (indicative)

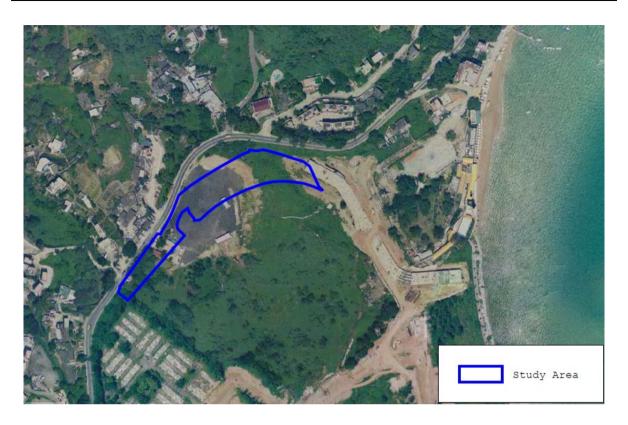


Figure 3.5 Aerial Photo of Study Area in 2004 (indicative)



Figure 3.6 Aerial Photo of Study Area in 2021 (indicative)

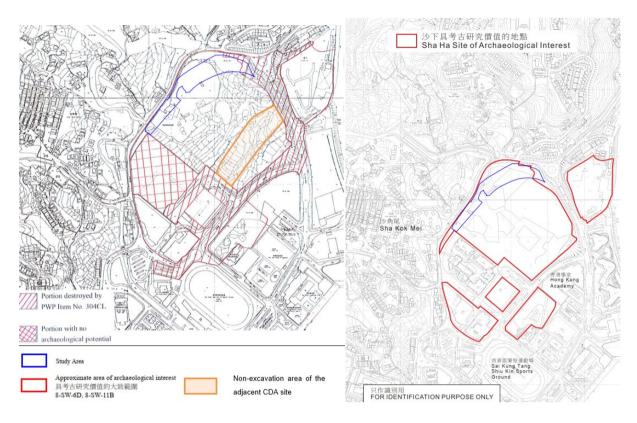
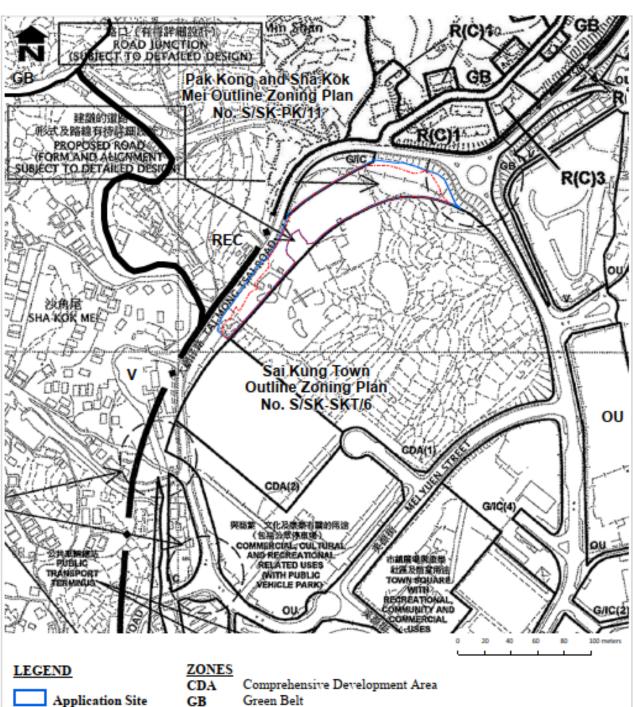


Figure 3.7 Location of the Study Area in Approximate Area of Archaeological Interest and Sha Ha SAI

# **APPENDIX A**

**Location of Study Area** 



Development Site

G/IC Government, Institution or Community

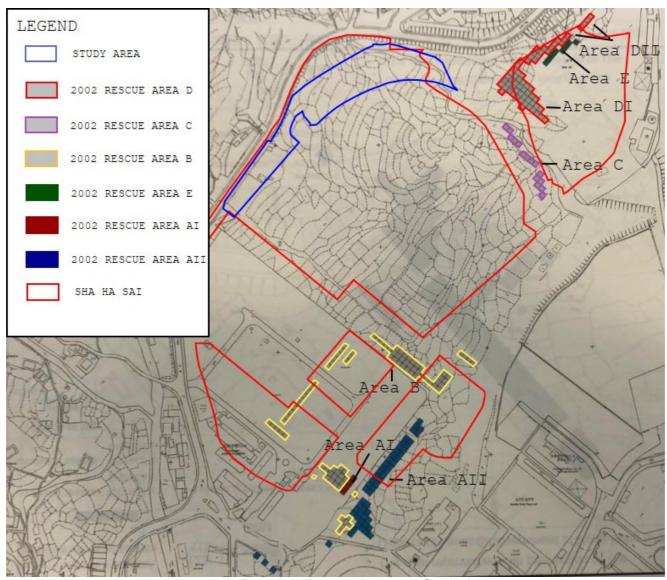
Other Specified Uses OU Residential (Group C) R(C)

REC Recreation

Village Type Development

# **APPENDIX B**

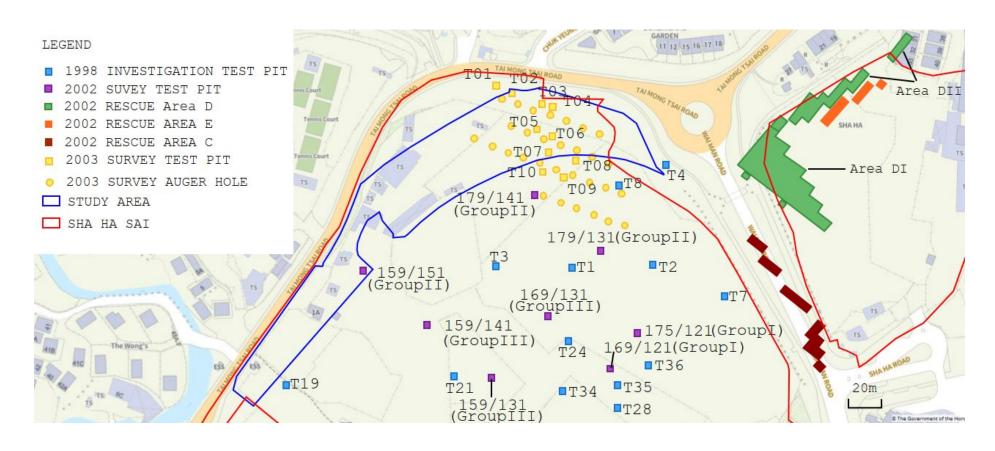
**Previous Archaeological Works** 



Appendix B-1 2002 Rescue Area and Study Area



Appendix B-2 2002 Survey and Study Area



Appendix B-3 Study Area and Previous Archaeological Works Close By

# **APPENDIX C**

# **Photos of Field Evaluation**

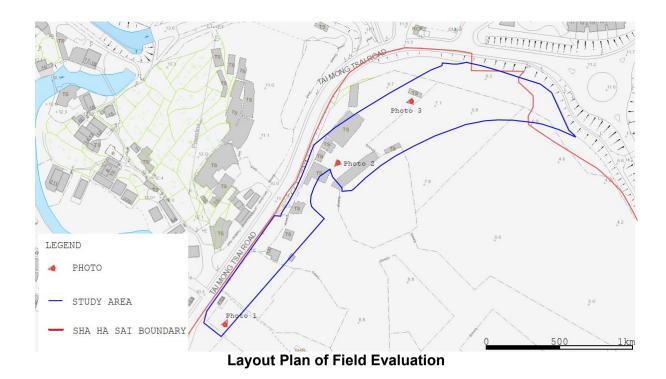


Photo 1 South Part of the Study Area (North to South)



Photo 2 Middle Part of the Study Area (South to North)



Photo 3 North Part of the Study Area (West to East)