

**Revitalising Historic Buildings
Through Partnership Scheme**

Old House at Wong Uk Village

Resource Kit



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I. Introduction

1.1 The purpose of the resource kit is to provide applicants with information to prepare proposals for the historic buildings under the Revitalising Historic Buildings Through Partnership Scheme (the Revitalisation Scheme). Information provided include:

Section II	Historical Background and Architectural Merits;
Section III	Site Information;
Section IV	Building Information;
Section V	Vicinity and Access;
Section VI	Conservation Guidelines;
Section VII	Town Planning Issues;
Section VIII	Land and Tree Preservation Issues;
Section IX	Slope Maintenance;
Section X	Technical Compliance for Possible Uses; and
Section XI	Special Requirements of the Project.

1.2 In drawing up proposals, applicants should in particular endeavour to:

- (a) bring out the historical significance of the buildings;
- (b) follow the conservation guidelines; and
- (c) strike a balance between maintaining the architectural authenticity of the buildings and complying with current statutory building control requirements.

We appreciate that (c) will be a complex task. We have the following suggestions for the applicants' consideration:

- (a) when undergoing major alteration and addition works and material change of use, the historic buildings should be properly upgraded for compliance with the current building safety and health standards under the Buildings Ordinance. The need for preserving the significant architectural features (**Appendix XI** refers), site constraints or prohibitive upgrading cost may limit the type of use that may be chosen for the buildings; and

(b) every effort should be made to preserve the facade of the historic buildings. Addition and alteration works, if necessary, should be undertaken at the back or other less visually prominent locations of the buildings concerned.

- 1.3 For each historic building, we have suggested a number of uses which appear to be pursuable based on information on hand. However, the technical feasibility of such case will need to be further examined.
- 1.4 The dimensions, areas and levels presented in this resource kit including the architectural drawings are for reference only. A thorough cartographic survey for the building and topographic survey for the site should be carried out by authorized specialists to verify the dimensions, areas and datum levels before detailed design is to be carried out.
- 1.5 The information we have provided is meant to be helpful. Applicants are advised to verify it before finalizing their proposals. In particular, information given in Section 4.7 - "Preliminary Structural Appraisal" is a rough estimate only.
- 1.6 The Scheme Secretariat will provide a one-stop service to assist applicants and where necessary, refer them to concerned departments. Applicants may contact the Scheme Secretariat at :-

Address: Revitalising Historic Buildings Through Partnership Scheme
Secretariat
Room 2150, 21/F, Murray Building, Garden Road,
Central, Hong Kong

Email: rhb_enquiry@devb.gov.hk

Phone: 2848 6230

Fax: 2127 4090

II. Historical Background and Architectural Merits

2.1 Historical Background

Wong Uk Village was founded some 200 years ago by the Wong clan from Xingning county of Guangdong province. It was located to the southwest of Yuen Chau Kok, which was an island situated at the entrance of Sha Tin Hoi. In the 19th century, Yuen Chau Kok was a major traffic courier station on the main travel route between Guangdong and Kowloon. The Wong Uk Village were hence flourished by transportation and commercial activities ranging from goldsmithing to inn-keeping and pig-rearing. The Wong clan established an inn in the village to cater for the merchants and travellers. The Old House at Wong Uk Village was built by Wong Tsing-wo, a descendent of the Wongs, probably before 1911.

After the possession of the New Territories by the British Government in 1898, transportation networks were established between the New Territories and Kowloon in the early 20th century. Sha Tin became more conveniently accessible and the logistic advantage of Yuen Chau Kok was diminished. The villagers began to move out from the village for better jobs in the urban areas.

The Old House witnessed the prosperity of Yuen Chau Kok and the development of Sha Tin. The environment and the island-like appearance of Yuen Chau Kok were changed due to rapid reclamation and urbanization of Sha Tin in the late 1970s. The fields and fishponds situated between Yuen Chau Kok and Sha Tin Wai were bought by Government for carrying out the development plan of Sha Tin. Most of the old village houses in the area were demolished in the course of urban development, but the Old House remained as the only landmark of the history of Yuen Chau Kok. It has been sold to outsiders for residential and factory uses.

In the mid-1980s, Government developed the Wong Uk Village into a recreational park. The Old House was surrendered to Government in 1984 and included in the development of the park, while the villagers moved to the end of Yuen Chau Kok Road to establish the present Wong Uk Village. The Old House, as the only house preserved

in Wong Uk Village, survives to testify the original waterfront of Sha Tin and the geographical and historical development of Yuen Chau Kok. The layout and most of the architectural features of the Old House are still intact. In view of its historical and architectural merits, the Old House was declared as a monument in 1989. Several conservation repairs were carried out in the 1990s and the latest repair works were completed in 2006.

2.2 Architectural Merits

The Old House is a traditional Chinese village residence having a two-hall-one-courtyard plan with three bays. The Old House is mainly constructed of bricks and granite blocks with its walls supporting the pitched roofs of wooden rafters, purlins and Chinese-style tiles. The extensive use of granite blocks, a comparatively precious building material in the old days, for constructing the lower courses of the building also reflects the wealth of the Wong clan. The main entrance, framed by dressed granite, is installed with a traditional sliding timber grille door known as “tong lung” (趟櫳). A forecourt enclosed by a dwarf coarse granite wall is in front of the building. Internally, the right side room to the courtyard was formerly the bathroom whilst the left side room was a kitchen, where a brick stove with chimney is placed. There are bedroom and storeroom on both side bays of the two halls with cocklofts supported on timber joists and battens. Internal floors are paved with Canton tiles in diamond patterns.

The Old House is richly embellished with various decorative features, demonstrating the superb craftsmanship in the old days. Exquisite mouldings, murals and a finely carved eave board are found on the façade. The flushed gable friezes are decorated with mouldings of leafy patterns. Internally, wall friezes of the main bays of both the front hall and the rear hall are decorated with elaborated murals of auspicious motifs. The “tie-beam” in the two halls are carved with Chinese characters “百子千孫” and “長命富貴”, which literally mean “a hundred sons and thousand grandsons” and “longevity with wealth and honour” respectively, reflecting the wish of the owners.

III. Site Information

3.1 Location

The Old House at Wong Uk Village, situated inside Wong Uk Garden, is located at Yuen Chau Kok, Sha Tin, the New Territories. The Location Plan is at **Appendix I**.

3.2 Site Boundary

The site of Wong Uk Garden rests on Government land.

Applicants can prepare their proposals according to two optional site boundaries. Option 1 includes the whole Wong Uk Garden and Option 2 includes only part of the Wong Uk Garden. If a proposal based on Option 2 is selected, Leisure and Cultural Services Department (LCSD) will continue to manage the remaining portion of the Wong Uk Garden. The Site Boundary Plan showing the two options of site boundary is given at **Appendix II**. For Option 2, the exact demarcation between the areas managed by the successful applicant and LCSD could be subject to fine adjustment depending on the selected proposal.

Should a proposal based on Option 2 is selected, the successful applicant is allowed to carry out restoration works at the whole Wong Uk Garden with the portion to be managed by LCSD handed over to the latter for management upon completion of their works.

3.3 Site Area

The site area of Option 1, i.e. the whole Wong Uk Garden included, is approximately 8,700 sq. metres. For Option 2, the site area is approximately 3,930 sq. metres. The declared monument Old House, including its forecourt, occupies an area of about 310 sq. metres.

3.4 Major Datum Levels

The major datum level of the Wong Uk Garden is around +3.5mPD to +6.1mPD with the highest level of the slope behind the Old House at +14.9mPD. Major datum levels around the site are shown at **Appendix III**.

3.5 Materials of Construction

Enclosed by rich greenery, the Old House is located inside Wong Uk Garden which was developed by Government from the former site of Wong Uk Village in the mid-1980s. To the southeast of the Old House stands a small scale grey brick structure which was used to be the “Tsz Tong” (ancestral worship shed) and a water well is located to the northwest of the Old House.

(a) “Tsz Tong” (ancestral worship shed)

Materials	Roof	Pitched roof with corrugated metal sheets supported by timber purlins
	Wall	Grey bricks
Finishes	Exterior	Unfinished
	Interior	<u>Wall finishes:</u> Plaster rendered with white paint <u>Floor finishes:</u> Cement sand screed flooring

(b) Water Well

Materials	Kerb	Concrete
	Fence	Metal
	Cover	Wire mesh

(c) Wong Uk Garden

Wong Uk Garden is well paved with granolithic paving finish, stone planks, concrete paver blocks or artificial granite floor tiles. Greenery is mainly planted in stonework planters and area enclosed by stone kerbs. Metal railings are placed along the footpaths and the concrete stairs. Trellises are made of metal and timber and benches are in timber.

A summary on the information of the site is given at **Appendix IV**.

IV. Building Information

4.1 Building Description

The Old House at Wong Uk Village is a two-storey traditional Chinese vernacular residence located at Yuen Chau Kok, Sha Tin. It is a two-hall-one-courtyard structure with three bays (間) in width. The entrance hall, the courtyard and the main hall are located along the central axis. A side room is attached on each side of the entrance hall and the main hall, while the kitchen and the bathroom are located on the left and right sides of the courtyard respectively. Brick stove with chimney is provided in the kitchen. A forecourt enclosed by a low granite wall is located in front of the Old House.

The architectural drawings of the Old House, which consist of site plan, floor plans, front elevation and sections, and the survey plans of the site are attached at **Appendix V**. The architectural drawings are produced based on rough site measurement and require further verification. Softcopy of the drawings in AutoCAD format are stored in a CD-ROM enclosed in the application materials.

The photos showing Wong Uk Garden and the exterior and interior of the Old House are shown at **Appendix VI**.

4.2 Historic Grading

The Old House was designated as a Grade 2 historic building by the Antiquities Advisory Board (AAB) in 1985 and was declared as a monument on 22 December 1989.

The Monument Boundary Plan is shown at **Appendix VII**.

4.3 Schedule of Accommodation

Floor Level	Accommodation	Approximate Gross Floor Area (sq. m)
Ground floor (now opens for public visit)	Main entrance area and entrance hall	28
	Main hall	30
	Four side rooms	108
	Kitchen	16
	Bathroom	16
	Courtyard	15
	Total GFA on G/F:	198 (excluding courtyard)
Cockloft (now vacant)	Four side rooms	113
	Flat roof	15
	Total GFA on cockloft:	113 (excluding flat roof)

4.4 Materials of Construction

Materials	Roof	Pitched tiled roof with Chinese pan tiles supported by timber purlins and battens
	Wall	A mixture of grey bricks and granite blocks
	Floor	Granite slabs for courtyard; Timber floor for cocklofts
	Stairs	Timber stairs with lowest portions in stone
Finishes	Exterior	Unfinished; Decorative mouldings on front facade and gable walls
	Interior	<u>Wall finishes:</u> Partly unfinished and partly plaster rendered with white paint; Murals on walls <u>Floor finishes:</u>

		Entrance hall, main hall, side rooms and flat roof paved with Canton tiles; Cocklofts paved with softwood planks
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4.5 Internal Circulation

4.5.1 General Description

Four stairs of timber and stone construction connect the ground and the cocklofts of the four side rooms respectively.

4.5.2 Barrier Free Access

There is no barrier free access to the Old House. On the ground floor, granite thresholds at the main entrance and accesses to the side rooms, as well as level difference between the courtyard and entrance to the main hall cannot meet the standards of barrier free access.

4.6 Major Alterations and Additions

Several conservation repairs have been carried out for the Old House since 1990s. The most recent one was completed in November 2006, which included interior renovation and replacement of defective timber structures.

4.7 Preliminary Structural Appraisal

4.7.1 Description

All the walls of the Old House are load bearing constructed of a mixture of grey bricks and granite blocks. Granite blocks are jointed with cement sand mortar and the proportion of grey bricks and granite blocks varies. Door and window openings are framed with granite. Some window heads are decorated with horizontal fins.

The interior of ground floor is on-grade construction paved with Canton tiles (except the kitchen and the bathroom). The courtyard is paved with granite slabs.

Cocklofts are constructed of softwood floor planks laid over timber joists at about 600mm centre to centre. The ends of the joists are supported on the load bearing side walls and the internal walls.

There are total three numbers of pitched roofs: one over the entrance hall and its two attached side rooms; another one over the main hall and its two attached side rooms and the third one above the kitchen. The roof above the bathroom is flat.

The pitched roofs are made of Chinese clay pan tiles laid on timber battens supported by timber purlins. The timber purlins which spread across the sloping roofs are inserted into the bearing walls at its both ends. The purlins underneath the ridges of the pitched roofs are larger. The flat roof above the bathroom is paved with Canton tiles.

For all the four stairs, the risers at the lower flight are constructed by stone. The upper flights are wooden treads and risers built over two stringer beams on each side. The balustrades and railings of the stairs are made of timber. The stairs at the side room on the left of the main hall have been strengthened with timber strips at the faces of some risers.

4.7.2 Preliminary Appraisal

Except the timber floors of the cocklofts, the Old House is generally in good condition. Some observable defects are as follows:

- (a) A minor crack was observed between the granite lining and the grey brick wall on the front facade on the right of the main entrance. The side granite under the lintel has slightly shifted towards the door opening.

- (b) Diagonal fine cracks have been developed from the two top corners of the granite lintel upward along the mortar joints on the inner side of the main entrance.
- (c) The granite and grey brick walls are structurally sound in general. There are signs of dampness at some lower portion of the external walls as well as on the plaster finish of the interior walls. The peeling of the interior wall skim coating at the main hall and the entrance hall indicates water seepage through the exterior walls.
- (d) Large cracks and loosen joints are found at the brick stove and chimney inside the kitchen. Signs of distress are found at the base of the chimney. The bricks at the top of the stove-opening are also slightly sagged by 10 mm. Architectural Services department carried out repair works to rectify the defects and the works were completed in August 2009.
- (e) Cocklofts of the four side rooms are found flimsy. Gaps are observed between the floor planks and the joists. The centre span deflection will become excessive under Class 1 imposed load (i.e. 2.0 kPa) for “hotel bedroom” usage as stipulated in Building (Construction) Regulations.

4.7.3 Loading Assessment

It is not clear which design standards have been adopted for the design and construction of the Old House. Critical elements for the consideration of loading capacity are the timber floors of the cocklofts of the four side rooms as well as the stairs.

From preliminary structural assessment which is carried out without structural testing and is based on visual inspection and sizes of members only, the allowable imposed load on the cockloft varies between 0.6 kPa and 1.25 kPa, subject to further detailed structural appraisal.

In view of the current condition, the cocklofts are not recommended for occupancy until after appropriate improvement or strengthening works have been

carried out. The stairs appear to be stable as primitive strengthening works are implemented to some risers.

The on-grade ground floor would be able to support an imposed load of 5.0 kPa.

4.7.4 Recommendations

A detailed structural appraisal for the Old House is being carried out and will be made available to the applicants for reference in around one to two months after launching of the Revitalisation Scheme. Successful applicant shall carry out further assessment to justify that his design can meet statutory requirements for any change of use in the building.

Appropriate repair and treatment to the conserved elements to restore the required strength and to prevent further deterioration are recommended.

4.8 Building Services and Utilities

(a) Old House

A list of existing provisions of building services and utilities for the Old House is as follows:

Building Services and Utilities	Existing Provisions
MVAC Installation	<ul style="list-style-type: none"> ▪ No air-conditioning system is found in the building. ▪ No ventilation fans / wall fans are found.
Fire Services Installation	<ul style="list-style-type: none"> ▪ No wet Fire Protection System (i.e. fire hose / hose reel and sprinkler system) is found in the building. ▪ No manual fire alarm, visual fire alarm and automatic fire alarm system are found in the building. ▪ No exit sign / emergency lights are found.

	<ul style="list-style-type: none"> ▪ An existing 250mm diameter potable water supply pipe is laid along Yuen Chau Kok Road. Successful applicant may apply to the Water Supplies Department for fire services water supply connection.
Electricity Supply	<ul style="list-style-type: none"> ▪ A 200A triple pole with neutral (TPN) switch connected from the 400A TPN main switch of Wong UK Garden is provided at the side room on the left of the entrance hall. ▪ General fluorescent fitting and 13A sockets are provided in each room of the building. ▪ The maximum rating of the power supply can be upgraded to 400A three phase.
Lift	<ul style="list-style-type: none"> ▪ The building is not served by any lift or escalator.
Plumbing & Drainage Installation	<ul style="list-style-type: none"> ▪ Neither potable water supply pipe nor flush water supply pipe is provided in the building. ▪ No storm water down pipe is found to collect the surface water from the pitched roof. ▪ A storm water outlet and manhole is found at the courtyard outside the kitchen of the building. ▪ According to record plan of Drainage Services Department (DSD), a 525 mm diameter storm water drain is running along Yuen Chau Kok Road. The successful applicant may apply to DSD for connection to the said Government storm water drain. ▪ No sewage connection is found within the lot. ▪ No sewage terminal manhole is found on site. ▪ Successful applicant may apply to the DSD for permanent foul drain connection.

Gas Installation	<ul style="list-style-type: none"> ▪ No gas connection is found in the existing building. ▪ Gas supply is available for connection at Tai Chung Kiu Road.
Fixed Telecommunication Network	<ul style="list-style-type: none"> ▪ Both Hutchison Global Communications Limited (HGC) and PCCW provide telecommunication system network in the vicinity. ▪ Successful applicant may apply to either HGC or PCCW for telephone and broadband connection.

(b) Wong Uk Garden

A list of existing provisions of utilities for Wong Uk Garden is as follows:

Utilities	Existing Provisions
Electricity Supply	<ul style="list-style-type: none"> ▪ A 400A TPN main switch is provided inside the Garden. ▪ Lamp posts are installed inside the whole Garden.
Plumbing & Drainage Installation	<ul style="list-style-type: none"> ▪ Water points are provided inside the Garden. ▪ Surface channels are also laid inside the Garden. ▪ Catchpits and box culverts are found along the slopes behind the Old House for the collection of surface water from the slope.

If Option 2 is chosen as the site boundary, the successful applicant is required to segregate the utilities between its site area and the remaining portion of Wong Uk Garden to be managed by LCSD under their restoration works.

4.9 Recurrent Expenditure

To facilitate the applicants in forecasting their operating expenses and filling in the required information in Section (2) of Part D under Chapter III of the application form, we have estimated the respective expenditures on some common recurrent items including electricity fee, water and sewage charge, and rates and rent regarding the historic buildings at **Appendix VIII**. Please note that the estimated expenditures have been made on the basis of some possible uses with assumptions, and are for reference only. Applicants are advised to make necessary adjustments with regard to their own proposals and specific operational requirements.

A summary on the information of the building is given at **Appendix IV**.

V. Vicinity and Access

5.1 Immediate Surrounding

Located at the west of Yuen Chau Kok inside Wong Uk Garden in Sha Tin, the Old House at Wong Uk Village is surrounded by rich greenery. Trees are majorly planted at its rear and two sides. The rear facade of the Old House almost touches the edge of the hill of Yuen Chau Kok. To the southeast of the Old House stands a small scale grey brick structure which was used to be the “Tsz Tong” (ancestral worship shed).

To the northwest of Wong Uk Garden is Shing Mun River Channel. A hotel and several schools sit on the south and southwest of Wong Uk Garden. Private residential estates are situated further north, south and southwest.

In addition, Wong Uk Garden is situated approximately between Sha Tin Wai and City One MTR Stations.

The Plan Showing Immediate Surrounding is at **Appendix IX**.

5.2 Access

Access to the site is shown in the Access Plan at **Appendix X**.

5.2.1 Vehicular Access

Vehicular access up to the boundary of Wong Uk Garden is available from Yuen Chau Kok Road, which is a two-way drive. Yuen Chau Kok Road is accessible from Tai Chung Kiu Road and Kong Pui Street. It branches to Yuen Cheong Lane and leads to Wong Uk Lane as well. No right of ingress or egress to or from the site for passage of motor vehicles will be permitted.

In addition, cyclist can reach Wong Uk Garden through the cycle track along Tai Chung Kiu Road.

5.2.2 Emergency Vehicular Access (EVA)

An internal driveway, the layout of which is shown at **Appendix X**, is found within Wong Uk Garden leading from its entrance at Yuen Chau Kok Road to the Old House. Basic information of the internal driveway is listed below:

- Its width is approximately 6 metres but is wider at some locations;
- Its inner and outer turning radii are approximately 14 and 20 metres respectively;
- The gradient of the steepest portion of the internal driveway is about 1 in 8; and
- It can serve at least one major facade of the Old House.

The successful applicant is required to verify whether this existing internal driveway complies with the requirements for EVA and if not, upgrading works to Wong Uk Garden or fire services enhancement measures may be required.

5.2.3 Loading and Unloading Area

Loading and unloading area is not provided within the site. If traffic conditions permit, on-street loading and unloading can be carried out along Yuen Chau Kok Road outside the “No Stopping Restriction” zone.

5.2.4 Parking

Car park is not available within the site. However, metered parking spaces are provided at the junction of Yuen Chau Kok Road and Wong Uk Lane. Bicycle parking is available outside the footpath entrance along Tai Chung Kiu Road, but is not available inside Wong Uk Garden.

5.2.5 Pedestrian Access

Pedestrian access is available for the Old House at Tai Chung Kiu Road, Yuen Chau Kok Road and inside Wong Uk Garden.

5.2.6 Barrier Free Access (Site)

Vehicular access to the boundary of Wong Uk Garden are available. However, there is no up-to-standard barrier free access inside Wong Uk Garden leading to the Old House.

5.2.7 Refuse Collection Point

There is no refuse collection point within the site. The nearest one is Yuen Chau Kok Road Refuse Collection Point located at Area 5B, Yuen Chau Kok Road.

VI. Conservation Guidelines

6.1 General Conservation Approach

6.1.1 All applicants are advised to give due regard to the Charter of Venice (ICOMOS), the Burra Charter (ICOMOS Australia) and the Principles for the Conservation of Heritage Sites in China (China ICOMOS), which give the established international principles in heritage conservation in preparing their proposals for the restoration works.

6.1.2 We understand it will be a complex issue to strike a balance between maintaining the architectural authenticity of historic buildings and complying with the current statutory requirements under the Buildings Ordinance and the allied regulations. On this issue, we would advise:

- (a) when undergoing major alteration and addition works and material change of use, the historic buildings should be properly upgraded for compliance with the current building safety and health standards under the Buildings Ordinance. The need for preserving the significant architectural features (**Appendix XI** refers), site constraints or prohibitive upgrading cost may limit the type of use that may be chosen for the buildings; and
- (b) every effort should be made to preserve the façade of the historic buildings. Addition and alteration works, if necessary, should be undertaken at the back or other less visually prominent location of the buildings concerned. The original external façades of the buildings should generally be left unaltered and must not be disturbed, i.e. no major external additions or alterations to the premises will be allowed, unless permitted under these Conservation Guidelines. External redecoration is restricted to colours that are compatible with the age and character of the buildings and the paint system is

to be reversible¹. Any fixed signage should match the age and character of the external of the building(s) and is to be approved by the Antiquities and Monuments Office (AMO) prior to installation. However, there is no restriction on the type or design of temporary signage, e.g. banners, displays, etc., provided that the number of such signs is not excessive.

6.1.3 For the renovation works to comply with statutory building control requirements, the following general guidelines are given to the applicants for reference. However, they should not be treated as exhaustive and it is essential for the successful applicant to refer to the full requirements imposed by the relevant authorities in respect of their proposals, including Buildings Department, Fire Services Department, Drainage Services Department, etc.

Possible Building Works	Conservation Guidelines
a) Means of Escape	Any improvement works involving alteration or addition to doorway openings, steps, etc. must require the prior approval of AMO.
b) Emergency Vehicular Access (EVA)	EVA should blend in with the surroundings to preserve the historical character of the building(s).
c) Natural Lighting and Ventilation	Alteration or enlargement of any original windows or provision of any new window openings will not be permitted, unless approved by AMO.
d) Barrier Free Access	Any proposed access improvement for persons with a disability must respect historical integrity of the building(s) and its/ their surrounding, in particular the external elevation(s) of the building(s).
e) Fire Resisting Construction to Floors,	Any necessary upgrading works proposed to meet current requirements must respect the

¹ “Reversibility” is an act or process which can be undone or removed at a later date without causing material injury, loss, damage or change to the historic site or the historic building as the case may be.

Doors, Walls and Staircase	historical integrity and materials of the element concerned, which will probably be required to be retained in-situ.
f) Floor Loadings	Any proposed upgrading works necessary to meet “change of use” requirements must respect the historical integrity and materials of the floor concerned. Advice of Registered Structural Engineer should be sought on the proposed upgrading works.
g) Building Services	Any proposed upgrading of electrical supply, air conditioning and fire services installations should ensure that no “non-reversible” works are carried out to the historic building(s).
h) Plumbing and Sanitary Fittings	If “historic fitting(s)” is/ are identified, it/ they should be preserved, while modern fittings may be re-used, replaced or increased in number as required.
i) Sewage, Drainage System and Waste Disposal Facilities	All drainage services that are to be retained should be checked and overhauled as necessary; capacity of the existing system and adequacy of authorized waste disposal methods should also be confirmed and upgraded as necessary.

6.1.4 The conditions of each historic building are unique. As such, the problems encountered in the renovation works of each historic building should be tackled on a case-by-case basis. If compliance with the conservation requirements as listed in these Conservation Guidelines cannot be achieved because of statutory requirements arising from the proposed adaptive re-uses, AMO’s approval should be sought.

6.1.5 A specialist contractor from the Development Bureau’s “List of Approved Suppliers of Materials and Specialist Contractors for Public Works” in the “Repair and Restoration of Historic Buildings” category (RRHB specialist contractor) should be engaged to carry out the renovation works, either as a main contractor or a domestic sub-contractor. This RRHB specialist contractor should be responsible for the repair and restoration of the “Architectural

Features to be Preserved” as listed in **Appendix XI**. If the RRHB specialist contractor is only engaged as a domestic sub-contractor for carrying out works confined to heritage conservation, the successful applicant should separately engage a main contractor for the remaining works from the Development Bureau’s “List of Approved Contractors for Public Works” from the appropriate group according to the estimated value of the works (please see <http://www.devb-wb.gov.hk/> for the list). The main contractor for all building works should also be registered in the relevant Contractor’s Register kept by the Building Authority in accordance with the Buildings Ordinance (Cap 123). All other domestic sub-contractors for the renovation works should also be engaged from the relevant categories in Development Bureau’s “List of Approved Suppliers of Materials and Specialist Contractors for Public Works”. The renovation works should be carried out to the satisfaction of AMO.

6.2 Specific Conservation Requirements

The Old House survives to demarcate the original waterfront of Sha Tin and the geographical and historical development of Yuen Chau Kok. It also acts as an excellent example to showcase a traditional Chinese village residence in Hong Kong. The following specific conservation requirements should be noted:

6.2.1 The Old House was declared as a monument by the Antiquities Authority under the Antiquities and Monuments Ordinance (Cap. 53) in 1989. It is thus protected under the Ordinance and should be preserved in-situ. A permit under Section 6 of the Ordinance should be acquired for carrying out any restoration, repair, maintenance or any other related works to the Old House. A plan showing the monument boundary is at **Appendix VII**.

6.2.2 According to Environmental Impact Assessment Ordinance, projects in a site of cultural heritage are designated projects requiring environmental permits. An Environmental Impact Assessment (EIA) process may therefore be required for the revitalisation of the Old House, subject to Environmental Protection Department’s (EPD’s) advice. When an EIA with “assessment of impact on sites of cultural heritage” is required by EPD, a separate Heritage Impact Assessment (HIA) on the same heritage site is not required. Otherwise, the

successful applicant will have to submit an HIA to AMO for endorsement and further consultation by the Antiquities Advisory Board.

6.2.3 Restoration and several conservative repairs were carried out to the Old House in 1990, 1993, 1996 and 2002 respectively. The scope included restoration of the cocklofts, timber staircases, brick stove, timber windows, timber doors, etc. The latest major repair was carried out in mid-2006 under the supervision of Architectural Services Department and AMO, including replacement of defective timber structures, internal refurbishment and water-proofing treatment. Future conservation works may make reference to these conducted repairs and restoration.

6.2.4 Due to its high cultural significance, the Old House requires a high degree of preservation. Special attention should be drawn to the following aspects:

- (a) The façades and the “two-hall-one-courtyard” layout of the Old House carry historical and architectural importance and thus must not be disturbed. In particular, brickwork and stonework should not be painted or sealed, window and door openings should be retained and no major external additions and alterations to the house will be permitted.
- (b) The interior of the Old House, which demonstrates the way of living inside a traditional Chinese village residence, also carries rich cultural significance and thus should be preserved as far as possible. In particular, the internal layout of the Old House must be preserved intact, all the granite features (including door frames, wall finishing and floor paving), doors and windows, decorative features (including murals, carvings, ceramic grille-tiles and mouldings), timber staircases and timber balustrades must be retained, while the existing wall fabrics and finishing must be retained as far as possible. Structural strengthening works to the timber floor at cocklofts can be carried out to fulfill the requirements of the Buildings Ordinance if so required by the use of the building. At the same time, any disturbance to the timber floor arising from the proposed structural strengthening works should be agreed by AMO. As a guiding principle, the timber floor should be preserved and should not be covered up from conservation angle.

- 6.2.5 A number of character defining elements must be preserved in-situ and maintained as necessary. They are listed at **Appendix XI**.
- 6.2.6 Every effort should be made to carry out all “required treatments” set out under **Appendix XII** of the Conservation Guidelines. If compliance with the “required treatments” cannot be achieved, justifications should be given to AMO for their consideration. **Appendix XIII** of the Conservation Guidelines sets out some “recommended treatments” to the historic building, which should be carried out as far as practicable.

VII. Town Planning Issues

The Old House at Wong Uk Village together with the eastern part of Wong Uk Garden falls within an area zoned “Open Space” (“O”) and the remaining western part of Wong Uk Garden falls within an area zoned “Residential (Group A)” (“R(A)”) on the Sha Tin Outline Zoning Plan (OZP) No. S/ST/23. The full set of the OZP including the Plan, Notes and Explanatory Statement is available at the Town Planning Board’s (TPB’s) website (<http://www.info.gov.hk/tpb/>). Relevant extract of the Plan and Notes for both the “O” and “R(A)” zones are shown at **Appendix XIV**.

The planning intention of the “O” zone is primarily for the provision of outdoor open-air public space for active and / or passive recreational uses serving the needs of local residents as well as the general public. Despite small portions of the site fall within “R(A)” zone, the site will form the whole or a part of the existing Wong Uk Garden which is intended for public open space. The park should be viewed as a whole and the intention is to preserve the overall open setting of the open space, in particular, the immediate environ of the Old House from district planning perspective. In this regard, any addition of building structure within the subject site should be kept minimal and justifications should also be provided.

The Notes for both the “O” and “R(A)” zones (**Appendix XIV**) set out the uses or developments that are always permitted (the ‘Column 1’ uses) and those requiring permission from the TPB (the ‘Column 2’ uses). The application for Column 2 uses should be made to the TPB under Section 16 of the Town Planning Ordinance. If the use proposed by an applicant is not in Column 1 or Column 2, an application for amendment of the zoning on the OZP under Section 12A of the Town Planning Ordinance will be required to be submitted to the TPB for consideration.

Prior to the submission of an application, advice could be sought from the Sha Tin, Tai Po and North District Planning Office of the Planning Department at 13/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, the New Territories (Tel: 2158 6221 or 2158 6164).

All applications for permission under Section 16 of the Town Planning Ordinance will be considered by the TPB within two months of their receipt. The TPB may reject or approve an application, with or without conditions. The applicant will be notified in writing of the TPB's decision after confirmation of the minutes of the meeting at which the decision is made (normally two weeks after the meeting).

VIII. Land and Tree Preservation Issues

8.1 Land Issues

The whole Wong Uk Garden with the Old House inside rests on Government land. The Site Boundary Plan is shown at **Appendix II**.

8.2 Tree Issues

Old and Valuable Tree (OVT) in the OVT Register maintained by LCSD is not present at the site. Nevertheless, there are a lot of greenery and trees planted at the Wong Uk Garden.

In general, no tree growing on the site or adjacent thereto shall be interfered with without the prior written consent of the District Lands Officer or the appropriate authority who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate. The successful applicant should be responsible for the horticultural maintenance of vegetation and maintenance of trees within the site boundary of this revitalisation project except those vegetation/trees found at undistributed slope feature.

The Location Plan of Trees illustrating the trees next to the side facades of the Old House is shown at **Appendix XV**. For location of all trees within the Wong Uk Garden, please refer to the Topographic Survey Plan of Wong Uk Garden, Yuen Chau Kok Road, Shatin (Drawing No. HC-11945/B/01) at **Appendix V**.

IX. Slope Maintenance

Wong Uk Garden including the Old House is located at the toe of Yuen Chau Kok Hill. One registered slope feature, Slope No. 7SE-A/CR487, is present right next to Wong Uk Garden and at the rear of the Old House.

Details of the slope feature are summarized in the following table. Location plan of the slope feature is at **Appendix XVI**.

Slope No.	7SE-A/CR487
Location	Wong Uk Garden, at the junction of Tai Chung Kiu Road and Yuen Chau Kok Road, Sha Tin
Responsible Lot / Party	Leisure and Cultural Services Department
Maintenance Agent	Architectural Services Department
Slope Maintenance Responsibility Category	Government

It is the responsibility of Government to maintain the slope feature listed above. However, the successful applicant shall allow access for Government to carry out necessary inspection, maintenance, repair and upgrading works to the slope feature falling within or in the vicinity of the site.

Should the successful applicant's proposal for adaptive re-use of the site affect any existing slope feature, the successful applicant should carry out the corresponding slope studies and works, including slope upgrading works, and maintain the slope feature in concern. The successful applicant should also review whether it is necessary to carry out a geotechnical assessment in accordance with Practice Note for Authorized Persons and Registered Structural Engineers 78.

X. Technical Compliance for Possible Uses

10.1 Uses That Can Possibly be Considered

Possible adaptive re-use of the Old House together with the Wong Uk Garden includes:

- (a) Café
- (b) Gallery
- (c) Activity Centre

The uses suggested above appear to be pursuable based on information on hand. However, the technical feasibility of such case will need to be further examined. In particular, the technical constraints as described in paragraph 10.2 below will limit the use of the existing cocklofts at the Old House. Applicants are welcome to come up with suggestions on possible uses that they consider are most suitable for the building.

10.2 Technical Considerations

Technical considerations to be given due regard include:

- (a) Compliance with the requirements under the Buildings Ordinance. These requirements include but are not limited to:

Means of Escape	In view of the conservation requirements limiting the extent of upgrading works, fire engineering study may be adopted as an alternative approach to comply with the current safety requirements.
Fire Resisting Construction	In view of the conservation requirements that the existing timber roof, floors and stairs have to be preserved and no cover up is allowed, fire engineering study may be required to demonstrate fire safety despite the use of timber structures which are combustible.

Means of Access for Firefighting and Rescue	Compensatory measures may be required for non-provision or deficient EVA.
Barrier Free Access and Facilities	Various provisions for barrier free access, such as ramps, passenger lift or lifting platform may be required.
Protection against Falling from Height	Existing balustrades or parapets will need to be upgraded unless access is restricted for maintenance purpose only.
Structural Adequacy	Structural appraisal for the building is required to ensure stability of the building elements, including the roof and the cocklofts (whether accessible or not). Strengthening works may be required depending on the findings of the structural appraisal and the proposed use.
Fire Services Installation Requirements	The successful applicant is required to provide an automatic sprinkler system for the building to the satisfaction of Fire Services Department. Other fire services installation may be required to comply with current safety requirements.
Natural Lighting and Ventilation	Compensatory measures may be required for the deficiency.
Provision of Sanitary Fitments	Additional toilet blocks may be added outside the Old House to comply with current requirements.

- (b) Compliance with licensing requirements (for uses requiring issue of licence for their operation);
- (c) Compliance with Conservation Guidelines (see Section VI); and
- (d) Compliance with planning requirements (see Section VII).

The technical aspects listed above might not be exhaustive. Applicants should pay attention that they may need to address other technical considerations in preparing

their proposals. Furthermore, it should be noted that the existing cocklofts and access stairs to these cocklofts do not meet current safety requirements. Changing these cocklofts into accessible floor space will likely involve extensive alteration and addition works which may not satisfy conservation guidelines. It is therefore foreseeable that access to these cocklofts will have to be restricted for maintenance only. Applicants who propose to use these cocklofts should pay attention to the need of demonstrating compliance with both conservation guidelines and safety requirements.

10.3 Further Information on Possible Uses

For illustration purpose, preliminary study has been carried out for uses listed in paragraph 10.1 above. Some information that can be useful to the applicants is listed below:

(a) Heritage Conservation

AMO has no objection in principle to all the examples of uses listed in paragraph 10.1.

(b) Planning

With reference to the examples of uses in paragraph 10.1, uses as cafe (Eating place) and gallery / activity centre (Place of Recreation, Sports or Culture) are under Column 2 of the Notes for the “O” zone in which case approval from the TPB is required.

(c) Emergency Vehicular Access

An EVA complying with the requirements stipulated in Part VI of Code of Practice for Provision of Means of Access for Firefighting and Rescue which is administered by Buildings Department will be required within the site. If there are genuine site constraints in the provision of a proper EVA, fire safety enhancement measures such as fire detection system will be required.

(d) Licensing

(i) If the building is to be used as a café, the successful applicant should obtain a licence from the Food and Environmental Hygiene Department (FEHD) if he intends to carry on any food business which involves, generally, the sale of meals or unbottled non-alcoholic drinks other than Chinese herb tea for consumption on the premises. For details on the application of restaurant licence and related matters, the applicants can visit the website of FEHD (<http://www.fehd.gov.hk/licensing/index.html>) for details.

(ii) If the building is to be used as a gallery, the successful applicant should obtain a licence from FEHD if he intends to carry out:

- any exhibition of any one or more of the followings, namely pictures, photographs, books, manuscripts or other documents or other things;
- a sporting exhibition;
- a cinematograph or laser projection display; or
- a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment

For details on the application of places of public entertainment licence for places other than cinemas and theatres and related matters, the applicant can visit the website of FEHD for details.

(e) Structural Limitations

The required loading capacities for the possible uses are listed in the table below. For required loading capacities for other specific uses of possible adaptive re-use not mentioned in this table, reference should be made to the Building (Construction) Regulations (B(C)R).

(i) Café	5.0	5	Restaurants
(ii) Gallery	5.0	5	Art galleries
(iii) Activity Centre	3.0	3	Recreational areas

It is structurally feasible for the ground floor of the Old House to accommodate adaptive re-uses with required loading capacities equal to or less than 5.0 kPa. For adaptive re-uses with loading capacities exceeding 5.0 kPa, it is advised to carry out further structural assessment to investigate the possibility of increasing the floor imposed load, and its subsequent effect on the structural stability of the buildings in accordance with current codified requirements.

The cocklofts are not recommended for occupancy until after appropriate improvement or strengthening works have been carried out. As specified in the B(C)R, access stairs leading to the floors for maintenance purpose should be 2.0 kPa.

XI. Special Requirements of the Project

As the Old House at Wong Uk Village is a declared monument, any additions or alterations to the building is subject to the approval of the Antiquities Authority (i.e. SDEV) under Section 6 of Cap. 53. Toilet facilities are currently not available at the site and no air-conditioning is provided at the declared monument.

11.1 New Structure(s)

Since the Old House is a small building and in order to preserve and make good use of the existing interior space, it would probably be necessary to build ancillary facilities such as toilets, plant room, etc. outside the building. There is no objection if applicants propose to construct new structure(s) for the social enterprise (SE) operation and house the ancillary facilities in the open space. However, applicants should take note of the following requirements:

- New structure(s) should not be built in close proximity of the Old House affecting the appreciation of its façade.
- The footprint of the new structure(s) to be built should not exceed that of the Old House.
- The height of the new structure(s) should respect and be in harmony with the Old House and should not exceed the top of the parapet at flat roof of the Old House which is at +8.45 mPD.

11.2 Options Available to Applicants

Applicants may propose to use the whole (Option 1) or part (Option 2) of the Wong Uk Garden with the Old House included. LCSD will manage the part not taken up by the SE operation in the latter case. Please refer to **Appendix II** for the Site Boundary Plan.

11.3 Toilet Facilities

The successful applicant should construct toilet facilities as required.

If Option 1 (i.e. the whole site) is adopted, the successful applicant should allow public visiting the site to utilize the toilet facilities constructed under its project and

be responsible for their maintenance and management.

If Option 2 (i.e. part of the site) is adopted, the successful applicant should design in such a way that the toilet facilities are located adjacent to the boundary between the portion of Wong Uk Garden to be managed by LCSD and the project site. Furthermore, if necessary, there can be separate doors to cater for use by users of SE facilities and members of the public. LCSD will be responsible for the maintenance and management of the toilet facilities.

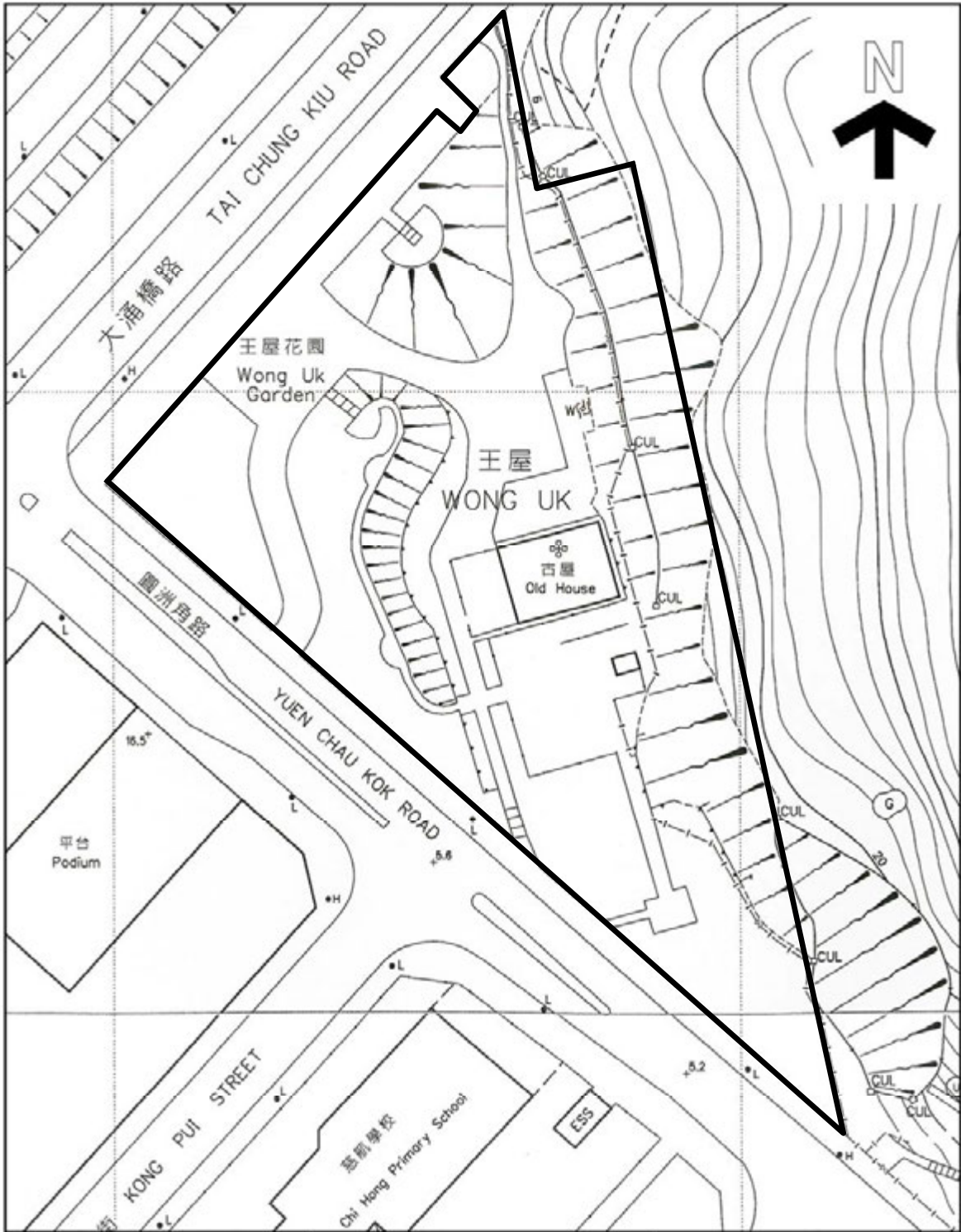
11.4 Public Access

At present, Wong Uk Garden opens to the public 24-hour a day. To comply with the planning intention of the site as mentioned in Section VII, the successful applicant should allow maximum free public access to its site area for enjoyment, subject to the operation of the SE and the management of the site not being adversely affected.

11.5 Showcase of History

Since Wong Uk Village and Old House have a long span of history, opportunity should be sought to showcase the past lifestyle of the villagers of Wong Uk Village and the history of Old House. Hence, the successful applicant is required to display the history of Wong Uk Village and Old House, in form of photos, scripts, artifacts etc. as a part of his revitalisation proposal. The display location will be subject to design by the successful applicant to the satisfaction of the Government. The successful applicant should carry out research on the history of Wong Uk Village and Old House before preparation of the display. Development Bureau and AMO are prepared to render assistance in the process.

Appendix I
Location Plan



 THE SITE

EXTRACT PLAN BASED ON SURVEY SHEET Nos. 7-SE-11B AND 11-SE-11D

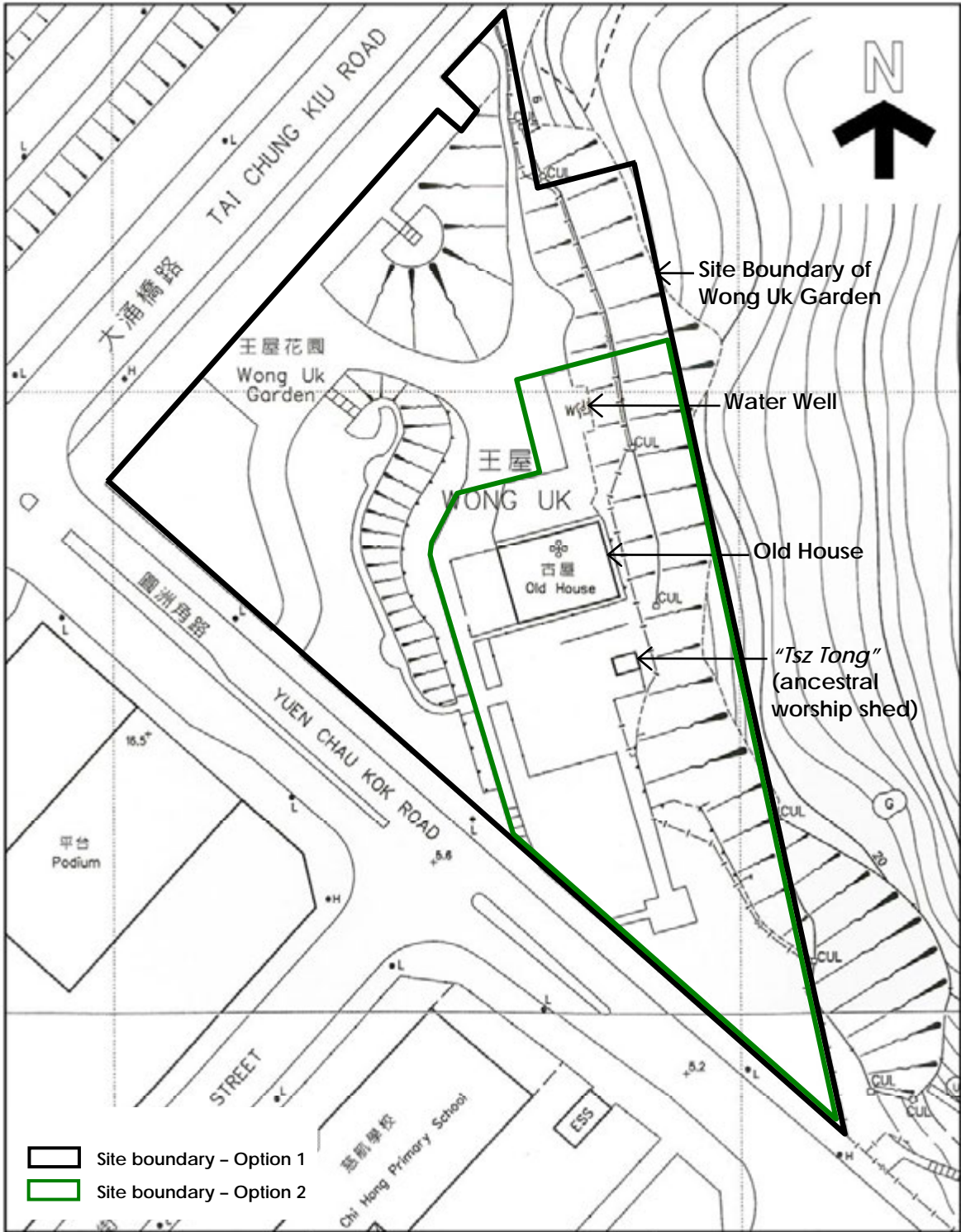
DATE: 05/05/2009

OLD HOUSE AT WONG UK VILLAGE
AND WONG UK GARDEN
YUEN CHAU KOK, SHA TIN, N.T.

DRAWING NO.:

APPENDIX I
LOCATION PLAN
1:1000

Appendix II
Site Boundary Plan

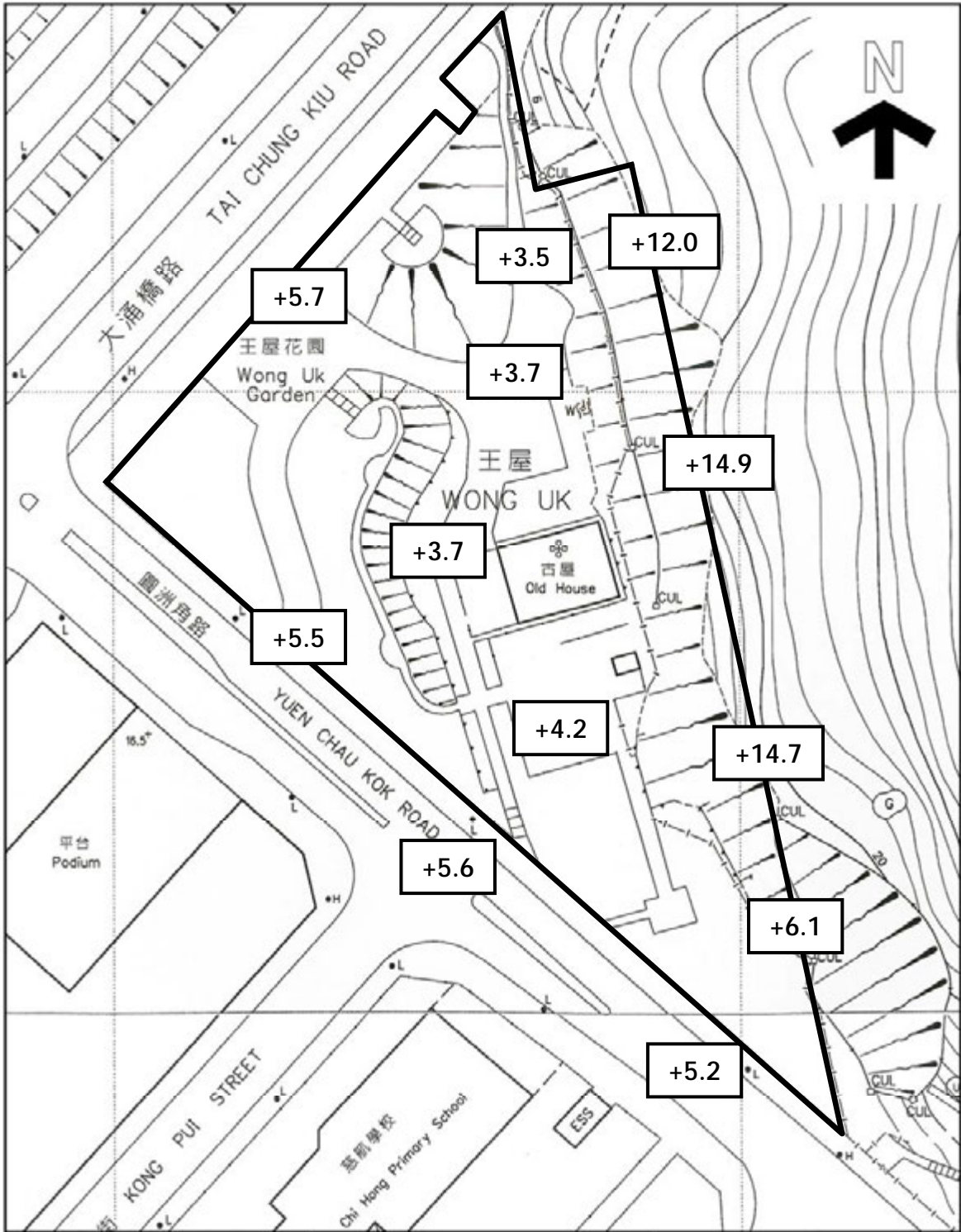



EXTRACT PLAN BASED ON SURVEY
 SHEET Nos. 7-SE-11B AND 11-SE-11D
 DATE: 05/05/2009

OLD HOUSE AT WONG UK VILLAGE
 AND WONG UK GARDEN
 YUEN CHAU KOK, SHA TIN, N.T.

DRAWING NO.:
APPENDIX II
 SITE BOUNDARY PLAN
 1:1000

Appendix III
Datum Levels Plan



<p> THE SITE</p> <p>EXTRACT PLAN BASED ON SURVEY SHEET Nos. 7-SE-11B AND 11-SE-11D</p> <p>DATE: 05/05/2009</p>	<p>OLD HOUSE AT WONG UK VILLAGE AND WONG UK GARDEN YUEN CHAU KOK, SHA TIN, N.T.</p>	<p>DRAWING NO.:</p> <p><u>APPENDIX III</u> DATUM LEVELS PLAN 1:1000</p>
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Appendix IV

Summary of Site and Building Information

Summary of site information is listed below:

Site Name	Wong Uk Garden with Old House at Wong Uk Village
Address	Yuen Chau Kok, Sha Tin, New Territories
Site Area	Option 1 site boundary – approximately 8,700 sq. metres Option 2 site boundary – approximately 3,930 sq. metres Old House - approximately 310 sq. metres
Major Datum Level	The major datum level of the site is around +3.5mPD to +6.1mPD with the highest level of the slope behind the Old House at +14.9mPD
Zoning	Open Space and Residential (Group A)

Summary of the building information of the Old House is listed below:

Number of Blocks	One
Number of Storey	Two
Year of Completion	Probably before 1911
Gross Floor Area	About 311 sq. metres
Historic Grading	Designated as Grade 2 historic building in 1985 and declared as monument in December 1989
Original Use	Domestic use; It was once sold to outsiders for residential and factory uses
Recent Use	Ground floor is open for public visit; cocklofts are vacant
Schedule of Accommodation	Ground floor (now opens for public visit) – Entrance hall, main hall, four side rooms, kitchen, bathroom and courtyard; Cockloft (now vacant) – Four side rooms and flat roof
Materials of Construction	Granite foundation, grey brick walls, granite planks (courtyard) and timber floor slabs (cocklofts), stone and timber stairs, timber pitched roof with Chinese pan tiles supported on timber purlins and battens
Internal Circulation	Four stairs of timber and stone construction connect the ground and the cocklofts of the four side rooms respectively

Summary of information of the “Tsz Tong” (ancestral worship shed):

Materials of Construction	Grey brick walls and pitched roof with corrugated metal sheets supported by timber purlins
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Summary of information of the water well:

Materials of Construction	Concrete kerb, metal fence and wire mesh cover
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Summary of information of Wong Uk Garden:

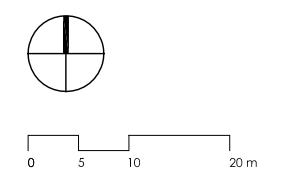
Recent Use	Park
Materials of Construction	Ground in granolithic paving finish, stone planks, concrete paver blocks and artificial granite floor tiles; Stonework planters and planting area enclosed by stone kerbs; Metal railings along footpaths and concrete stairs; Metal and timber trellises; Timber benches

Appendix V

Architectural Drawings and Survey Plans

Architectural Drawings	
Drawing No.	Title
WUK-SP-01	Site Plan, Old House at Wong Uk Village and Wong Uk Garden
WUK-P-01	Ground Floor Plan (with Forecourt), Old House at Wong Uk Village
WUK-P-02	Ground Floor Plan (without Forecourt), Old House at Wong Uk Village
WUK-P-03	Cockloft Plan, Old House at Wong Uk Village
WUK-P-04	Roof Plan, Old House at Wong Uk Village
WUK -E-01	Front Elevation, Old House at Wong Uk Village
WUK -S-01	Sections, Old House at Wong Uk Village


Survey Plans	
Drawing No.	Title
HC-11945/B/01	Topographic Survey Plan of Wong Uk Garden, Yuen Chau Kok Road, Shatin
HC-11945/B/02	Topographic Survey Plan of Wong Uk Garden, Yuen Chau Kok Road, Shatin (Section Plan)



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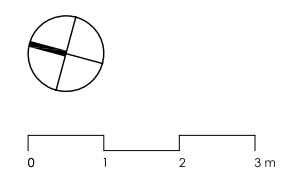
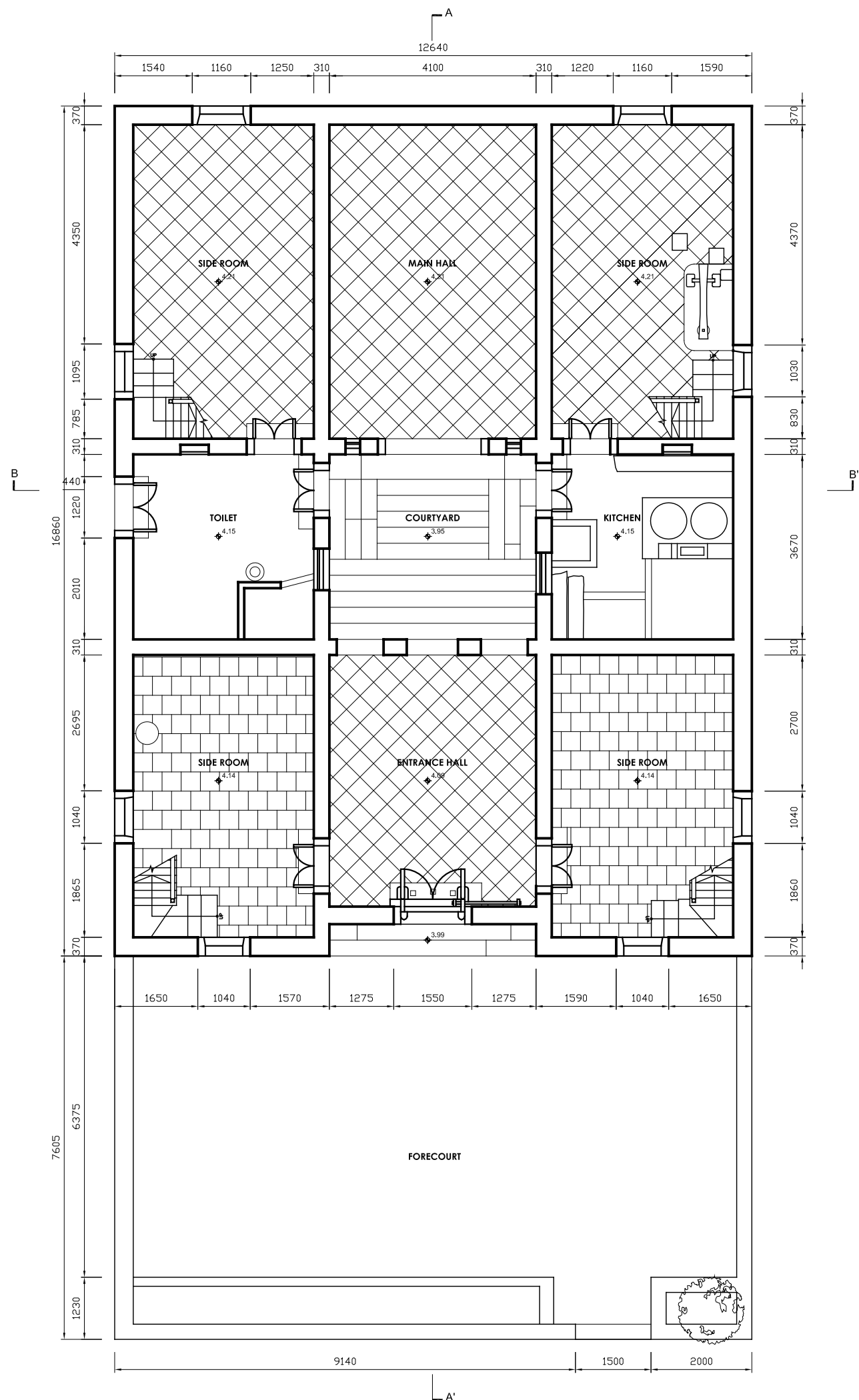
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* NOTIFY THE HONG KONG SAR GOVERNMENT IMMEDIATELY IN TERMS OF ANY DISCREPANCY FOUND HEREIN.

 ARCHITECTURAL SERVICES DEPARTMENT	
project	CARTOGRAPHIC SURVEY OF OLD HOUSE AT WONG UK VILLAGE YUEN CHAU KOK, SHA TIN
drawing title	SITE PLAN OLD HOUSE AT WONG UK VILLAGE & WONG UK GARDEN
scale	1 : 500 (A3)
drawing no.	WUK-SF-01
date	18 AUG 2009
submitted by	


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SITE PLAN
OLD HOUSE AT WONG UK VILLAGE & WONG UK GARDEN



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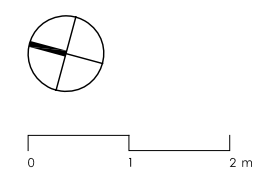
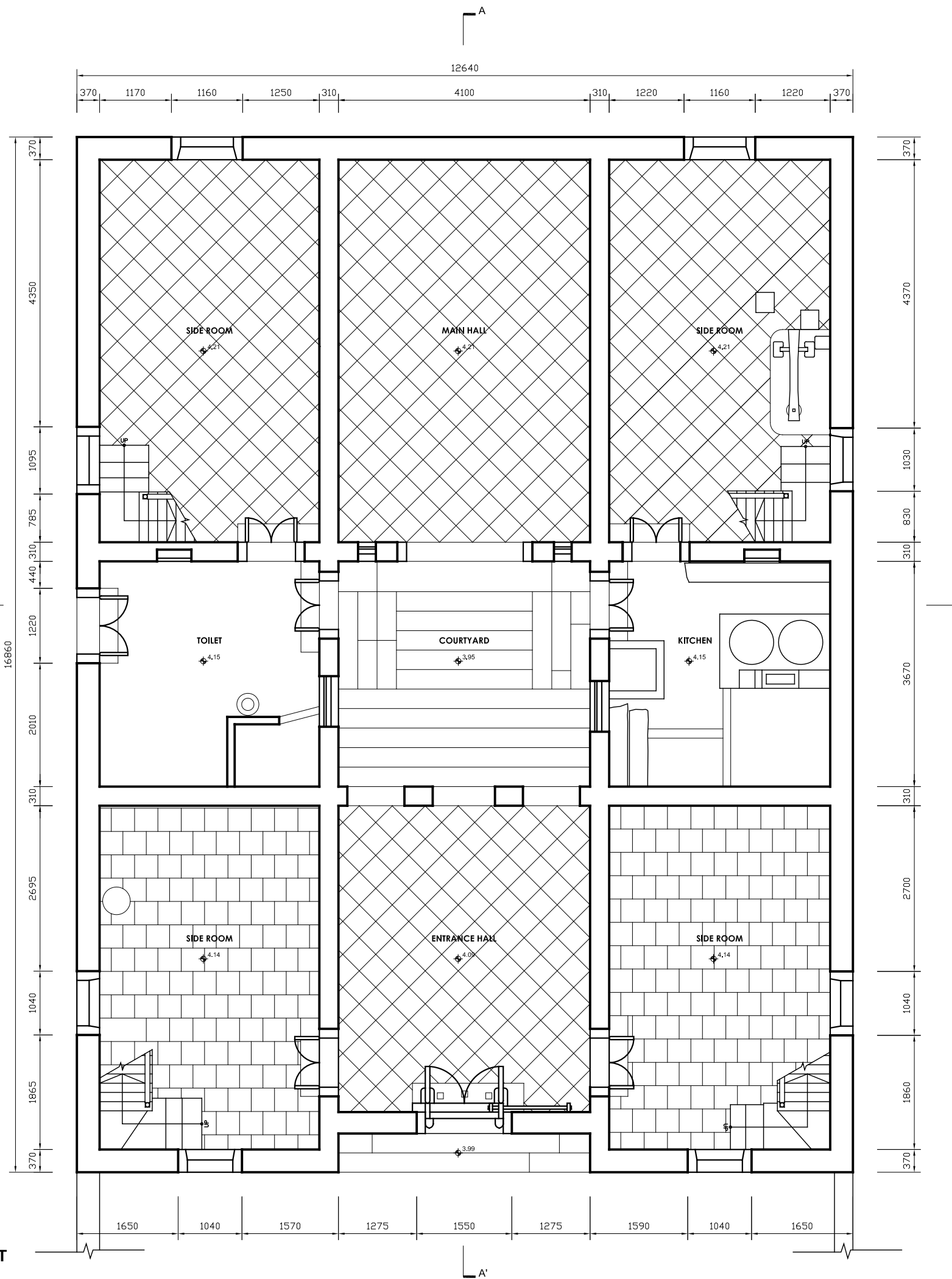
* NOTIFY THE HONG KONG SAR GOVERNMENT IMMEDIATELY IN TERMS OF ANY DISCREPANCY FOUND HEREIN.

 ARCHITECTURAL SERVICES DEPARTMENT	
project	CARTOGRAPHIC SURVEY OF OLD HOUSE AT WONG UK VILLAGE YUEN CHAU KOK, SHA TIN
drawing title	GROUND FLOOR PLAN (WITH FORECOURT) OLD HOUSE AT WONG UK VILLAGE
scale	1 : 100 (A3)
drawing no.	WUK-F-01
date	18 AUG 2009
submitted by	


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**GROUND FLOOR PLAN (WITH FORECOURT)
OLD HOUSE AT WONG UK VILLAGE**

**GROUND FLOOR PLAN WITHOUT FORECOURT
OLD HOUSE AT WONG UK VILLAGE**



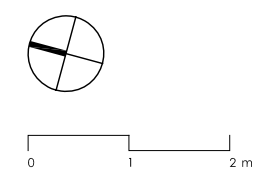
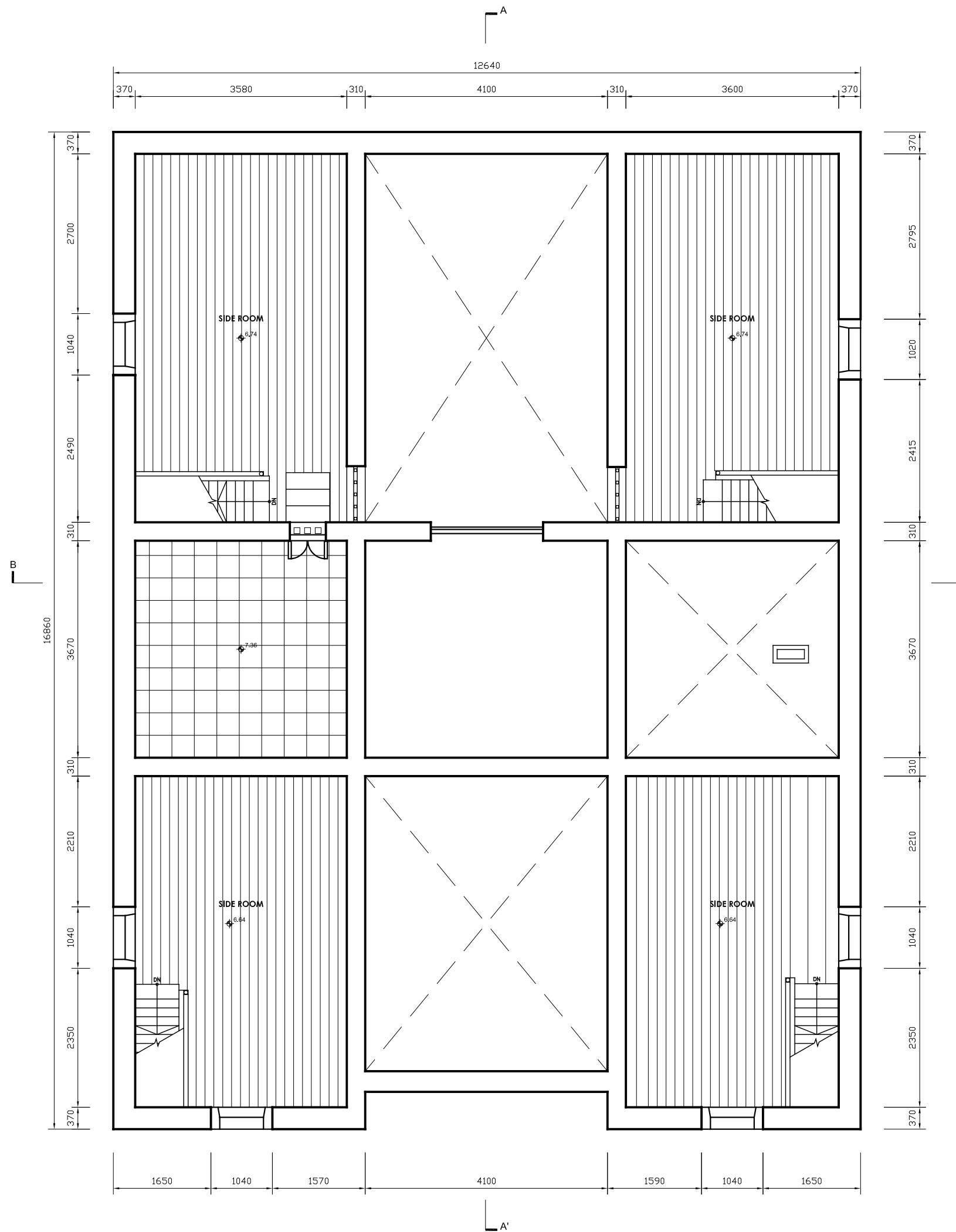
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ARCHITECTURAL SERVICES DEPARTMENT	
project	CARTOGRAPHIC SURVEY OF OLD HOUSE AT WONG UK VILLAGE YUEN CHAU KOK, SHA TIN
drawing title	GROUND FLOOR PLAN (WITHOUT FORECOURT) OLD HOUSE AT WONG UK VILLAGE
scale	1 : 75 (A3)
drawing no.	WUK-F-02
date	18 AUG 2009
submitted by	


**COCKLOFT PLAN
OLD HOUSE AT WONG UK VILLAGE**

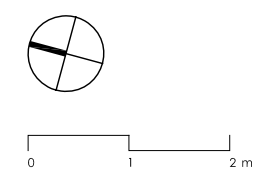
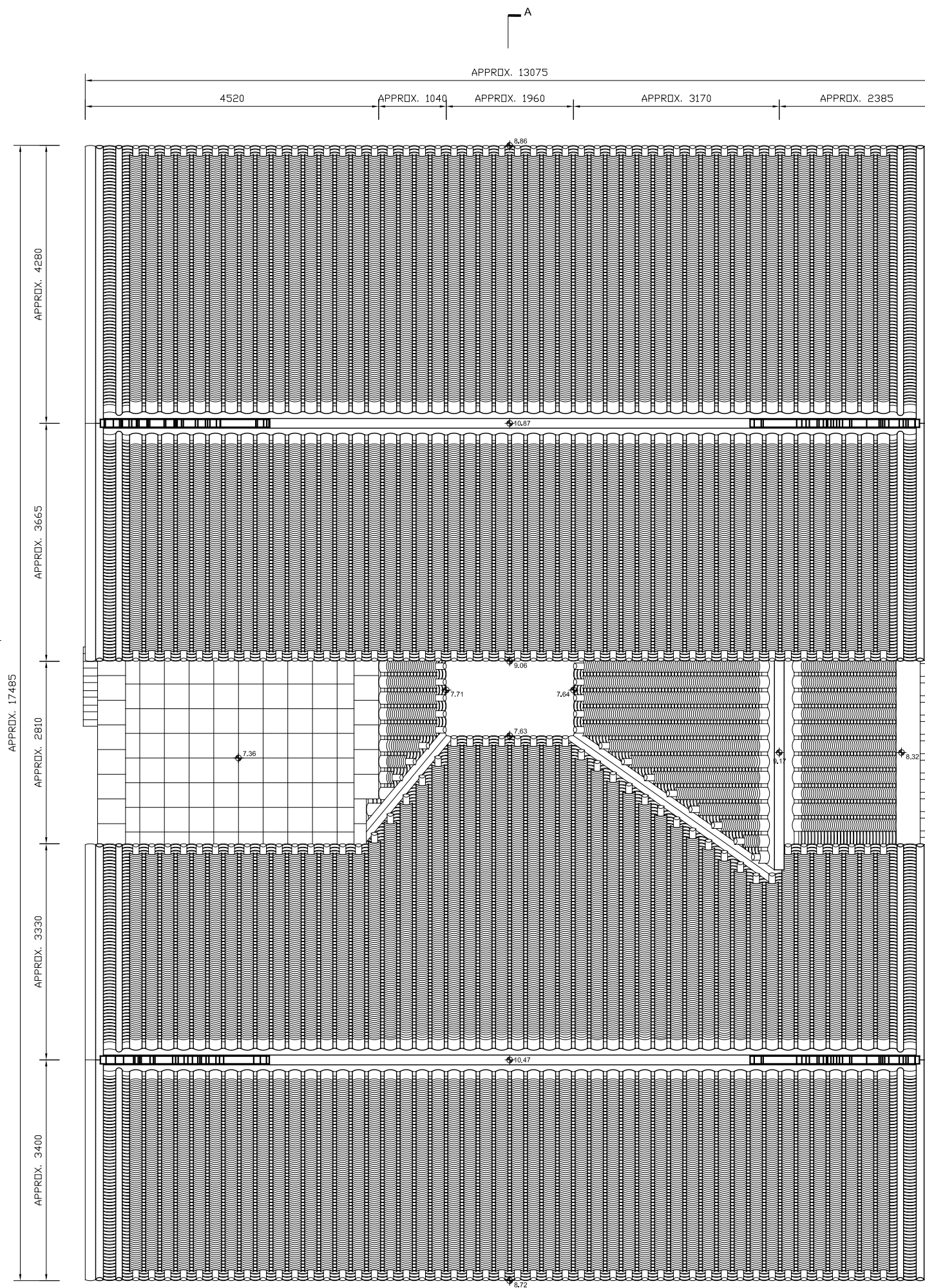


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 ARCHITECTURAL SERVICES DEPARTMENT	
project	CARTOGRAPHIC SURVEY OF OLD HOUSE AT WONG UK VILLAGE YUEN CHAU KOK, SHA TIN
drawing title	COCKLOFT PLAN OLD HOUSE AT WONG UK VILLAGE
scale	1 : 75 (A3)
drawing no.	WUK-F-03
date	18 AUG 2009
submitted by	



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 ARCHITECTURAL SERVICES DEPARTMENT	
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drawing title	ROOF PLAN OLD HOUSE AT WONG UK VILLAGE
scale	1 : 75 (A3)
drawing no.	WUK-P-04
date	18 AUG 2009
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ROOF PLAN
OLD HOUSE AT WONG UK VILLAGE



**FRONT ELEVATION
OLD HOUSE AT WONG UK VILLAGE**

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**ARCHITECTURAL
SERVICES
DEPARTMENT**

project
CARTOGRAPHIC SURVEY OF
OLD HOUSE AT WONG UK VILLAGE
YUEN CHAU KOK, SHA TIN

drawing title
FRONT ELEVATION
OLD HOUSE AT WONG UK VILLAGE

scale
1 : 75 (A3)

drawing no.
WUK-E-01

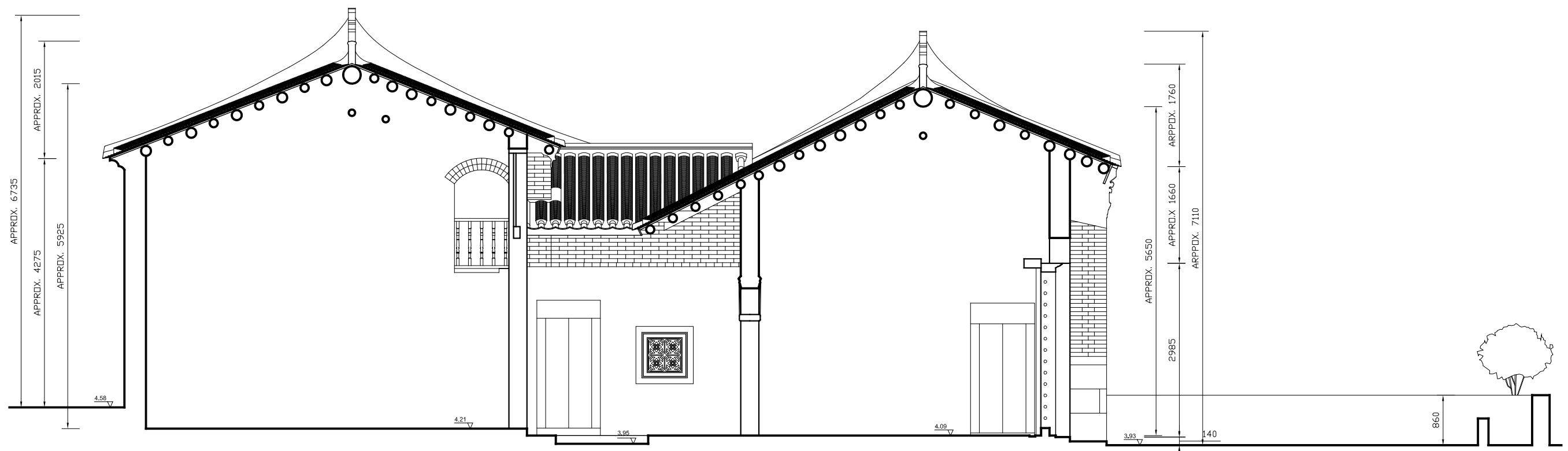
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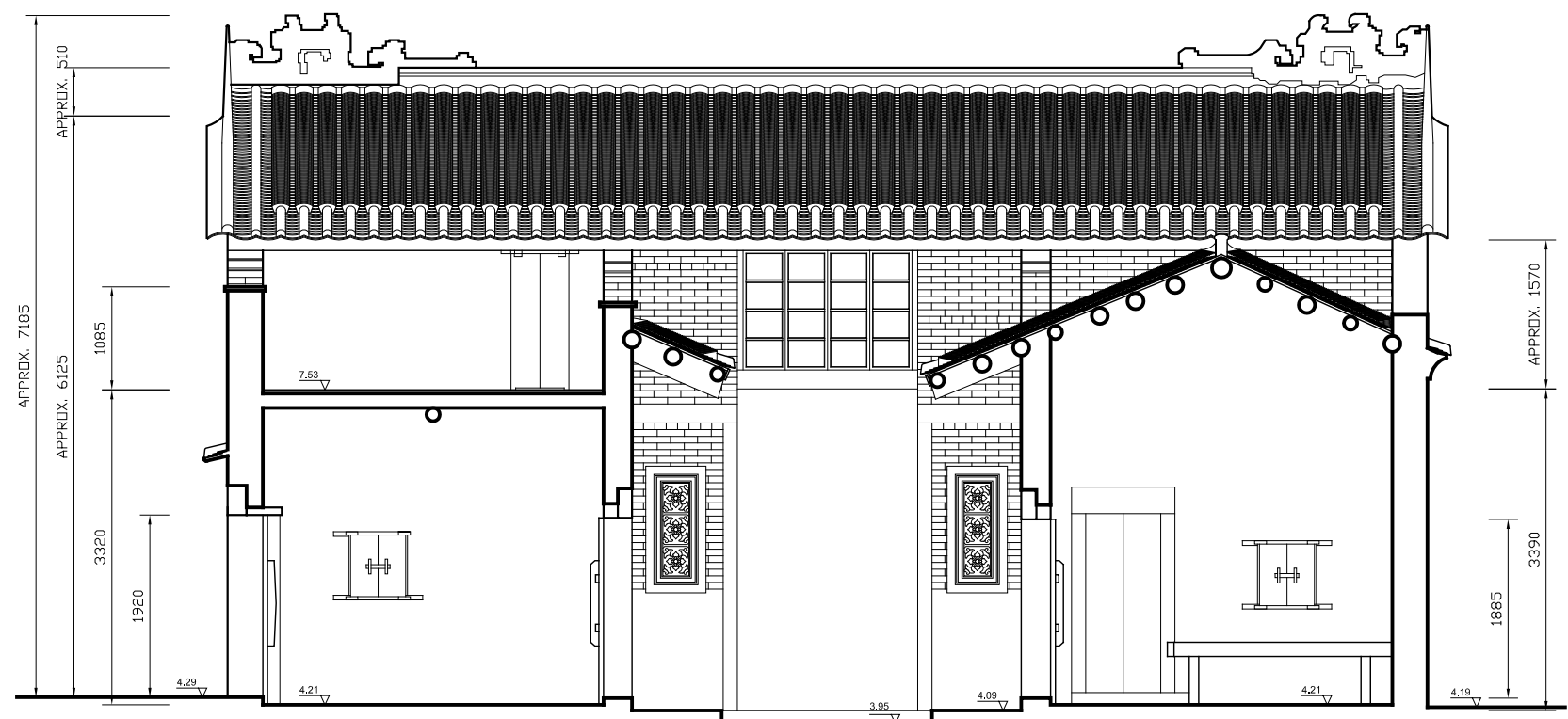


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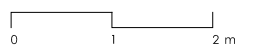
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SECTION A-A'
OLD HOUSE AT WONG UK VILLAGE



SECTION B-B'
OLD HOUSE AT WONG UK VILLAGE

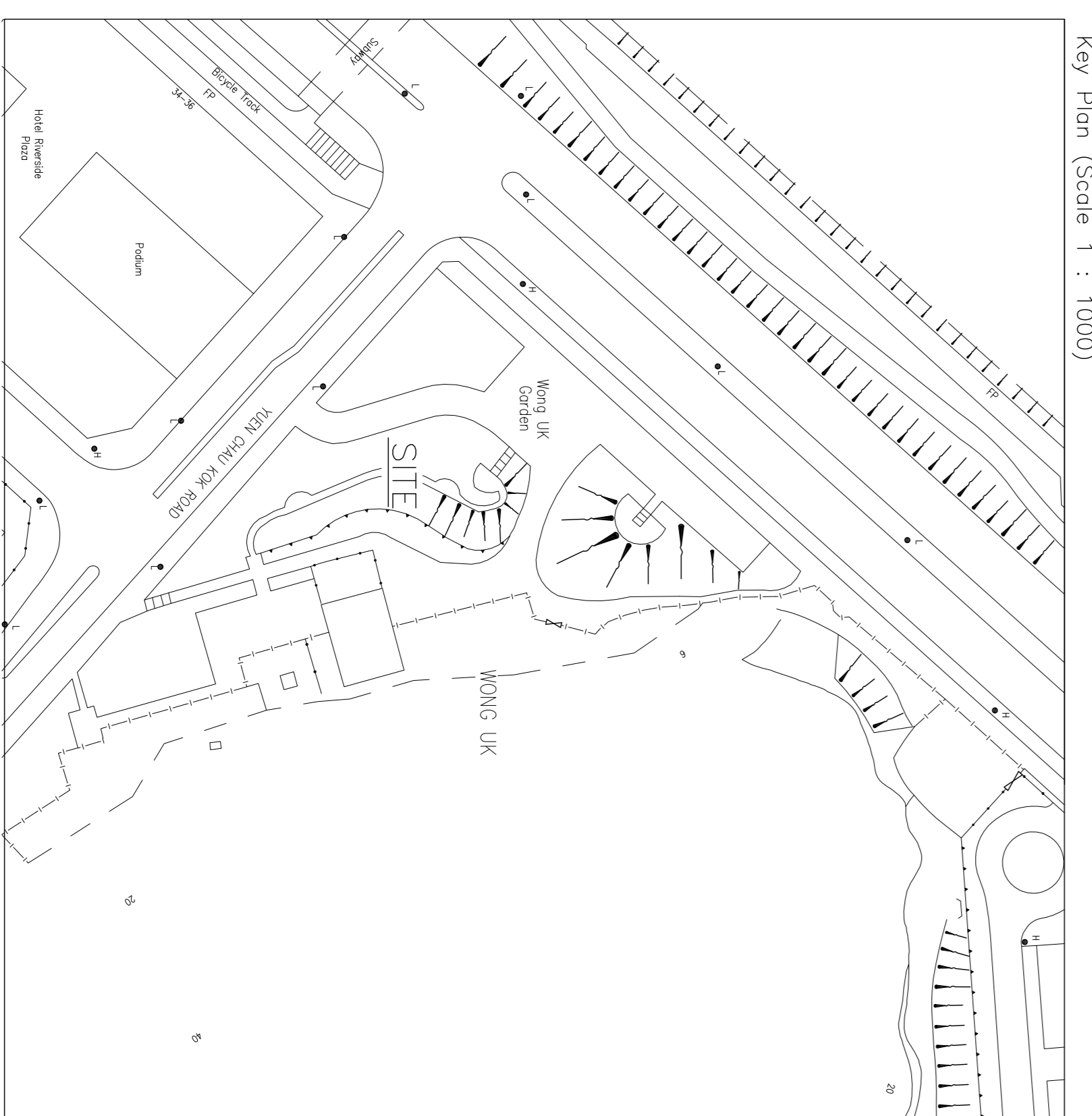


* ALL LEVELS AND DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO VERIFICATION ON SITE. DO NOT TAKE LEVELS AND MEASUREMENTS DIRECTLY FROM THIS DRAWING.
 * ALL DIMENSIONS SHOWN ARE IN MILLIMETERS.
 * NOTIFY THE HONG KONG SAR GOVERNMENT IMMEDIATELY IN TERMS OF ANY DISCREPANCY FOUND HEREIN.

 ARCHITECTURAL SERVICES DEPARTMENT	
project	CARTOGRAPHIC SURVEY OF OLD HOUSE AT WONG UK VILLAGE YUEN CHAU KOK, SHA TIN
drawing title	SECTIONS OLD HOUSE AT WONG UK VILLAGE
scale	1 : 75 (A3)
drawing no.	WUK-S-01
date	18 AUG 2009
submitted by	

Notes : -
 1. All levels are in meters above P.D.
 2. Grid lines are in HK Metric Grid 1980.
 3. Elevations of kerb are referred to the bottom of kerb.

- Legend :
- Foul Water Manhole
 - ⊕ Storm Water Manhole
 - ⊙ Manhole
 - 0.3m CC 45.20 Covered Channel And Invert Level
 - 0.3m UC 45.20 U-Channel And Invert Level
 - 0.3m SC 45.20 Stepped Channel And Invert Level
 - Gully
 - Catch Pit
 - ^H Fire Hydrant
 - ⊕^{VF} Valve Fire
 - ⊕^{VW} Valve Water
 - ⊕^{VG} Valve Gas
 - ⊕ Electrical Manhole
 - ⊕ Telephone Manhole
 - ⊕ Inspection Cover
 - ⊕ Slope
 - ⊕^T Tree & Tree Number
 - ⊕ Lamp Post
 - ^S Sign Pole
 - ⊕ Gate
 - Fence/Railing
 - ⊕ Retaining Wall
 - ⊕ Bollard
 - ⊕ Bore Hole
 - ⊕^{TL} Traffic Light Pole
 - ⊕^{TL} Top Level
 - ⊕ Section Mark



Key Plan (Scale 1 : 1000)

Yuen Chau Kok Road

Tai Chung Kiu Road

Old House

Tree No.	Grth (m)	Height (m)	Spread (m)
1	0.50	7	1.00
2	0.50	7	1.00
3	0.50	7	1.00
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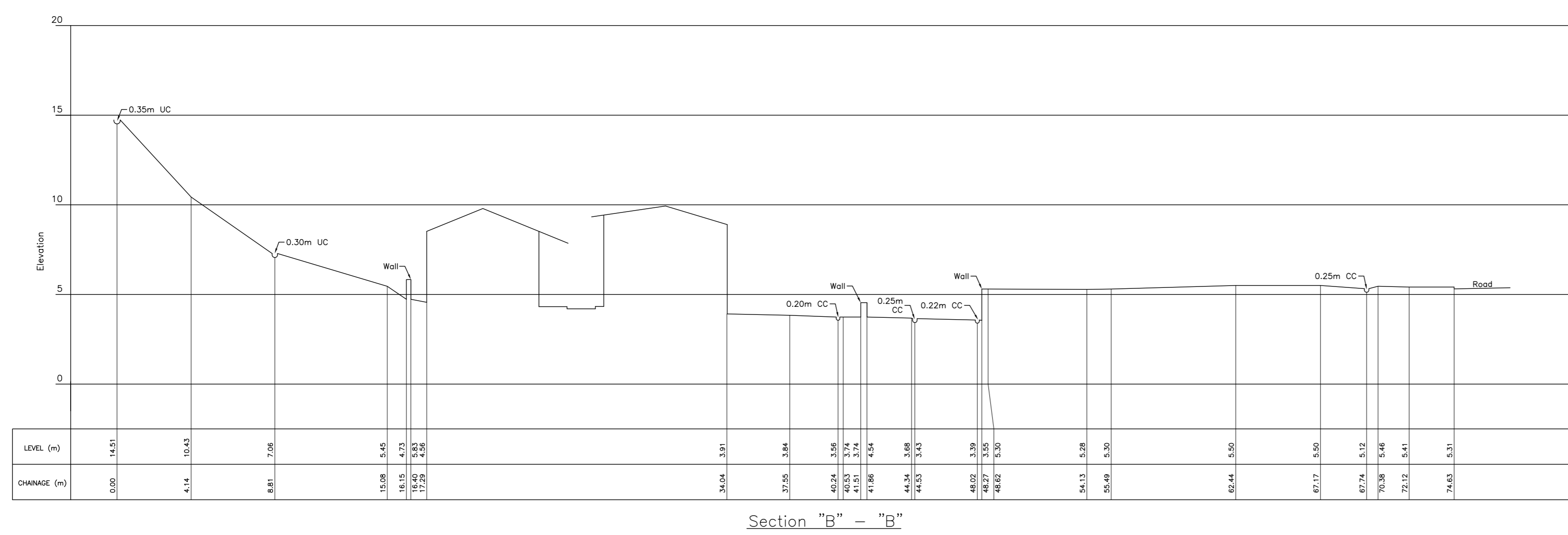
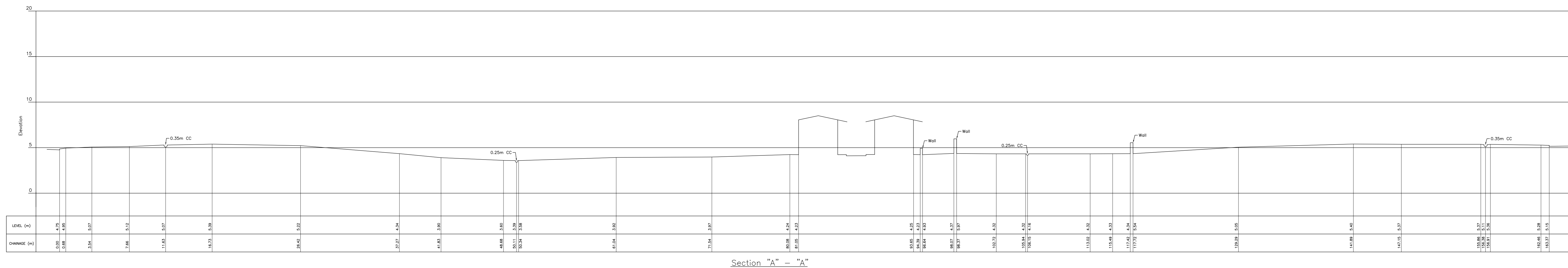
Drawing title
 Topographical Survey Plan of
 Wong Uk Garden,
 Yuen Chau Kok Road, Shatin

Drawing no.	Date	Scale
HC-11945/B/01	06 June 2009	1 : 200 (A0 Sheet)
	Checked by	Drawn by
	KO C C	A KONG

Client
 The Chinese University of Hong Kong

Surveyor
 HENRY CHAN SURVEYORS LTD.
 Authorized Land & Hydrographic Surveyors
 Ground Floor, 2 Yan Wo Lane, Tai Po, New Territories
 Tel : 2638-1313 Fax : 2638-1328
 E-mail : hcsurvey@netvigator.com

Notes : -
 1. All levels are in meters above P.D.
 2. Grid lines are in H.K. Metric Grid 1980.



Drawing title
 Topographical Survey Plan of
 Wong Uk Garden,
 Yuen Chau Kok Road, Shatin
 (Section Plan)

Drawing no.	Date	Scale
HC-11945/B/02	06 June 2009	1 : 200 (A0 Sheet)
	Checked by KO C C	Drawn by A KONG

Client
 The Chinese University of Hong Kong

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Appendix VI
Photos of Building and
Wong Uk Garden



General view of Wong Uk Garden from Tai Chung Kiu Road



General view of Wong Uk Garden from the junction of Tai Chung Kiu Road
and Yuen Chau Kok Road



General view of Wong Uk Garden from the Yuen Chau Kok Road



Footpath entrance of Wong Uk Garden at Tai Chung Kiu Road



Main entrance of Wong Uk Garden at Tai Chung Kiu Road



Pathway leading from the main entrance of Wong Uk Garden
at Tai Chung Kiu Road towards the Old House



View of the Old House from the footpath entrance of
Wong Uk Garden at Yuen Chau Kok Road



Stepped entrance of Wong Uk at Yuen Chau Kok Road



Footpath entrance of Wong Uk Garden at Yuen Chau Kok Road



Front facade of the Old House



Front facade of the Old House and its forecourt



Side facade (facing north) of the Old House



Side facade (facing south) of the Old House



Entrance hall of the Old House



Courtyard of the Old House



Main Hall of the Old House



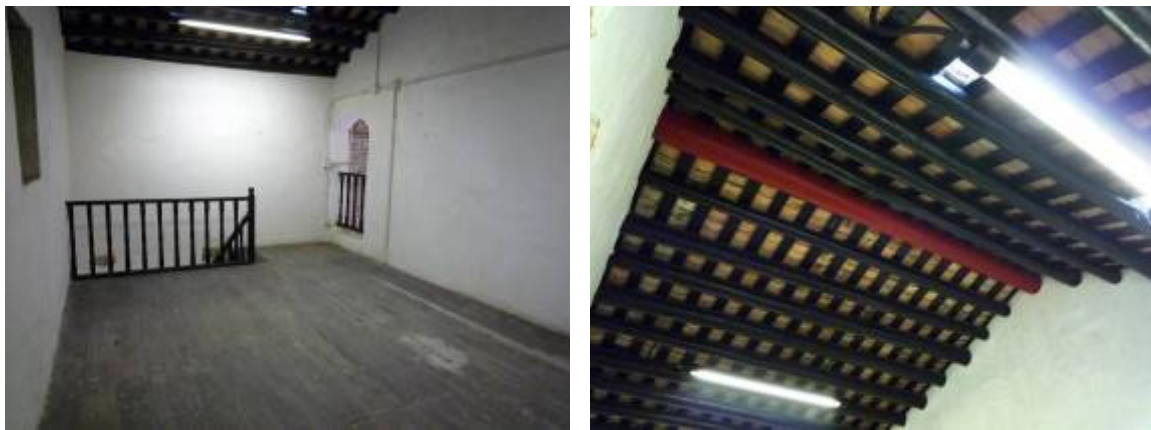
Kitchen of the Old House



Bathroom of the Old House



View of one side room on the ground floor of the Old House



View of one side room on the cockloft of the Old House



Flat roof of the Old House



“Tsz Tong” to the southeast of the Old House

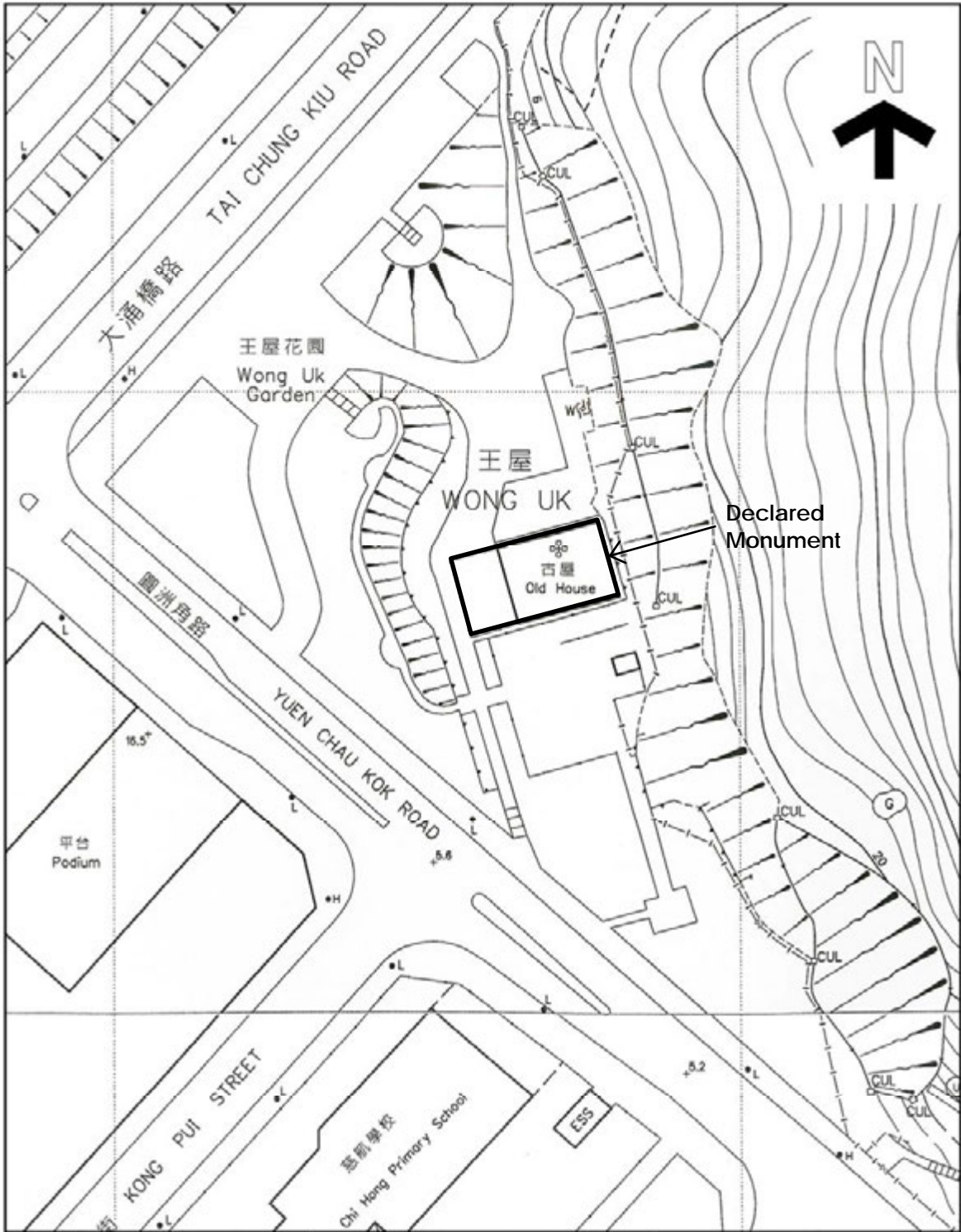


Water well to the northwest of the Old House



Stone column remains to the south of the Old House

Appendix VII
Monument Boundary Plan



 THE SITE

OLD HOUSE AT WONG UK VILLAGE
AND WONG UK GARDEN
YUEN CHAU KOK, SHA TIN, N.T.

DRAWING NO.:
APPENDIX VII
MONUMENT BOUNDARY PLAN
1:1000

DATE: 05/05/2009

Appendix VIII
Recurrent Expenditure

(A) Electricity Fee

Possible Use(s) ⁽¹⁾	GFA (m ²) (a)	Net Gross Ratio (b)	IFA (m ²) (c)=(a)x(b)	Energy Consumption Indicator ⁽²⁾ (MJ/m ² /annum) (d)	Energy Consumption per annum (kWh/annum) ⁽³⁾ (e)=(c)x(d)x0.2778	Estimated Electricity Fee(\$) ⁽⁴⁾ per annum	Energy Consumption is based on the following Groups of Uses on EMSD's website ⁽²⁾
Café	311	90%	280	6,598	513,219	496,328	Fast-food shops, bars and other eating and drinking places
Gallery				2,373	184,581	178,535	Shop (non-food)
Activity Centre				1,043	81,129	78,497	Offices

Notes:

- (1) It is assumed the length of operating hours is in line with the normal mode of operations, e.g. 24 hours for boarding houses, 9 hours for schools and offices, 12 hours for shops and café, etc.
- (2) The respective "Energy Consumption Indicators" can be found at http://www.emsd.gov.hk/emsd/eng/pee/ecib_indicators.shtml.
- (3) 1MJ x 0.2778 = 1kWh
- (4) Electricity fee of Kowloon side is based on the tariff charged by China Light & Power Company (CLP), and the fee of Hong Kong side by Hong Kong Electric Holdings Limited (HEH).
 CLP: @\$0.858 for first 5,000 units and @\$0.849 thereafter. Fuel clause adjustment charge is @\$0.118.
 HEH: @\$0.953 for first 1,500 units, @\$1.046 thereafter. Fuel clause adjustment charge is @\$0.254.
 1 Unit = 1 kWh.
 The estimated electricity fee is for cost projection in the application only. The actual fee will be subject to the then tariff and actual consumption.

(B) Water and Sewage Charge

Possible Use(s) ⁽¹⁾	GFA (m ²) (a)	Net Gross Ratio (b)	IFA (m ²) (c)=(a)x(b)	Estimated Water & Sewage Charge(\$)/month (d) = (c) x \$0.3	Estimated Water & Sewage Charge(\$) ⁽²⁾ /annum (e) = (d) x 12
Café	311	90%	280	1,260	15,120
Gallery				84	1,008
Activity Centre				168	2,016

Notes:

- (1) According to the standard accommodation rate issued by the Government Property Agency, the estimated monthly water & sewage charges of Government-owned offices is \$0.3 per m².
 Based on the above estimate, it is assumed that the use of water per m² of :
 Educational Institution, Field Study, Education or Visitor Centre, Gallery = Offices
 Hostel, Holiday Camp, Arts and Cultural Village, Activity Centre = Offices x 2
 Cafe = Offices x 15
- (2) The estimated water and sewage charge is for cost projection in the application only. The applicants are free to make reference to other sources as appropriate.
 The actual water and sewage charge will be subject to the then tariff and actual consumption.

(C) Rates and Rent

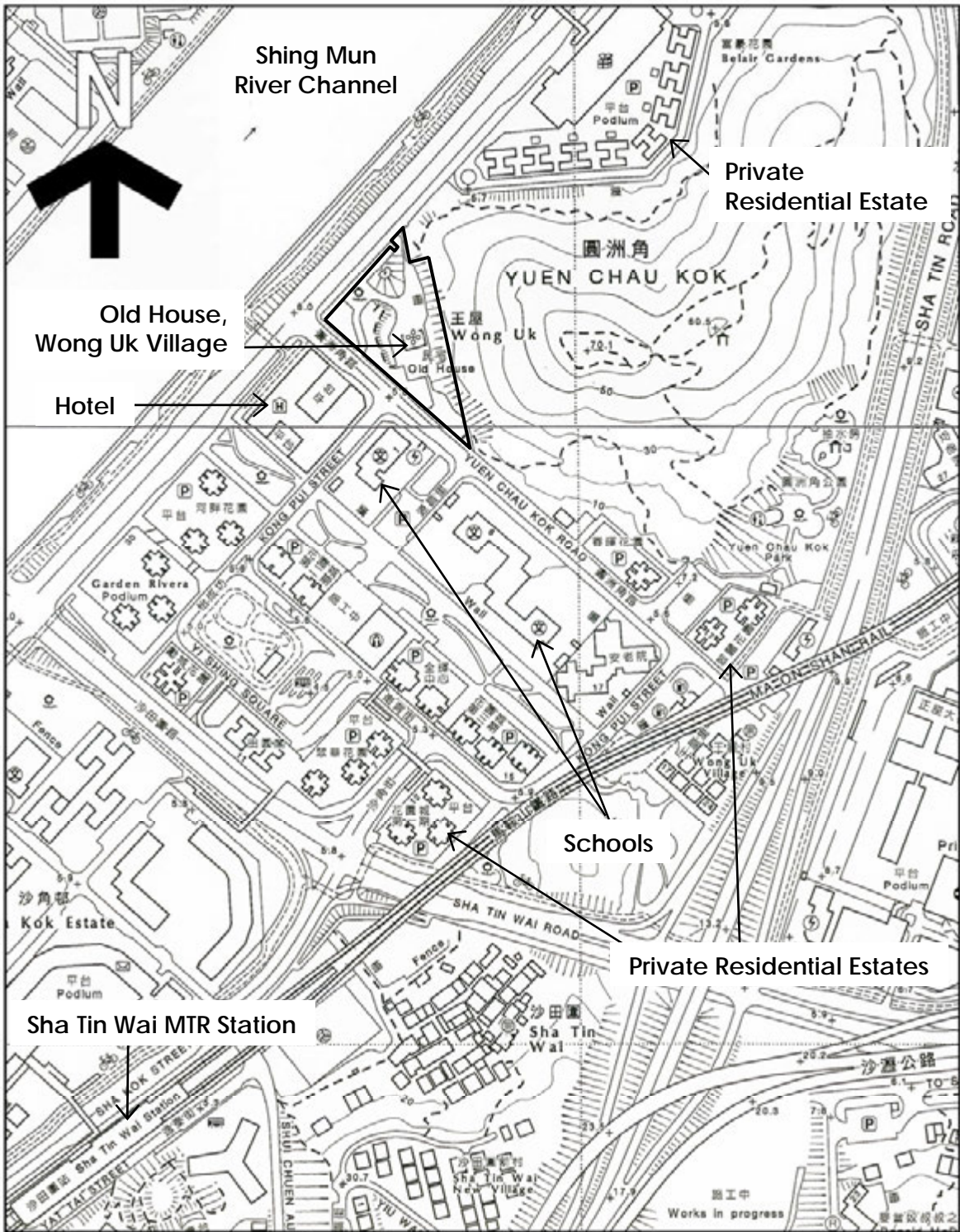
Possible Use(s)	GFA (m ²)	Site Area ⁽²⁾ (m ²)	Rateable Value ⁽¹⁾ (\$ (a))	Rates/annum (\$) (b) = (a) x 5%	Rent/annum (\$) (c) = (a) x 3%	Rates & Rent/annum (\$) (d) = (b) + (c)
Café	311	8,700	420,000	21,000	12,600	33,600
Gallery						
Activity Centre						


Notes:

- (1) The rateable values are rough estimates based on the possible uses and are for cost projection in the application only. The actual assessment of rateable values will depend on the actual use, operating mode, extent of renovation, actual floor area, etc. of each historic building. The rateable value will be subject to annual revaluation by the Rating and Valuation Department.
- (2) The whole site area of Wong Uk Garden (i.e. Option 1) is assumed in the estimate.

Appendix IX

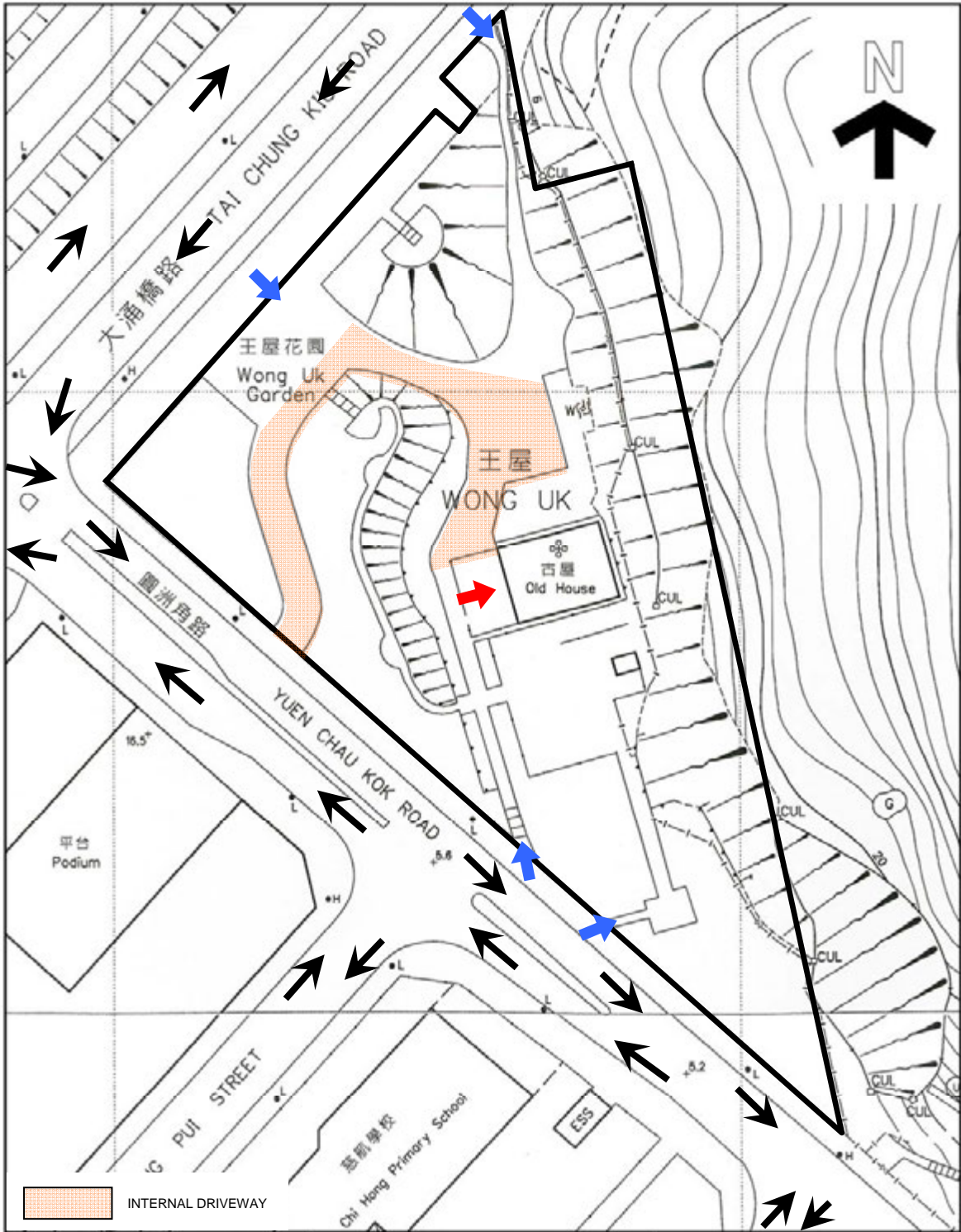
Plan Showing Immediate Surrounding







<p>  THE SITE EXTRACT PLAN BASED ON SURVEY SHEET Nos. 7-SE-A AND 7-SE-C DATE: 05/05/2009 </p>	<p> OLD HOUSE AT WONG UK VILLAGE AND WONG UK GARDEN YUEN CHAU KOK, SHA TIN, N.T. </p>	<p> DRAWING NO.: <u>APPENDIX IX</u> PLAN SHOWING IMMEDIATE SURROUNDING 1:5000 </p>
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Appendix X

Access Plan



 INTERNAL DRIVEWAY

-  THE SITE
-  VEHICULAR ACCESS
-  BUILDING ENTRANCE
-  PEDESTRIAN ACCESS

OLD HOUSE AT WONG UK VILLAGE
AND WONG UK GARDEN
YUEN CHAU KOK, SHA TIN, N.T.

DRAWING NO.:
APPENDIX X
ACCESS PLAN
1:1000
DATE: 05/05/2009

Appendix XI

**List of Architectural Features
to be Preserved**

Old House at Wong Uk Village
Architectural Features to be Preserved

1. EXTERNAL

1.1) “Two-hall-one-courtyard” layout and the pitched and flat roof forms of the Old House



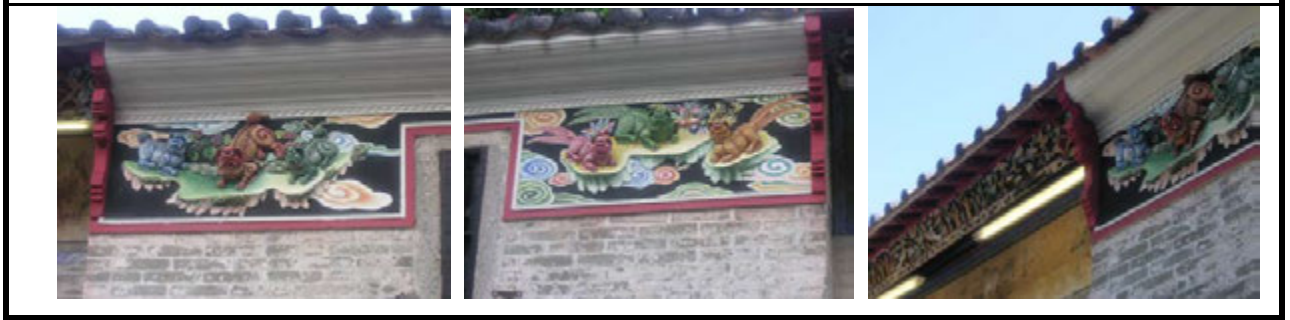
1.2) Original brickworks and stoneworks of the façades, with the window and door openings and granite opening surrounds, canopies and thresholds



1.3) Exquisitely carved eave boards and murals



1.4) Decorative mouldings and timber brackets on the all façades



1.5) Leafy mouldings on the gable friezes and the flushed gable wall



1.6) Chinese style tiled roofs and the geometric motifs at the front and rear ridge-ends at the roof



1.7) Canton floor tiles paving on flat roof



1.8) Sliding timber grille door and ironmongery



2. INTERNAL AREA

2.1) Canton floor tiles, including their laying pattern



2.2) Wall finishes (some with stonework pattern), exposed granite blocks and brickworks



2.3) Historic murals on walls



2.4) Purlin and rafter roofs (including the colour) and tie-beams with engraved Chinese characters “百子千孫” and “長命富貴”



2.5) Western style moulded archways at the front hall



2.6) Granite slab paving and drain of the open courtyard



2.7) Ceramic grille-tiles and their surrounds at the open courtyard



2.8) Timber fan light, shutters, doors and windows and their openings



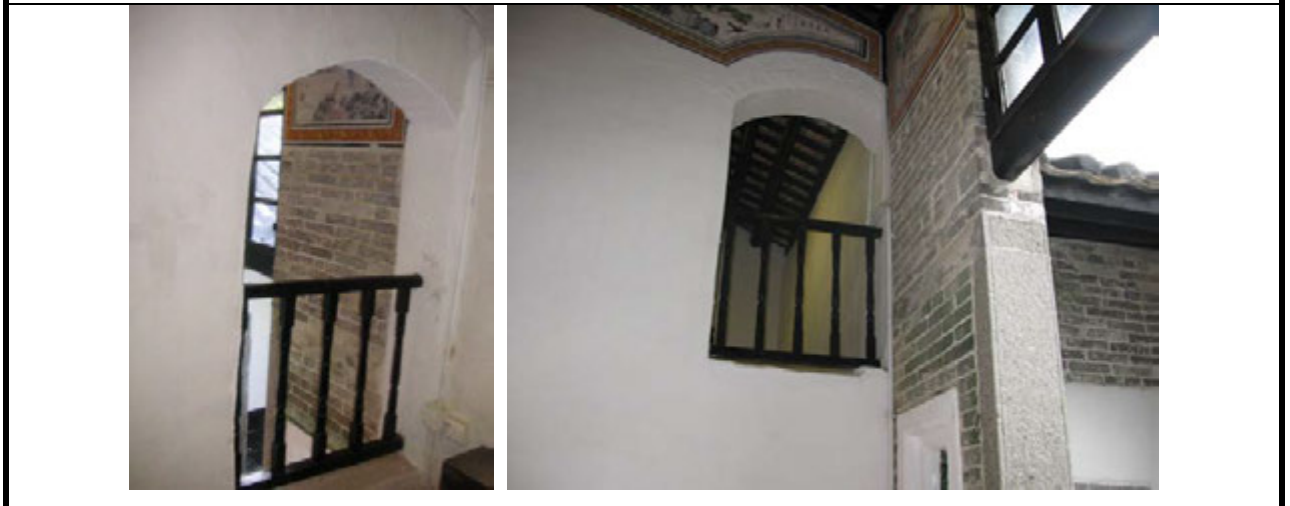
2.9) Timber joists and battens of the cocklofts in the four side rooms



2.10) Timber staircase, granite landings and ornamental balustrades in the four side rooms



2.11) Arch openings with wooden balustrade at the cockloft of the rear side rooms



2.12) The brick stove with chimney, stone bench, water tank, and the associated facilities in the kitchen



2.13) The partition wall and drain in the bathroom



2.14) The timber pestle and the stone mortar in the left rear room



2.15) The plaque of “declared monument” at front hall



3. SURROUNDING

3.1) The forecourt with the low boundary wall and planters



3.2) The brick "Tze Tong" (ancestral worship shed) and the stone column remains next to the House




3.3) The water well located next to the House





Appendix XII
List of Required Treatment to
Architectural Features


Old House at Wong Uk Village
Required Treatment to Architectural Features

1. EXTERNAL


Architectural Feature	Required Treatment
a) Two-hall-one-courtyard layout	The layout should not be disturbed, but the addition of structures outside the House and forecourt without disturbing their form, façades and layout may be permitted subject to AMO's approval and liaison on land allocation conditions with other departments.
	

Architectural Feature	Required Treatment
b) The original brickworks and stoneworks of the façades, with window and door openings and granite opening surrounds, canopies and thresholds	The size of the existing window and door openings should not be altered. No additional opening to the walls is allowed, except small ones to facilitate building services routing, subject to AMO's approval. All stoneworks works should be repaired as appropriate and cleaned with bristle or nylon brushes and clean water. Corrosive cleaning chemicals must not be used. No painting or permanent coating system is allowed.
	


Architectural Feature	Required Treatment
c) Pitched roofs with the Chinese style tiles	Check the condition of the existing roof tiles and if water leakage occurs. Replace the defected tiles to match existing.
	


Architectural Feature	Required Treatment
d) Carved eave board, murals, decorative mouldings, timber brackets on all façades and the geometric motifs on roof	No addition or alteration to the features is allowed. Repair the defected parts to match the existing colour and patterns if necessary. Any treatment to the surfaces of the features should be approved by AMO.
	


Architectural Feature	Required Treatment
e) Flat roof with Canton floor tiles	Check waterproofing condition and repair waterproofing and tiles as necessary.
	

Architectural Feature	Required Treatment
f) Sliding timber grille door and ironmongery	No alteration to its form, material, colour and ironmongery is allowed. For public appreciation, the feature should not be covered up by other new installations. Maintenance for smooth operations by lubrications is required as necessary.
	


2. INTERNAL AREA


Architectural Feature	Required Treatment
a) The internal layout	The internal layout of “two-hall-one-courtyard” should be preserved intact. No damage or demolition of walls is allowed. Reversible addition of partitions without damaging elements to be preserved may be permitted subject to AMO’s approval.
	


Architectural Feature	Required Treatment
b) Canton floor tiles	All floor tiles should be retained in-situ, repaired as appropriate and cleaned with clean water. Corrosive cleaning chemicals must not be used. No painting or covering up to the tiles is allowed.
	


Architectural Feature	Required Treatment
c) Internal walls	No new opening to the walls is allowed unless approved by AMO. Repair the painted wall surfaces, exposed brickworks and granite on walls as necessary. Clean the exposed brickworks and granite with clean water and no corrosive chemicals and painting is allowed.
	


Architectural Feature	Required Treatment
d) The historic murals on walls	No plastering, painting or covering-up is allowed. Repair and apply protective coatings approved by AMO as necessary.
	


Architectural Feature	Required Treatment
e) All granite features including door and window frames, wall finishing, floor paving, threshold and staircase landings	Repair as appropriate and clean with bristle or nylon brushes and clean water. Corrosive cleaning chemicals must not be used. No painting on the granite surface is allowed.
	


Architectural Feature	Required Treatment
f) Timber roof purlins, rafters, tie-beams and the engraved Chinese characters.	Check structural condition, repair and repaint with colour matching existing. No colour alteration is allowed. Install termite monitoring and control system. No covering up is allowed in the two main halls.
	

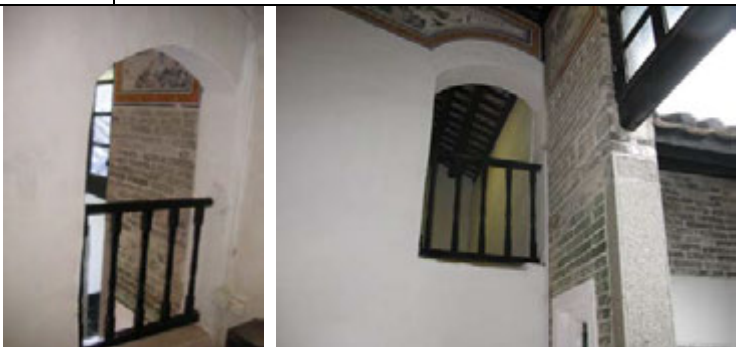
Architectural Feature	Required Treatment
g) The Western style moulded archways at the front hall	Repair and repaint as necessary. No alteration or covering up is allowed.
	


Architectural Feature	Required Treatment
h) The ceramic grille-tiles at the open courtyard	Repair and clean as necessary. No damage and alteration to the ceramic grille-tiles with the moulded opening surround is allowed. No covering up is allowed unless approved by AMO.
	


Architectural Feature	Required Treatment
i) All timber doors, fanlight, shutters, windows and their openings	No alternation to the features and their openings is allowed. All timber elements shall be repaired and repainted as necessary. New installations for security purpose onto the features may be permitted, subject to the approval of AMO.
	


Architectural Feature	Required Treatment
j) Timber floor with joists and battens of the cockloft in the four side rooms	Preserve all timber elements in-situ. Check condition, repair and repaint to match existing as necessary. Install termite monitoring and control system. No covering up is allowed.
	


Architectural Feature	Required Treatment
k) Timber staircase and balustrades in the four side rooms	Preserve all timber members in-situ. Check condition, repair as necessary and install termite monitoring and control system. Addition of appropriate protective barrier, as necessary for compliance with the statutory requirements, may be permitted subject to AMO's approval.
	

Architectural Feature	Required Treatment
l) Arch openings with wooden balustrade at the cockloft of the rear side rooms	No size alternation is allowed. Addition of appropriate protective barrier, as necessary for compliance with the statutory requirements, may be permitted subject to AMO's approval.
	


Architectural Feature	Required Treatment
m) The brick stove, stone bench, brick water tank and the associated facilities in the kitchen	Preserve in-situ for conservation purpose and clean with clear water or appropriate agents as necessary but not corrosive chemicals. No damage, painting, alteration or covering-up to the features.
	


Architectural Feature	Required Treatment
n) The partition wall and drain hole in the bathroom	Preserve in-situ. No damage, painting, alteration to the features, installation of soil fitments or permanent fill-up of the drain hole is allowed.
	

Architectural Feature	Required Treatment
o) The timber pestle and the stone mortar in the left side room to the rear hall	Preserve in-situ and clean with clear water or appropriate agents if necessary but not corrosive chemicals. No damage, painting or alteration to the feature is allowed.
	


Architectural Feature	Required Treatment
p) The plaque of “declared monument” at front hall	The plaque should be kept for explanation purpose and can be relocated to suit the internal layout of the future use.
	

3. SURROUNDING

Architectural Feature	Required Treatment
a) The forecourt with low boundary wall and planters	The forecourt is considered to be an inseparable complement to the House. The low boundary wall with the planters should be preserved in-situ.
	

Architectural Feature	Required Treatment
b) The brick <i>Tze Tong</i> (ancestral worship shed) and the stone column remains next to the House	Preserved in-situ and clean with clean water or appropriate agents if necessary but not corrosive chemicals. No painting is allowed. Pitched roof form of <i>Tze Tong</i> should be retained (roofing material is not original). Any proposal to the future uses of the features should be approved by AMO.
	

Architectural Feature	Required Treatment
c) The water well which is located next to the House	Preserved in-situ and granite surface shall be cleaned with bristle or nylon brushes and clean water as necessary, but no corrosive cleaning chemicals is allowed. No paintings and covering up should be applied on granite surface.
	

Architectural Feature	Required Treatment
d) Open space	Any new structure should not cause visual impact to the House. In particular, sight from Yuen Chau Kok Road and Tai Chung Kiu Road to the front façade should not be blocked.
	

Appendix XIII


**List of Recommended Treatment to
Architectural Features**

Old House at Wong Uk Village

Recommended Treatment to Architectural Features

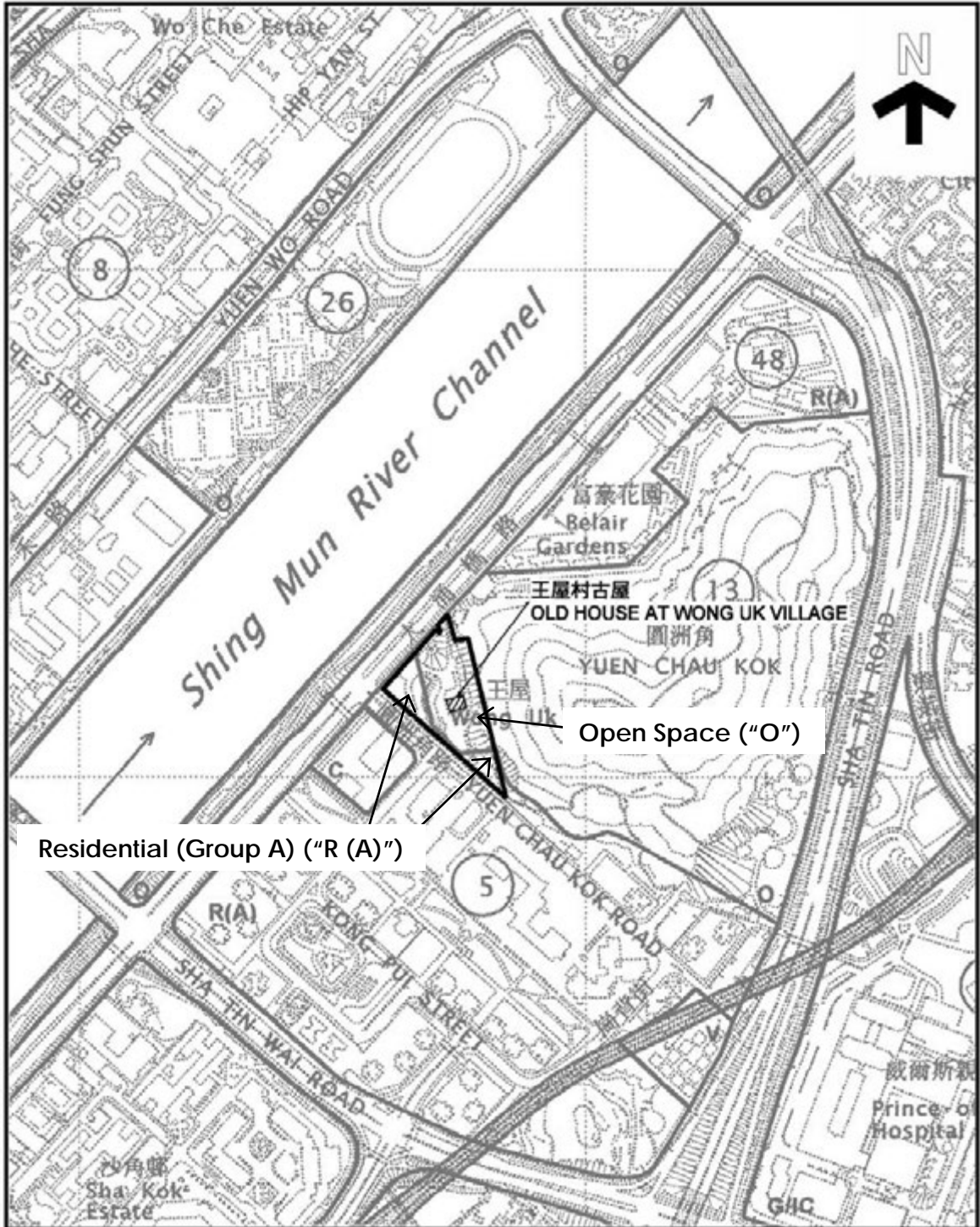
1. INTERNAL AREA

Architectural Feature	Recommended Treatment
a) Timber roof purlins, rafters and tie-beams	Expose all the timber roof structure for heritage appreciation purpose.
	

Architectural Feature	Recommended Treatment
b) The partition wall and drain hole in the bathroom	Expose the features for heritage appreciation purpose.
	

Architectural Feature	Recommended Treatment
c) The timber stake and the stone bases in the left side room to the rear hall	Expose the features for heritage appreciation purpose.
	

Appendix XIV
Outline Zoning Plan



Residential (Group A) ("R (A)")

Open Space ("O")

□ SITE BOUNDARY

EXTRACT PLAN PREPARED ON 20.05.09
 BASED ON OUTLINE ZONING PLAN No.
 S/ST/23 APPROVED ON 05.06.07

王屋村古屋
 沙田圓洲角
OLD HOUSE AT WONG UK VILLAGE
YUEN CHAU KOK, SHA TIN
 SCALE 1 : 5 000

METRES 50 0 50 100 150 200 250 METRES

PLANNING DEPARTMENT

M/UR/09/201

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area Zoo	Cable Car Route and Terminal Building Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution School (not elsewhere specified) Shop and Services Training Centre

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

- Eating Place
- Educational Institution
- Institutional Use (not elsewhere specified)
- Off-course Betting Centre
- Office
- Place of Entertainment
- Private Club
- Public Convenience
- Recyclable Collection Centre
- School
- Shop and Services
- Training Centre



Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

Appendix XV

Location Plan of Trees



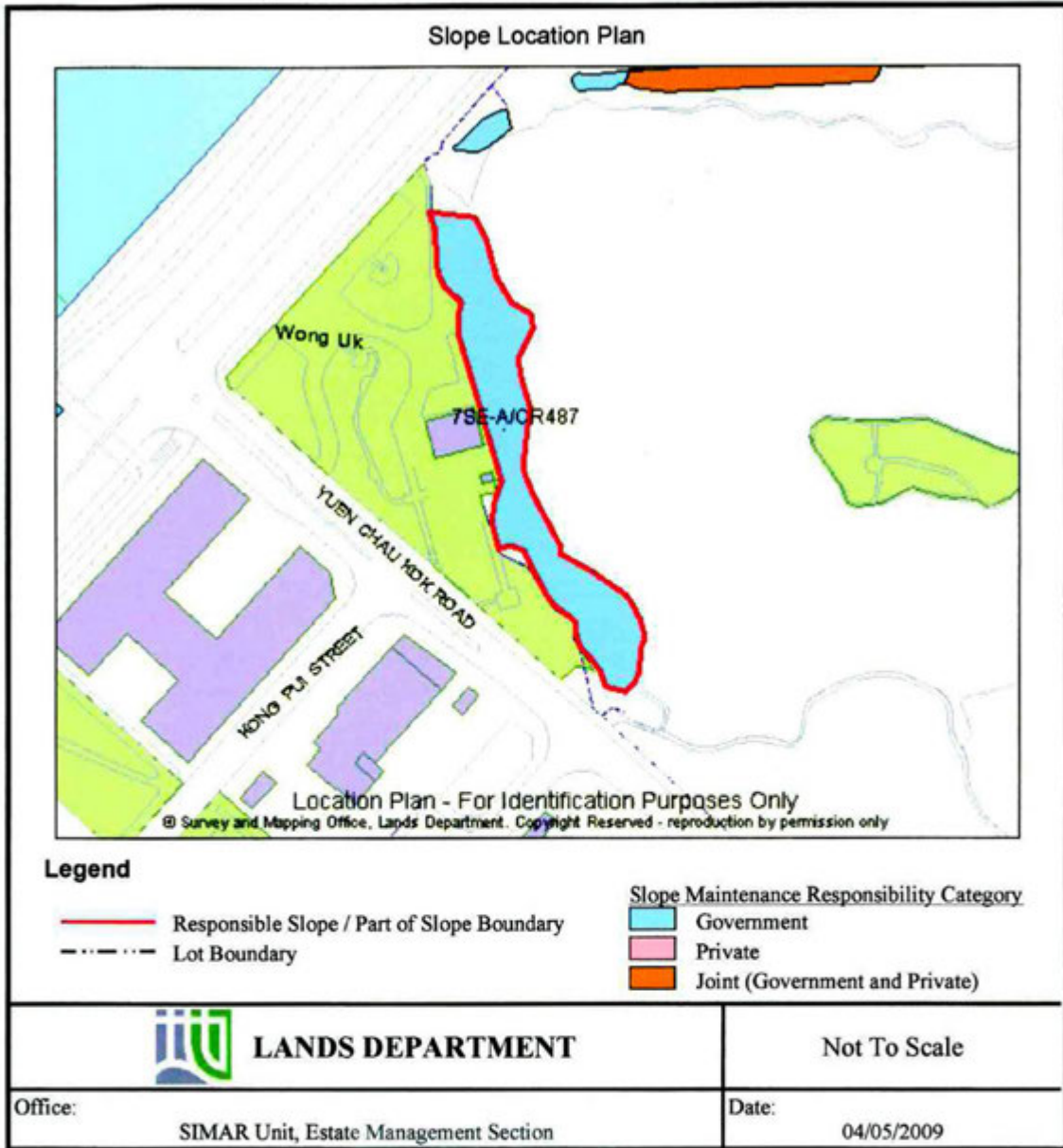
<p>  THE SITE  INDICATION OF TREE DATE: 05/05/2009 </p>	<p> OLD HOUSE AT WONG UK VILLAGE AND WONG UK GARDEN YUEN CHAU KOK, SHA TIN, N.T. </p>	<p> DRAWING NO.: <u>APPENDIX XV</u> LOCATION PLAN </p>
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Appendix XVI

Slope Feature

Slope Report

FOR IDENTIFICATION PURPOSES ONLY



IASMP01001

SIMAR REGISTER

Slope No.	Slope Sub-division No.	Location	Responsible Lot(s) / Party(s)	Maintenance Agent	Slope Plan*	Remarks
7SE-AJCR487		WITHIN GOVERNMENT LAND ALLOCATION -ST165 & GOVERNMENT LAND ALLOCATION-ST173	LCSD	Arch SD	as per the attached	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent direct.

- End of Report -

- * Note: (i) The attached slope plan(s) are for the purpose of identification of the slope(s) only.
(ii) The slope(s) mentioned in the Register may not be shown in the attached slope plan(s).