

Restoration to  
Yan Tun Kong Study Hall  
at Ping Shan, Yuen Long, New Territories

- Project Profile -



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

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## **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 Yan Tun Kong Study Hall.....	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
2.7 Interactions with Broader Requirements / Other Projects.....	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 .....	11
5.5	Solid Waste .....	12
5.6	Water Quality .....	12
5.7	Ecology .....	13
5.8	Landscape and Visual .....	13
5.9	Further Environmental Implementation .....	13
5.10	Public Consultation .....	14
5.11	Monitoring .....	14
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 Study Hall</b>
<b>Appendix III</b>	<b>Measured Drawings</b>
<b>Appendix IV</b>	<b>Implementation Schedule</b>

## **1. BASIC INFORMATION**

### **1.1 Project Title**

Restoration to Yan Tun Kong Study Hall at Ping Shan, 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 Yan Tun Kong Study Hall at Ping Shan, Yuen Long, New Territories (hereafter “the Study Hall”) (Location plan showing the project area is at Appendix I). The Study Hall was declared as historical building under the Antiquities and Monuments Ordinance (hereafter “the Ordinance”) in 2009.
- 1.2.2 The Study Hall has been in a state of disrepair. Its roof-structure, internal decorations, brickwork and carpentry have also deteriorated (Photos showing the deteriorated components of the Study 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 Study Hall is proposed and funded by the AMO.
- 1.2.3 A conservation study and cartographic survey for the restoration of the Study Hall have been conducted by the AMO, so as to ensure the cultural significance of the Study Hall will be retained and enhanced. The restoration mainly consists of the following items:
- i) Demolish later-added reinforced concrete structures, false ceiling panels, concrete and cement based screed floor at the Study Hall and restore the floor to its original design and materials in the existing layout.
  - ii) Repair, replace and reconstruct the timber roof structure including purlins, battens, rafters, truss beams and other timber support, etc, and restore and reconstruct the traditional Chinese tiled roofs. Repair and restore the existing plasterwork to the main ridges and gable walls and other artwork.
  - iii) Repair, replace and reconstruct the necessary carpentry work and other timber decorations such as staircases with handrails and balustrades, cocklofts, windows, doors, altar, couplets and wood carvings, etc to match existing.
  - iv) Repair and restore all masonry works including removal of modern paint on walls and columns and other masonry surfaces and repair and re-point the

external and internal brick walls with “dentist” replacement.

- v) Restore and replace floor paving throughout the Study Hall, including canton tiles, lime-sand screed, red sandstone and granite slabs etc.
- vi) Restore the original window and door openings and traditional arched doorway with decorative plasterworks throughout the Study Hall.
- vii) Clear and improve drainage works and upgrade electrical system.
- viii) Repair, restore and repaint the plaster works, mural paintings, friezes and other decorative artworks.
- ix) Repair and restore roofs and balconies with application of appropriate waterproofing systems.

1.2.4 Some measured drawings showing the Study 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**

Yan Tun Kong Study Hall at Ping Shan, Yuen Long, New Territories.

### **1.5 History of Yan Tun Kong Study Hall**

1.5.1 Yan Tun Kong Study Hall, alias “Yin Yik Tong”, is a three-hall building with two open courtyards in between. The study hall was named after three ancestors of the Tangs, namely Yan-shaw, Tun-fuk and Ming-kong. The exact year of its construction cannot be ascertained. According to the indigenous villagers, it was originally built by the descendants of the Tang clan of Ping Shan to commemorate their prominent fourteenth to sixteenth generation ancestors, namely Tang Wai-tak, Tang Ji-fong and Tang Fung. The engraved characters of “re-carved in the ninth year of Tongzhi reign” (同治九年歲次庚午重鑄) (i.e. 1870) on the wooden plaque hanging over the main hall suggest that the study hall underwent large-scale renovation in 1870.

1.5.2 The study hall was originally built to educate the clan youngsters so as to prepare them for the Imperial Civil Service Examinations. Since most instructors recruited

came from Guangzhou, the side rooms in the study hall were provided as accommodation for them. With the abolition of the Imperial Civil Service Examination, the study hall was converted into a teaching venue for village children. Its function as a study hall gradually faded with the founding of Tat Tak School in Ping Shan in the 1930s.

- 1.5.3 Apart from teaching purposes, Yan Tun Kong Study Hall is still serving as an ancestral hall. Soul tablets of descendants of the Tang clan in Hang Tau Tsuen are worshipped at the main altar. Nowadays, the Tang descendants would still gather in the study hall to hold traditional clan festivals and activities, such as the ancestor worship of the Spring and Autumn Equinox, wedding and celebrations, etc.
- 1.5.4 The two side chambers of the original building were substantially rebuilt in the late 1930s and incorporated a reinforced concrete structural framing but still utilise grey bricks for the walls. An additional hall and courtyard were added to the rear of the original structure in 1951. The hall is a functional two-storey building, fronted with verandah of glazed ceramic balusters. It is worth mentioning that some of the significant architectural heritage assets of the original building are still visible in the present one. For instance, there are substantial timber roof structure and solid brackets supporting the beams, elaborate carved main altar, camel's humps and eaves boards, and good example of a working kitchen and its brick stove. Moreover, the external walls constructed of green bricks and the granite steps of the study hall are also well-preserved.
- 1.5.5 The Yan Tun Kong Hall was declared a historical building (declared monument) in 2009. The property is owned by the Ping Shan Tang Clan 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 item 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)**

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## **1.8 Estimated Cost**

The total cost for this project is at an estimated cost of HK\$6 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 Ping Shan Tang Clan, who is the owner of the Study 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 Study 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 restoration 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 (i.e. Design, Tender Documents, EIAO, etc)	Mid July 2010 to October 2010
◆ Award of tender	November 2010
◆ Works Period	November 2010 to November 2011

## **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 close by the site, the nearest declared monuments in Ping Shan area is Tang Ancestral Hall and Yu Kiu Ancestral Hall which is around 100 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 village area in Ping Shan, Yuen Long. The surrounding area is scattered with a number of low-rise residential buildings, the nearest cluster being approximately 1metre to the east and west of the Study Hall. These blocks are considered to be sensitive receivers.
- 3.3 The Study Hall is remote from any main road and there is no vehicular access. It is approximately 250 metres walk from the nearest vehicle parking space in the village.

### **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 Study 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 Study 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 monuments are located around 100 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 Study 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 1 metre, 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 Lorry will be needed to transport construction materials (including timber, bricks, builders waste, etc.) to and from Hang Tau Tsuen and hand-trolleys will be used to transfer the materials to the project site in phrases. 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 230 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, 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 village area surrounded by village houses with limited ecological value. Given the small-scaled and localized nature of the proposed works, 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 project 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 Study Hall. However, the duration will last only a few months.
- 4.9.3 The Study Hall will be restored with materials, design and color to match existing. The restoration will enhance the visual appearance of the Study 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 (i.e. the Secretary for Development). As the Study 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 site is close to the sensitive receivers, 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: 2838 3111) 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 Study 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:

Impact	Effects	Severity and duration	Distribution	Duration
Cultural Heritage	Enhance the physical condition and heritage value of the Study Hall	Beneficial and long term enhancement	Project Site only	Long-term



Impact	Effects	Severity and duration	Distribution	Duration
Noise	Noise nuisance from demolition, repair and clearance works	Minimal and short	Project Site only	About 8 months
Air Quality	Dust generated from demolition works and construction activities	Minimal and short	Project Site only	About 8 months
Solid Waste	Handling and disposal of about 230 m <sup>3</sup> of construction and demolition waste	Minimal and short	Project Site only	About 8 months
Water Quality	Discharging approx. 100 litres of spoil water into drains with appropriate filtering process	Minimal and short	Project Site only	About 8 months
Traffic	Lorries to and from work site	Minimal and infrequent	Ping Ha Road	About 8 months
Landscape and Visual	Erection of temporary scaffoldings and protective layers	Minimal and short	Project Site only	About 14 months

## 5.10 Public Consultation

5.10.1 Regular progress meeting will be held among the managers of the Study Hall, the representatives of the clan, AMO and the Contractor. As the Study Hall will become one of the important spots for heritage tourism on the Ping Shan Heritage Trail, 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**

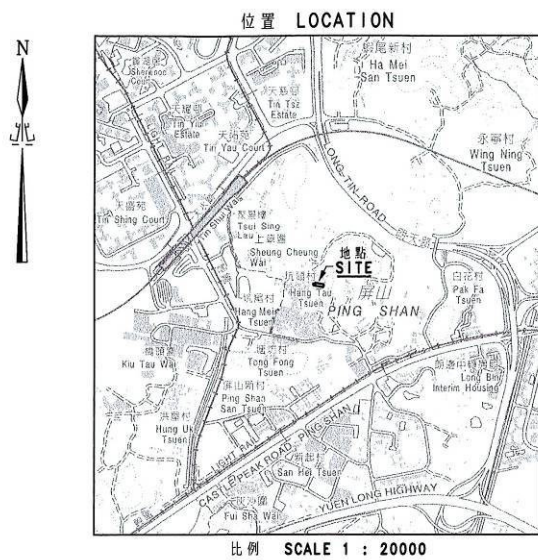
5.12.1 From June 2009 to present, a similar full restoration project was carried out at Tang Ancestral Hall, Ha Tseun, Yuen Long. Between 2006 and 2008, similar restoration projects were also carried out for the Chik Kwai Study Hall at Sheung Tsuen, Pat Heung, Yuen Long; Tang Chung Ling Ancestral Hall at Lung Yeuk Tau, Fanling, and the Tang Ancestral Hall at Ping Shan, Yuen Long.

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

6.1 There are no previously approved EIA reports concerning this Study Hall that can be referred to. Yet, the Project Profiles, namely “Restoration to Tang Ancestral Hall and its adjoining buildings at Ha Tsuen, Yuen Long, New Territories (Environmental Permit No. EP-373/2009)”, “Restoration to Chik Kwai Study Hall, Sheung Tsuen, Pat Heung, Yuen Long” (Environmental Permit No. EP-305/2008), “Major repair to Tang Chung Ling Ancestral Hall, Lung Yeuk Tau, Fanling (Environmental Permit No. EP-199/2004)” and “Major Repair to Tang Ancestral Hall, Ping Shan (Environmental Permit No. EP-193/2004)” 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. (Implementation Schedule is at Appendix IV).
- 7.2. The project aims to repair and restore the Study 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 Study Hall back into good maintenance condition in order to facilitate the religious practices and activities organized by the Tang clan. As the Study 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.



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Yan Tun Kong Study Hall, Hang Tau Tsuen, Ping Shan, Yuen Long, New Territories





Plate 1 The front elevation of the Yan Tun Kong Study Hall. Defective bricks of the brick wall have to be repaired / replaced.



Plate 2 Restoration to the dilapidated side chambers will be conducted.





Plates 3 & 4 Removal of the existing modern paint work throughout the Study Hall is required.



Plate 5 The “Dong Chung” doors have been seriously damaged.



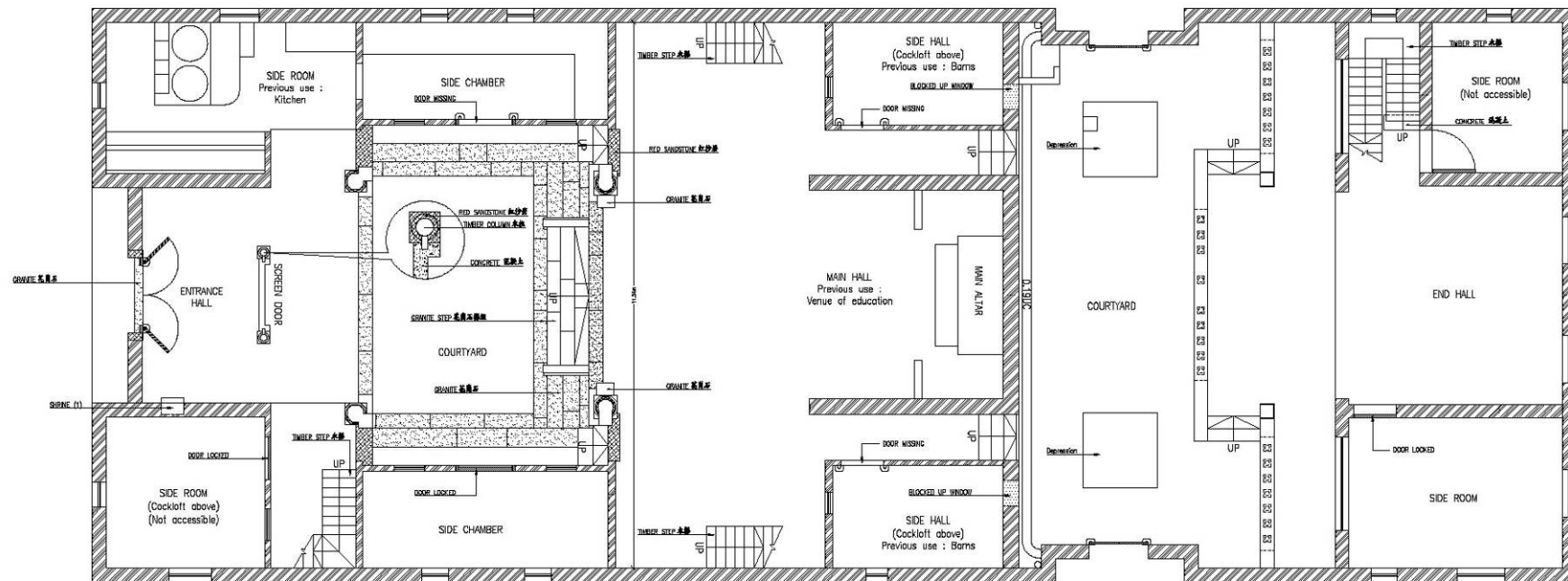


Plate 6 The altar will be restored and redecorated.

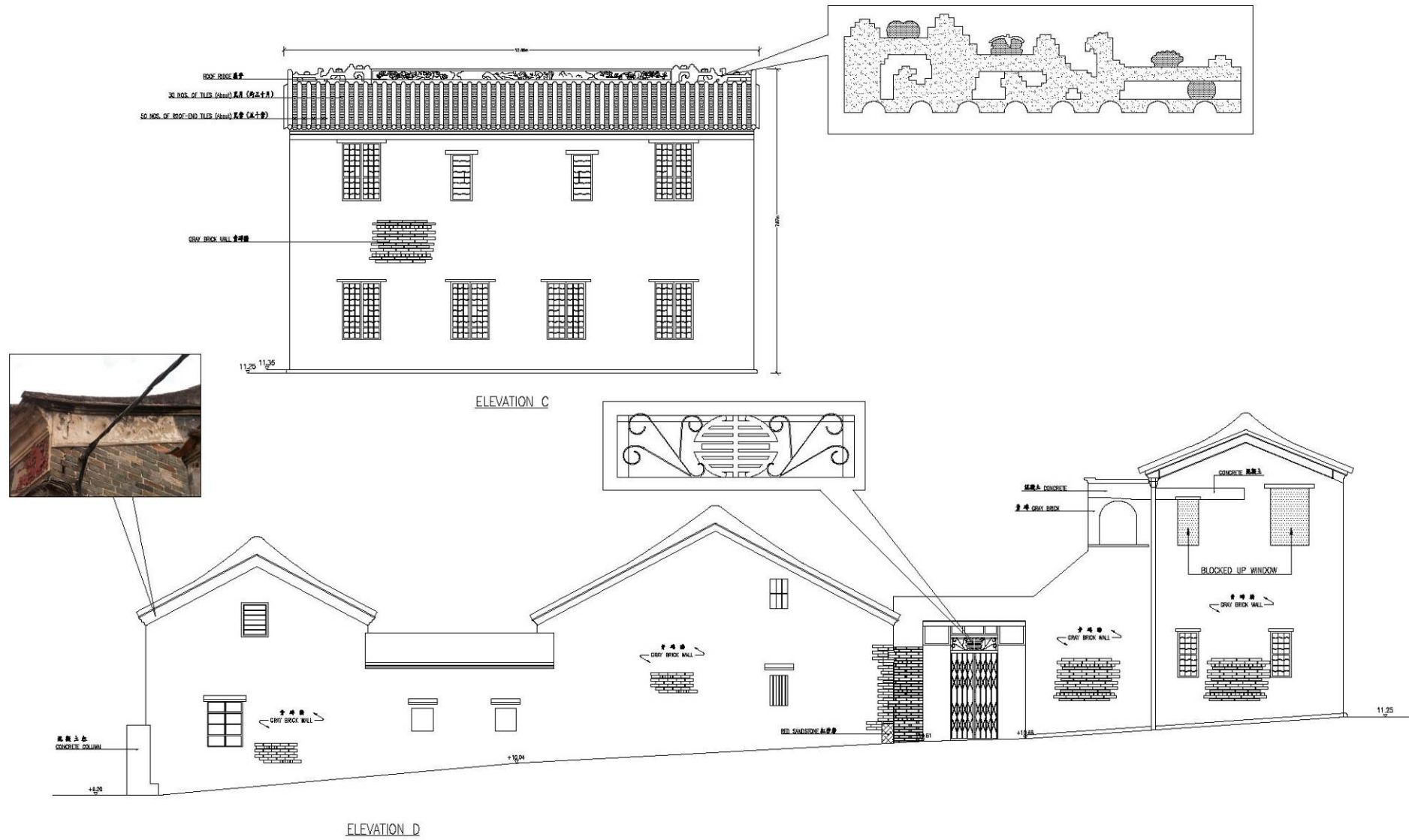


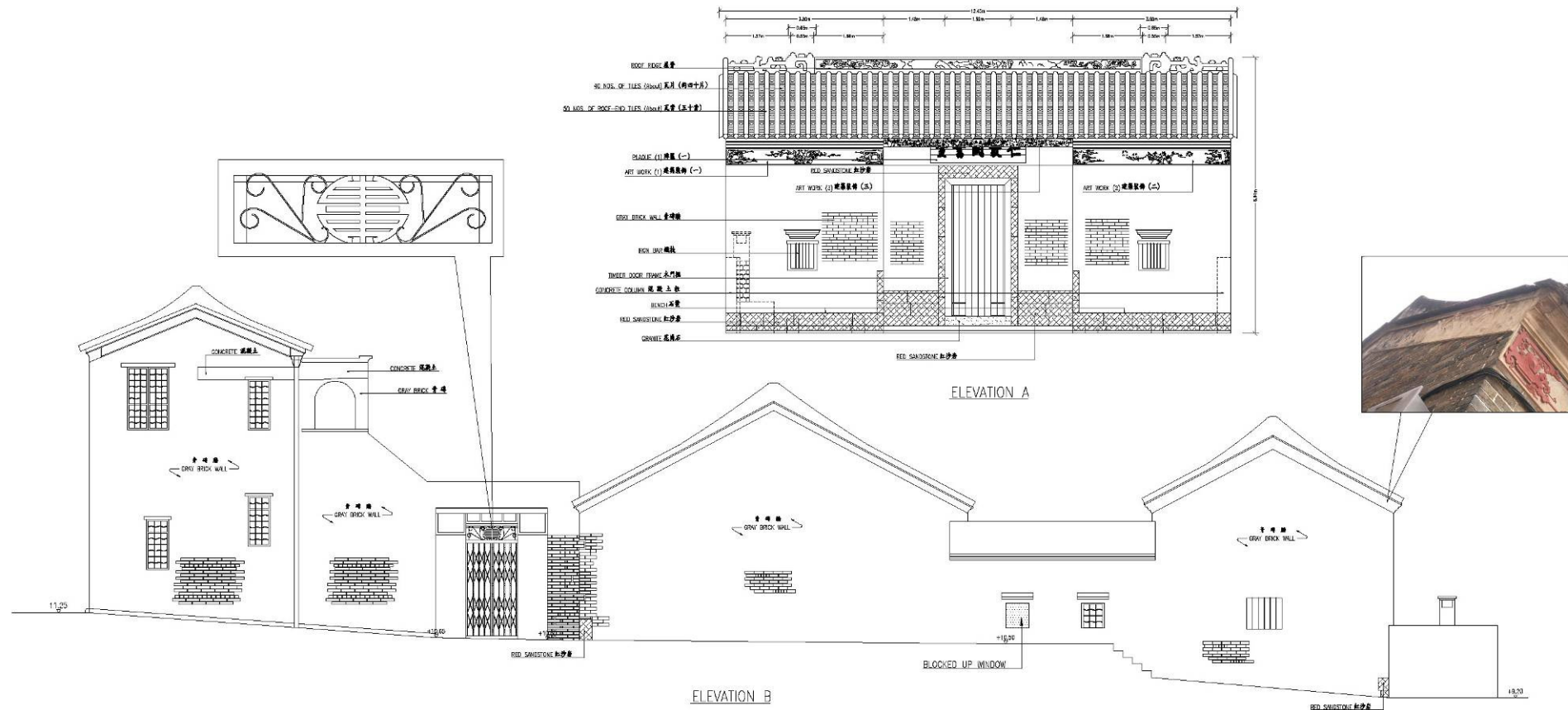


Plate 7 Repair to the defective concrete structure at the Annex Block is required.

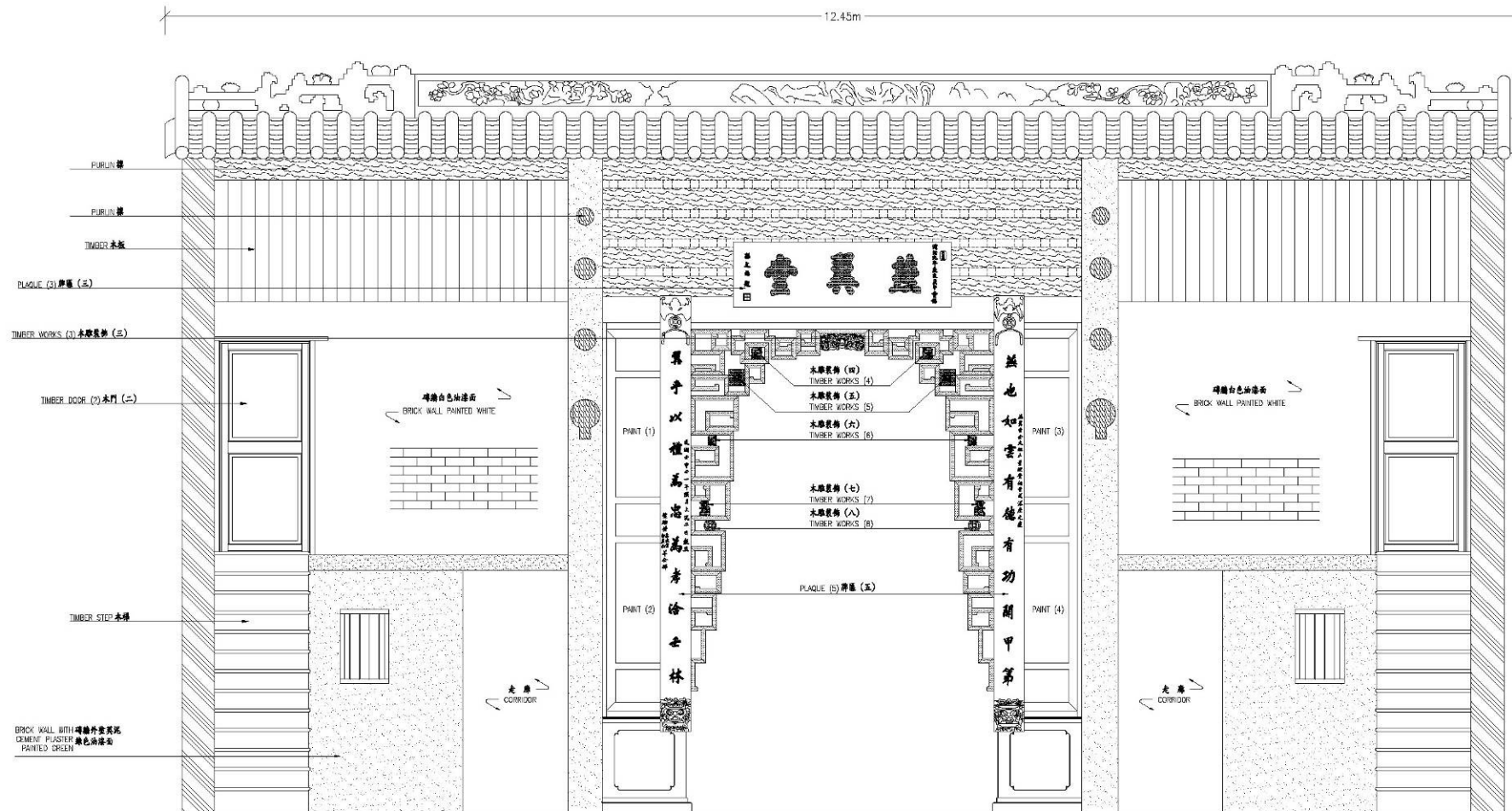


GROUND FLOOR PLAN









VIEW 01



PAINT (1)



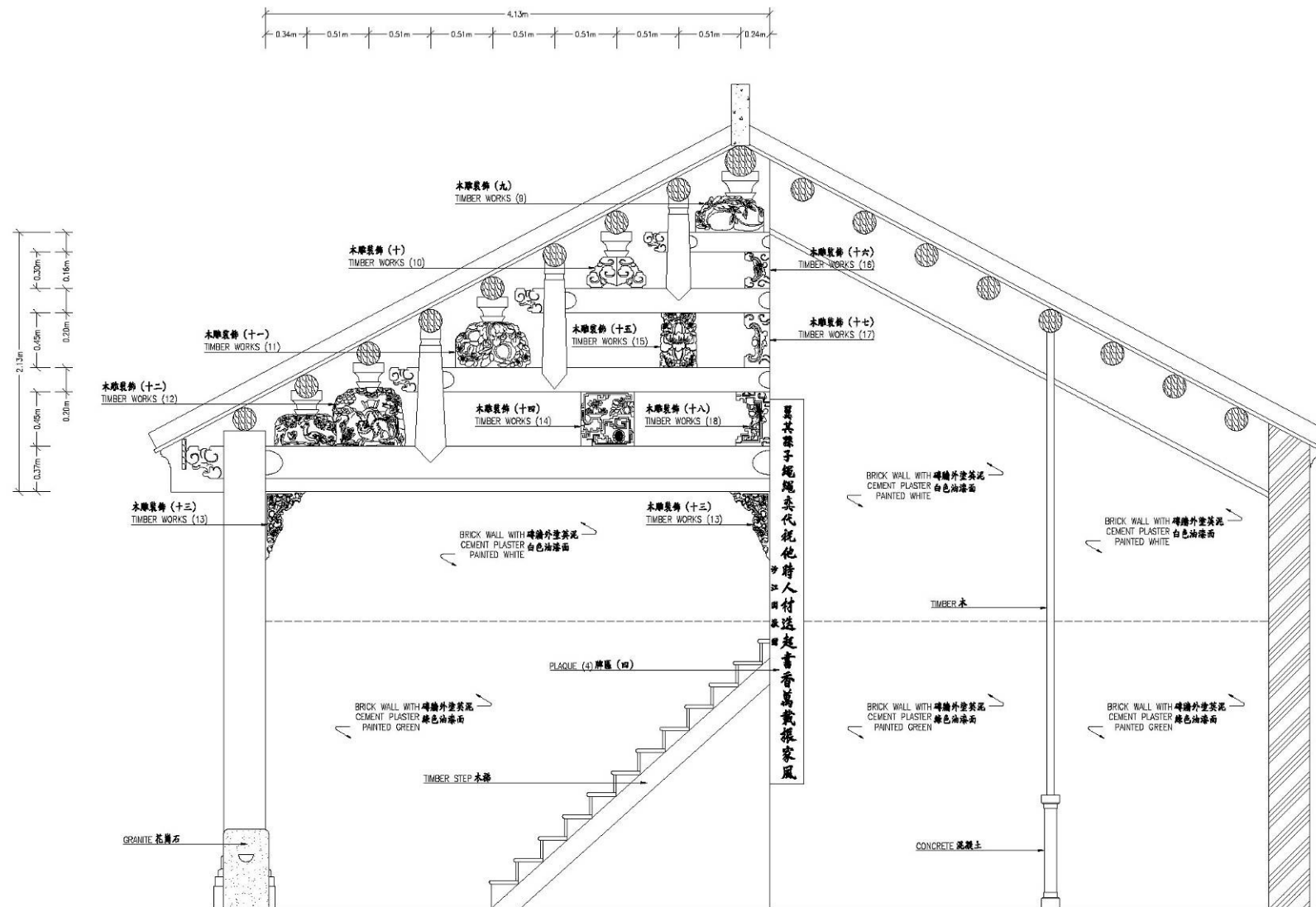
PAINT (2)

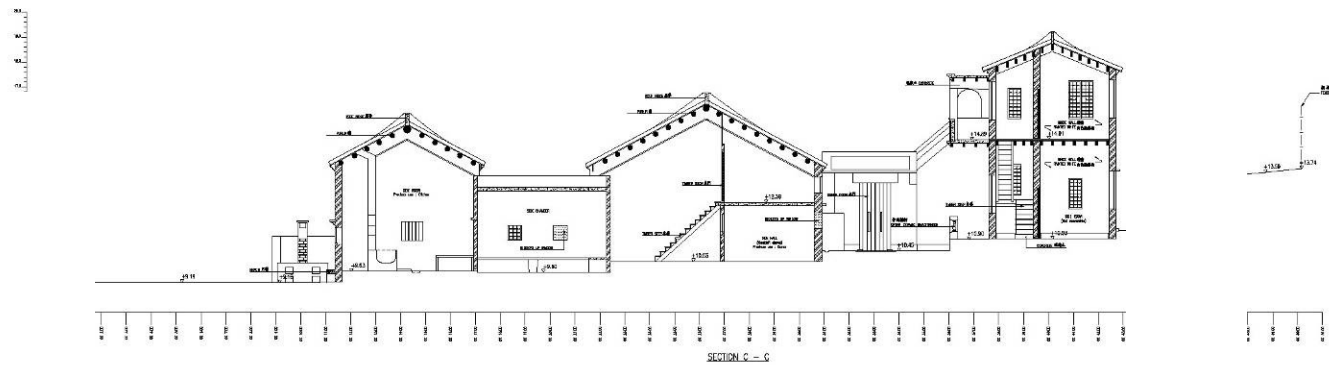
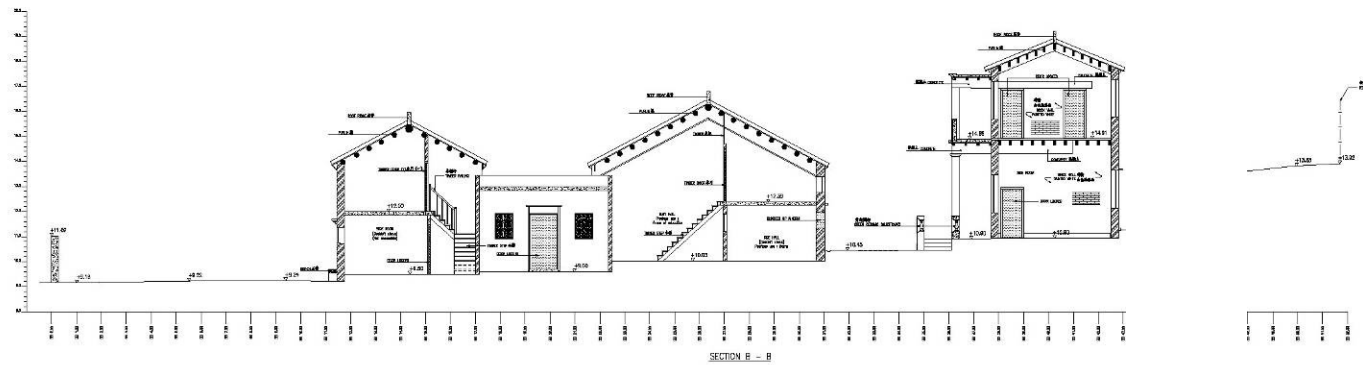
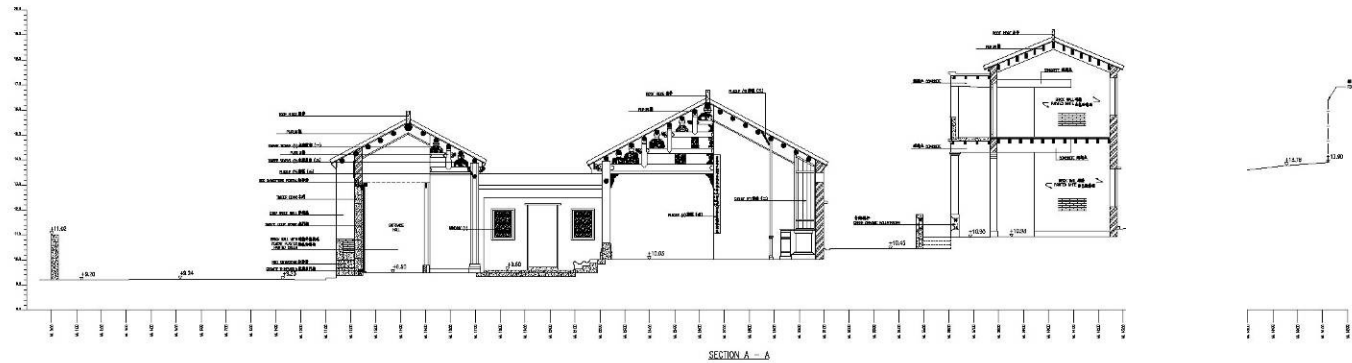


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## Implementation Schedule

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 Study Hall is a declared monument, permit will be obtained from the Antiquities Authority before any works may commence on-site	AMO	Yan Tun Kong Study Hall at Ping Shan, 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 Study 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 Study 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 Study 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	--