

**HERITAGE IMPACT ASSESSMENT  
IN RESPECT OF THE REDEVELOPMENT OF SHA TAU KOK  
CONTROL POINT AND ASSOCIATED WORKS**

**BACKGROUND**

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.

2. The redevelopment of STKCP and associated works (hereinafter referred to as “the Project”) entails the demolition of the existing STKCP and the construction of new control point facilities (hereinafter referred to as “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.

**HERITAGE IMPACT ASSESSMENT**

3. In accordance with the Heritage Impact Assessment (“HIA”) Mechanism stipulated in Development Bureau Technical Circular (Works) No. 1/2022, the works agent needs to confirm with the Antiquities and Monuments Office (“AMO”) whether there are any sites of archaeological interest, declared monuments, proposed monuments, sites and buildings graded by the Antiquities Advisory Board (“AAB”), sites, buildings / structures in the List of New Items pending for grading assessment by AAB, or Government historic sites identified by AMO (hereafter together referred to as

“Heritage Sites”) within or in the vicinity of the Project Site. The HIA is also to identify items with possible heritage value but not included in the list of “Heritage Sites” within or in the vicinity of the Project and present the assessment of potential direct and indirect impacts resulting from the construction and operational phases of the Project on them.

#### **A. Heritage site and items with possible heritage value**

4. The study area of this HIA comprises of areas within 50m from the Project Site (hereinafter referred to as the “Study Area”). Within the Study Area, one declared monument, Hip Tin Temple, Shan Tsui, Sha Tau Kok, has been identified. There is no other Heritage Site but three items with possible heritage value have been identified. **Table 1** and **Table 2** provide summaries of the declared monument and items with possible heritage value, while their location and photograph are illustrated in **Figure 1** and **Figure 2** respectively.

**Table 1 Summary of the Heritage Site within the Study Area**

<b>Declared monument</b>	<b>Approximate distance to the Project Site (m)</b>
Hip Tin Temple, Shan Tsui, Sha Tau Kok	1

**Table 2 Summary of the items with possible heritage value within the Study Area**

<b>ID</b>	<b>Name</b>	<b>Approximate distance to the Project Site (m)</b>
NB01	No.57 Shan Tsui Tsuen	40
NB02	No.78-80 Shan Tsui Tsuen	21
NB03	No.95 Shan Tsui Tsuen	24

5. Hip Tin Temple, Shan Tsui, Sha Tau Kok is a traditional vernacular Chinese temple dedicated to the deity Kwan Tai (關帝). The existing temple was built between 1894 and 1895 to replace the earlier Kwan Shing Tai Ancient Temple (關聖帝古廟) which was established during the Daoguang (道光) reign (1821-1850) of the Qing dynasty. Apart from serving 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 (東和墟)

**Annex A**

by acting as one of the foci of the social-political centre of the Alliance. 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 to village children. In the 1950s, it was used as the office for the newly established Shan Tsui Public School (山咀公立學校). Hip Tin Temple, Shan Tsui, Sha Tau Kok was accorded a Grade 1 historic building status in April 2010 by AAB and was declared a monument in 2021.

6. NB01 exhibits some architectural characteristics, which are typical of traditional Chinese vernacular residence, such as murals, fascia boards and granite features. While several exterior features remain identifiable and in good condition, later alterations, such as air-conditioning units and pipes opening, have compromised aspects of the original fabric. The interior has not been assessed, as it is privately owned and inaccessible.

7. NB02 is a traditional Chinese mansion comprising of seven bays. Several characteristic features remain unaltered, including fascia boards, granite door and window frames, the kuilong ridge end, and the tanglung gate. Modifications are evident, with different plastered materials applied and all window openings replaced by modernised windows. The interior is not accessible due to private ownership.

8. NB03 is a traditional Chinese mansion whose materials, layout, structure and decorative features exemplify the defining characteristics of this building type. Certain aspects also reflect Western and modern influences, such as the use of cement-based plaster applied in a traditional manner to imitate granite. While these details demonstrate local adaptation, modern alterations include the removal of an original window canopy and the addition of a metal gate to the granite door frame, have affected the integrity of the building. The interior has not been assessed, as it is inaccessible.

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

**B. Identification of impacts and proposal on mitigation measures**

10. The Project will be situated in close proximity to Hip Tin Temple, Shan Tsui, Sha Tau Kok (a declared monument), which is outside but wholly within 50m of the Project Site. The Project, which consists of two major buildings connected by a footbridge, will be located behind the declared monument. Based on Section 10 of the HIA Report, a summary of the potential impacts and the corresponding mitigation measures are outlined in the ensuing paragraphs.

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

11. 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 declared monument, potential impacts are anticipated.

*(a1) Potential impact due to construction activities*

12. 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.

***Mitigation measures: to keep the existing chain-link fence and its retaining structure***

13. To mitigate this impact, a portion of the existing chain-link fence and its retaining structure that are within the buffer zone of 10m offset from the boundary of the declared monument are proposed to be kept with minor repair works to the existing chain-link fence where necessary (**Figure 3** and **Figure 4** refer).

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

14. Given the close proximity of the preceding portion of the existing chain-link fence and as single-paneled hoarding shall be set up to protect the declared monument

from the construction works along the Project Site, visual impact to the declared monument may occur.

***Mitigation measures: to set up aesthetically-pleasing hoarding and to improve the appearance of the existing chain-link fence***

15. During the construction phase, to mitigate their visual impact to the declared monument, aesthetically-pleasing hoarding, such as design of printings with graphics and greenery, shall be set up; and the retaining structure of the existing chain-link fence is also proposed to be repainted. During the operation phase, suitable greenery along the portion of chain-link fence in vicinity of the declared monument shall also be provided to mitigate visual impact on the temple (**Figure 4** and **Figure 5** refer).

b. *Footbridge and the building massing of the new STKCP*

16. The new STKCP consists of two major buildings connected by a footbridge, which is at 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***

17. During the construction phase, the construction of the footbridge and buildings, including foundation works, may incur change of ground level, change of water level, settlement, tilting or vibration towards the declared monument.

***Mitigation measures: carrying out relevant preventive measures, condition surveys, and monitoring measures, etc.***

18. To mitigate this impact, the major building blocks of the new STKCP shall set back approximately 50m from the boundary of the declared monument (**Figure 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, 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.

19. Furthermore, prior to the commencement of any works, the impact on the declared monument based on engineering prediction should 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.

20. Alert, Alarm and Action system (3As) limiting criteria and monitoring proposal, including type 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. The photo record for checkpoints upon installation, along with the set of initial readings, shall be submitted to AMO for record.

21. During the construction phase, monitoring of the declared monument due to change of ground level, change of water level, settlement, tilting or vibration shall be employed for incorporating 3As system. In particular, movement monitoring of the rammed earth walls at a large span (approximate 1.8m) arch should be considered. In case of any signs of distress or damage are observed at the rammed earth structures, RPs shall immediately notify AMO and review the causes with interval inspections or condition surveys conducted to enhance the monitoring.

22. Upon completion of the construction works, a post-construction condition survey and structural assessment should also be conducted by RPs and submitted to AMO for record.

23. 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 times 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. 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.

***(b2) Visual impact from the Project***

24. At the nearest point, the Project will approach within a close distance towards the declared monument, thereby adversely affecting the declared monument's setting and causing notable visual impact.

***Mitigation measures: Minimise impact through design control***

25. To mitigate the visual impact, the major building blocks of the new STKCP shall set back approximately 50m from 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 6** refers).

**C. Enhancement and Opportunities**

26. 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 new 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.

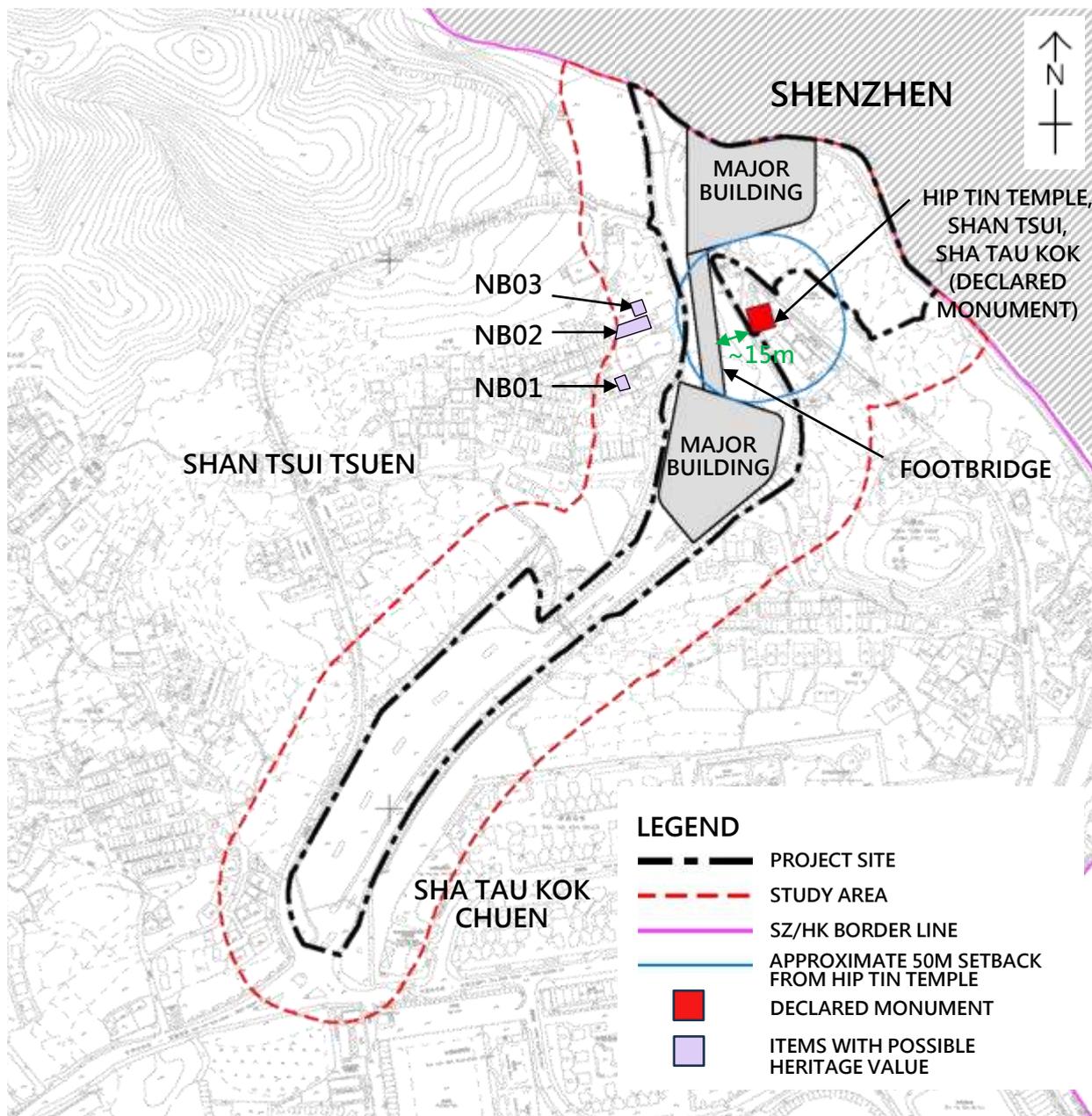
27. The Project also creates a valuable opportunity to reconfigure and improve pedestrian access to Shan Tsui Tsuen, the Sha Tau Kok Frontier Closed Area and the declared monument. By introducing a new access point near Shan Tsui Tsuen, the Project significantly shortens the walking distance to the declared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

**CONCLUSION**

28. The HIA has concluded that the proposal will mitigate the potential impacts arising from the Project on the Hip Tin Temple, a “Heritage Site” as defined under the HIA mechanism. 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.

Security Bureau

March 2026



**Figure 1 Proposed preliminary master layout plan<sup>1</sup> (AECOM, 2026)**

<sup>1</sup> The proposed layout is indicative only and may be subjected to further fine-tune and detailed design. The indicative layout serves only the purpose of conducting the HIA in the form of expert evaluation.



**Hip Tin Temple, Shan Tsui, Sha Tau Kok**



**NB01**

**No. 57 Shan Tsui Tsuen**



**NB02**

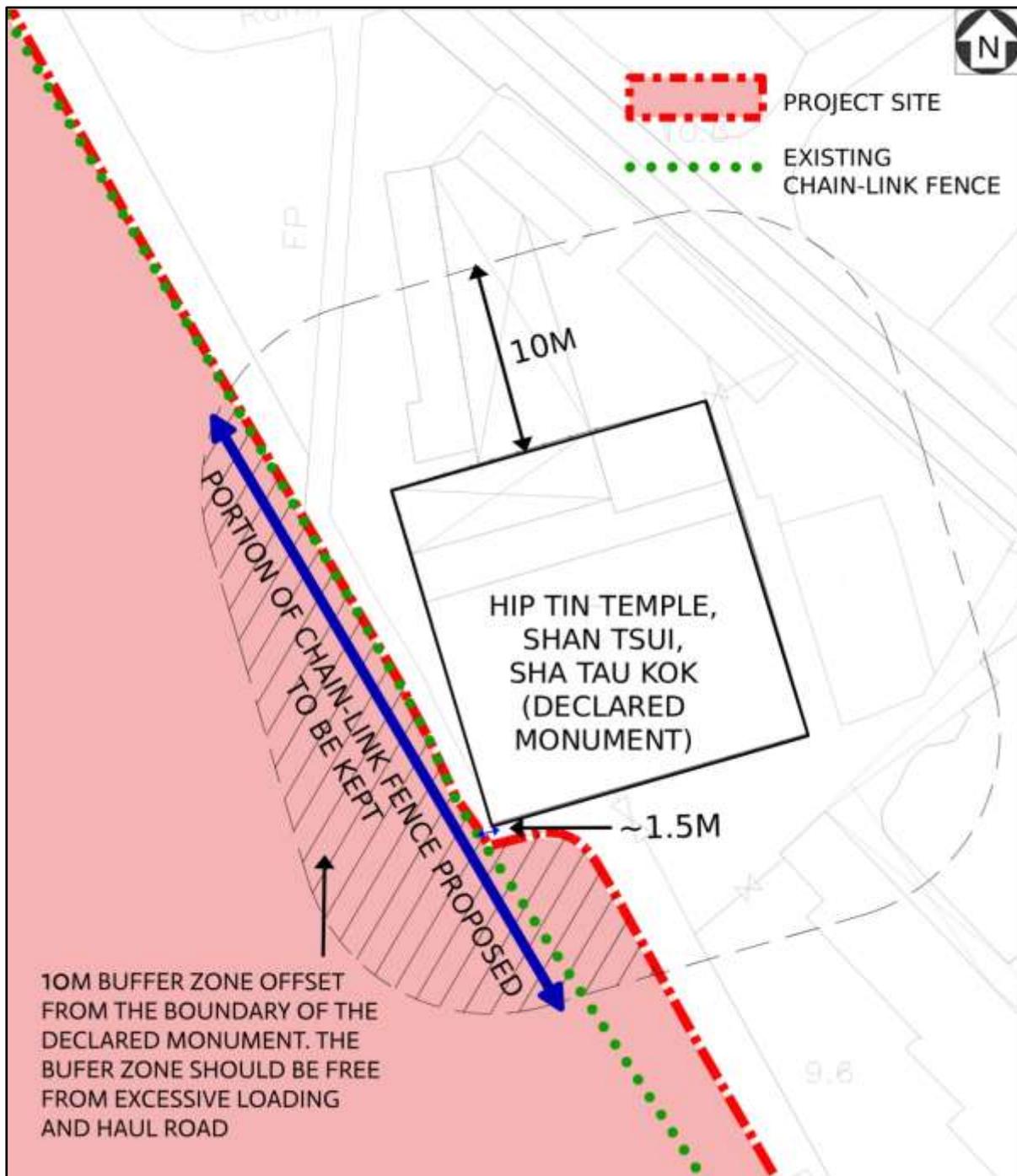
**Nos. 78-80 Shan Tsui  
Tsuen**



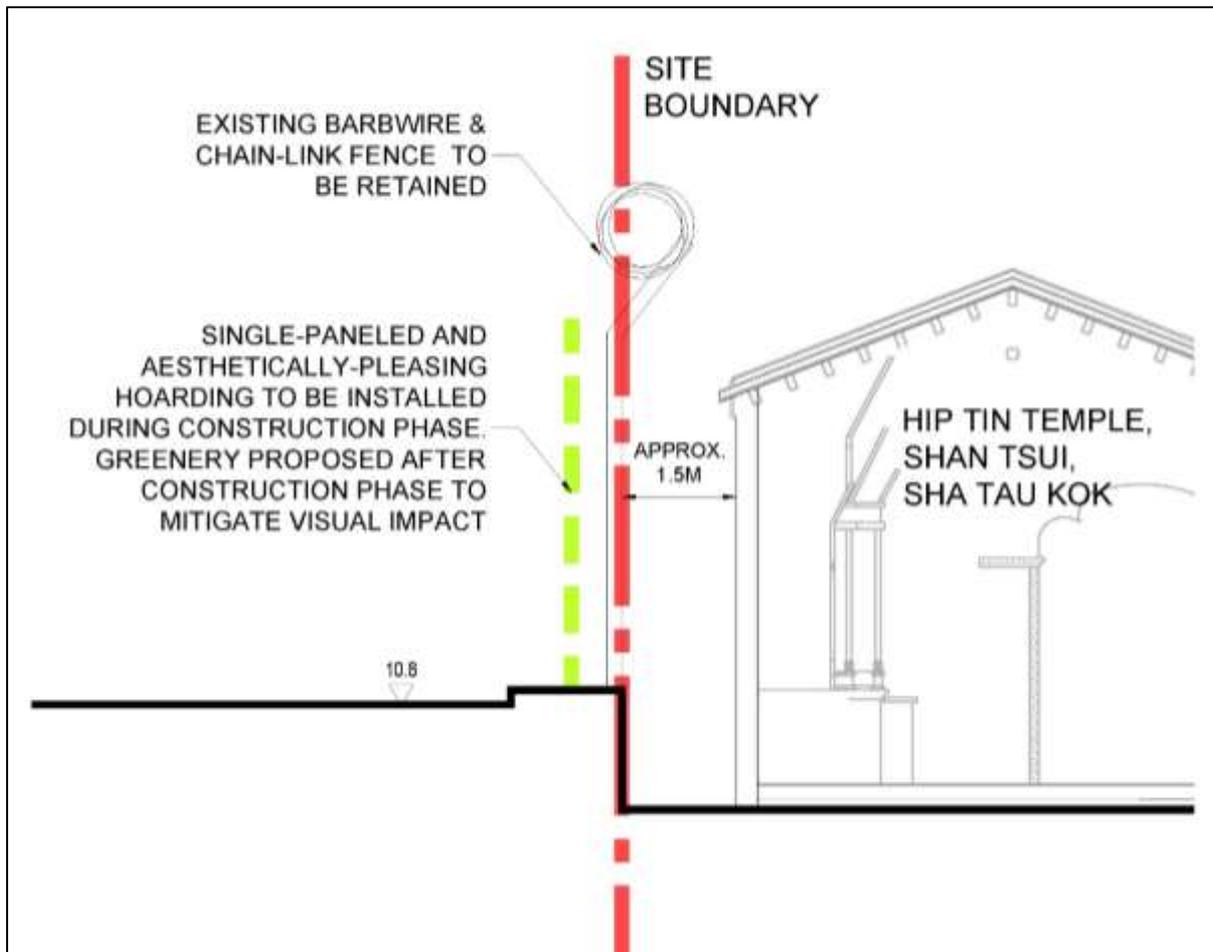
**NB03**

**No. 95 Shan Tsui Tsuen**

**Figure 2 Site Photos of the declared monument and items with possible heritage value (AECOM, 2026)**



**Figure 3** Indicative partial plan of the Project Site and the declared monument (AECOM, 2026)



**Figure 4 Indicative cross section along the Project Site and the declared monument in the closest distance<sup>2</sup> (AECOM, 2026)**

<sup>2</sup> The illustration is indicative only and may be subjected to further fine-tune and detailed design. The illustration is solely for the purpose of conducting the HIA in the form of expert evaluation.



**Figure 5** Artist's impression of the proposed greenery along the chain-link fence in vicinity of the declared monument<sup>3</sup> (AECOM, 2026)

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<sup>3</sup> The artist's impression is indicative only and may be subjected to further fine-tune and detailed design.



**Figure 6**      **Artist's impression of the perspective view from east side of Hip Tin Temple<sup>4</sup> (AECOM, 2026)**

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<sup>4</sup> The artist's impression is indicative only and may be subjected to further fine-tune and detailed design.