

Restoration to  
Tang Ancestral Hall  
and its adjoining buildings  
at Ha Tsuen, Yuen Long, New Territories

- Project Profile -



Leisure and Cultural Services Department  
The Government of the Hong Kong Special Administrative Region

July 2009

## **Contents**

<b>1. BASIC INFORMATION .....</b>	<b>1</b>
1.1 Project Title .....	1
1.2 Purpose and Nature of the Project .....	1
1.3 Name of Project Proponent .....	2
1.4 Location of Project .....	2
1.5 History of the Tang Ancestral Hall and Its Adjoining Buildings	2
1.6 Number and Type of Designated Project to be Covered by the Project Profile .....	3
1.7 Contact Person(s) .....	4
1.8 Estimated Cost .....	4
<b>2. OUTLINE OF PLANNING AND IMPLEMENTATION PROGRAMME .....</b>	<b>4</b>
2.1 Responsibilities of Parties .....	4
2.2 Site Survey .....	5
2.3 Method of Construction .....	5
2.4 Repair of the Chinese Tiled Roof.....	5
2.5 Replacement of Deteriorated Bricks .....	6
2.6 Implementation Programme .....	6
<b>3. MAJOR ELEMENTS OF THE SURROUNDING ENVIRONMENT .....</b>	<b>7</b>
<b>4. POSSIBLE IMPACTS ON THE ENVIRONMENT .....</b>	<b>7</b>
4.1 Cultural Heritage .....	7
4.2 Noise .....	8
4.3 Air Quality .....	8
4.4 Traffic Impacts .....	8
4.5 Solid Waste .....	8
4.6 Spoil Water .....	9
4.7 Dangerous Goods.....	9
4.8 Ecological Impacts.....	9
4.9 Landscape and Visual Impacts.....	9
<b>5. ENVIRONMENTAL PROTECTION MEASURES TO BE INCORPORATED IN THE DESIGN .....</b>	<b>10</b>
5.1 Measures to Minimize Environmental Impacts .....	10
5.2 Cultural Heritage .....	10
5.3 Noise .....	11

5.4	Air Quality .....	12
5.5	Solid Waste .....	12
5.6	Water Quality .....	13
5.7	Ecology .....	13
5.8	Landscape and Visual .....	13
5.9	Further Environmental Implementation .....	13
5.10	Public Consultation .....	14
5.11	Monitoring .....	15
5.12	History of Similar Project.....	15
<b>6.</b>	<b>USE OF PREVIOUSLY APPROVED EIA REPORTS .....</b>	<b>15</b>
<b>7.</b>	<b>CONCLUSIONS.....</b>	<b>16</b>

## **APPENDIX**

<b>Appendix I</b>	<b>Working Boundary of the Project</b>
<b>Appendix II</b>	<b>Photos Showing the Deteriorated Components of the Ancestral Hall</b>
<b>Appendix III</b>	<b>Measured Drawings</b>
<b>Appendix IV</b>	<b>Summary of Mitigation Measures</b>

## **1. BASIC INFORMATION**

### **1.1 Project Title**

Restoration to Tang Ancestral Hall and its adjoining buildings at Ha Tsuen, Yuen Long, New Territories.

### **1.2 Purpose and Nature of the Project**

1.2.1 The purpose of the project is to carry out full restoration to the Tang Ancestral Hall and its adjoining buildings at Ha Tsuen, Yuen Long, New Territories (hereafter “the Ancestral Hall”) (Location plan showing the project area is at Appendix I). The Ancestral Hall was declared as historical building under the Antiquities and Monuments Ordinance (hereafter “the Ordinance”) in 2007.

1.2.2 The Ancestral Hall has been in a state of disrepair with the main roof structures being severely weakened. Temporary propping has been arranged by the Antiquities and Monuments Office (AMO). Also, the internal decorations, brickwork and flooring finishes of the ancestral hall have deteriorated (Photos showing the deteriorated components of the Ancestral Hall are at Appendix II). As the AMO has the responsibility to protect and upkeep the Hong Kong’s declared monuments, a full restoration to the Ancestral Hall is proposed and funded by the AMO.

1.2.3 A conservation study and cartographic survey for the restoration of the Ancestral Hall have been arranged by the AMO, so as to ensure the cultural significance of the Ancestral Hall will be retained and enhanced. The restoration mainly consists of the following items:

- i) Demolish later-added reinforced concrete structures, metal structures (except the metal gates at the front and middle halls) and cement paving in the Ancestral Hall and restore to its original layout.
- ii) Repair/replacement of defective roof structure, including roof tiles, purlins, rafters, truss system, etc and reconstruct the roofs with termite-proofed timber and new tiling as necessary. Make good and retouch stucco mouldings on ridges and gables and other artwork.
- iii) Repair/restoration of defective carpentry and decorations, such as windows, doors, carved beams, camel’s humps, eaves boards, altar, murals, etc to match existing.

- iv) Remove modern paint on green-brick walls and stones and expose the original surfaces. Repair and re-point the external and internal brick walls and “dentist” replacement to individual damaged bricks.
- v) Restoration of floor paving in the Ancestral Hall, including canton tiles, lime-sand screeding, red sandstone and granite slabs
- vi) Restoration of demolished verandah and timber screen doors in Yau Kung School.
- vii) Restoration of window and door openings throughout the Ancestral Hall.
- viii) Improvement to drainage system.

1.2.4 Some measured drawings showing the Ancestral Hall are attached at Appendix III.

### **1.3 Name of Project Proponent**

Antiquities and Monuments Office (AMO), Leisure and Cultural Services Department, HKSAR Government.

### **1.4 Location of Project**

Tang Ancestral Hall and its adjoining buildings at Ha Tsuen, Yuen Long, New Territories.

### **1.5 History of Tang Ancestral Hall and Its Adjoining Buildings**

1.5.1 Situated at Ha Tsuen, Yuen Long, the Tang Ancestral Hall, alias Yau Kung Tong, was constructed by Ha Tsuen Tang clan between 1749 and 1751 to commemorate their two ancestors, Tang Hung Chi and Tang Hung Wai, for establishing the village settlements in Ha Tsuen. The Guesthouse and the Yau Kung School situated close to the Tang Ancestral Hall are believed to have been built before 1924. The Tang Ancestral Hall and its adjoining buildings formed a unique and exceptional historic compound, testifying the historical development of the Tang clan in the area.

1.5.2 Tang Ancestral Hall is a three-hall-two-courtyard Qing vernacular architecture, having two side chambers built in the second courtyard and having the ancestor altar worshiped at the main bay of the third hall. The building structure was built with green brick walls and stone columns supporting the timber-framed and tiled roof.

Fine and delicate brackets are fixed onto the truss system. Exquisite fascia boards with floral patterns are found in the three halls and the side chambers, while some of the beams are elaborately carved with traditional Chinese propitious motifs.

- 1.5.3 The Tang Ancestral Hall has played an important role in religious and ceremonial events of the Tang clan in Ha Tsuen. Traditional clan activities, such as the ancestor worship of the Spring and Autumn Equinox and the Ceremony of Lighting Lanterns, still take place in the hall every year. Moreover, the hall is also an essential venue for holding the rituals of the decennial Dajiao festival at Ha Tsuen.
- 1.5.4 The Guesthouse and the Yau Kung School situated close to the Tang Ancestral Hall are believed to have been built before 1924 (Layout plan of the buildings is at Appendix I). Situated to the left of the Tang Ancestral Hall, the Guesthouse was built to provide hospitality for guests of the clan. It was then used as quarters for teachers of the Yau Kung School in the 1950s. An altar to Man Cheong (god of literacy) and Mo Kuk (god of martial art) is still placed in the building for sacrificial offerings. The Guesthouse comprises two halls, with an open courtyard in between. It is built of green bricks, with its walls supporting the pitched roofs constructed of timber purlins, rafters and tiles. Wall cornices are decorated with mouldings with floral motifs. Glazed ceramic grilles are preserved in the front hall, flanked by a pair of plaster couplets.
- 1.5.5 Situated behind the Tang Ancestral Hall, the Yau Kung School was built for provision of education to the children in the area. The school began as a three-bay structure, which was extended in 1952 when it became a government-aided school. Due to the increase in student numbers, part of the Tang Ancestral Hall and the Guesthouse was once used as classrooms and dormitories for teachers. The school is constructed of green bricks with an open playground in front. The main building has two sets of ridges decorated with mouldings of auspicious and geometric motifs. Plaster mouldings of curling grass can still be seen on the gable frieze.
- 1.5.6 The Tang Ancestral Hall and its adjoining land was declared a historical building (declared monument) in 2007. The property is owned by the Tang Yau Kung Tong and is still used for worship and celebrations of traditional festivals and ceremonies.

## **1.6 Number and Type of Designated Project to be covered by the Project Profile**

- 1.6.1 The proposed work is a designated project under Section Q.1 of Schedule 2, of the

Environmental Impact Assessment Ordinance (EIAO) because the project will involve building works wholly in an existing site of cultural heritage (namely a Declared Monument).

## **1.7 Contact Person(s)**

### **Ms. Fione Lo**

Curator (Historical Buildings)  
Antiquities and Monuments Office  
Tel: 2721 1079  
Fax: 2721 6216  
Email: fsll@lcsd.gov.hk

### **Ms. Anne Lee**

Senior Heritage Officer  
Antiquities and Monument Office  
Tel: 3910 6606  
Fax: 3691 8185  
Email: astlee@lcsd.gov.hk

## **1.8 Estimated Cost**

The total cost for this project is at an estimated cost of HK\$13 millions.

## **2. OUTLINE OF PLANNING AND IMPLEMENTATION PROGRAMME**

### **2.1 Responsibilities of Parties**

2.1.1 For this project, AMO is the Project Proponent and Works Coordinator who will be responsible for project funding, project management, contract preparation and site supervision. The Tang Yau Kung Tong, who is the owner of the Ancestral Hall, will be consulted at all stages of the project.

2.1.2 The works will be undertaken by a specialist contractor (“the Contractor”) on the List

of Approved Specialist Contractors for Repair and Restoration of Historic Buildings endorsed by the Development Bureau. In addition, the Contractor will be responsible for carrying out the mitigation measures for minimizing the environmental impacts induced by the project.

## **2.2 Site Survey**

2.2.1 A cartographic survey and conservation study of the Ancestral Hall have been carried out to assess the heritage significance, to identify intervened areas and to recommend necessary conservation measures. Specification for the proposed scope of works has been prepared to ensure the conservation works are to comply with international conservation principles and standards. Any further environmental requirements specified in the environmental permit would be incorporated into the final specification and tender documents prior to tender action.

## **2.3 Method of Construction**

2.3.1 As the work involves a historic building, extra care will be taken at all phases of the work. In particular, the temporary scaffolding will be provided to a high standard to ensure that all sections of the roof will be easily accessible for dismantling and no undue stress will be placed on any damaged materials.

## **2.4 Repair of the Chinese Tiled Roof**

2.4.1 Existing roof tiles are to be carefully removed, stacked and protected for reuse. Salvaged tiles including sound old tiles will then be reused for re-fixing. New tiles will be of matching size, quality, finish and colour to original. Sample of tiles is to be approved before ordering.

2.4.2 All new timber is to be the best of its kind, free from worm holes or other defects such as cracks and will be pre-treated with approved proprietary timber preservatives before fixing.

2.4.3 During taking down rotten timber for replacement or repair, great care is required not to damage the adjoining plaster work. The Contractor may be required to cut the affected part of the timber section by section and to shatter the remaining timber from the wall before taken out by using only hand-held powered tools.



2.4.4 The new timber shall be selected from the qualified termiticide timber provided by the supplier. Re-used timber shall be treated with termiticide for protection against termite infestation and monitored on a regular basis after the completion of the restoration work. The works will be conducted by a specialist termite contractor with suitable materials and methods to avoid negative environmental impacts.

## **2.5 Replacement of Deteriorated Bricks**

2.5.1 Badly deteriorated bricks with major cracks, broken bricks, worn bricks and become chalky should be replaced by new or salvaged bricks.

2.5.2 Replacement of bricks shall be done by “piece-in” method as follows:

- (i) Areas identified to be replaced including badly deteriorated bricks, mortar/cement mortars or plaster should be completely and carefully taken out without affecting the neighbouring sound bricks.
- (ii) Existing mortar joint and pointing shall be carefully removed for piece-in bricks repair.
- (iii) The repaired brick surface and joint should match the existing surface of the wall.
- (iv) Sound bricks of compatible colour, bonding and dimensions shall be used for piece-in repair to match existing.

## **2.6 Implementation Programme**

The tentative implementation programme is as follows:

- |   |                               |
|---|-------------------------------|
| ◆ Pre -tender- preparations<br>(i.e. Design, Tender Documents, EIAO, etc) | November 2008 to August 2009  |
| ◆ Award of tender   | September 2009                |
| ◆ Works Period  | October 2009 to December 2010 |

## **2.7 Interactions with Broader Requirements / Other Projects**

- 2.7.1 There is no planning project near our proposed site. As such, cumulative environmental impacts would not result.

## **3. MAJOR ELEMENTS OF THE SURROUNDING ENVIRONMENT**

- 3.1 There are no other declared monuments or historical buildings close by the site, the nearest declared monument in Ha Tsuen area is Yeung Hau Temple which is more than 500 metres away from the works site and therefore not expected to be affected by any adverse environmental impacts caused by the proposed project.
- 3.2 The project site is located in a semi-urban area in Ha Tsuen, Yuen Long. The surrounding area is scattered with a number of low-rise residential buildings, the nearest cluster being approximately 2m to the east and west of the Ancestral Hall. These blocks are considered to be sensitive receivers.
- 3.3 The Ancestral Hall is about 40 metres from the main road, Ping Ha Road which is the only vehicular road passing through the site. There is a feeder road to the Ancestral Hall, the daily traffic usage of the feeder road is very low.

## **4. POSSIBLE IMPACTS DURING CONSTRUCTION PHASE**

### **Environmental Impact during The Works**

#### **4.1 Cultural Heritage**

- 4.1.1 In this project, the damaged portions of the roofs of the Ancestral Hall will be carefully taken down and replaced by compatible materials. Special care and attention will be paid for maintaining the heritage values of the Ancestral Hall; therefore all building works are to be carried out in a careful and skilled manner by a specialized contractor, which will be subject to a high level supervision by staff of AMO to ensure that the works are of the highest standard and the materials are exactly as required.
- 4.1.2 The nearest declared monument is located more than 500 metres away from the

project site. No direct physical impact is expected during the works. The Contractor will be required to take special cares in the demolition of later interventions to the Ancestral Hall. The works is restricted to use of hand-held tools and equipment in order to avoid any physical vibration to the building. Conditions have been included in the Specification regarding the proposed method of removing the old roof tiles and timber to prevent damage to persons or property on the site.

## **4.2 Noise**

4.2.1 The closest distance between the site and the nearest cluster of residential blocks is about 2 metres, but the only construction noise to be generated will be that from hand-held power tools and hand-held manual tools, so that only minor impacts are anticipated. No heavy power-operated machinery will be involved in this project. As a result, it is believed that the noise impact on the surrounding sensitive receivers may be considered as minimal.

## **4.3 Air Quality**

4.3.1 The problem of dust emission from construction work is expected to be minimal since the demolition of the existing roof and brickwork repairs will be carried out by either hand-held power tools or hand-held manual tools. The amount of dust generated is expected to be low and will be controlled with good site management as well as dust reduction measures that are incorporated in the specification.

## **4.4 Traffic Impacts**

4.4.1 Lorries are required to transport construction wastes from site and the construction materials including timber, bricks, building waste, etc. to the site. It is expected to be infrequent. Traffic impacts on the Ping Ha Road are considered to be very insignificant and the project is quite short in duration.

## **4.5 Solid Waste**

4.5.1 During the working period, about 385 cubic metres of construction and demolition waste (C&D waste) may be produced, including cement mortar, roof timbers, roof

tiles and wall plaster. Any sound roof tiles and roof timbers should be retained on-site for reuse after inspection by experts from AMO. Those unwanted C&D waste will be removed off site promptly and transported to the statutory landfill sites. The guidelines concerning temporary storage and proper disposal of C&D waste will be strictly monitored. Therefore, no significant impact due to the generation and disposal of the limited and non-toxic solid waste is expected from the works.

#### **4.6 Spoil Water**

4.6.1 Spoil water is likely to be generated from washing down the brick walls, granite columns and the floors using a mild detergent and fresh water solution. Such waste water will be no more harmful than normal domestic waste water; however it will be filtered before discharge to remove any pieces of waste materials that may block up the drains. The quantity of waste water generated is not expected to exceed 100 litres per day. Also, all the effluent discharge from the site will be subject to the Water Pollution Control Ordinance.

#### **4.7 Dangerous Goods**

4.7.1 No designated dangerous goods are involved in the project.

#### **4.8 Ecological Impacts**

4.8.1 The project site is located in a semi-urban area and is not surrounded by areas of ecological value. No adverse ecological impact is therefore anticipated during the restoration.

#### **4.9 Landscape and Visual Impacts**

4.9.1 The visual impacts of the works are mainly received by the residents with direct views of the proposed site from their homes. There is no blocking of views caused to landscape features, landmarks and notable features. No tree felling is expected for this project.

4.9.2 During the construction phase, there will be some temporary scaffoldings and

protective layers erected around the Ancestral Hall. However, the duration will last only a few months.

- 4.9.3 The Ancestral Hall will be restored with materials, design and color to match existing. The restoration will enhance the visual appearance of the Ancestral Hall and thus the subsequent visual impact will be more beneficial than before.

## **5. ENVIRONMENTAL PROTECTION MEASURES TO BE INCORPORATED IN THE DESIGN**

### **5.1 Measures to Minimize Environmental Impacts**

- 5.1.1 From the above section, it is assessed that noise, dust emission, traffic impacts, solid waste and spoil water arising from the project are minimal. At the same time, standard mitigation measures in accordance with the latest version of "Recommended Pollution Control Clauses for Construction Contracts" will be adopted for further reducing the environmental impacts.

### **5.2 Cultural Heritage**

#### **5.2.1 Antiquities and Monuments Ordinance**

*5.2.1.1* According to Section 6 of the Antiquities and Monuments Ordinance (Cap. 53), no person shall demolish, remove, conduct, deface or interfere with a monument, unless a permit is granted by the Antiquities Authority. As the Ancestral Hall is a declared monument under the Antiquities and Monuments Ordinance, the required permit will be obtained from the Antiquities Authority before any work may commence on-site. Any person who contravenes Section 6(1) shall be guilty of an offence and shall be liable on conviction to a fine of HK\$100,000 and imprisonment for 1 year.

*5.2.1.2* A permit under Section 6 will be applied from the Antiquities Authority in the usual way and the contractor shall comply with any requirements made under the terms of the permit.

## 5.2.2 Standard of Workmanship

5.2.2.1 All works to be carried out shall match the original design and care has to be taken to trace from the existing building what the original construction should be or should have been, including materials, dimensions and colours etc.

5.2.2.2 On completion of the works, the new building works and paintworks should not appear too obvious and for this reason all colours for painting and all materials employed must be approved by the AMO before use.

5.2.2.3 The Contractor is required to employ experienced craftsmen and artists to reconstruct missing or damaged or deteriorated elements of the building where no similar elements can be found.

5.2.2.4 The Contractor is required to keep a record of methods and materials adopted in this project while the format of the record should be accepted by the AMO. A copy of the record will be given to AMO for future maintenance purposes.

## 5.3 Noise

5.3.1 Dismantling of the deteriorated roof structure by hand-held power tools will cause slight amount of noise nuisance for a very short period during the initial stage of the project. Although the distance between the site and the sensitive receivers is very close, the anticipated noise level will be very low since no heavy power-operated machinery will be involved.

5.3.2 For further reducing the noise disturbance, implementation of good site practices e.g. regular maintenance of powered mechanical equipment and use of silent equipment as the proper noise control measures during the construction stage are recommended to minimize the potential noise impacts.

5.3.3 No construction works will be carried out during 7 p.m. to 7 a.m. and any time on Sundays and General Holidays; as a result, there will not be any noise generated during these sensitive hours.

## **5.4 Air Quality**

5.4.1 Air pollution will not be allowed to cause a major impact, as only a small amount of dust will arise from the demolition works during the taking down of the roof and during brick wall repairs. In addition, the Air Pollution Control (Construction Dust) Regulation will be strictly followed and monitored. The following mitigation measures will be carried out:

- (i) Avoid free falling of debris while roof material is being removed and dismantled. Baskets or similar containers shall be used to carry such material from the roof to ground level for proper disposal.
- (ii) Regularly dampen the floor with clean water to avoid spread of dust during the hacking-up and removing of the existing floor finishing.
- (iii) Spray the debris with clean water so that it remains damp before it is carted away. In addition, water will be continuously sprayed on the surface where any drilling, cutting or other small-scale breaking operation is carried out by using hand-held power tools.

## **5.5 Solid Waste**

5.5.1 C&D waste would be produced from the demolition or site clearance (i.e. broken clay tiles, roof timber, cement mortar, plaster, etc.). After sorting out those that can be re-used, all the unwanted C&D waste will be removed from the site to the statutory landfill sites. Moreover, all the C&D waste will be handled and disposed of in accordance with the Waste Disposal Ordinance; as a result, the environmental impact from waste disposal is minimal.

5.5.2 Spent chemicals from any waste termiticide and normal domestic detergent will be handled, stored and disposed of in accordance with the Waste Disposal Ordinance. Where necessary, the hotline (Tel: 2755 3554) for chemical waste control and chemical waste disposal will be contacted for enquiry on technical requirements for handling chemical wastes. Any waste termiticide should be carefully returned to its container and taken back to the Contractor's workshop for filtering and future reuse. In view of the cost of the termiticide, the waste chemical is not expected to exceed 1 litre in total.

## **5.6 Water Quality**

5.6.1 When cleaning the brick walls, columns and floors as well as carrying out small scale brickwork repair, spoil water would be produced. Such spoil water will be filtered before discharge into drains. Also, the Water Pollution Control Ordinance would be strictly monitored for discharging such waste water from the site. Moreover, there are no water sources in the vicinity of the site that would be impacted or affected by the project.

## **5.7 Ecology**

5.7.1 As no ecological impact is expected during construction phase, no mitigation measure is necessary.

## **5.8 Landscape and Visual**

5.8.1 The possible landscape and visual impact is minimal during the restoration and the nature of the impact is temporary/short term in nature.

5.8.2 The contractor will also be required to maintain site cleanliness and tidiness and to properly manage construction waste in the restoration works area to reduce the visual impact of the project site to a minimum.

5.8.3 The impact will be beneficial as the project will enhance the landscape and visual setting of the Ancestral Hall.

## **5.9 Further Environmental Implications**

### **Severity, Distribution and Duration of Environmental Effects**

5.9.1 The possible severity, distribution and duration of environmental effects and further implications are summarised below:



<b>Impact</b>	<b>Effects</b>	<b>Severity and duration</b>	<b>Distribution</b>	<b>Duration</b>
Cultural Heritage	Enhance the physical condition and heritage value of the Ancestral Hall	Beneficial and long term enhancement	Project Site only	Long-term
Noise	Noise nuisance from demolition, repair and clearance works	Minimal and short	Project Site only	About 6 months
Air Quality	Dust generated from demolition works and construction activities	Minimal and short	Project Site only	About 6 months
Solid Waste	Handling and disposal of about 385 m <sup>3</sup> of demolished building material	Minimal and short	Project Site only	About 6 months
Water Quality	Discharging approx. 100 litres of spoil water into drains with appropriate filtering process	Minimal and short	Project Site only	About 6 months
Traffic	Lorries to and from work site	Minimal and infrequent	Ping Ha Road	About 6 months
Landscape and Visual	Erection of temporary scaffoldings and protective layers	Minimal and short	Project Site only	About 8 months

## 5.10 Public Consultation

5.10.1 Regular progress meeting will be held among the managers of Tang Yau Kung Tong, the representatives of the clan, AMO and the Contractor. As the Ancestral Hall will become one of the important spots for heritage tourism in Ha Tsuen, the Contractor will be urged to complete the project on time.

5.10.2 The local villagers have long urged the government to undertake this project and therefore strongly support its urgent completion. It is also understood that they are willing to tolerate reasonable disturbance during the construction period providing the level is minimal and appropriate mitigation measures will be adopted.

5.10.3 The Antiquities Advisory Board have been informed of the proposed project.

## **5.11 Monitoring**

5.11.1 Monitoring procedures are proposed to be adopted and the AMO as Heritage Conservation Authority and Project Architect will be responsible for monitoring operations:

- to ensure the quality of the conservation aspects of the project are carried out to the highest possible standard;
- to ensure that the general aspects of environmental quality will comply with the project requirements;
- supervise the Contractor to ensure that the requirements in the Project Profile are fully complied with;
- instruct the Contractor when action is required to reduce or prevent any impacts; and
- to effectively and speedily deal with any complaints received with regard to any environmental aspects of the project.

## **5.12 History of Similar Projects**

5.12.1 In 2008, a similar full restoration project was carried out at Chik Kwai Study Hall, Sheung Tsuen, Pat Heung, Yuen Long. From 2006 to 2007, similar restoration projects were also carried out for the Tang Chung Ling Ancestral Hall and the Tin Hau Temple at Lung Yeuk Tau, Fanling, and the Tang Ancestral Hall in Ping Shan.

## **6 USE OF PREVIOUSLY APPROVED EIA REPORTS**

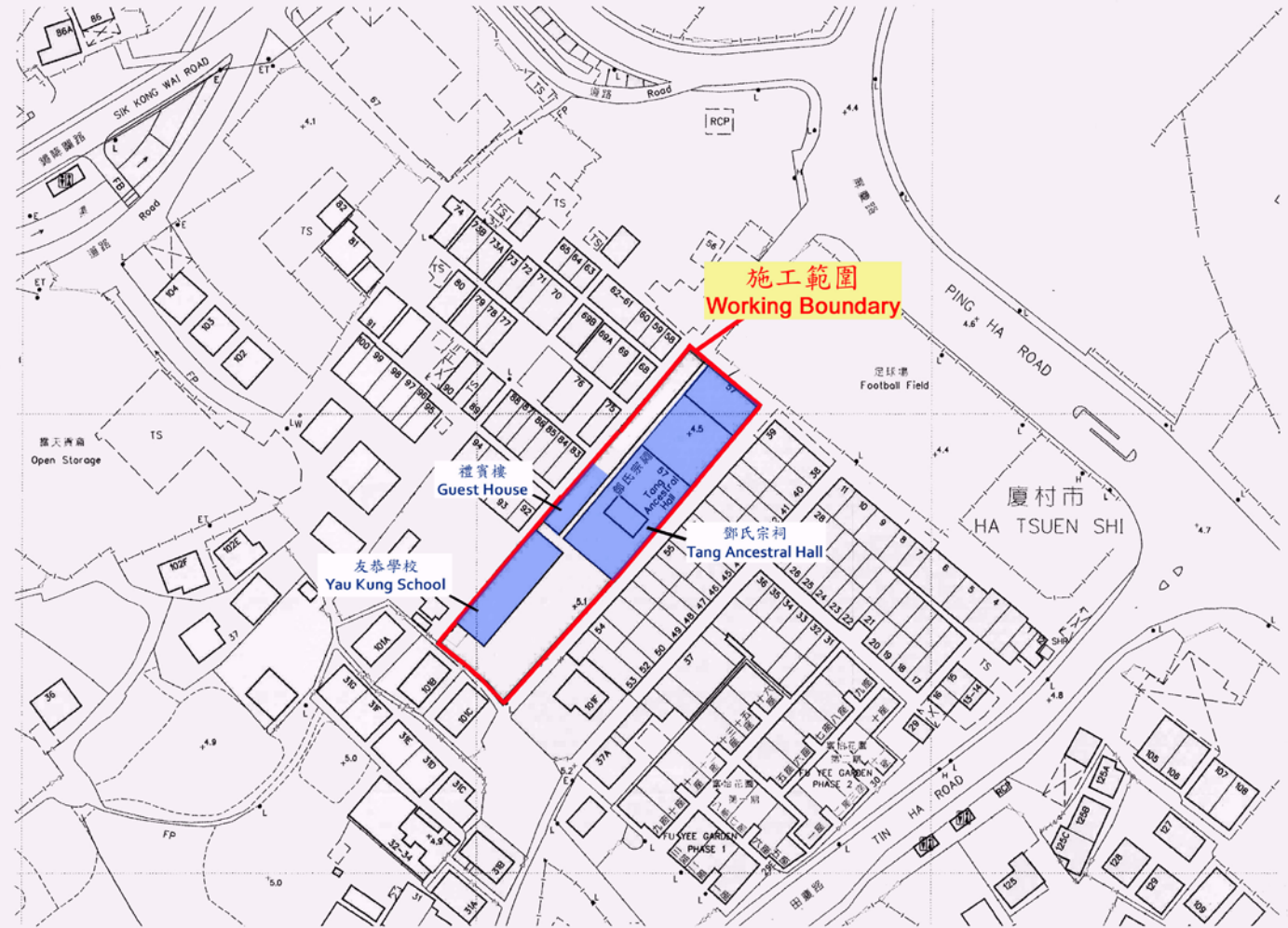
6.1 There are no previously approved EIA reports concerning this Ancestral Hall that can be referred to. Yet, the Project Profiles, namely “Major repair to Tang Chung Ling Ancestral Hall, Lung Yeuk Tau, Fanling (Environmental Permit No. EP-199/2004)”, “Major Repair to Tang Ancestral Hall, Ping Shan (Environmental Permit No. EP-193/2004)”, “Major Repair to Tin Hau Temple at Lung Yeuk Tau (Environmental Permit No. EP-214/2005)” and “Restoration to Chik Kwai Study Hall, Sheung Tsuen, Pat Heung, Yuen Long” (Environmental Permit No. EP-305/2008) were approved and we were allowed to apply for an environmental permit directly. As the above-mentioned projects involve similar repair and restoration works to traditional Chinese Declared Monuments, the previously approved documentations were referred to in preparing this Project Profile.

## **7 CONCLUSIONS**

- 7.1. Water quality, noise, dust, traffic, solid waste, landscape and visual impacts will be minimal during the construction phase. Moreover, by adopting appropriate mitigation measures, no adverse impacts are anticipated and the sensitive receivers will be protected from impacts. (The mitigation measures are summarized in Appendix IV).
- 7.2. The project aims to repair and restore the Ancestral Hall, while preserving the historic relics and enhancing its cultural significance. The Contractor will strictly comply with the requirements specified in the permit issued under Section 6 of the Antiquities and Monuments Ordinance by the Antiquities Authority. The restoration works will be carried out by experienced craftsmen and workers. Experts from AMO will supervise the works in order to ensure the historic value and architectural features of the building would be kept intact.
- 7.3. This project is intended to put the Ancestral Hall back into good maintenance condition in order to facilitate the religious practices and activities organized by the Tang clan. As the Ancestral Hall is one of the important historic buildings in Hong Kong, its restoration will help to promote cultural tourism and heritage education in Hong Kong.
- 7.4. The environmental impact arising from the project is considered to be very minimal, but on the contrary is considered to be beneficial, both for the building itself and for the surrounding environment. For this reason an application for permission to apply directly for an environmental permit under EIA Ordinance is therefore requested.



位置 LOCATION



施工範圍  
Working Boundary

— 施工範圍  
Working Boundary

只作識別用  
FOR IDENTIFICATION ONLY

新界元朗廈村鄧氏宗祠及其鄰近建築物  
Tang Ancestral Hall and its adjoining buildings at Ha Tsuen, Yuen Long, New Territories





Plate 1 The front elevation of the Tang Ancestral Hall. Temporary propping has been erected by AMO. Modern paint on the walls and columns will be removed in the restoration.



Plate 2 Purlins in the Ancestral Hall have been seriously damaged.



Plates 3 & 4 Mouldings on ridges of the Ancestral Hall are fading.





Plates 5 & 6 Repair to floor tiles throughout the Tang Ancestral Hall and Guest House is required.



Plate 7 Defective / loosen roof tiles and battens at the Guest House



Plate 8 The timber staircase and cockloft floors at the Guest House are dilapidated.

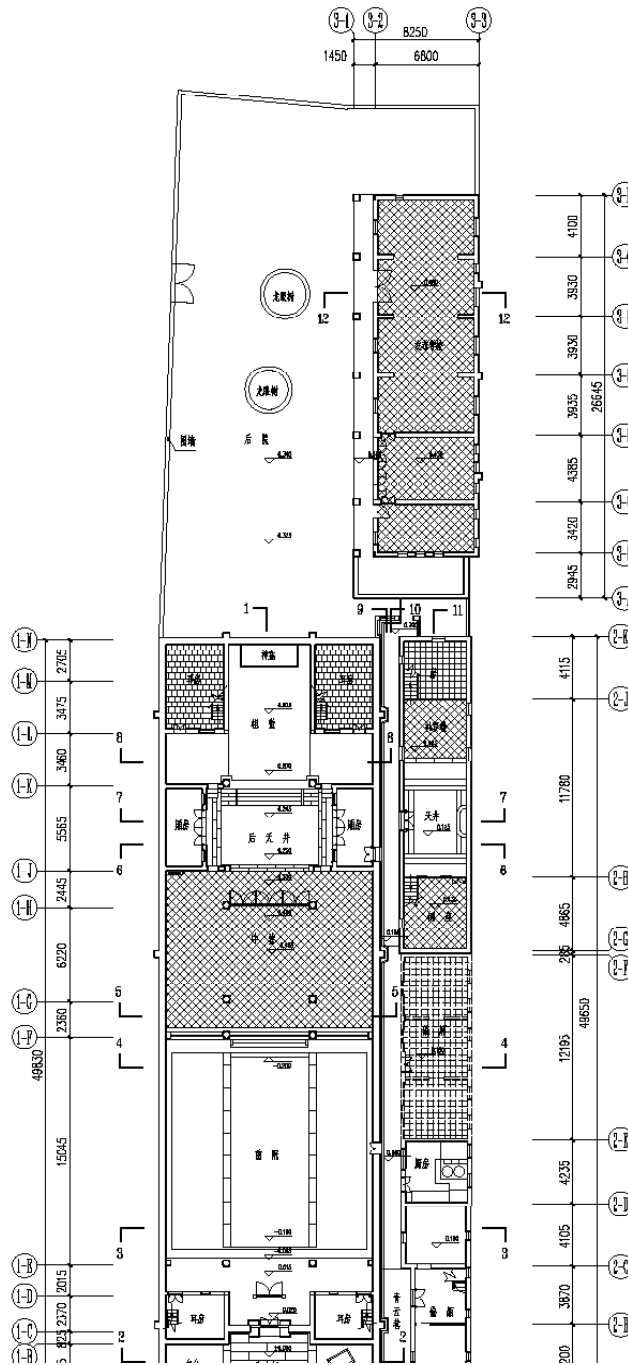




Plate 9 The exterior of the Yau Kung School.



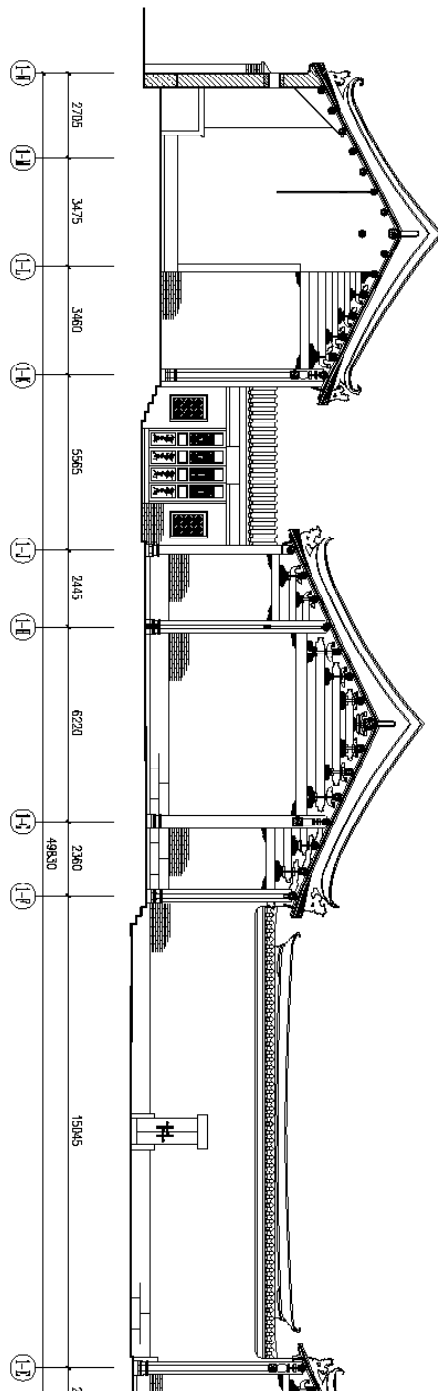
Plate 10 Removal of the existing paint work to walls throughout the Yau Kung School is required.



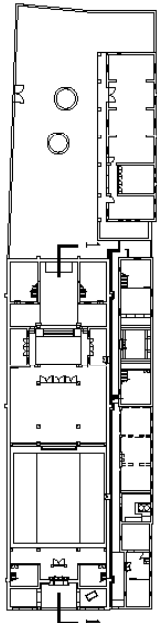
总平面图



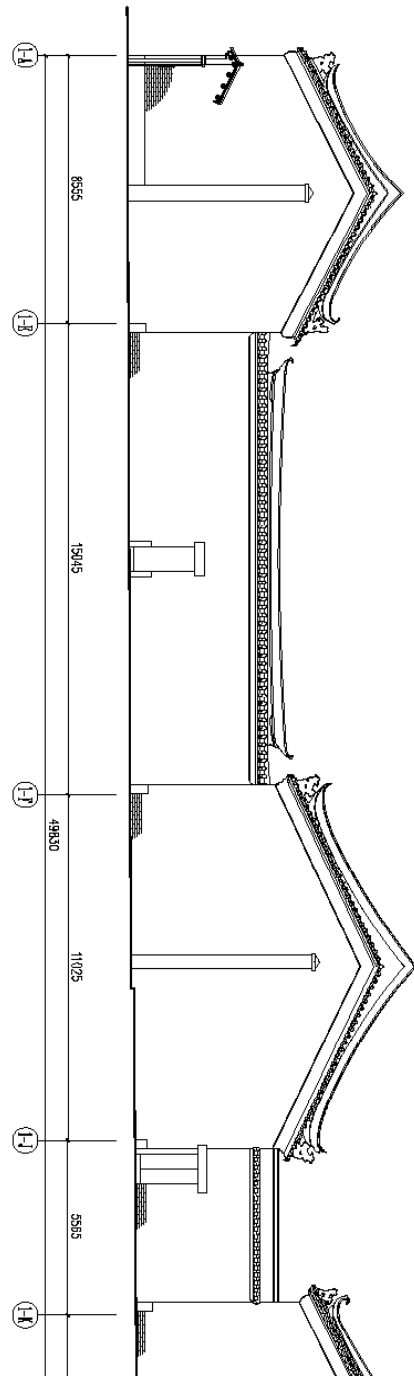




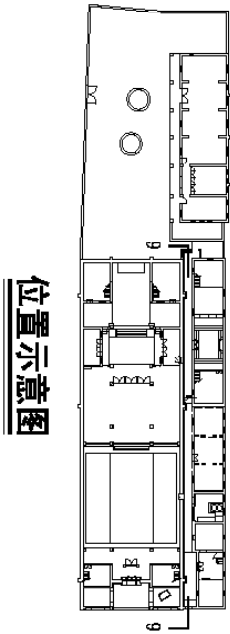
**1-1剖面总图**



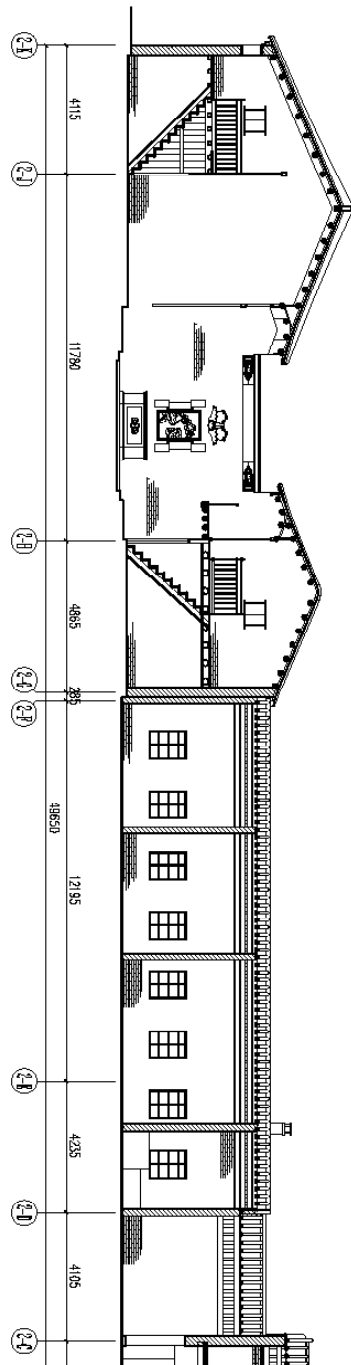
**位置示意图**



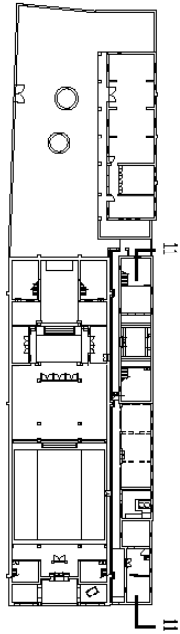
**9-9剖面总图**



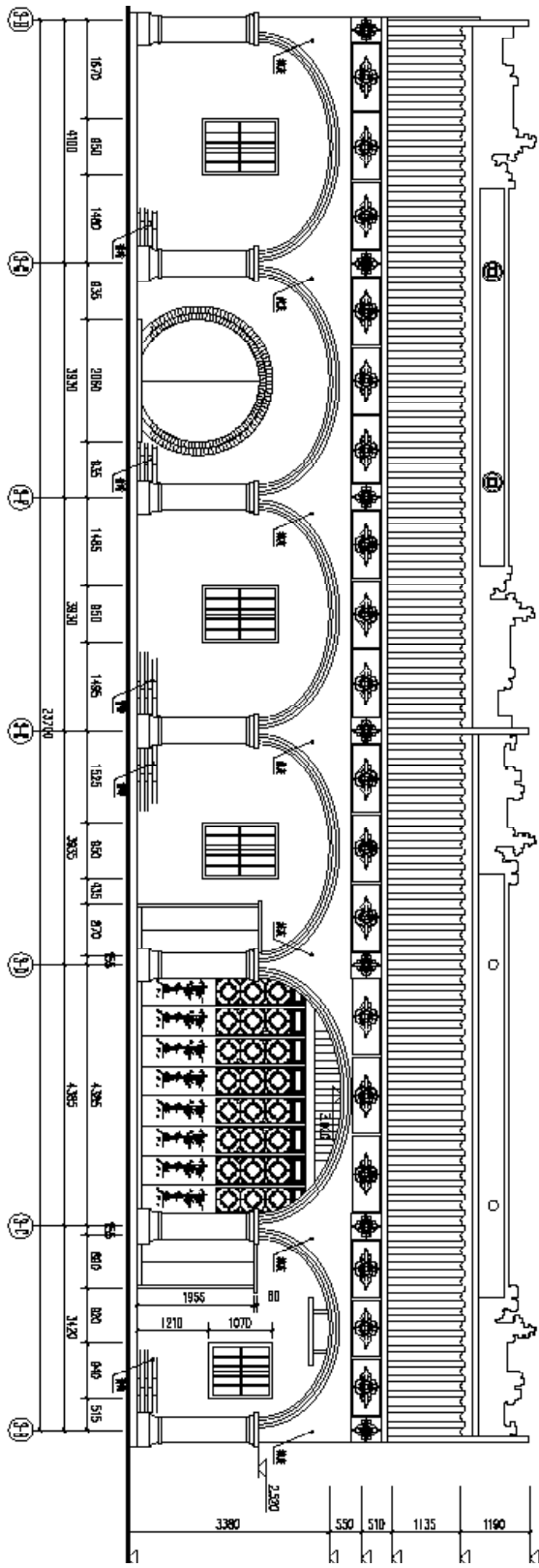
**位置示意图**



**11-11剖面总图**



**位置示意图**



友恭學校正立面圖



<b>Summary of Mitigation Measures</b>						
Project Profile Sections	Recommended Mitigation Measures	Objectives of the Recommended Measure & Main Concerns to address	Who to implement the Measure(s)	Location of the Measure	When to implement the measure?	What requirements or standards of ordinance/ guidelines for the measure to achieve?
5.2.1.1	Apply the Section 6 Permit of the Antiquities and Monuments Ordinance (Cap.53)	As the Ancestral Hall is a declared monument, permit will be obtained from the Antiquities Authority before any works may commence on-site	AMO	Tang Ancestral Hall at Ha Tsuen, Yuen Long	Before the commencement of the project	Antiquities and Monuments Ordinance (Cap.53)
5.2.2.1	Works carried out shall match the original design	To preserve the historical and architectural significance of the Ancestral Hall	Contractor	Site area	During the construction period	---
5.2.2.2	All colours for painting and materials employed must be approved by the AMO	To preserve the historical and architectural significance of the Ancestral Hall	AMO	Site area	During the construction period	---
5.2.2.3	Employ experienced craftsmen and artists	To preserve the historical and architectural significance of the Ancestral Hall	Contractor	Site area	During the construction period	---
5.2.2.4	Keep record of material and means adopted in the project	For future maintenance purpose	Contractor and AMO	Site area	During the construction period	---
5.3.2	Implement noise mitigation measures (e.g. use quieter tools, proper maintenance of plant, good working practices)	To minimize noise impact due to construction	Contractor	Site area	During the construction period	Noise Control Ordinance
5.3.3	No works will be carried out during 7 p.m. to 7 a.m. and any time on Sundays and General Holidays	To minimize the noise impacts at sensitive hours	Contractor	Site area	During the construction period	Noise Control Ordinance
5.4.1 (i)	Use basket and the like to carry debris from the roof to ground level for disposal.	To minimize the dust problem created by the demolishing works	Contractor	Site area	During the construction period	Air Pollution Control (Construction Dust) Regulations
5.4.1 (ii)	Regularly dampen the floor	To avoid spread of dust during the hacking-up of and removing of floor finishes.	Contractor	Site area	During the construction period	Air Pollution Control (Construction Dust) Regulations

5.4.1 (iii)	Water spray	To minimize the dust problem caused by the demolishing works, drilling, cutting polishing or other small-scaled mechanical breaking.	Contractor	Site area	During the construction period	Air Pollution Control (Construction Dust) Regulations
5.5.1	Construction and demolition waste would transport to the landfill site	To minimize the impacts from waste disposal	Contractor	Site area	During the construction period	Waste Disposal Ordinance
5.6.1	Waste water would be filtered before discharge into drains	To minimize the impacts of waste water	Contractor	Site area	During the construction period	Water Pollution Control Ordinance
5.8.4	Maintain site cleanliness and tidiness and properly manage construction waste in the site area	To minimize the visual impacts	Contractor	Site area	During the construction period	--