Heritage Impact Assessment in Respect of the Redevelopment of Sha Tau Kok Control Point and Associated Works

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ABBREVIATION

The following abbreviations shall have the meaning hereby assigned to them except when the context of this report otherwise requires:

Abbreviation	Full title
AAB	Antiquities Advisory Board
AFCD	Agriculture, Fisheries and Conservation Department
ASRs	Air Sensitive Receivers
AMO	Antiquities and Monuments Office
BCP	Boundary Control Point
BHIA	Built Heritage Impact Assessment
BSAP	Biodiversity Strategy and Action Plan
CBD	Convention on Biological Diversity
C&D	Construction and Demolition
CEDD	Civil Engineering and Development Department
DEP	Director of Environmental Protection
DEVB	Development Bureau
DP	Designated Projects
EFS	Engineering Feasibility Study
EIAO-TM	Environmental Impact Assessment Ordinance Technical Memorandum
EPD	Environmental Protection Department
FCA	Frontier Closed Area
HKPSG	Hong Kong Planning Standards and Guidelines
HKRG	Hong Kong Risk Guidelines
IUCN	International Union for Conservation of Nature
NSRs	Noise Sensitive Receivers
PCB	Passenger Crossing Building
PER	Preliminary Environmental Review
PME	Powered Mechanical Equipment
PTI	Public Transport Interchange
QRA	Quantitative Risk Assessment
SAIs	Sites of Archaeological Interest
SB	Security Bureau
STKCP	Sha Tau Kok Control Point
STW	Sewage Treatment Works
SZMG	Shenzhen Municipal Government
TD	Transport Department
WCZ	Water Control Zones
WSRs	Water Sensitive Receivers

1 INTRODUCTION

1.1 Project Background

1.1.1 Commissioned in 1985, Sha Tau Kok Control Point ("STKCP"), which used to provide immigration clearance for both cross-boundary passengers and vehicles as well as cargo clearance, is the easternmost control point connecting Hong Kong and Shenzhen. To enhance clearance efficiency, the Hong Kong Special Administrative Region Government and the Shenzhen Municipal Government reached a consensus in 2024 on adopting a cross-river construction approach in the redevelopment of STKCP. Accordingly, the two sides will concurrently construct the passenger clearance building straddling the Sha Tau Kok River and will take the centre line of the river as the boundary line to set up their respective passenger clearance channels immediately adjacent to each other.

1.1.2 In view of the port redevelopment areas involved for the Hong Kong side would cover the original site of the STKCP and parts of private land, the Security Bureau ("SB") consulted and acquired unanimous support from the North District Council in September 2025 regarding relevant land resumption proposals. The HKSAR Government published notice in the Gazette on relevant land resumption proposals in accordance with relevant laws on 12 December 2025, with a view to commencing the land resumption process.

1.1.3 The Project is currently in the preliminary design stage. Detail design shall subject to future design development in later stage. All drawings, illustrations and artist's impression included in this HIA report are indicative only, and serves only the purpose of conducting the HIA in the form of expert evaluation.

1.2 Project Site and HIA Study Area

1.2.1 The redevelopment of Sha Tau Kok Control Point and associated works ("The Project") entails the demolition of the existing STKCP and the construction of new control point facilities ("The new STKCP"). A proposed footbridge will connect the two major building blocks of the new STKCP. The new STKCP will adopt a collaborative inspection and joint clearance mode with the Shenzhen side, with an aim at enhancing both passenger clearance efficiency and overall user experience.

1.2.2 The Project Site is located in close proximity to a declared monument, namely Hip Tin Temple, Shan Tsui, Sha Tau Kok. The temple is situated outside the Project Site but within the HIA Study Area that stretches 50m from the Project Site. In view of the potential heritage impact arising from the proposed works, Antiquities and Monuments Office (AMO) has advised that HIA is required for this Project.

1.2.3 In accordance with Paragraph 9 of Development Bureau Technical Circular (Works) No.1/2022 (DEVB TC(W) No. 1/2022) and the Study Brief for this HIA, the Study Area for this HIA is defined as 50m from the Project Site (excluding area outside of Hong Kong Special Administrative Region boundary) as shown in **Drawing 2.1**.

1.3 Objectives

1.3.1 The HIA is prepared according to the Study Brief agreed with AMO, on behalf of the project proponent, SB, to seek endorsement from the Antiquities Advisory Board (AAB).

1.3.2 The objective of the HIA is to identify the Heritage Sites and items with possible heritage value but not included in the list of "Heritage Sites" within or in the vicinity of the Project Site and present the assessment of potential direct and indirect impacts resulting from the construction and operational phases of the Project on them. Appropriate mitigation measures shall be proposed to alleviate the adverse impacts if necessary.

1.4 Heritage Legislation, Standards and Guidelines

Local Heritage Legislations, Standards and Guidelines

1.4.1 Heritage legislations, standards and guidelines relevant to HIA include the following:

- DEVB TC(W) No. 1/2022;
- Antiquities and Monuments Ordinance (A&MO) (Cap. 53); and
- Guidelines for Built Heritage Impact Assessment (BHIA).

DEVB TC(W) No. 1/2022; [1]

1.4.2 In the implementation of new capital works projects (unless otherwise specified in the DEVB TC(W) No. 1/2022), the works agent shall identify the presence of "Heritage Sites" either at grade or underground within the project boundary (inclusive of works area) or in its vicinity (usually interpreted as not more than 50 metres from the project boundary) and confirm with AMO whether a HIA is required. If affirmative, the works agent should conduct a HIA for its project.

1.4.3 Paragraph 6 of the *DEVB TC(W) No. 1/2022* stated "Heritage Sites" include:

- All declared monuments;
- All proposed monuments;
- All sites and buildings / structures graded by AAB;
- All sites, buildings / structures in the list of new items pending grading assessment by AAB;
- All sites of archaeological interest; and
- Government historic sites identified by AMO.

Antiquities and Monuments Ordinance (A&MO) (Cap. 53)[2]

1.4.4 According to Section 6 of A&MO (Cap. 53), "acts prohibited in relation to certain monuments except under permit

(1) Subject to subsection (4), no person shall—

(a) excavate, carry on building or other works, plant or fell trees or deposit earth or refuse on or in a proposed monument or monument; or

(b) demolish, remove, obstruct, deface or interfere with a proposed monument or monument,

except in accordance with a permit granted by the Authority. (Amended 38 of 1982 s. 7)

Guidelines for Built Heritage Impact Assessment (BHIA)[3]

1.4.5 This document set out the requirements in assessing impact(s) on Site of Cultural Heritage in the process of the preparation of BHIA for the HIA in DEVB TC(W) No. 1/2022. It is required that the BHIA shall include baseline study, methodology and impact assessment study associated with the appropriate mitigation measures. As specified in section 1.5.5 of this document, the evaluation of BHIA may be classified into five levels of significance based on impact on Heritage Site(s), including beneficial impact, acceptable impact, acceptable impact with mitigation measures, unacceptable impact and undetermined impact.

[1] Development Bureau. (2022). *Development Bureau Technical Circular (Works) No. 1/2022 Heritage Impact Assessment Mechanism for Capital Works Projects*. Retrieved 26 February, 2026 from https://www.devb.gov.hk/filemanager/technicalcirculars/en/upload/390/2/C-2022-01-02.pdf
[2] Hong Kong e-Legislation. (n.d.). *Cap. 53 Antiquities and Monuments Ordinance*. Retrieved 26 February, 2026 from https://www.elegislation.gov.hk/hk/cap53
[3] Antiquities and Monuments Office (2022). *Guidelines for Built Heritage Impact Assessment (BHIA)*.

International Charters, Standards and Guidelines

1.4.6 In addition, a number of widely recognised international charters, standards and guidelines on cultural heritage have been developed since the mid-20th century. They establish the universal principles and procedures in the preservation and conservation of places of cultural significance. They emphasise the importance to conserve and manage a place with respect to its cultural significance, including but not limited to historical, artistic (or aesthetic), social and cultural values. The major ones would be referenced in conducting the HIA, including:

- International Charter for the Conservation and Restoration of Monuments and Sites (Venice Charter) (1964);
- Charter on the Built Vernacular Heritage (1999);
- The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter) (2013) and Practice Note on Understanding and Assessing Cultural Significance; and
- Principles for the Conservation of Heritage Sites in China (China Principles) (2015).

The Venice Charter: International Charter for the Conservation and Restoration of Monuments and Sites (1964)[4]

1.4.7 Drawn up at the Second International Congress of Architects and Technicians of Historic Monuments in 1964, the Venice Charter is the most significant document on conservation in the modern era. The Charter introduces the concept that monuments are not just single architectural works, but also the context and settings thereof. The Charter also outlines the principles of conservation based on the concept of authenticity, since it was considered that monuments are not only works of art, but also as historical evidence.

Charter on the Built Vernacular Heritage (1999)[5]

1.4.8 The Charter provides guidelines in practice for the various aspects of conservation including research and documentation, respecting the siting and landscape, replacement of materials and parts, adaptation and training.

The Burra Charter: the Australia COMOS Charter for Place of Cultural Significance (2013) and Practice Notes on Understanding and Assessing Cultural Significance[6]

1.4.9 The Burra Charter states the principles for the conservation and management of Heritage Sites in Australia. It is also well recognized internationally for its establishment of the definition of cultural significance. It promotes a holistic approach to understand and conserve the cultural significance of places, including aesthetic, historic, scientific, social or spiritual value, which may be embedded in various dimensions including the place itself, its fabric, setting, use, associations, meanings and etc. The charter and its practice notes outline the guidelines and process in planning for and managing a place of cultural significance.

Principles for the Conservation of Heritage Sites in China (China Principles) (2015)[7]

1.4.10 The China Principles was formulated based on the heritage conservation framework of China, and with reference to the international conservation documents. It provides comprehensive guiding principles on the conservation, management and adaptive reuse of the Heritage Sites. The China Principles is a significant step towards a consistent and deliberate, values-based

[4] International Council on Monuments and Sites. (1964). *International Charter for the Conservation and Restoration of Monuments and Sites (The Venice Charter- 1964)*. Retrieved 26 February, 2026 from https://www.icomos.org/en/participer/179-articles-en-francais/ressources/charters-and-standards/157-thevenice-charter
[5] International Council on Monuments and Sites. (1999). *Charter on the Built Vernacular Heritage (1999)*. Retrieved 26 February, 2026 from https://www.icomos.org/images/DOCUMENTS/Charters/vernacular_e.pdf
[6] Australia ICOMOS. (2013). *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013*. Retrieved 26 February, 2026 from https://australia.icomos.org/publications/burra-charter-practice-notes/
[7] ICOMOS China. (2015). *Principles for the conservation of Heritage Sites in China (revised 2015)*. Retrieved 26 February, 2026 from https://openarchive.icomos.org/id/eprint/1650/

approach to conservation, as well as the development of professionalism in the practice of conservation.

1.5 Methodology

Baseline Study

1.5.1 The HIA shall include a baseline study that comprises desktop review and field evaluation.

Desktop Review

1.5.2 The baseline condition of the Heritage Sites and items with possible heritage value shall be established through a desktop review to identify any Heritage Sites and items with possible heritage value based on examination on the following resources, which are updated from time to time:-

- List of proposed and declared monuments;[8]
- List of the 1,444 historic buildings[9] and list of new items for grading assessment[10] by the AAB;
- List of sites of archaeological interest;[11]
- Government historic sites identified by AMO;[12]
- Previous related EIA studies, publications and monographs on relevant historical and geographical issues;
- Unpublished archival papers and records, and collections and libraries of tertiary institutions; and
- Geological and historical maps, aerial photos and relevant visual archives.

Field Evaluation

1.5.3 Based on the information of desktop review, site visits were conducted on 30th January 2026 in the Study Area to evaluate the current condition of the built heritage identified during desktop review, as well as any items that might not be revealed by the desktop review.

Impact Assessment

1.5.4 The potential direct and indirect impacts that may affect the Heritage Sites and items with possible heritage value during the construction and operational phases of the Project shall be assessed by following the procedures and requirements of the Guidelines for BHIA. The impacts include direct lose, destruction or disturbance of element of cultural heritage, indirect impact due to change of ground level, change of water level, settlement, tilting, vibration and visual impact.

1.5.5 The impacts on Heritage Sites may be classified into the following five levels of significance based on type and extent of the effects concluded in the impact assessment study.[13]

[8] Antiquities and Monuments Office. *Declared Monuments in Hong Kong*. Retrieved 26 February, 2026 from https://www.amo.gov.hk/filemanager/amo/common/form/DM_Mon_List.pdf
[9] Antiquities Advisory Board. *List of the 1,444 Historic Buildings with Assessment Results*. Retrieved 26 February, 2026 from https://www.aab.gov.hk/filemanager/aab/en/content_29/AAB-SM-chi.pdf
[10] Antiquities Advisory Board. *List of New Items for Grading Assessment with Assessment Results*. Retrieved 26 February, 2026 from https://www.aab.gov.hk/filemanager/aab/en/content_29/list_new_items_assessed.pdf
[11] Antiquities and Monuments Office. *List of Sites of Archaeological Interest in Hong Kong*. Retrieved 26 February, 2026 from https://www.amo.gov.hk/filemanager/amo/common/form/list_archaeolog_site_eng.pdf
[12] Antiquities and Monuments Office. *Government Historic Sites Identified by AMO*. Retrieved 26 February, 2026 from https://www.amo.gov.hk/filemanager/amo/common/form/build_hia_government_historic_sites.pdf
[13] Antiquities and Monuments Office (2022). *Guidelines for Built Heritage Impact Assessment (BHIA)*. Unpublished document.

Table 1.1 Five Levels of Impact According to Guidelines for BHIA

Levels of Impact	Definition
Beneficial impact	The impact is beneficial if the project will enhance the preservation of the Heritage Site(s) such as improving the flooding problem of the historic building after the sewerage project of the area
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 Proposal or Conservation Management Plan for the affected Heritage Site(s) before commencement of work in order to avoid any inappropriate and unnecessary interventions to the 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. Further detailed study will be required for the specific effects in question

Mitigation Measures

1.5.6 Mitigation measures shall be proposed for all affected Heritage Sites and items with possible heritage value to minimise the adverse impacts if necessary. Detailed implementation programme of mitigation measures shall be provided if available.

2 UNDERSTANDING THE STUDY AREA

2.1 Description of the Site Environs

2.1.1 The Study Area is located within Sha Tau Kok (沙頭角) area to the northern shoreline of Starling Inlet (沙頭角海), on the Hong Kong side of the border. Shenzhen (深圳) District is located to its northern/northeastern direction of the Study Area. To the near southeast direction of the Study Area exists the town of Sha Tau Kok which contains existing villages of Kong Ha (崗下), Tsoi Yuen Kok (菜園角), Sha Tau Kok Chuen (沙頭角邨) etc. To the west of the Study Area are villages of Shan Tsui (山咀), Green Castle (綠堡豪庭) and Ha Tam Shui Hang (下担水坑) while to the further west appears to be terrains belonging to Robin's Nest (紅花嶺) Country Park.

2.1.2 The Study Area currently occupied by the STKCP. The lower portion of the Study Area is occupied by Sha Ho Road (沙河路) and related road amenity areas without developments.

2.2 Context and Background of the Study Area

2.2.1 To properly understand the Study Area and the Heritage Site and items with possible heritage value within, it is important to look into its context and background from various aspects. The following sections shall discuss the area's geographical and geological background, as well as its historical background, which will assist the further understanding of the Heritage Site and items with possible heritage value located within the Study Area.

Geographical and Geological Background

Physical Geography

2.2.2 The site is located near the villages of Shan Tsui in Sha Tau Kok. It is on the southern bank of the Shenzhen River (深圳河) near its estuary to the Starling Inlet. The site is flanked by the foothills of Robin's Nest and Yuen Tuen Shan (元墩山).

2.2.3 Before the construction of Sha Ho Road and STKCP in the early 1980s, the site was mainly used as cultivation fields. The elevation of the site generally ranged from +2mPD to +11mPD ,[14,15] while its aspect roughly faced southwest.

2.2.4 The STKCP was commissioned in 1985, modifying the landform of the place. Currently, the elevation of the STKCP and Sha Ho Road generally ranges between +4mPD and +13mPD approximately, indicating that the site formation works had increased the ground level for around two meters. For the cultivation fields in the northeast of the site, their elevations range between +7mPD and +11mPD, which is the same as the elevations recorded in 1971.[16] The area with the Study Boundary now has a gentle gradient of is around 1°.

Human Geography

2.2.5 Traditional settlements around the site can be found near the foot of Robin's Nest and Yuen Tuen Shan, namely Shan Tsui, Kong Ha and Ha Tam Shui Hang. They are established by the Hakka (客家) people as early as in the 17th century.

2.2.6 Due to the lack of flat land for agriculture, villagers of Sha Tau Kok carried out reclamation at the coastal area in the 19th century in order to create more arable land.[17] It was estimated that an approximately 69 hectares of land were reclaimed in the Sha Tau Kok region.[18] It was deduced that the existing Tsoi Yuen Kok and part of the former Tung Wo Market (東和墟) was

[14] Lands Department. (1971a). *1:1 200 44-NE-D (Ed 1971-05) [topographic map]*. Lands Department.
[15] Lands Department. (1971b). *1:1 200 44-SE-B (Ed 1971-07) [topographic map]*. Lands Department.
[16] Lands Department. (1971a). *1:1 200 44-NE-D (Ed 1971-05) [topographic map]*. Lands Department.
[17] Hase, P H. (1993). Eastern Peace: Sha Tau Kok Market in 1925. *Journal of the Royal Asiatic Society Hong Kong Branch*, *33*(1993).
[18] 夏思義 (1995) 。〈十約：沙頭角地區的定居與政治〉。劉義章（編）《香港客家》(頁 72-98)。桂林：廣西師範大學出版社。

built of the reclaimed land.[19] An aerial photo taken in 1924 showed that the flat land in Sha Tau Kok was mostly used as agricultural fields.[20]

2.2.7 The land use patterns in Sha Tau Kok had not seen major changes until the early 1980s when STKCP and Sha Ho Road were constructed. A strip of cultivation fields between Shan Tsui and Kong Ha was filled to make way for the construction. In addition, the cultivation fields to the south of Kong Ha and north of Sha Tau Kok Road – Shek Chung Au Section were also filled to construct Sha Tau Kok Chuen by the Housing Society.[21,22]

Historical Background

Qin to Yuan Dynasties (221BC-AD1368)

2.2.8 Clues of human occupation within the southern China can be found in historic textual records such as Shiji (史記) and Hanshu (漢書), written in the first century BC and first century AD respectively. These records describe that Yue ethnic groups (also known as Hundreds of Yue (百越)) were scattered in southern China. The Yue ethnic groups were comprised of different tribes bearing various surnames and can be differentiated from the Han ethnic group who lived in central China in terms of physical characteristics, language, and folklore.

2.2.9 The Yue people were gradually assimilated into the Han culture when southern China became an administration territory of the central government since Qin dynasty (221-206BC). During the Qin period, the Guangdong region was subordinated to Panyu (番禺) County. In 208 BC, Southern Yue State (南越國) was established around the Guangdong region by military officials, who were sent from the Qin Court to conquer the Yue in the south. Following the collapse of Qin's political power in the north, Han dynasty (206BC-AD220)[23] began. Southern Yue State was soon becoming a vassal state of Han before integrated into the Han Empire.

2.2.10 Between Han and Eastern Jin dynasties (AD317-420), Hong Kong was subordinated to Bolou (博羅) County[24]. From AD331 to AD756, Hong Kong was subordinated to Bao'an (寶安) County. After AD757, Hong Kong was subordinated to Dongguan (東莞) County and followed by Song dynasty (AD960-1279) and Yuan dynasty (AD1271-1368).[25]

Ming to Qing Dynasties (AD1368-1912)

2.2.11 During the 15th century, the coastal areas of Dongguan County suffered from frequent marauding bandit and pirate attacks. Xin'an (新安) County was thus set up in AD1573 to defend such attacks. According to Xin'an Gazetteer (新安縣誌),[26] the modern region of Hong Kong fell within the Xin'an County.

2.2.12 In 1661, Coastal Evacuation Order was compelled by the Qing Court in order to stifle the anti-Manchu troops in Taiwan. People living in coastal area were forced to move 50 li (里) (approximately 25 km) inland, including the inhabitants in the modern region of Hong Kong. The Order was eventually lifted in 1669.

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[19] *Ibid.*
[20] National Collection of Aerial Photography. Images taken by the aircraft based on carrier HMS Pegasus in 1924. Nga Yiu Tau; Hong Kong; Hong Kong S.A.R. Retrieved 26 February, 2026 from https://ncap.org.uk/frame/20-1-2-8-9
[21] Lands Department (2023). *Digital Orthophoto T3-NE-A* [orthophoto]. Lands Department. https://www.hkmapservice.gov.hk/OneStopSystem/map-search
[22] Lands Department (2023). *Digital Orthophoto T3-NE-B* [orthophoto]. Lands Department. https://www.hkmapservice.gov.hk/OneStopSystem/map-search
[23] 司馬遷 (c.a. 91BC)。《史記 卷一百一十三 南越列傳 第五十三》。北京：中華書局 (1959) 。
[24] Although the boundary between Boluo (博羅) County and Panyu (番禺) County during Han to East Jin period is unclear, it is generally suggested that Hong Kong region belonged to Boluo County at that time, according to Xin'an Gazetteer (1819). Social Change in Hong Kong Before and After the Early Qing Clearance (1986), and Brief History of Ancient Shenzhen (1997). However, Professor Jao Tsung-I (2005) discussed that the area belonged to Panyu based on the inscriptions on bricks of Lei Cheng Uk Han Tomb.
[25] 劉智鵬、劉蜀永 (編) (2020) 。《方志中的古代香港- 《新安縣志》香港史料選》。香港：三聯書店（香港）有限公司。
[26] *Ibid.*

2.2.13 People then returned during 1668 to 1669, and "they concentrated themselves in the better lands to the west, around Yuen Long and Shenzhen, and around Tai Po and Sha Tin at the head of Tolo Harbour."[27] The Mirs Bay area was abandoned at that time until the Hakkas from the north-east arrived.[28] Villages, including Kong Ha, Shan Tsui and Tam Shui Hang, were established in the area by the Hakkas[29] in that period[30]. The population of the area had risen rapidly from the year 1668 to the year 1825.[31] There had been approximately fifty villages established in the area during that time.[32]

2.2.14 The population growth in the area caused land shortage. By 1825, almost all the lands in the area were occupied by cultivation and residential uses.[33] In order to increase land supply, land reclamation was conducted since then.[34] The land reclamation was mainly conducted in the mangrove area at the south of the villages. Meanwhile, villagers migrated overseas at that time.[35] Due to the increased land supply and slower population growth, lands were eventually sufficient to support the villagers' lives.[36]

2.2.15 While the Hakka villages in the area were developing, they were under threats of the political dominance of the older Punti (本地) clans from the west.[37] Besides, they were also under the threats of economic dominance from Shenzhen Market (深圳墟), the monopoly in the area.[38] In response to the situation, the Hakka villages in Sha Tau Kok formed a district association called Shap Yeuk (十約; "Alliance of Ten") for "self-defence" and "local self-government".[39] Among the yueks (約; alliances), Shan Tsui and Tam Shui Hang belonged to Sam Heung (三鄉; literally means "Alliance of Three Villages"[40]).[41]

2.2.16 After the establishment of Shap Yeuk, the villagers proposed to establish a market in the area. In 1830, a market named Tung Mo Market (洞蕪墟) was founded.[42] It was renamed to Tung Wo Market (東和墟; Eastern Peace Market) approximately during late Qing dynasty and early Republic years.[43] However, the market was "more usually called Sha Tau Kok".[44]

2.2.17 At the turn of the 20th century, The Convention between the Great Britain and China, Respecting an Extension of Hong Kong Territory (also known as the Second Convention of Peking (第二北土 to "… enlarged under lease … [for] ninety-nine years."[45] Sha Tau Kok River has become part of the boundary between China and Hong Kong. Sha Tau Kok was then separated into

[27] Hase, P H. (1993). Eastern Peace: Sha Tau Kok Market in 1925. *Journal of the Royal Asiatic Society Hong Kong Branch*, *33*(1993).
[28] *Ibid.*
[29] *Ibid.*
[30] Government of the HKSAR. (1955). *Clan Histories Sha Tau Kok Area (N.T. 1/442/56.)*.
[31] Hase, P H. (1993). Eastern Peace: Sha Tau Kok Market in 1925. *Journal of the Royal Asiatic Society Hong Kong Branch*, *33*(1993).
[32] 黃素珍 (2023)。《沙頭角慶春約 · 鎖羅盆村沿革史》。香港：超媒體。
[33] 夏思義 (1995) 。〈十約：沙頭角地區的定居與政治〉。劉義章（編）《香港客家》(頁 72-98)。桂林：廣西師範大學出版社。
[34] *Ibid.*
[35] *Ibid.*
[36] *Ibid.*
[37] Hase, P H. (1993). Eastern Peace: Sha Tau Kok Market in 1925. *Journal of the Royal Asiatic Society Hong Kong Branch*, *33*(1993).
[38] 黃素珍 (2023)。《沙頭角慶春約 · 鎖羅盆村沿革史》。香港：超媒體。
[39] Hase, P H. (1993). Eastern Peace: Sha Tau Kok Market in 1925. *Journal of the Royal Asiatic Society Hong Kong Branch*, *33*(1993).
[40] Antiquities and Monuments Office. *Heritage Appraisal of Hip Tin Temple, Shan Tsui, Sha Tau Kok, the New Territories*. Retrieved 26 February, 2026 from https://www.amo.gov.hk/filemanager/amo/common/form/dminfo/DM129_Related_Information_En.pdf
[41] 夏思義 (1995) 。〈十約：沙頭角地區的定居與政治〉。劉義章（編）《香港客家》(頁 72-98)。桂林：廣西師範大學出版社。
[42] 阮志 (2021) 。《禁區：夾縫中的沙頭角》。香港：三聯出版社。
[43] *Ibid.*
[44] Hase, P. H. (1993). Eastern Peace: Sha Tau Kok Market in 1925. *Journal of the Royal Asiatic Society Hong Kong Branch*, *33*(1993).
[45] Hong Kong Government. (1964). *Laws of Hong Kong. Appendix IV A Selection of Constitutional Documents, Conventions and Treaties*. Retrieved 26 February, 2026 from https://oelawhk.lib.hku.hk/archive/files/87f64e08aedf20f07b7d8ac2132030c1.pdf

two parts, which were Sha Tau Kok in Anglo Boundary (英界沙頭角) and Sha Tau Kok in Chinese Boundary (華界沙頭角).[46]

Modern Period (after 1912)

2.2.18 In June 1951, then Governor Alexander Grantham introduced Frontier Closed Area policy.[47] Since then, part of the areas in Sha Tau Kok was located within the Frontier Closed Area.

2.2.19 Sha Tau Kok has become one of the cross-border roads linking between Hong Kong and Chinese Mainland since STKCP was opened in 1985.[48] It was established for alleviating the heavy traffic between Shenzhen and Hong Kong in Man Kam To Control Point.[49] The control point was built within the Frontier Closed Area.

2.2.20 In 1986, the government implemented development plans in Sha Tau Kok, and the Housing Society loaned funds to establish housing estate in the area.[50] Sha Tau Kok Chuen was then established in four phases, completing in 1988, 1989, 1991 and 2017 respectively.[51]

2.2.21 In 2012, the first phase of Frontier Closed Area reduction was implemented.[52] Since then, some villages in Sha Tau Kok, including Shan Tsui, Tam Shui Hang etc., have been opened to public. The current Frontier Closed Area within Sha Tau Kok is at the east and south of STKCP and Sha Ho Road.

2.3 Heritage sites within the Study Area

2.3.1 One declared monument, namely Hip Tin Temple, Shan Tsui, Sha Tau Kok is located within the Study Area of the Project Site. **Table 2.1** summarises the Heritage Site identified. The location is presented in **Drawing 2.1**.

2.3.2 The history, architecture and cultural significance of Hip Tin Temple, Shan Tsui, Sha Tau Kok is discussed in **Sections 3** and **4**.

Table 2.1 Summary of the Heritage Site within the Study Area

Name	Approximate Distance to the Project Site (m)
Declared monument	
Hip Tin Temple, Shan Tsui, Sha Tau Kok	1

2.3.3 No other Heritage Sites are located within the Study Area.

2.4 Items with Possible Heritage Value within the Study Area

2.4.1 Three items with possible heritage value are located outside the Project Site but within the Study Area. **Table 2.2** summarises the items with possible heritage value identified. Their locations are presented in **Drawing 2.1**.

[46] 阮志 (2021) 。《禁區：夾縫中的沙頭角》。香港：三聯出版社。
[47] Security Bureau. (2002). *Legislative Council Panel on Security Policy on Frontier Closed Area (LC Paper No. CV(2)1713/01-02(06))*. Security Bureau.
[48] 黃俊生、鄧木流、全建英、蔡馥毅、黃鑷 (2019)。《四十載春華秋實 九萬裡鵬城正舉》。國家移民管理局。2026 年 2 月 26 日檢自 https://www.nia.gov.cn/n741435/n907688/n932720/n1008173/n1008180/n1008218/n1008268/c1009127/content.html
[49] 大公報 (1984 年 11 月 3 日)。《沙頭角闢為深圳口岸》。大公報。
[50] 華僑日報(1986 年 12 月 23 日) 。《政府有意重建沙頭角 房屋協會或貸款沙頭角建公屋邨》。華僑日報。
[51] Hong Kong Housing Society. *Sha Tau Kok Chuen*. Hong Kong Housing Society. Retrieved 26 February, 2026 from https://www.hkhs.com/en/housing_archive/id/32
[52] Information Services Department (2012). *Boundary security zone shrinks*. Information Services Department. Retrieved 26 February, 2026 from https://www.news.gov.hk/en/categories/infrastructure/html/2012/02/20120214_151825.shtml

2.4.2 The history, architecture and cultural significance of the three items with possible heritage value are discussed in **Section 7**.

Table 2.2 Summary of Items with Possible Heritage Value within the Study Area

ID	Name	Approximate Distance to the Project Site (m)
Items with Possible Heritage Value		
NB01	No.57 Shan Tsui Tsuen	40
NB02	No.78-80 Shan Tsui Tsuen	21
NB03	No.95 Shan Tsui Tsuen	24

3 HISTORY OF HIP TIN TEMPLE, SHAN TSUI, SHA TAU KOK

3.1 Establishment of the First Hip Tin Temple

3.1.1 History of Hip Tin Temple can be traced back to the Daoguang (道光) reign (1821-1850) of Qing dynasty. On the Tablet on the Reconstruction of Hip Tin Temple affixed inside the temple dated in the 22nd year of Guangxu reign (1896) and transcription in **Appendix A**, it was recorded that a Kwan Shing Tai Ancient Temple (關聖帝古廟) was first built in Tai Tan Dung (大坦洞) (the old name of the current Sha Tau Kok) during the Daoguang period. This recorded temple should be the predecessor of the current Hip Tin Temple.

3.1.2 According to the genealogy of the Wong (黃) clan of Shan Tsui Tsuen, a villager named Wong Yin-fung (黃賢鳳) (1779-1867) took the lead in the first construction of the temple.[53] The villagers of the Sam Heung (三鄉) ran the temple through a trust called Sam Wo Tong (三和堂).[54] Sam Heung, also known as Sam Heung Yeuk (三鄉約, meaning the "Alliance of Three Villages") is one of the ten alliances of Sha Tau Kok area. It consisted of the villages located on the relatively higher coastal lands, including Shan Tsui, Tam Shui Hang, and Tong To (塘肚). Sam Heung then gradually expanded to consisting of seven villages in later times.[55]

3.2 Reconstruction of the Hip Tin Temple

3.2.1 The first Hip Tin Temple was not long-lived. A reconstruction of the temple took place in the late 19th century with a new Hip Tin Temple established. This reconstruction was also recorded in the tablet. In the 17th year of Guangxu (光緒) reign (1891), a villager of Shan Tsui named Wong Wing-Cheung (黃永彰) initiated the reconstruction of the temple. Wong was a wealthy merchant. He gathered his wealth in Melbourne, Australia (also known as the New Gold Mountain, (新金山)) and developed businesses in Hong Kong.[56]

3.2.2 According to the tablet which recorded all the donors on the reconstruction of the temple, the temple was reconstructed with the joint contribution of over 1,500 donors. These donors included local villagers and shop owners from the Sha Tau Kok Market, as well as many from overseas. In fact, among the donors, over 1,200 were overseas donors from diverse cities including Melbourne (新金山), Honolulu (檀香山), San Francisco (老金山/舊金山) and etc, where the Chinese names of these locations have been inscribed (**Appendix A** refers). The company of Wong Wing-Cheung, the Hong Kong Wong Cheung Kee (香港黃彰記) was also inscribed on the tablet. It was believed that Wong Wing-Cheung acted as the agent for collecting the donations from the overseas villagers.

3.2.3 The reconstruction of the temple commenced in the 20th year of Guangxu reign (1894) and was believed to be completed by 1895.[57]

3.2.4 Despite the temple being owned by the village of Shan Tsui and its alliance of Sam Heung, it did not function just as a local village temple. The temple played a major role in the Sha Tau Kok Alliance of Ten (沙頭角十約) and the Tung Wo Market by acting as one of the foci of the social-political centre of the said Alliance. As recorded on the tablet on the reconstruction of the temple, villagers from other villages of the Alliance also had donated funds for the reconstruction of this temple. The staggering number of the over 1,000 donors had amounted

[53] Hase, P. H. (1993). Eastern Peace: Sha Tau Kok Market in 1925. *Journal of the Royal Asiatic Society Hong Kong Branch*, *33*(1993).
[54] *Ibid.*
[55] 阮志 (2021) 。《禁區：夾縫中的沙頭角》。香港：三聯出版社。
[56] Antiquities and Monuments Office. *Heritage Appraisal of Hip Tin Temple, Shan Tsui, Sha Tau Kok, the New Territories*. Retrieved 26 February, 2026 from https://www.amo.gov.hk/filemanager/amo/common/form/dminfo/DM129_Related_Information_En.pdf
[57] Antiquities and Monuments Office. *Historic Building Appraisal - Hip Tin Temple, Shan Tsui Tsuen, Sha Tau Kok. (Call No. AM95-0626)*. Heritage Discovery Centre Reference Library.

a third of the male population of the area.[58] It was also remembered by village elders that meetings and communal annual worships of the Alliance were held at the Hip Tin Temple, along with the other temples of the Alliance.[59]

3.3 Hip Tin Temple Serving as a Local School

3.3.1 Ancestral halls and temples in traditional Chinese villages often serve the function as schools in the old times, this also had been the case for Hip Tin Temple. In the early 20th century, the temple was used as the premises of a village school named Fuk Tak Study Hall (福德私塾), providing traditional Chinese education known as Bobozhai (卜卜齋) to village children.[60] In 1938, with Guangzhou fallen under Japanese occupation, the temple was believed to be then used as the classroom of schools fled from Guangzhou.[61]

3.3.2 In the 1950s, in view of the shortage of schools, the government started to boost the number of schools both in the urban districts and in the rural areas. Policies were introduced to encourage the public to set up schools with subsidies from the government.[62,63] Under this background, the villagers of Shan Tsui raised funds and together with government subsidies, established a new school the Shan Tsui Public School (山咀公立學校, currently named as the Fuk Tak Education Society Primary School (福德學社小學)),[64] replacing the former Fuk Tak Study Hall. New school premises were constructed next to Hip Tin Temple, and the temple was used as the office of the school since then. Currently, the temple is no longer served as the school office.

3.3.3 The temple has undergone a major renovation in 1960 to resolve termite infestation by replacing roof tiles and purlins. Alterations and additions were also made to facilitate the use of the building as a school.[65] The original lantern beam with the year inscription of the reconstruction of the temple in 1894 was retained in this renovation.

[58] Antiquities and Monuments Office. *Heritage Appraisal of Hip Tin Temple, Shan Tsui, Sha Tau Kok, the New Territories*. Retrieved 26 February, 2026 from https://www.amo.gov.hk/filemanager/amo/common/form/dminfo/DM129_Related_Information_En.pdf

[59] 夏思義 (1995) 。〈十約：沙頭角地區的定居與政治〉。在劉義章編 (2007)，《香港客家》(頁 72-98)。桂林：廣西師範大學出版社。

[60] Antiquities and Monuments Office. *Heritage Appraisal of Hip Tin Temple, Shan Tsui, Sha Tau Kok, the New Territories*. Retrieved 26 February, 2026 from https://www.amo.gov.hk/filemanager/amo/common/form/dminfo/DM129_Related_Information_En.pdf

[61] According to in Dr. Yuen Chi, the school was used by Lingnan University (嶺南大學 or 嶺南書院), whereas on the school website of Fuk Tak Education Society Primary School, the temple was used by the Chinese Medicine School of Guangzhou (廣州中醫學院).
阮志(2014)。《入境問禁：香港邊境禁區史》。香港：三聯書店（香港）有限公司。
福德學社小學。學校簡介。2026 年 2 月 26 日檢視 https://www.ftesps.edu.hk/%e5%ad%b8%e6%a0%a1%e7%b0%a1%e4%bb%8b/

[62] Director of Education (1953). *Annual Departmental Reports, 1952-1953 - Education Department*. Public Records Office HKRS41-1-7644.

[63] Director of Education (1954). *Annual Departmental Reports, 1953-1954 - Education Department*. Public Records Office HKRS41-1-8089.

[64] 福德學社小學。學校簡介。2026 年 2 月 26 日檢視 https://www.ftesps.edu.hk/%e5%ad%b8%e6%a0%a1%e7%b0%a1%e4%bb%8b/

[65] Antiquities and Monuments Office. *Heritage Appraisal of Hip Tin Temple, Shan Tsui, Sha Tau Kok, the New Territories*. Retrieved 26 February, 2026 from https://www.amo.gov.hk/filemanager/amo/common/form/dminfo/DM129_Related_Information_En.pdf

3.4 Declared as Monument

3.4.1 Hip Tin Temple was confirmed a grade 1 historic building in 2010[66] and later declared as a monument in 2021.[67] The AMO recently carried out restorations works for the temple, which included the dismantling of later-added partitions, doors and fixtures, as well as repair of internal walls plaster, metal windows, timber elements and floor. The restoration commenced in June 2024 and was completed in September 2025.[68]

[66] Antiquities Advisory Board. *Search for Information on Individual Buildings (1,444 and New Items)*. Retrieved 26 February, 2026 from https://www.aab.gov.hk/en/historic-buildings/search-for-information-on-individual-buildings/index.html
[67] Antiquities and Monuments Office. *Declared Monuments in Hong Kong - New Territories - Hip Tin Temple, Shan Tsui, Sha Tau Kok*. Retrieved 26 February, 2026 from https://www.amo.gov.hk/en/historic-buildings/monuments/new-territories/monuments_129/index.html
[68] Antiquities Advisory Board (2025). *Antiquities Advisory Board 211th Meeting – Annex B Progress of Restoration and Maintenance Projects undertaken by the Antiquities and Monuments Office (Progress as at 15 November 2025)*. Retrieved 26 February, 2026 from https://www.aab.gov.hk/filemanager/aab/common/211meeting/aab_13_2025-26-b-en.pdf

4 ARCHITECTURE OF HIP TIN TEMPLE, SHAN TSUI, SHA TAU KOK

4.1.1 The architecture of Hip Tin Temple was meticulously planned and designed across multiple levels from 1) setting and orientation, 2) layout, and 3) structural and decorative details of each building.

4.1.2 In the following sections, each of these levels shall be explored in detail. The photos on detailed features are in **Table 6.1** .

4.2 Setting and Orientation

4.2.1 The location, setting and orientation of the temple are the result of careful considerations, and influenced by the traditional Chinese cultural ambience setting philosophies. Although the location of the first Hip Tin Temple built in the Daoguang reign (1821 to 1850) is uncertain, according to the village elders as recorded by Mr. Patrick H. Hase, the temple used to be surrounded by the old road which existed before the reclamation that took place in 19th century.[69] Some said that the first temple was a landmark along the road connecting Nantou (南頭) and Dapeng (大鵬) run immediately above the original shoreline in front of Shan Tsui.[70] Meanwhile, the first temple, as recorded in the Tablet on the Reconstruction of Hip Tin Temple, faced south and backed to the north.

4.2.2 When the temple was reconstructed in 1894, a master in Kanyu (堪輿) was engaged to modify the orientation of the temple. The orientation and setting of the reconstructed temple were then carefully designed and described in great detail in the Tablet on the Reconstruction of Hip Tin Temple.

4.2.3 The reconstructed temple then had a northeast by east orientation, sitting on a vast field while surrounded by mountains and hills from distance. Most of the mountains and hills mentioned in the tablet still correspond to current hills and mountains.

4.2.4 The Ng Tung Shan (梧桐山) and Yuen Tuen Shan are located on the left and right sides of the Hip Tin Temple as described on the *Tablet*. It is uncertain whether the author of the tablet was fully aware of the distinction between the two hills of Qi Niang Shan (七娘山) and Pai Ya Shan (排牙山), but the orientation of the temple towards the hills was undoubtedly intentional.

4.2.5 In the past landscape, the temple was situated among the agricultural fields and backed by the village of Shan Tsui and fronted by Lin Ma Hang Road (蓮麻坑路). However, with the construction of the STKCP in the 1980s, the temple is now immediately backed by the Sha Ho Road. The Fuk Tak Education Society Primary School is located next to the temple on its southeast.

4.3 Layout

4.3.1 Hip Tin Temple is a building complex comprising a main building and an annex building, which are separated by a small alley.

4.3.2 The main temple is in a two-hall-one-courtyard layout, with an entrance hall at the front, a main hall at the back, and a courtyard in between. Both halls comprise three bays, two side chambers connecting the side bays of the two halls were built on the sides of the courtyard. All bays and chambers are interconnected by doorways (**Figure 4.1** refers).

[69] 夏思義 (1995)。〈十約：沙頭角地區的定居與政治〉，在劉義章編 (2007)，《香港客家》(頁 72-98)。桂林：廣西師範大學出版社。

[70] Antiquities and Monuments Office. *Heritage Appraisal of Hip Tin Temple, Shan Tsui, Sha Tau Kok, the New Territories*. Retrieved 26 February, 2026 from https://www.amo.gov.hk/filemanager/amo/common/form/dminfo/DM129_Related_Information_En.pdf

4.4 Structural and Decorative Details

Entrance Hall

4.4.1 Situated at the forefront of the main temple is the entrance hall, which is a traditional vernacular Chinese building with a gabled roof (**Figure 4.2** refers). Its walls are probably constructed of rammed earth and grey bricks, where rammed earth was used for the lower sections of the walls while bricks were found around the doorways (**Figure 4.3** refers) and also on the upper sections of some of the walls. Timber purlins and rafters are placed on top of the walls to support the gabled roof. The main ridge of the roof is decorated with relatively simple geometric shapes reminiscent of the bogu ridges (博古脊). A plaque inscribing its name "協天宮" (literally "Hip Tin Temple") is placed on the central bay of entrance hall (**Figure 4.4** refers).

4.4.2 The main entrance of the temple is situated on the central bay of the hall, while its front wall is recessed in a form known as audau (凹斗). On the facades of the two side bays are two octagonal windows with steel frames, which are believed to resemble the bagua (八卦) design.[71]

4.4.3 Situated behind the main entrance is a timber screen door (屏門) (**Figure 4.5** refers) with its two columns sitting on granite bases and a granite threshold (**Figure 4.6** refers). On the two side walls of the entrance bay the tablets were affixed, recording the reconstruction of the Hip Tin Temple.

4.4.4 Other ornaments on the hall include timber fascia boards across both the front and rear facades, supported by pairs of corbels. The pair of corbels on the front façade have been plastered in the shape of a dragonfish, while the pair on the rear façade remained austere and has exposed their granite material. Another timber hanging fascia board can be found above the doorway connecting the central bay and the courtyard. The timber boards are all carved with a variety of auspicious patterns including floral and animal motifs, geometric shapes as well as Chinese writings.

4.4.5 The front fascia board is interesting containing of a number of calligraphy writings. At the centre of the front fascia board, a figure of a book on Chinese divination guide and almanac was featured, namely the "羅元清通書" (the Book of Luo Yuan-qing) (**Figure 4.7** refers).

4.4.6 Also carved on the front fascia board are four passages of Chinese calligraphy writings, extracted from Jiu cheng gong Liquan ming (九成宮醴泉銘),[72] with slight alterations omitting some words. The Jiu cheng gong Liquan ming is a calligraphy masterpiece written by Ouyang Xun (歐陽詢) in the 6th year of the Zhenguan (貞觀) reign (AD 632) during the Tang dynasty.[73]

[71] Antiquities and Monuments Office. *Heritage Appraisal of Hip Tin Temple, Shan Tsui, Sha Tau Kok, the New Territories*. Retrieved 26 February, 2026 from https://www.amo.gov.hk/filemanager/amo/common/form/dminfo/DM129_Related_Information_En.pdf
[72] *Ibid.*
[73] *Ibid.*

Figure 4.1 Layout of Hip Tin Temple, Shan Tsui, Sha Tau Kok (AECOM, 2026)

Figure 4.2 Entrance hall of Hip Tin Temple, Shan Tsui, Sha Tau Kok (view from the north-east) (AECOM, 2026)

Figure 4.3 **Walls of the entrance hall are of rammed earth, while bricks were used to form the trefoil arches (doorway connecting right and central bays of entrance hall featured, view from northwest) (AECOM, 2026)**

Figure 4.4 **Plaque on the central bay of the entrance hall inscribing its name "協天宮" (AECOM, 2026)**

Figure 4.5 **(Left) Screen door in the entrance hall (AECOM, 2026)**
Figure 4.6 **(Right) The carved melon-shaped granite bases of the screen door (AECOM, 2026)**

Figure 4.7 **Motif at the centre of the fascia board of the entrance hall front elevation (AECOM, 2026)**

Main Hall

4.4.7 The main hall shares a similar style with the entrance hall being a traditional vernacular Chinese building with a gabled roof (**Figure 4.8** refers). It was believed to be constructed on a platform, resulting in it being slightly higher than the entrance hall and the courtyard side chambers. Same as the entrance hall, the walls of the main hall are probably constructed with rammed earth, and bricks were used around the doorways. Timber purlins and rafters are placed on top of the walls to support the gabled roof. The main ridge of the roof is austere without decoration.

4.4.8 Similar to the entrance hall, the three bays of the main hall are connected by doorways of trefoil arches sitting on granite jambs, only that the doorways are of a larger scale with taller heights and wider widths.

4.4.9 The central bay of the hall is the core of the entire temple, fitted with a lantern beam inscribed with the characters "光緒弍拾年歲次甲午季冬月吉旦重修" (translated as reconstructed on the good day in the winter of the Jiawu twentieth year Guangxu) (**Figure 4.9** refers). At the back of the bay is an altar extending the entire width of the bay. The altar consists of a tall platform constructed with bricks (**Figure 4.10** refers) and topped by granite (**Figure 4.11** refers). On the platform is a set of exquisitely crafted three-layered timber surrounds known as fa chal (花罩).

4.4.10 Other decorations of the main hall include a timber fascia board across its front façade and a pair of granite corbels supporting the board. Similar to the entrance hall, the fascia board featured the figure of a book (**Figure 4.12** refers). The book is possibly a book on charm papers and is probably featured to help cast evil spirits away. Another timber hanging fascia board can also be found above the doorway connecting the central bay and the courtyard.

Figure 4.8 The main hall houses the altar (AECOM, 2026)

Figure 4.9 **The lantern beam of the main hall with the inscription of the year of reconstruction (AECOM, 2026)**

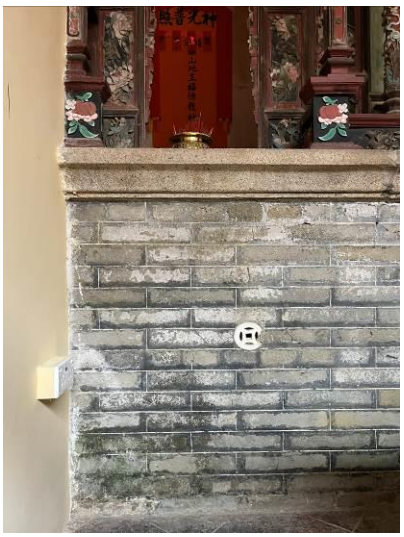


Figure 4.10 **(Left) At the back of the main hall is a brick platform (AECOM, 2026)**
Figure 4.11 **(Right) A timber fa chal on the brick platform (AECOM, 2026)**

Figure 4.12 **The book featured on the fascia board of the main hall (AECOM, 2026)**

Courtyard and Side Chambers

4.4.11 Between the entrance hall and the main hall is a courtyard, while two side chambers were built on the sides of the courtyard, connecting the side bays of the two halls (**Figure 4.13** refers).

4.4.12 Both side chambers are pitched-roof buildings. They are oriented perpendicularly to the two halls, directly attached to the two halls sharing their gable walls with the walls of the halls. On the side of walls facing the courtyard are parapets built with bricks, while the rear walls are constructed of rammed earth, with some parts filled with bricks and pebbles; possibly the result of a restoration of later added window openings. The side chambers are connected to the side bays of the two halls with the doorways of trefoil arches sitting on granite jambs.

4.4.13 The four sides of the courtyard are enclosed with granite slabs, while granite steps were also placed on the side connecting to the main hall, flanked by two small curved granites acting as chuidai stones (垂帶石) for the steps (**Figure 4.14** refers). To the left of the steps is an incinerator with a curved cap reminiscent of the helmet roofs (盔頂) of traditional Chinese buildings.

Figure 4.13 The side chambers connect the two halls (AECOM, 2026)

Figure 4.14 The curved granites acting as chuidai stones for the steps at the courtyard (AECOM, 2026)

Annex Building and Alley

4.4.14 Located on the left side of the entrance hall is the annex building, separated by a small alley which also is fronted by an entrance doorway (**Figure 4.15**).

4.4.15 The annex building is in traditional Chinese style. It is a one-hall building with a gable roof supported by timber purlins and rafters. Its entrance is fitted on the southern gable wall, facing the alley.

4.4.16 No record was found regarding when this annex building was constructed, but it was believed to be originally built as a kitchen, with the projection on the internal side of the rear wall being the remnant of a chimney.[74] There is hardly any decoration on the building except the coloured purlins and rafters. Modern modifications have also been made to the building, including the installation of light bars, a steel-framed window and also a slide door at the entrance (**Figure 4.16** refers).

Figure 4.15 The annex building and the alley front by an entrance doorway (AECOM, 2026)

Figure 4.16 Interior of the annex building (AECOM, 2026)

[74] Antiquities and Monuments Office. *Heritage Appraisal of Hip Tin Temple, Shan Tsui, Sha Tau Kok, the New Territories*. Retrieved 26 February, 2026 from https://www.amo.gov.hk/filemanager/amo/common/form/dminfo/DM129_Related_Information_En.pdf

5 STATEMENT OF SIGNIFICANCE

Substantiated Embodiment of Cultural Ambience Setting Considerations

5.1.1 The Hip Tin Temple has taken considerations on the cultural ambience settings in Chinese traditions into account in its setting and orientation selection, and it is a rare example in the region that has solid evidence supporting this connection.

5.1.2 The adoption of the cultural ambience concept is easily recognisable in the setting and orientation of Hip Tin Temple. The temple is surrounded by hills in all four directions, with Robin's Nest at the back, Ng Tung Shan and Yuen Tuen Shan on the sides, and Pai Ya Shan at its distant front with the waters of Mirs Bay in between. Traditionally, the ideal human settlement sites are enclosed spaces, such as being sheltered by a mountain at the back and facing towards water. Such a setting was believed to be able to generate flow and gain of good spirit (**Figure 5.1**[75] refers). Its design based on traditional Chinese considerations was explicitly recorded in the Tablet on the Reconstruction of Hip Tin Temple. The tablet not only noted that a master in Kanyu was engaged in the orientation design of the temple, but also explained how the temple connects to its surrounding landscape including the hills, the waters and the fields. In the tablet, such a spatial configuration of the temple was believed to turn it into a blessed land where dragons, phoenixes and divine spirits would gather. The intention to establish the temple with the cultural ambience concept is undisputable.

5.1.3 The Hip Tin Temple exemplifies a thoughtfully designed relationship with its surrounding nature, a connection that remains evident today and is well-documented in historical records. This temple serves as a living testament to the cultural ambience setting principles in traditional Chinese culture that guided its site and orientation selection. The incorporation of natural elements in the building design reflects the community's deep understanding of nature and its aspiration to maintain a harmonious relationship with it.

Ensemble of Both Traditional Chinese and Western-Influenced Architectural Styles and Exquisite Craftsmanship

5.1.4 The temple is a unique traditional Chinese vernacular building as it not only contains some elements with exquisite craftsmanship and cultural connotation, but it also has features influenced by Western architecture.

5.1.5 To begin with, the layout, the construction material and the structure of the building are all typical in the traditional vernacular buildings in this southern China region. The compacted layout of buildings, the use of rammed earth, brick and granite instead of timber as structural supports, and the relatively small roofs with short overhanging eaves, are all reflective of the adaptation of traditional Chinese buildings to the hot, humid and typhonic climate of this region.

5.1.6 Apart from practical considerations, the temple also has features that contain deep cultural connotation and symbolic meanings: the ornaments of auspicious motifs and calligraphy writings on moral teachings are expressions of the desires of people and their beliefs; the screen door not only avoids people directly looking into the Main Hall through the entrance, but it also acts as a door for the deity of temple that only opens on ceremonial occasions; the octagonal windows were designed in the pattern of bagua design which are traditionally believed to drive away evil spirits.[76]

5.1.7 Some other details also demonstrate outstanding craftsmanship, in particular the set of exquisitely crafted three-layered timber carved fa chal on the altar. The joinery constructed fa chal consists of three layers of openwork carved flowers, animals and auspicious objects and painted in polychrome colour (**Figure 5.2**[77] refers).

[75] 王其亨（1992)。《風水理論研究》。天津：天津大學出版社。
[76] Antiquities and Monuments Office. *Heritage Appraisal of Hip Tin Temple, Shan Tsui, Sha Tau Kok, the New Territories*. Retrieved 26 February, 2026 from https://www.amo.gov.hk/filemanager/amo/common/form/dminfo/DM129_Related_Information_En.pdf
[77] *Ibid.*

5.1.8 In the meantime, Western-influenced architectural elements can also be found in the temple, which are the trefoil doorways connecting the bays of the two halls as well as with the side chambers (**Figure 5.3** refers). These trefoil arches are most widely used in Islamic and Christian Gothic architectures. The use of these arches shows the western influence in the design of the temple, and this is possibly a result of the overseas working and immigration of the villagers.

One of the Major Temples in the area is Witnessing the Development of Sha Tau Kok and the Tung Wo Market

5.1.9 First established in the early 19th century during the Daoguang reign (AD 1821-1850), the Hip Tin Temple has witnessed the development of the Sha Tau Kok area since. It was recorded in the book by Rev. Philipp Winnes that in 1820-1830, wealthy villages in Sha Tu Kok formed the earliest alliances which later became a district association called Shap Yeuk (十約; "Alliance of Ten"). The office of Shap Yeuk was in a Man Mo Temple of the Tung Wo Market.[78] Man Mo Temple are temples worshipping the Gods of Civil and Martial, of which the God of Martial is called Kwan Tai (關帝). The only known Kwan Tai Temple in the area then was the predecessor of the current Hip Tin Temple.

5.1.10 In the area of Sam Heung and Tung Wo Market, Hip Tin Temple is one of the major and earliest temples together with the Tin Hau Temples near the coast. Hip Tin Temple became the only temple in the area that has maintained its original style and appearance.

5.1.11 Into the 20th century, Hip Tin Temple continued being one of the most important public buildings in the area. It served as the premises of a village school named Fuk Tak Study Hall providing traditional Chinese education known as bobozhai. Such a connection of the temple with the local community continues today.

5.1.12 Besides its important role in the village community and the Tung Wo Market, the temple is also related to the Japanese Occupation in the early 1940s, used by the Japanese soldiers for interrogating suspected guerrillas.

5.1.13 As the earliest temple still existing in the Sha Tau Kok area, the Hip Tin Temple has played important roles in various stages of the history and witnessed the development and various historical events of Sha Tau Kok and has embodied the memories of generations of the villagers.

[78] 阮志(2021)。《禁區：夾縫中的沙頭角》。香港：三聯出版社。

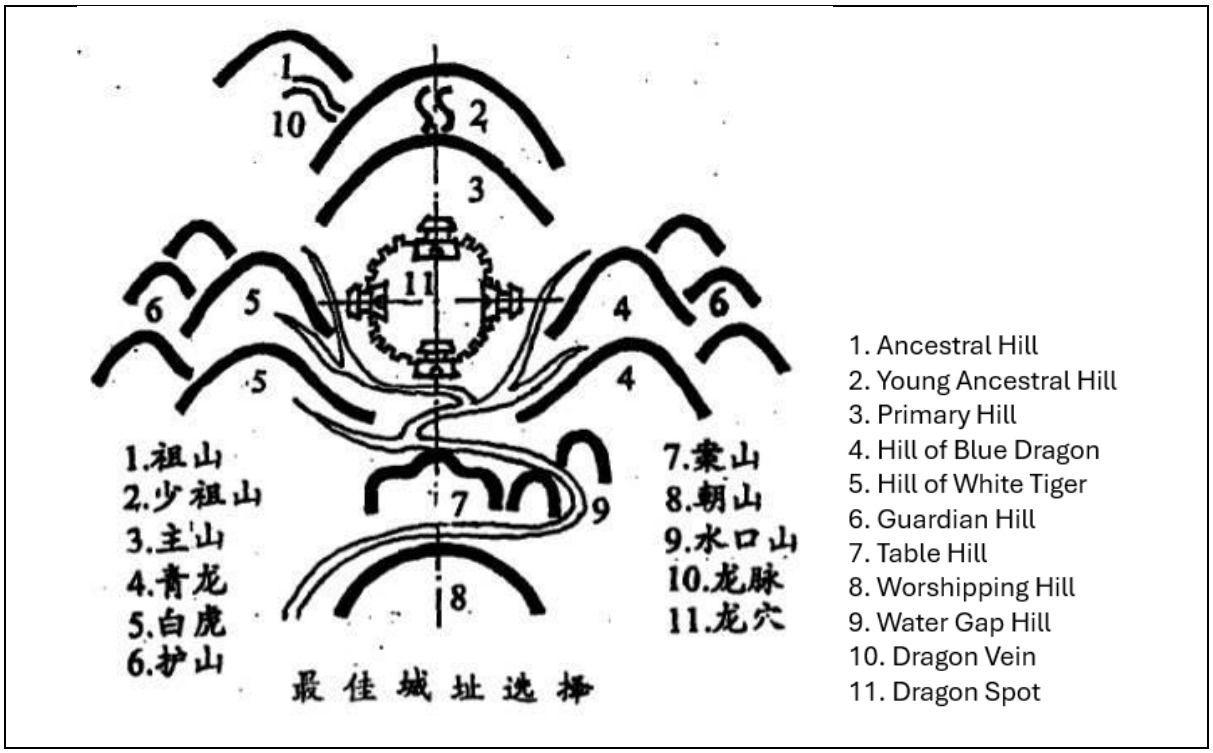


Figure 5.1 The ideal fulfilling cultural ambience setting in Chinese traditions [79] (Wang, 1992)

[79] 王其亨 (1992)。《風水理論研究》。天津：天津大學出版社。

Figure 5.2 The exquisitely crafted three-layered timber carved fa chal (AECOM, 2026)

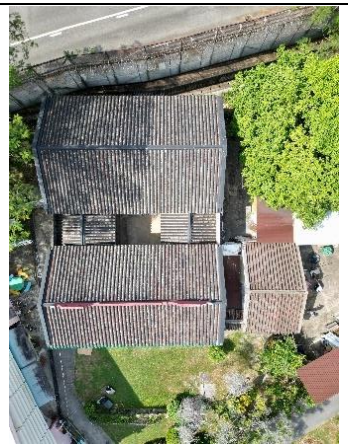
Figure 5.3 The trefoil doorways at the main hall (left), entrance hall (middle), and left side chamber (right) (AECOM, 2026)

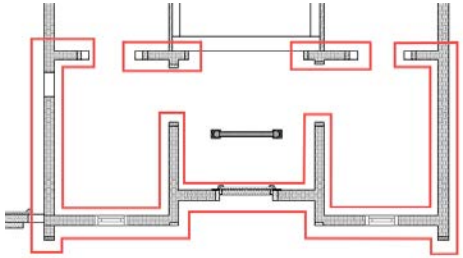
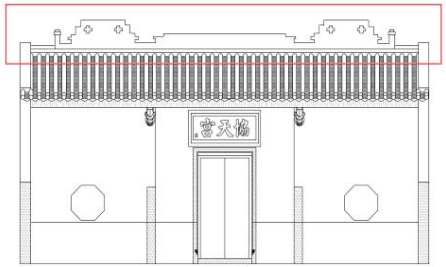
6 CHARACTER-DEFINING ELEMENTS

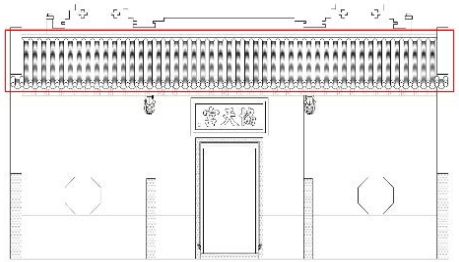
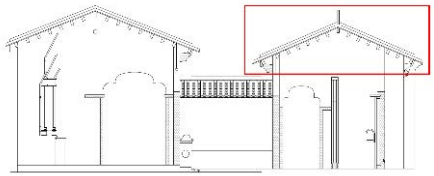
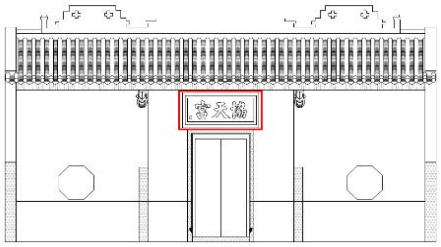
6.1.1 Character-defining Elements (CDEs) are the tangible and intangible elements of the Heritage Site that reflect and associate with the cultural significance of the place, such as form, location, materials, cultural associations and functions. The CDEs of the Hip Tin Temple, Shan Tsui, Sha Tau Kok that contribute to its cultural significance are listed as below.

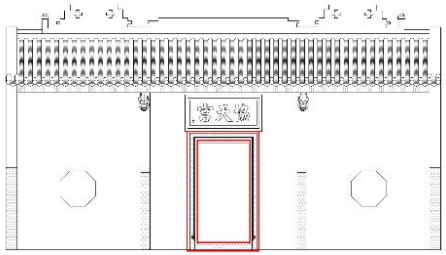
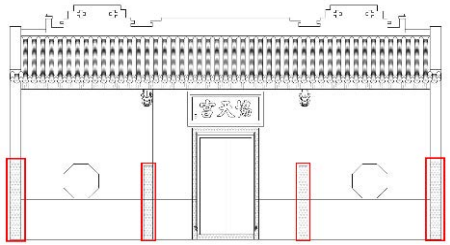
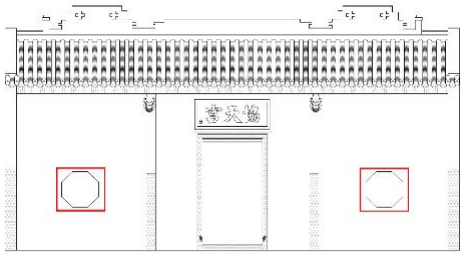
Table 6.1 Character-defining Elements of Hip Tin Temple, Shan Tsui, Sha Tau Kok

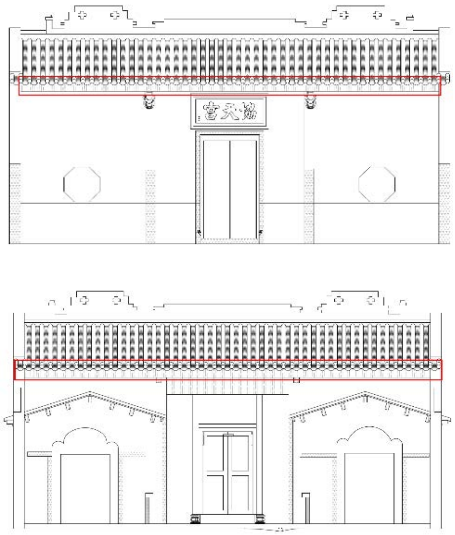
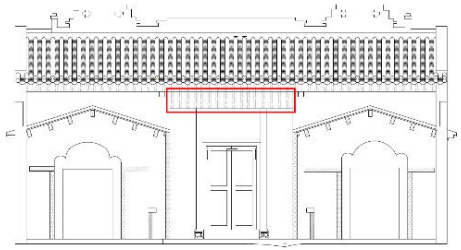
ID	CDEs	Location(1)	Description	Illustration(1)	Anticipated Impacts
General					
G-1	Location and Setting	/	• The location of the temple between the Lin Ma Hang Road and the village of Shan Tsui, next to the school of Fuk Tak Education Society Primary School • The rural setting of the temple among fields and hills, and near the traditional villages	 (Lands Department, 2026)	• Acceptable with mitigation measures as detailed in Section 10

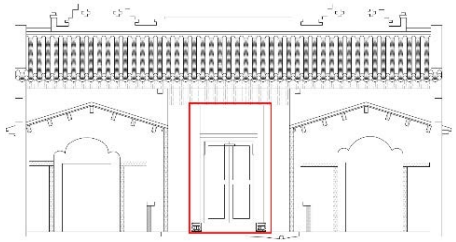
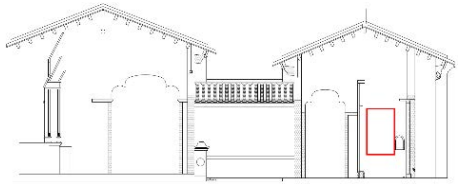
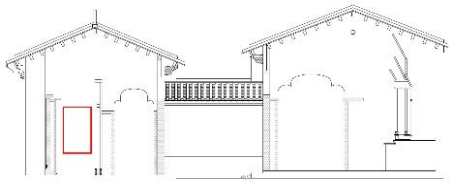
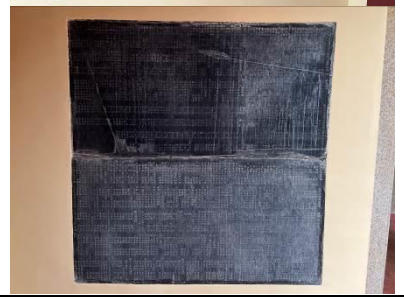
ID	CDEs	Location(1)	Description	Illustration(1)	Anticipated Impacts
G-2	Orientation and Visual Catchments	/	• The orientation of the building facing towards the north east by east and relevant visual catchments	 (Lands Department, 2026)	• Acceptable with mitigation measures as detailed in Section 10
G-3	General Layout of the Buildings	/	• The two-hall-one-courtyard layout with the annex on the left separated by an alley		• Acceptable with mitigation measures as detailed in Section 10
Entrance Hall					

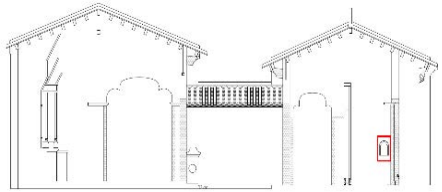
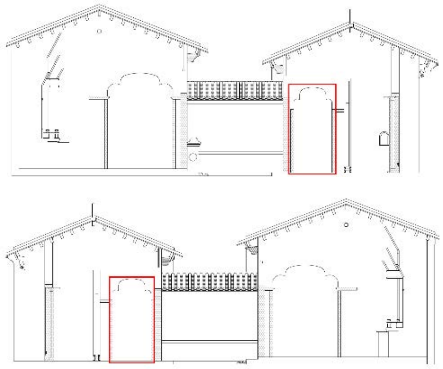
ID	CDEs	Location(1)	Description	Illustration(1)	Anticipated Impacts
E-1	Fabric of Walls	All walls 	• The rammed earth walls together with bricks in parts of the walls		• Acceptable with mitigation measures as detailed in Section 10
E-2	Main Ridge	Roof 	• Main ridge of the hall with simplified bogu ends		• Acceptable with mitigation measures as detailed in Section 10

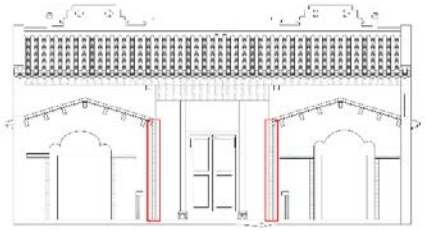
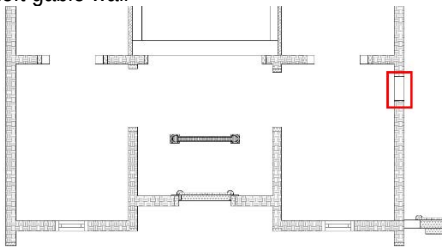
ID	CDEs	Location[1]	Description	Illustration[1]	Anticipated Impacts
E-3	Rooftiles	Roof 	• The traditional rooftiles		• Acceptable with mitigation measures as detailed in Section 10
E-4	Roof Frame	Roof 	• Timber purlins and rafters		• Acceptable with mitigation measures as detailed in Section 10
E-5	Plaque	Central bay front elevation exterior 	• The plaque inscribed with the characters ""協天宮" and the construction year of the temple		• Acceptable with mitigation measures as detailed in Section 10

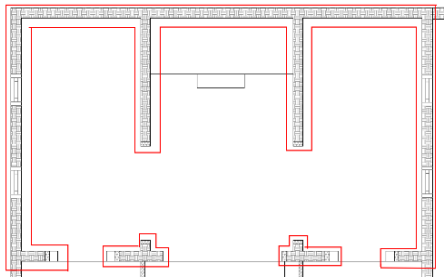
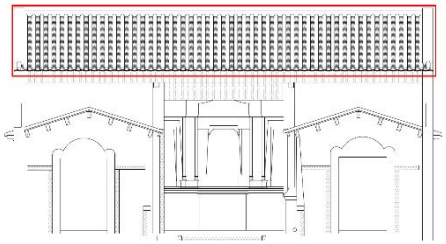
ID	CDEs	Location[1]	Description	Illustration[1]	Anticipated Impacts
E-6	Granite Frames on the Main Entrance	Central bay front elevation 	• The granite frames around the main entrance carved with lines and floral scroll patterns		• Acceptable with mitigation measures as detailed in Section 10
E-7	Granite Cornerstones	Front elevation 	• Granite slabs placed on the corners		• Acceptable with mitigation measures as detailed in Section 10
E-8	Octagonal Windows	Side bays front elevation 	• The octagonal shaped windows on the front façade of the side bays		• Acceptable with mitigation measures as detailed in Section 10

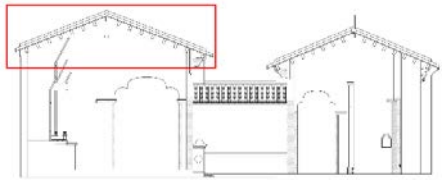
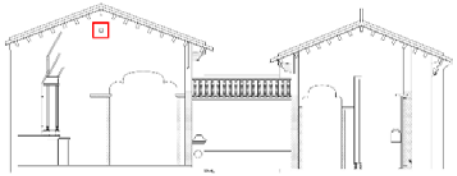
ID	CDEs	Location[1]	Description	Illustration[1]	Anticipated Impacts
E-9	Fascia Boards	Front and rear elevations 	• Timber fascia boards running under the eaves of both front and back elevations	 	• Acceptable with mitigation measures as detailed in Section 10
E-10	Hanging Fascia Board	Central bay rear elevation 	• Timber board hanging above the central bay		• Acceptable with mitigation measures as detailed in Section 10

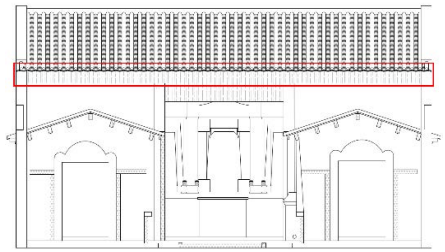
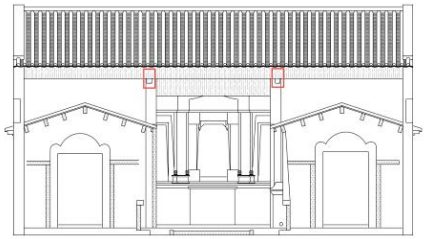
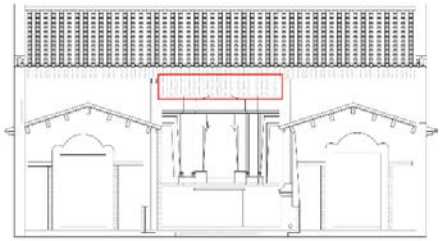
ID	CDEs	Location[1]	Description	Illustration[1]	Anticipated Impacts
E-11	Screen Door and its Granite Bases	Central bay 	• Timber screen door with granite bases of caved melon shapes and a granite threshold	 	• Acceptable with mitigation measures as detailed in Section 10
E-12	Tablets of Tablet on the Reconstruction of Hip Tin Temple	Central bay two side walls  	• A total of five tablets dated 1896 recording the reconstruction of the Hip Tin Temple	 	• Acceptable with mitigation measures as detailed in Section 10

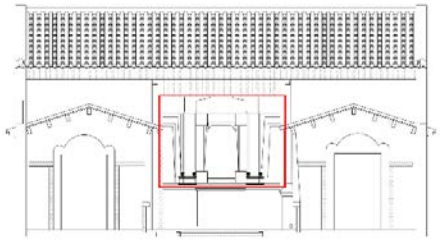
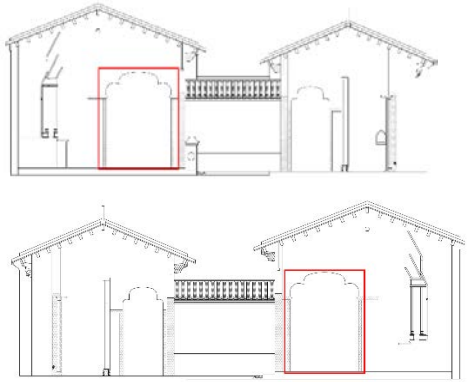
ID	CDEs	Location(1)	Description	Illustration(1)	Anticipated Impacts
E-13	Shrine of the God of Gate (木宮門官神)	Central bay left wall 	• A small shrine affixed in the wall dedicated to the God of Gate		• Acceptable with mitigation measures as detailed in Section 10
E-14	Trefoil Doorways	Partition walls between bays and the side chambers 	• Trefoil doorways connecting the bays and the side chambers. Together with the granite jambs supporting the arches		• Acceptable with mitigation measures as detailed in Section 10

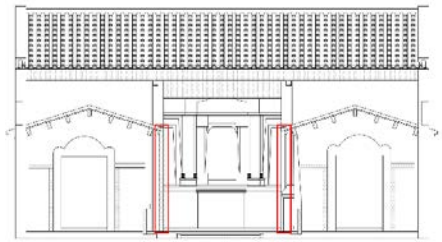
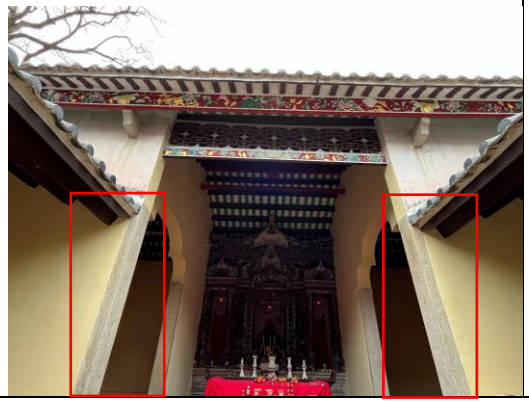
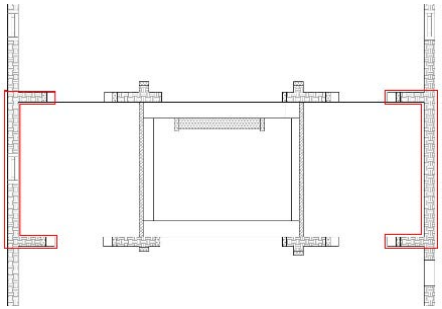
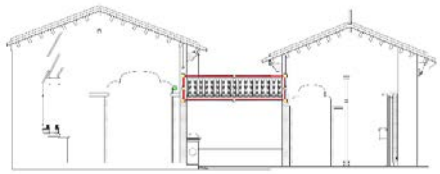
ID	CDEs	Location[1]	Description	Illustration[1]	Anticipated Impacts
E-15	Granite Side Jambs	Central bay rear elevation 	• A pair of side jambs of the doorway leading to the courtyard		• Acceptable with mitigation measures as detailed in Section 10
E-16	Granite Threshold of Entrance on Gable Wall	Left gable wall 	• A granite threshold with rectangular mortises		• Acceptable with mitigation measures as detailed in Section 10
Main Hall					

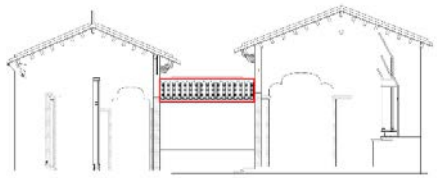
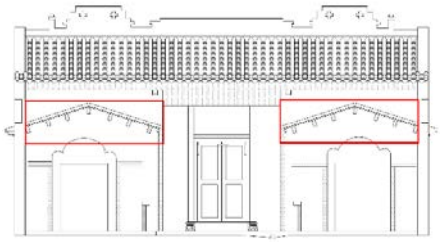
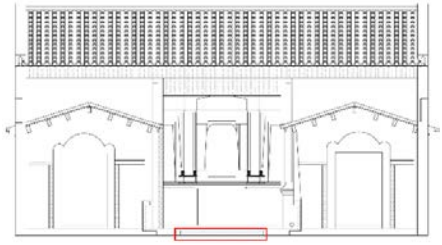
ID	CDEs	Location(1)	Description	Illustration(1)	Anticipated Impacts
M-1	Fabric of Walls	All walls 	• The rammed earth walls together with bricks in parts of the walls	 Photo taken during the restoration works (AECOM, 2025) 	• Acceptable with mitigation measures as detailed in Section 10
M-2	Rooftiles	Roof 	• The traditional rooftiles		• Acceptable with mitigation measures as detailed in Section 10

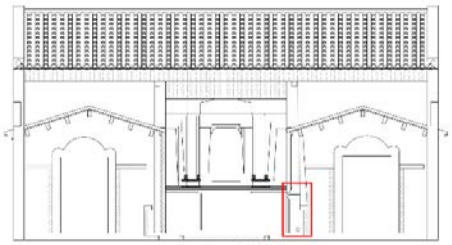
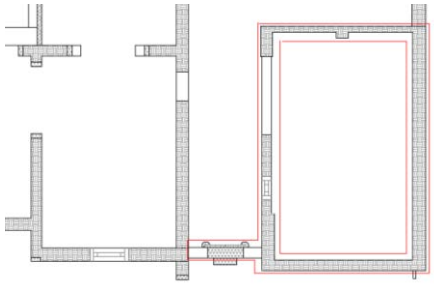
ID	CDEs	Location(1)	Description	Illustration(1)	Anticipated Impacts
M-3	Roof Frame	Roof 	• Timber purlins and rafters		• Acceptable with mitigation measures as detailed in Section 10
M-4	Lantern Beam	Central bay 	• A lantern beam below the ridge purlin inscribed with the characters “光緒弍拾年歲次甲午季冬月吉旦重修”		• Acceptable with mitigation measures as detailed in Section 10

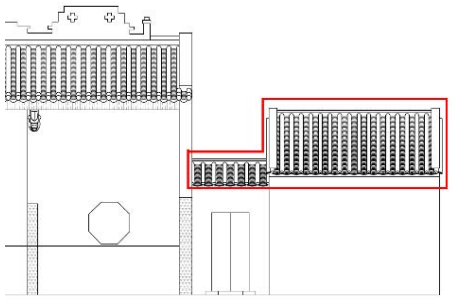
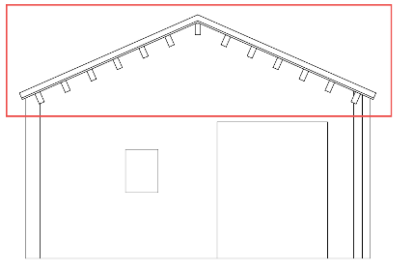
ID	CDEs	Location(1)	Description	Illustration(1)	Anticipated Impacts
M-5	Fascia Board	Front and elevation 	• Timber fascia board running under the eaves of the front elevation		• Acceptable with mitigation measures as detailed in Section 10
M-6	Corbels supporting the Fascia Boards	Front elevation 	• The pair of granite corbels supporting the fascia board		• Acceptable with mitigation measures as detailed in Section 10
M-7	Hanging Fascia Board	Central bay front elevation 	• Timber board hanging above the central bay		• Acceptable with mitigation measures as detailed in Section 10

ID	CDEs	Location[1]	Description	Illustration[1]	Anticipated Impacts
M-8	Altar and the Fa Chal	Central bay 	• The brick constructed altar with the timber fa chal, as well as the statues of gods		• Acceptable with mitigation measures as detailed in Section 10
M-9	Trefoil Doorways	Partition walls between bays and the side chambers 	• Trefoil doorways connecting the bays and the side chambers. Together with the granite jambs supporting the arches		• Acceptable with mitigation measures as detailed in Section 10

ID	CDEs	Location[1]	Description	Illustration[1]	Anticipated Impacts
M-10	Granite Side Jambs	Central bay front elevation 	• A pair of side jambs of the doorway leading to the courtyard		• Acceptable with mitigation measures as detailed in Section 10
Courtyard and Side Chambers					
C-1	Fabric of Walls	Rear walls of side chambers 	• The rammed earth walls together with bricks and pebbles in parts of the walls		• Acceptable with mitigation measures as detailed in Section 10
C-2	Rooftiles	Roofs 	• The traditional rooftiles		• Acceptable with mitigation measures as detailed in Section 10

ID	CDEs	Location(1)	Description	Illustration(1)	Anticipated Impacts
					
C-3	Roof Frame	Roofs 	• Timber purlins and rafters		• Acceptable with mitigation measures as detailed in Section 10
C-4	Granite Steps	Courtyard floor 	• Granite steps and the pair of curved granites as chuidai stones planking the steps		• Acceptable with mitigation measures as detailed in Section 10

ID	CDEs	Location[(1)]	Description	Illustration[(1)]	Anticipated Impacts
C-5	Incinerator	Courtyard 	• Incinerator with a curved cap		• Acceptable with mitigation measures as detailed in Section 10
Annex and Alley					
A-1	Fabric of Walls	All walls 	• The rammed earth walls together with bricks and pebbles in parts of the walls		• Acceptable with mitigation measures as detailed in Section 10

ID	CDEs	Location[1]	Description	Illustration[1]	Anticipated Impacts
A-2	Rooftiles	Roofs 	• The traditional rooftiles		• Acceptable with mitigation measures as detailed in Section 10
A-3	Roof Frame	Roofs 	• Timber purlins and rafters		• Acceptable with mitigation measures as detailed in Section 10

(1) Provided by AECOM in 2026 unless otherwise specified.

7 ITEMS WITH POSSIBLE HERITAGE VALUE

7.1 No. 57 Shan Tsui Tsuen (NB01)

Description

7.1.1 NB01 is a Chinese vernacular building built of grey bricks and possibly rammed earth. It was probably a part of a larger mansion, but with the reconstruction of the adjoining units. It is now standing as a two-bay building. The rear part of the building is of gable roof and laid with traditional tiles, while the front part of the building consists of a flat roof section on the left and a courtyard fronted by a pitched roof gatehouse on the right (**Figure 7.1** refers).

7.1.2 The gatehouse of the building has a recessed façade and with a small pitched roof supported by timber purlins and rafters. Below the eaves fitted with a timber fascia board, featuring motifs of animals, flowers and auspicious objects. Mural painted frieze has details featuring sceneries, calligraphy writings and animals (**Figure 7.2** refers). The door is framed by granites craved with floral scroll and bamboo segment patterns (**Figure 7.3** refers). Granite was also used as cornerstones and in framing the windows of the building. The right end of the main ridge is decorated with bogu pattern.

7.1.3 However, later alterations, such as air-conditioning units, pipes opening, intervened the original features and fabric to the building.

Figure 7.1 No. 57 Shan Tsui Tsuen is a traditional Chinese vernacular building (AECOM, 2026)

Figure 7.2 The fascia board and murals of No. 57 Shan Tsui Tsuen (AECOM, 2026)

Figure 7.3 The granite frames of the entrance door with carved patterns (AECOM, 2026)

Statement of Significance

7.1.4 This building is noteworthy architecturally. Most of the exterior features can still be recognised and some are in good condition, showcasing a traditional Chinese vernacular residence in this region. Its murals, fascia boards and granite features are good examples of the local craftsmanship.

Character-defining Elements

7.1.5 Below are the CDEs of NB01 that contribute to its cultural significance. Only the exterior elements are listed due to access limitation.

Table 7.1 Character-defining Elements of No. 57 Shan Tsui Tsuen (NB01)

ID	CDEs	Location	Description
G-1	General Layout of the Building	/	The layout of the building consisting of a two-bay pitched roof section, a flat roof section and a courtyard fronted by a gatehouse
G-2	Fabric of Walls	All walls	The walls made of traditional Chinese grey bricks and rammed earth
G-3	Granite Framed Windows and Iron Grills	Some windows	Windows framed with granite slabs and fitted with iron grills
G-4	Granite Cornerstones	All external corners	Granite slabs installed on the corners of the building
R-1	Main Ridge	Top of the gable roof of the rear section	The main ridge decorated with bogu pattern on one end
R-2	Rooftiles	Roofs of the rear section and the gatehouse	The traditional rooftiles
R-3	Roof Frame	Roofs of the rear section and the gatehouse	Timber purlins and rafters
F-1	Fascia Board	Front elevation of the gatehouse	The timber carved fascia board
F-2	Mural Painted Friezes	Front elevation of the gatehouse	Mural painted frieze featuring sceneries, calligraphy writings and animals
F-3	Granite Frames on the Entrance Door	Front elevation of the gatehouse	Granite slabs framing the entrance door caved with floral scroll and bamboo segment patterns

7.2 Nos. 78-80 Shan Tsui Tsuen (NB02)

Description

7.2.1 NB02 is a large traditional Chinese vernacular mansion with a gable roof, possibly constructed with both rammed earth and grey bricks (**Figure 7.4** refers). The building consists of a total of seven bays dividing into three units, with recessed bays alternate with projected bays. The recessed bays also act as the entrance bays to the three units. Granite slabs were used to fame the entrance doors and timber fascia boards decorated by auspicious motifs are installed under the eaves of the bays.

7.2.2 Modifications are noted, as different plastered materials have been used. All window openings of the building have been replaced by later-added windows.

Figure 7.4 Nos.78-80 is a traditional Chinese vernacular mansion divided into three units (from left to right of the photo are: No. 80, No.79 and No.78) (AECOM, 2026)

Statement of Significance

7.2.3 It is a traditional Chinese mansion with as much as seven bays. Some of the characteristic features have remained unaltered, including its fascia boards, granite door and window frames, the kuilong (夔龍) ridge end and the tanglung (趟櫳) gate.

Character-defining Elements

7.2.4 Below are the CDEs of NB02 that contribute to its cultural significance. Only the exterior elements are listed due to access limitation.

Table 7.2 Character-defining Elements of No. 78-80 Shan Tsui Tsuen (NB02)

ID	CDEs	Location	Description
G-1	General Layout of the Building	/	The layout of the building consisting of a seven-bay and divided into three units
G-2	Fabric of Walls	All walls	The walls made of traditional Chinese grey bricks and rammed earth
G-3	Granite Framed Windows and Iron Grills	Windows of No. 78 and No. 79	Windows framed with granite slabs and fitted with iron grills
G-4	Granite Cornerstones	External corners of No. 78	Granite slabs installed on the corners
R-1	Main Ridge	Roof	The main ridge decorated with kuilong pattern on one end
R-2	Rooftiles	Roof	The traditional rooftiles
R-3	Roof Frame	Roof	Timber purlins and rafters
F-1	Fascia Board	Three entrance bays	The timber carved fascia board
F-2	Granite Frames on the Entrance Door	Three entrance bays	Granite slabs framing the entrance doors
F-3	Tanglung Gate	Entrance door of No. 78	The traditional tanglung gate installed on the entrance door

7.3 No. 95 Shan Tsui Tsuen (NB03)

Description

7.3.1 NB03 is a house in traditional Chinese vernacular style in a two-bay plan (**Figure 7.5** refers). Its walls are probably mainly constructed with rammed earth, while its gabled roof is supported by timber purlins and rafters and laid with traditional tiles. The entrance bay of the house is on the right and is recessed. The entrance door is tanglung gate and framed with granite carved with floral scroll patterns. Above the door is a mural painted a bagua symbol and two iron grilled windows. The other windows of the building are also fitted with iron grills and decorated frames.

7.3.2 An interesting characteristic of the building is that at various parts of the building, including the lower sections of living room walls, the lower sections of the front façade, the frames of the living room doorways and the frames of some windows, they appear to be of granite when observing from distance. However, when inspected closely, these materials are cement-based plasters, and they been intentionally designed in a way imitating granites, sharing the same masonry arrangement and decorative details with granites.

7.3.3 Some alterations such as the removal of an original window canopy, addition of a metal gate on the granite door frame, are noted.

Figure 7.5 No. 95 is a traditional Chinese building in a two-bays plan (AECOM, 2026)

Statement of Significance

7.3.4 NB03 is of heritage interest architecturally and culturally. It is a traditional Chinese mansion, with its material, layout, structure and decorative features all demonstrating the characteristics of a traditional Chinese mansion in the region. In the meantime, it was also influenced by western and modern architecture. It made use of the cement-based plasters but adopted in a traditional way imitating the use the granite, reflecting the local creativity and aesthetic pursuit. The building has gone through minimal modern interventions with its key features

all in place and in good condition. The high level of authenticity and integrity of the building makes it a distinguishable example of its type in the region.

Character-defining Elements

7.3.5 Below are the CDEs of NB03 that contribute to its cultural significance. Only the exterior elements are listed due to access limitation.

Table 7.3 Character-defining Elements of No. 95 Shan Tsui Tsuen (NB03)

ID	CDEs	Location	Description
G-1	General Layout of the Building	/	The two-bay layout of the building
G-2	Fabric of Walls	All external walls	The walls made of traditional Chinese grey bricks and rammed earth, and the cement-based plasters
G-3	Window Frames and Iron Grills	All windows	Cement-based window frames and the iron grills
G-4	Granite Cornerstones	All external corners	Granite slabs installed on the corners of the building
R-1	Rooftiles	Roof	The traditional rooftiles
R-2	Roof Frame	Roof	Timber purlins and rafters
F-1	Tanglung Gate	Front elevation	Timber tanglung gate installed on the entrance
F-2	Granite Frames on the Entrance Door	Front elevation	Granite slabs framing the entrance door caved with floral scrolls
F-3	Bagua Pattern above Entrance Door	Front elevation	A mural painting of bagua pattern above the entrance door
I-1	Brick Partition and the Attic	Interior-living room	A partition separated by brick walls and with an attic at the top
I-2	Stove	Interior-kitchen	The traditional brick stove at the kitchen

7.4 Conclusion

7.4.1 Monitoring of ground-borne vibration and ground settlement of the three items with possible heritage value shall be carried out in accordance with statutory requirement. Furthermore, in the interest of due diligence, photographic documentation of the accessible areas of these items will be undertaken prior to the commencement of the site works.

8 CONSERVATION POLICIES AND GUIDELINES

8.1 Conservation Policies

8.1.1 While no declared or proposed monument, graded historic building, Government historic site or site of archaeological interest is located within the Project Site, one declared monument, namely Hip Tin Temple, Shan Tsui, Sha Tau Kok, is located in proximity to the Project Site. Therefore, a HIA is required to prevent or minimise adverse impacts on the identified Heritage Site.

8.1.2 The cultural significance within the Project Site and its surrounding context has been duly recognised. In alignment with internationally established conservation frameworks, including the Burra Charter (2013) and the China Principles (2015), a set of conservation guidelines has been formulated. These guidelines are designed to inform and guide the proposed development, ensuring that heritage conservation requirements are appropriately integrated into both planning and implementation.

8.1.3 The conservation guidelines for this proposed development within the Project Site have been prepared on a value-based foundation and are expressly calibrated to respond to external constraints. These guidelines translate heritage principles into practical requirements for planning, design, construction and management. The guidelines prioritise the retention of compatible uses and the protection of setting so that the use, setting and co-existence of cultural values are respected and sustained. They also require clear mitigation measures to ensure that conservation outcomes are demonstrable, auditable and integrated with statutory approvals.

8.2 Conservation Guidelines

i. Compatibility with Hip Tin Temple, Shan Tsui, Sha Tau Kok

8.2.1 The proposed development should be coherent with the history of the Hip Tin Temple, Shan Tsui, Sha Tau Kok of it being a focal point of Sha Tau Kok since the temple establishment in the 19th century. The temple is a physical manifestation of the development at Sha Tau Kok, first as a temple, then turned into a borderland of Hong Kong and later as a school. While the temple is no longer a school, it is still actively involved in the environment of its successor the Fuk Tak Education Society Primary School next door. While the proposed development does not physically impact any part of the temple and the current School, the proposed development provides an opportunity to enhance the appreciation of the temple as stated in **Section 10.3** during the operational phase.

8.2.2 The proposed development should be compatible with the Hip Tin Temple in terms of its setting and must avoid impairing the function of the temple. Design and material selection for the proposed development should seek an appropriate balance between development opportunities and site constraints while demonstrating clear respect for the presence of the temple. The development should be designed and finished to be visually subordinate to, and to harmonise with, the declared monument so that it does not dominate, obscure or materially diminish the setting of the declared monument, its fabric or legibility.

ii. Protection of Hip Tin Temple, Shan Tsui, Sha Tau Kok

8.2.3 Sufficient mitigation measures shall be implemented, as appropriate and proportionate to identified risks, to protect the temple and to prevent or minimise adverse impacts arising from demolition and construction activities. Such measures shall include, but are not limited to, pre- and post- construction condition surveys, vibration monitoring plans, precautionary measures, and other enhancement measures prepared and overseen by qualified specialists.

9 IMPACT ASSESSMENT

9.1 Project Site and Study Area

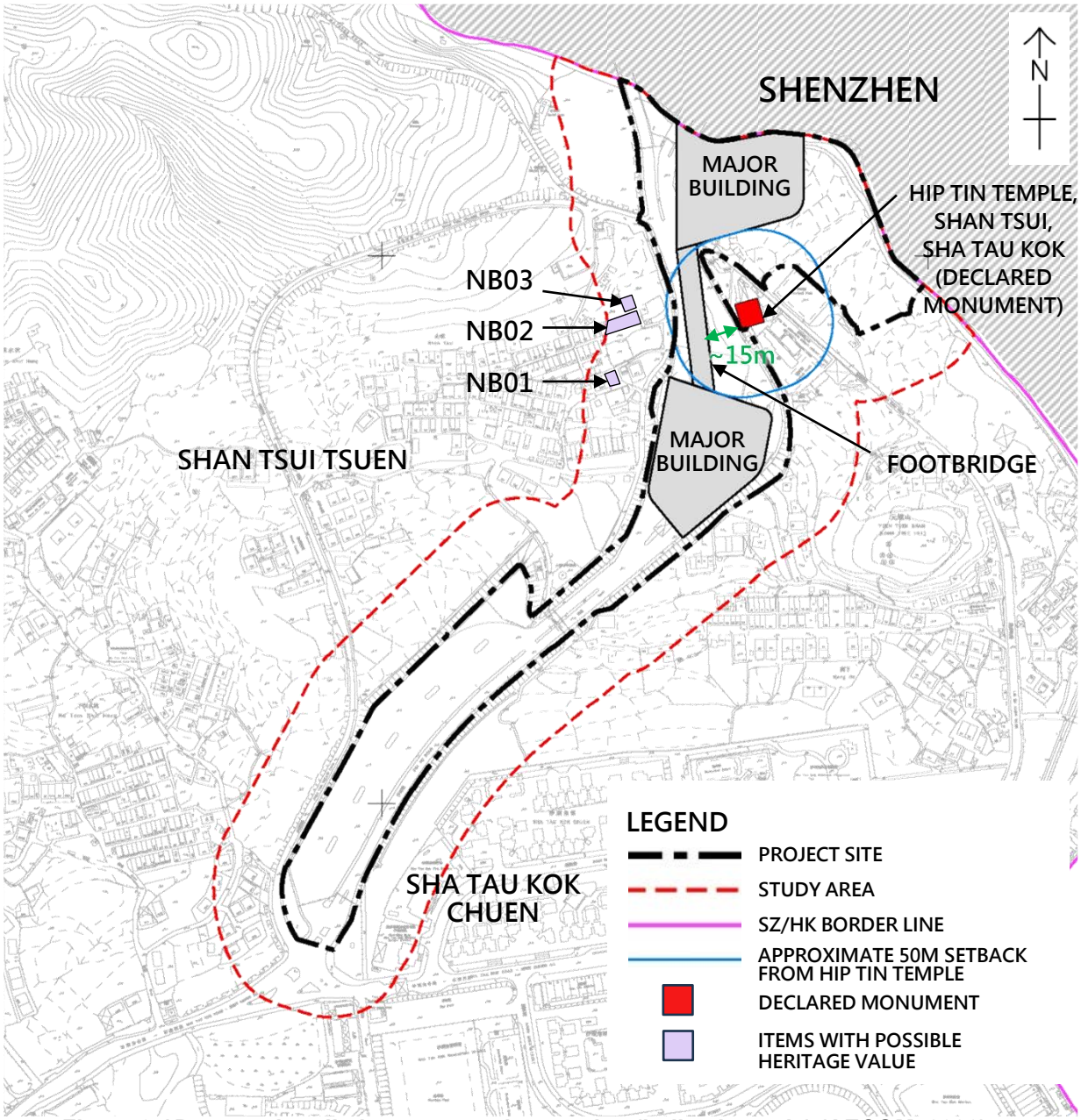


Figure 9.1 Proposed preliminary master layout plan (indicative only) (AECOM, 2026)

9.1.1 The existing STKCP and related facilitates within the Project Site will be demolished and redeveloped. The facilities for the new STKCP will have taller building heights and larger building footprints as compared to the existing development.

9.1.2 The southern portion of the Project Site is free of development and occupied by Sha Ho Road as well as reserved for related road amenity areas. The proposed buildings are mainly placed in the northern portion of the Project Site. Under the notional design scheme, there are two major buildings of approximately 40m in height, connected by a footbridge in between which is approximately 15m from the boundary of the declared monument. The proposed preliminary master layout plan is shown in **Figure 9.1** and **Drawing 2.1**.

9.1.3 In order to provide a convenient connection for public and passengers to walk between the two major buildings, the footbridge which spans approximately 100m in length will be proposed within the Project Site. The footbridge visually and physically unifies the two buildings while maintaining an open and permeable architectural character. With its open-sided design, the bridge allows daylight to penetrate and preserves long-distance views between and through the buildings. Architecturally, it reads as a floating link — a clear and contemporary expression of connectivity that enhances the overall composition without creating a solid barrier across the site.

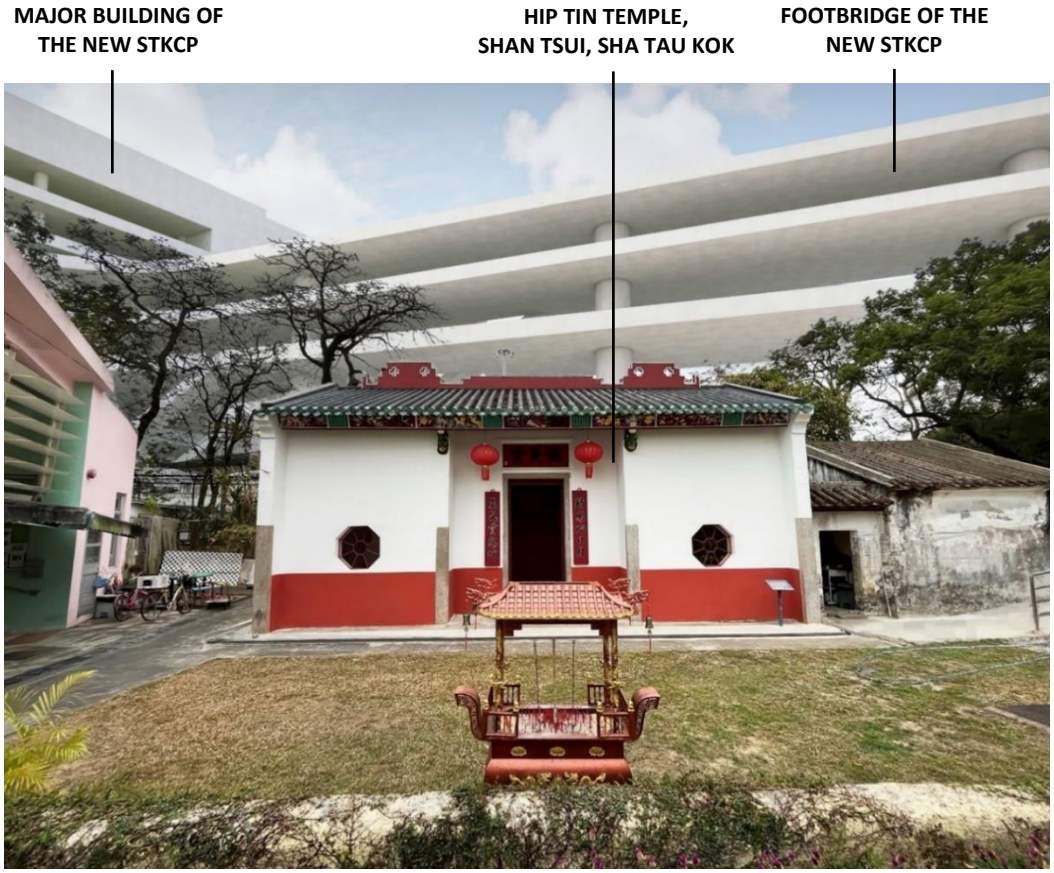


Figure 9.2 Artist's impression of view from east side of Hip Tin Temple, Shan Tsui, Sha Tau Kok (AECOM, 2026)

Figure 9.3 Artist's impression of view from building block (AECOM, 2026)

9.2 Impact Assessment

9.2.1 In this section, impacts from the Project to the Heritage Site is evaluated, appropriate mitigation measures and enhancement are proposed in **Section 10** in accordance with the conservation policies, with a view to preserving the cultural significance of the Hip Tin Temple, Shan Tsui, Sha Tau Kok.

Chain-link fence and periphery slope along the Project Site adjacent to the declared monument

9.2.2 The existing perimeter security fencing at the Project Site of STKCP comprises a continuous chain-link fence. With the closest proximity of chain-link fence and periphery slope located just approximately 1.5m away from the boundary of the declared monument, potential impacts are anticipated

(a1) Potential impact due to construction activities

9.2.3 There will be impact due to construction activities. During the construction phase, any major site works along the close proximity of the declared monument, including the chain-link fence and its retaining structure may incur change of ground level, change of water level, settlement, tilting or vibration towards the declared monument.

(a2) Visual impact from the existing chain-link fence and hoarding set up during construction

9.2.4 Given the close proximity of the preceding portion of the existing chain-link fence and as single-paneled hoarding will be set up to protect the declared monument from the construction works along the Project Site, visual impact to the declared monument may occur.

Footbridge and the building massing of the new STKCP

9.2.5 The new STKCP consists of two major buildings connected by a footbridge (**Drawing 2.1** and **Drawing 9.1** refer). Situated behind the declared monument, the footbridge would approach

within a close distance of approximately 15m from the boundary of the declared monument at its nearest point, potential impacts are anticipated.

(b1) Potential impact due to construction activities

9.2.6 Impacts are anticipated during the construction phase. The construction of the footbridge and buildings might incur change of ground level, change of water level, settlement, tilting or vibration towards the declared monument.

(b2) Visual impact from the Project

9.2.7 The Project will also give rise to visual impact. At the nearest point, the Project would approach within a close distance towards the declared monument, thereby adversely affecting the declared monument's setting and causing notable visual impact.

10 MITIGATION, PRECAUTIONARY MEASURES AND ENHANCEMENT

10.1 Introduction

10.1.1 In this section, mitigation measures are given as practical advice on remedial actions to mitigate any adverse impact effects identified in **Section 9**. After taking the mitigation measures into account, the impacts are evaluated in accordance with the five levels of significance as set out in the Guidelines for BHIA, as detailed in Table **1.1**.

10.2 Mitigation Measures

Chain-link fence and periphery slope along the Project Site adjacent to the declared monument

10.2.1 To mitigate impact (a1) mentioned in 9.4, it is proposed to keep the works at close proximity to minimum. Portion of the existing chain-link fence and its retaining structure that are within about 10m of the declared monument are therefore proposed to be kept with minor repair works where necessary and repaint the retaining structure to preserve a pleasant setting (**Figure 10.1** to **Figure 10.3** and Figure **10.6** refers).

10.2.2 During the construction phase, the impact (a2) mentioned in 9.4 will be minimised by setting up aesthetically-pleasing hoarding along and within the Project Site in close proximity towards the declared monument, such as design of printings with graphics and greenery. During operation phase, suitable greenery along the portion of chain-link fence in vicinity of the declared monument shall also be provided to soften visual impact on the temple (**Figure 10.4** to **Figure 10.6** refers).

Footbridge and the building massing of the new STKCP

10.2.3 To mitigate impact (b1) mentioned in 9.4, the major building blocks of the new STKCP shall set back approximately 50m from the boundary of the declared monument (**Figure 9.1** refers). The use of percussive type piling works should not be adopted for construction of the footbridge due to the high level of vibration generated by such methods. During the early contractor's design stage, to avoid adverse impact on the historic fabric of walls, including the character-defining elements and structures mainly made of rammed earth, an overall structural assessment of the declared monument shall be carried by Registered Professionals ("RP") under the Buildings Ordinance and a heritage consultant to be submitted to AMO for agreement.

10.2.4 Furthermore, prior to the commencement of any works, photographic and cartographic recording for the declared monument shall be conducted. The impact on the declared monument based on engineering prediction should also be assessed by RPs and a heritage consultant. Such an assessment, together with the pre-construction condition survey, shall be submitted to AMO for agreement. In case of the building structure being too vulnerable, structural strengthening measures may be required upon agreement with the AMO, but the measures must be reversible and with minimal impact to the building fabric. Any cumulative effects arising from multiple construction activities in the vicinity shall also be taken into account when analysing the potential movement and vibration affecting the declared monument. If any vibration, settlement and tilting are anticipated to be induced in the concerned declared monument, appropriate precautionary measures shall be conducted to control the movement.

10.2.5 Alert, Alarm and Action system (3As) limiting criteria and monitoring proposal including types of monitoring, distribution and actual location of monitoring points, monitoring frequency and proposed actions to be taken when reaching respective limiting criteria, should be submitted to AMO for agreement prior to commencement of construction works. Prior agreement and consent should be sought from the owner(s), stakeholder(s) and relevant Government department(s) for the installation of monitoring points on the declared monument before commencement of the works. Installation of monitoring checkpoints shall be carried out with great caution, and adequate protection shall be provided to the concerned declared monument to avoid any adverse physical impact arising from the installation process. The photo record for checkpoints upon installation, along with the set of initial readings, shall be submitted to AMO for record.

10.2.6 During the construction works, monitoring of the declared monument due to change of ground level, change of water level, ground-borne vibration, tilting, settlement shall be employed for incorporating 3As system. The proposed set of 3As limiting criteria is tabulated as in **Table 10.1**. Record of monitoring should be submitted regularly to AMO during the construction phase. AMO should be alerted in case any irregularities are observed. In particular, given the walls of the declared monument are probably mainly constructed of rammed earth, movement monitoring of the rammed earth walls at a large span (approximate 1.8m) arch should be considered. Design reviews should be undertaken at suitable stages of the works, and where necessary, precautionary measures implemented to minimize any adverse impacts on the declared monument. It should not rest solely on the control mechanism to trigger design reviews. In case of any signs of distress or unexpected damage are observed at the declared monument, the RP shall immediately notify AMO and review the causes with interval inspections or condition surveys conducted to enhance the monitoring. The corresponding works shall be suspended immediately until the remedial proposal is approved by the AMO. An investigation of the damage should be conducted to comprehensively review the effects of all construction activities and geology within the proposed project site before restarting the works, particularly if the damages relate to CDEs. All affected areas shall be highlighted and submitted for AMO consideration. They should be appropriately reversed, reinstated, repaired, restored or make good with consideration of including, but not limited to, designs, layouts, external treatments, colors, and textures of materials in whole or in part to match or integrate with the existing conditions of the declared monument to the satisfaction of AMO before commencement, especially for CDE-related works, a comprehensive review of the method statement for the proposed remedial works is required for AMO's consideration.

10.2.7 Upon completion of the construction works, a post-construction condition survey and structural assessment should also be conducted by the RP, which shall be submitted to AMO for record. The result of the survey and assessment shall be compared with those conducted before the commencement of the works to confirm the minimal impact on the temple by the Project.

10.2.8 Precautionary measures should also be implemented during construction phase. All personnel, including contractors and supervisory staff, must be informed of the need of protection to the declared monument. Stringent construction site management and vehicular control shall be implemented at all time to avoid any damages or disturbance to the declared monument. Physical markers shall be placed within the Project Site to clearly delineate a buffer zone of 10m offset from the boundary of the declared monument (**Drawing 10.1** refers). Furthermore, the buffer zone should also be kept free of excessive loading, including that arising from material storage and vehicular movement. Haul road shall also be kept away from the buffer zone. Slow-down signs shall be erected on site to warn all construction machinery operators when approaching the buffer zone.

10.2.9 To mitigate impact (b2) mentioned in 9.4, the major building blocks of the new STKCP shall set back approximately 50m from the boundary of the declared monument. Furthermore, the design of the footbridge shall respect the declared monument and the rural landscape. Non-enclosed footbridge is adopted in the current design with material being sympathetic with both the declared monument and the surrounding rural landscape. Reflective materials should be used only to a minimum extent on the exterior and the colour should be kept understated and neutral. Suggestions shall include the planting of aesthetically-pleasing plants at the close proximity at the Project Site alongside the declared monument that could minimise the visual prominence of the proposed development (**Figure 9.2** refers).

10.2.10 With the implementation of the abovementioned mitigation measures, this indirect impacts of vibration, tilting and settlement on declared monument will be acceptable.

Table 10.1 Proposed 3As Limiting Criteria for Vibration, Settlement, Tilting Monitoring for the Declared monument

Type of Monitoring	Monitoring Levels		
	Alert	Alarm	Action
Continuous Vibration (Peak Particle Velocity) (e.g. vibratory hammer)	1.8mm/s	2.4mm/s	3mm/s
Transient Vibration (Peak Particle Velocity) (e.g. drop hammer)	3mm/s	4mm/s	5mm/s
Settlement#	6mm	8mm	10mm
Tilting	1/2000	1/1500	1/1000

including upward and downward movement

Figure 10.1 Chain-link fence and slopes behind the declared monument proposed to be kept (AECOM, 2026)

Figure 10.2 The physical separation between the Project Site and the declared monument of approximately 1.5 metres (AECOM, 2026)

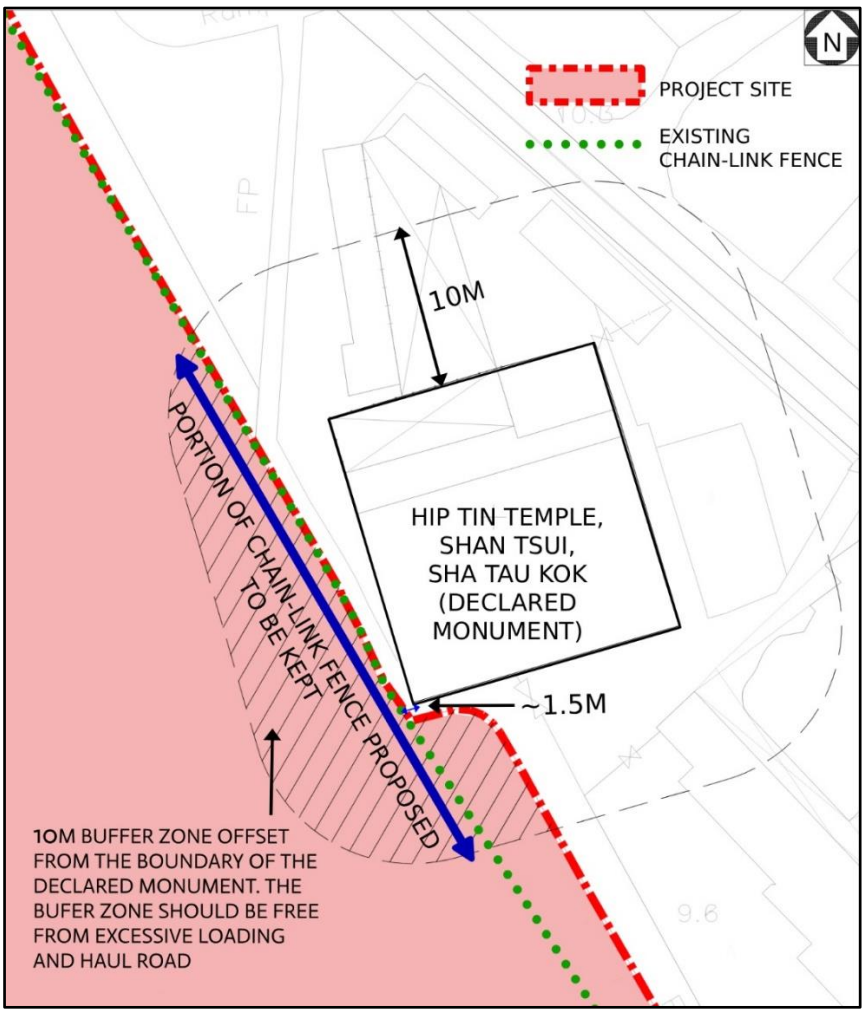


Figure 10.3 Indication partial plan of the Project Site and the declared monument (AECOM, 2026)

Figure 10.4 Artist's impression of the proposed greenery at the chain-link fence during the operational phase (AECOM, 2026)

Figure 10.5 Artist's impression of the proposed greenery at the chain-link fence during the operational phase (AECOM, 2026)

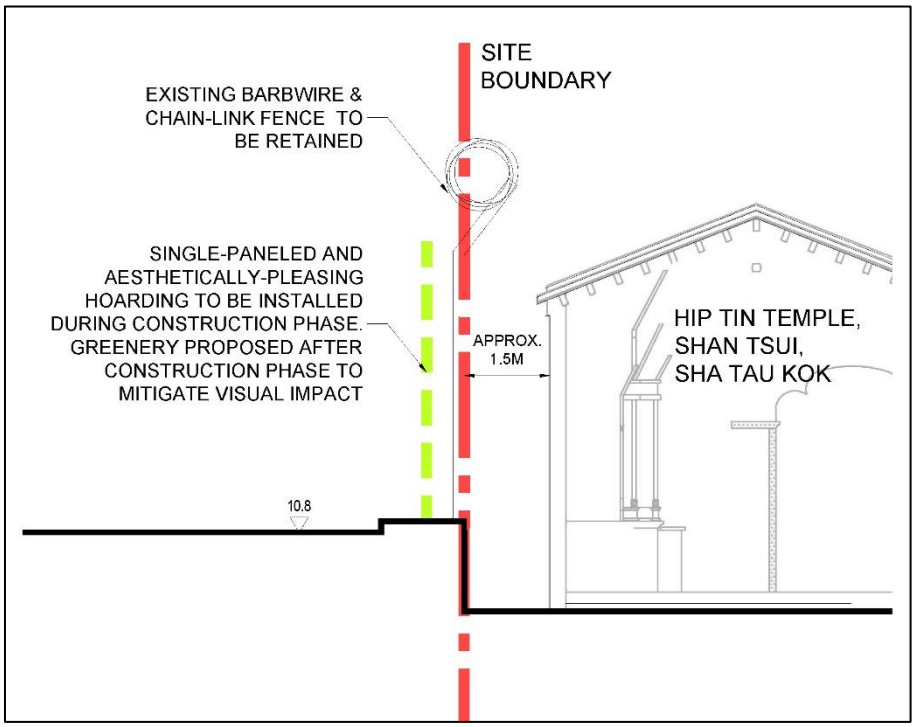


Figure 10.6 Indicative cross section along the Project Site and the declared monument in the closest distance (AECOM, 2026)

10.3 Enhancement and Opportunity

10.3.1 The Hip Tin Temple is situated within the Sha Tau Kok Frontier Closed Area, where entry is restricted and requires a permit. This Project offers a rare opportunity for the public to engage with and appreciate the temple's cultural and historical significance. The proposed connecting bridge of the STKCP will not only improve accessibility but also create elevated viewing points, where visitors will be able to view the temple's setting and architectural presence in a striking way, fostering greater public interest, understanding, and appreciation of this declared monument.

10.3.2 The Project also creates a valuable opportunity to reconfigure and improve pedestrian access to Shan Tsui Tsuen, the Sha Tau Kok Frontier Closed Area and the declared monument. By introducing a new access point near Shan Tsui Tsuen, the Project significantly shortens the walking distance to the declared monument and the Sha Tau Kok Frontier Closed Area. This improvement strengthens local connectivity towards the declared monument for the local residents.

Table 10.2 Implementation Programme of Mitigation and Precautionary Measures

Works / Elements	Impacts	Mitigation and Precautionary Measures	Levels of Impact
Chain-link fence and periphery slope along the Project Site adjacent to the declared monument	- (a1) Impact due to change of ground level, change of water level, settlement, tilting or vibration - (a2) Visual impact	*Mitigation Measures* - Set up visual barriers along the works boundary with aesthetically-pleasing barriers - No reflective materials should be used on the exterior and the colour should be kept understated and neutral - Suggestions would include the planting of aesthetically-pleasing plants that could minimise the visual prominence of the proposed development	Acceptable Impact with Mitigation Measures
Footbridge and the building massing of the new STKCP	- (b1) Impact due to change of ground level, change of water level, settlement, tilting or vibration - (b2) Visual impact	*Mitigation Measures* - Carry out pre-construction and post-construction condition survey and structural assessment for the declared monument - Carry out pre-construction photographic and cartographic recording for the declared monument - Prepare and submit to AMO the proposal on extents of buffer zones - Prepare and submit to AMO the monitoring proposal on the monitoring of vibration, tilting and settlement for the declared monument before construction works starts - Install monitoring checkpoints with AMO's agreement - Monitoring of vibration, tilting and settlement for the declared monument in accordance with the monitoring proposal *Precautionary Measures* - Maintain the existing physical separation between the Project Site and the declared monument - Provide briefing to all personnel about the protection of the Heritage Site - Place physical markers on site to indicate the buffer zone - Place slow-down signs on site to alert all construction machinery	Acceptable Impact with Mitigation Measures

11 CONCLUSIONS

11.1.1 This HIA has concluded that the proposal will mitigate the potential impacts arising from the Project on the Hip Tin Temple, Shan Tsui, Sha Tau Kok, a “Heritage Site” as defined under the HIA mechanism.

11.1.2 The Architectural Services Department will ensure that all works carried out for heritage conservation strictly comply with the requirements stipulated in the HIA as endorsed by AAB.

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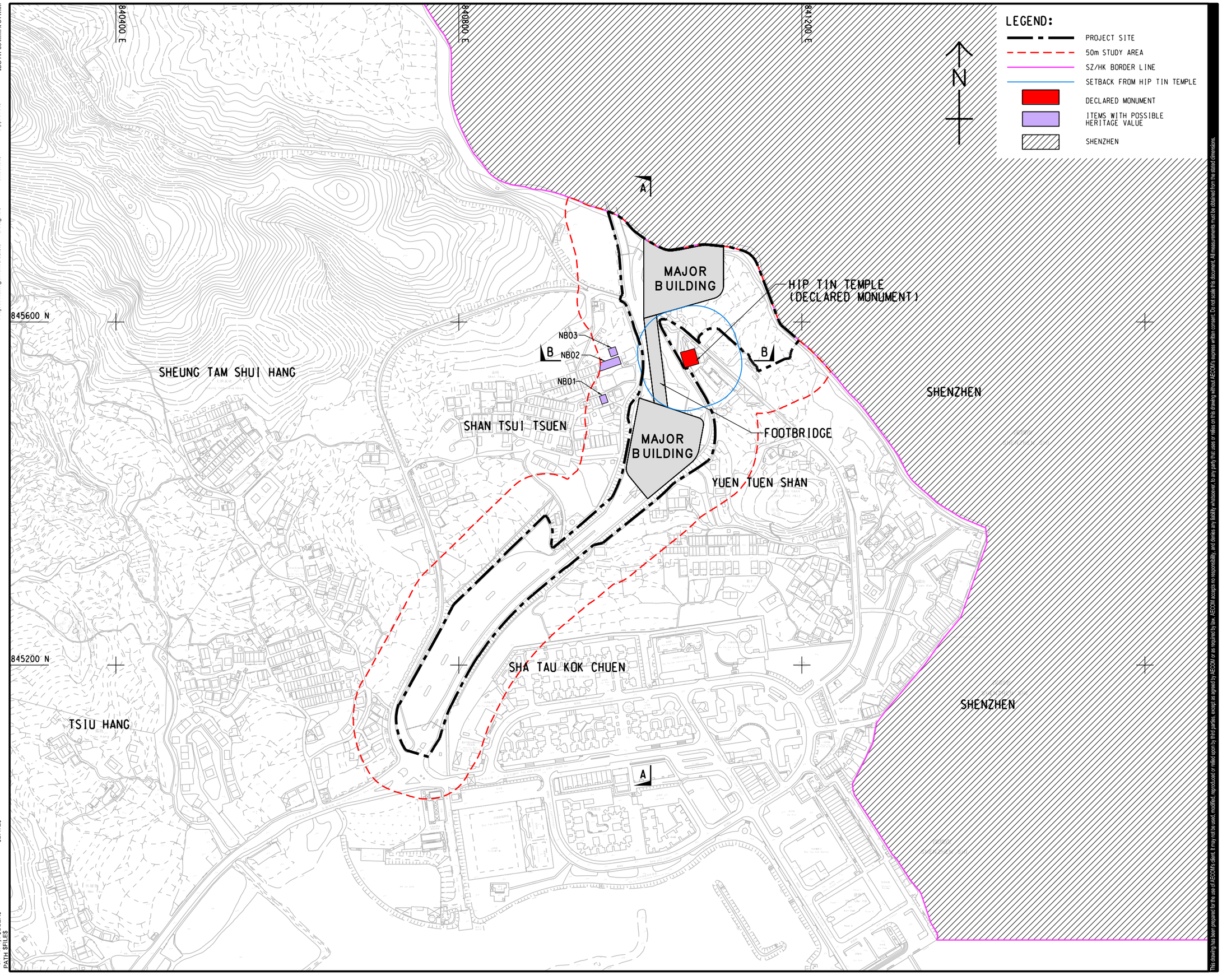
Project Management Initials:



AECOM

PROJECT
項目

CONSULTANCY SERVICES FOR HERITAGE IMPACT ASSESSMENT FOR REDEVELOPMENT OF SHA TAU KOK CONTROL POINT AND ASSOCIATED WORKS

CLIENT
業主

ARCHITECTURAL SERVICES DEPARTMENT 建築署

CONSULTANT
工程顧問公司

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ISSUE/REVISION
修訂

I/R 修訂	DATE 日期	DESCRIPTION 內容摘要	CHK. 核核

STATUS
階段

SCALE 比例
A3 1 : 4000

DIMENSION UNIT 尺寸單位
METRES

KEY PLAN
索引圖

PROJECT NO. 項目編號
60779322

CONTRACT NO. 合約編號
8918/03/PMB202

SHEET TITLE
圖紙名稱

PROPOSED PRELIMINARY MASTER LAYOUT PLAN

SHEET NUMBER
圖紙編號

60779322/HIA/DRAWING 2.1

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$PLTDRVL$
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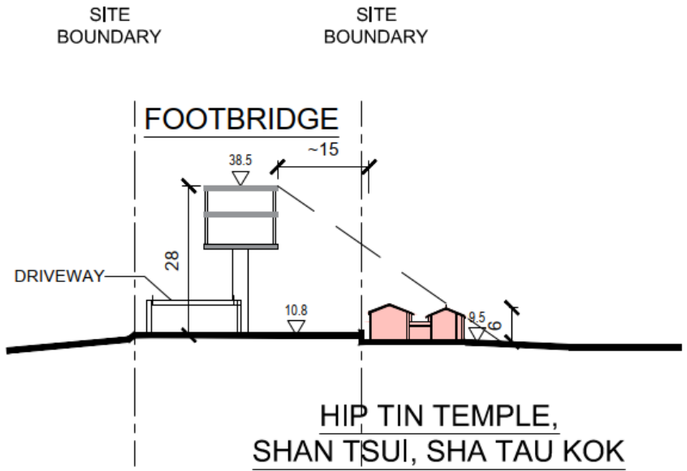

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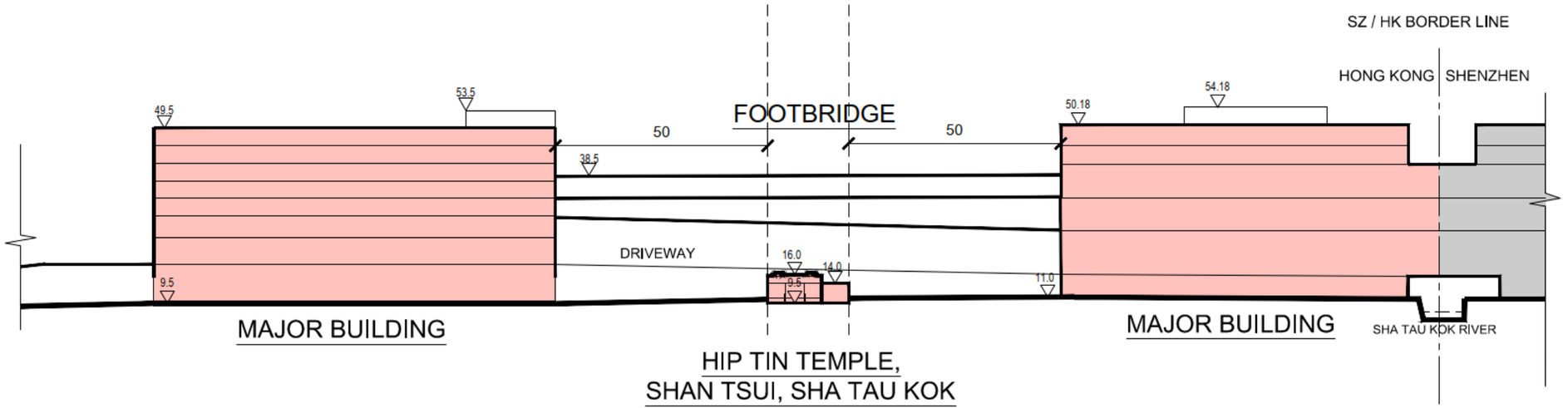

SECTION A

AECOM

PROJECT
項目

CONSULTANCY SERVICES FOR HERITAGE IMPACT ASSESSMENT FOR REDEVELOPMENT OF SHA TAU KOK CONTROL POINT AND ASSOCIATED WORKS

CLIENT
業主

ARCHITECTURAL SERVICES DEPARTMENT 建築署

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I/R 修訂	DATE 日期	DESCRIPTION 內容摘要	CHK. 核核

STATUS
階段

SCALE 比例: N.T.S

DIMENSION UNIT 尺寸單位: METRES

KEY PLAN
索引圖

PROJECT NO. 項目編號: 60779322

CONTRACT NO. 合約編號: 8918/03/PMB202

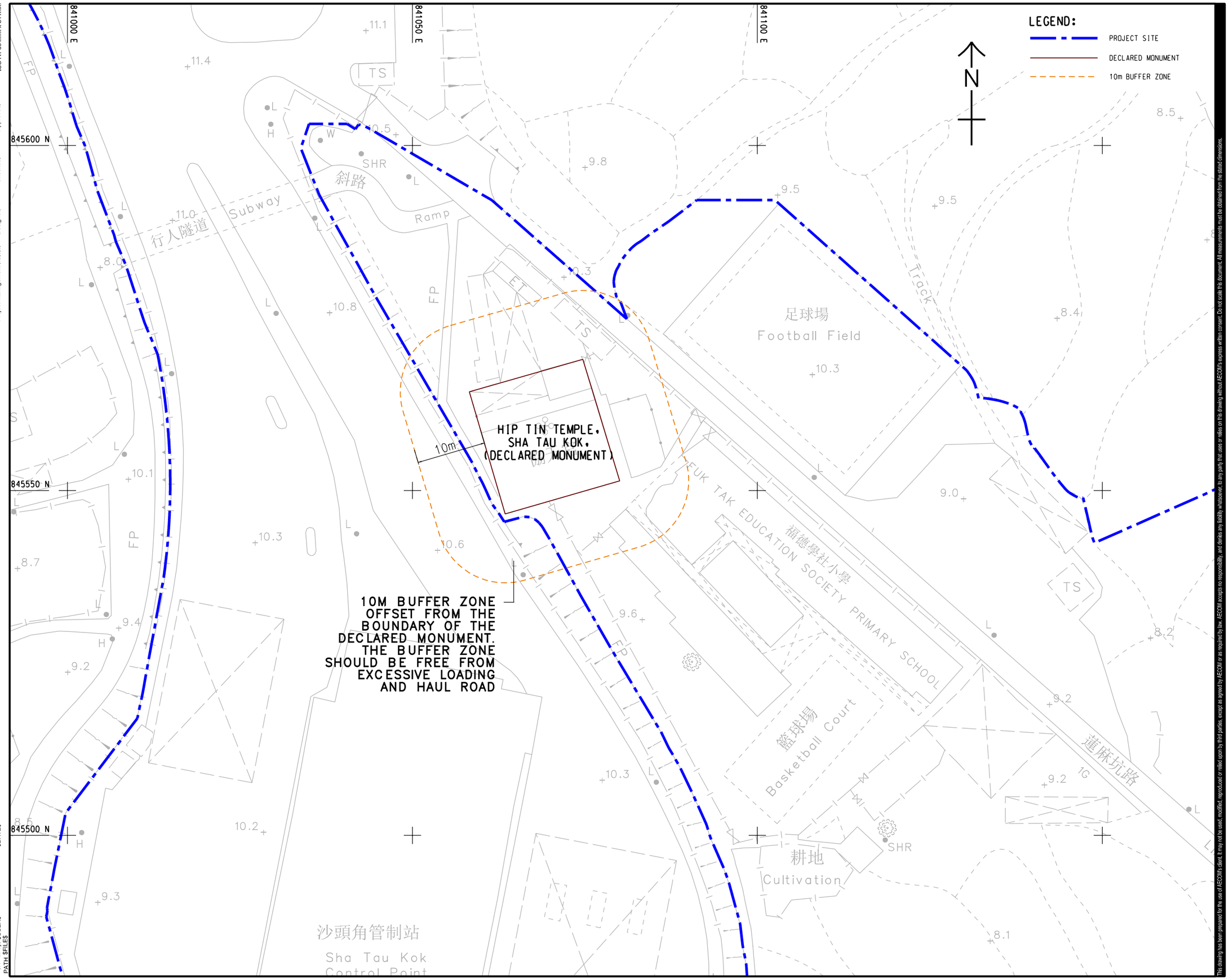
SHEET TITLE
圖紙名稱

VIEW PLANE ALONG SECTION A AND SECTION B

SHEET NUMBER
圖紙編號

60779322/HIA/DRAWING 9.1

Project Management Initials: Designer: Checked: Approved: ISO A1 594mm x 841mm



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Approved:

Checked:

Designer:

Project Management Initials:

$DATE$

$PLTDRVL$
Plot File by: $USER$
PATH: $FILE$

AECOM

PROJECT
項目

CONSULTANCY SERVICES FOR HERITAGE IMPACT ASSESSMENT FOR REDEVELOPMENT OF SHA TAU KOK CONTROL POINT AND ASSOCIATED WORKS

CLIENT
業主

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ISSUE/REVISION
修訂

I/R 修訂	DATE 日期	DESCRIPTION 內容摘要	CHK. 核對

STATUS
階段

SCALE 比例
A1 1 : 250

DIMENSION UNIT 尺寸單位
METRES

KEY PLAN
索引圖

PROJECT NO. 項目編號
60779322

CONTRACT NO. 合約編號
8918/03/PMB202

SHEET TITLE
圖紙名稱

BUFFER ZONE FOR HIP TIN TEMPLE

SHEET NUMBER
圖紙編號

60779322/HIA/DRAWING 10.1