Revitalising Historic Buildings Through Partnership Scheme

Stone Houses

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:

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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 X** 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 Units that can be accessed during preparation of this resource kit are indicated with '＊' on the table below. The information in this resource kit is prepared without making reference to the inaccessible units/areas.

Street No. / Floor Level	31	32	33	34	35
G/F	＊ (Note 1)	＊	(the roof is structurally unsafe)	＊ (Note 1)	＊ (Note 1)
1/F	＊ (Note 2)	＊		＊ (Note 2)	＊ (Note 2)

Note 1: Accessible area excludes the rear court as the later-constructed terrace above is structurally unsafe.

Note 2: Accessible area excludes the later-constructed terrace which is structurally unsafe.

1.5 The dimensions, areas and levels presented in this resource kit including the architectural drawings are for reference only. A thorough cartographic survey for the buildings 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.

1.6 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.

1.7 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

The Stone Houses at Nos. 31-35 Hau Wong Temple New Village are Chinese style tenement buildings and they are the only structures remained in Hau Wong Temple New Village （侯王廟新村）. They were built on the foundations of "Ho Ka Yuen" （何家園）, which literally means "The Ho Family Garden" possibly during the period 1941-1945.

Hau Wong Temple New Village is located to the north-west of the Hau Wong Temple in Kowloon City. It was one of the traditional Chinese villages in Kowloon. The area was probably opened for arable use in the last decades of the 19th century.

Around 1880s to 1890s, the Ho Family built a splendid two-storey building in semi-European style with an orchard and gardens on the site. The grand Ho Ka Yuen House was not lived in after 1931 and was in a ruinous condition by 1939.

When the Japanese Army invaded Hong Kong in 1941, they had the ruins of Ho Ka Yuen House demolished down to lower courses of bricks just above the foundations. They divided the Ho Ka Yuen area into some eleven cottage-sites in two rows with a courtyard between. These cottages thus occupied exactly the same site as the old Ho Ka Yuen House and part of them formed the Stone Houses. They were mostly two-storey in Chinese style. It was the Japanese who first called this cluster of cottages Hau Wong San Tsuen （侯王新村, "Hau Wong New Village"）.

After the War, the Japanese cottages were abandoned. In 1951-1952, they were repaired and let to newcomers fleeing the civil war in China.

As a result of urbanization, the Hau Wong Temple New Village, which was originally on the edge of the urban area, has become more closely incorporated into the urban area after Lok Fu Estate was built and Junction Road was constructed since 1950s. Several films studios including Sai Kwong Film Studio （世光片場）,

Yau Kiu Film Studio （友僑片場） and Kwok Ka Film Studio （國家片場） operated in the village. Famous actresses such as Chan Po-chu （陳寶珠）, Siu Fong-fong （蕭芳芳） and Fung Po-po （馮寶寶） had once worked in these film studios.

Since the 1970s, some of the Stone Houses that were originally established for residential purposes had been used as industrial workshops. They were rented to various companies like "Wing Shing Decoration Construction Companies" （永盛裝修工程） and "Nam Yan Kee Grave and Tombstone Construction Company" （藍恩記山墳墓碑工程） whose name boards can still be seen on the facade board of No. 31.

Due to the urban development of Kowloon City, Hau Wong Temple New Village was cleared in 2001. The Stone Houses become the only structure remained in Hau Wong Temple New Village. These houses are historically significant, since the rebuilt of these blocks by the Japanese showed how the Japanese coped with resettlement in Hong Kong. The changes in use of the houses also reveal the history of village-life in Kowloon.

2.2 Architectural Merits

The Stone Houses at Nos. 31-35 Hau Wong Temple New Village are a row of residential units. In view of their structural integrity, this row of houses should be viewed as a single building consisting of five units of accommodation, each being separated by internal walls.

Architecturally, this row of units can be classified as traditional Chinese cottage building. Pitched-roof two storey masonry Chinese buildings were built first and brick extension was later constructed on their north elevation, which was used as kitchens and toilets. The Old Houses are constructed of granite blocks with their walls supporting their pitched roof of timber rafters, purlins and clay tiles. Yet, part of these original tiles was replaced with corrugated sheets. Rectangular windows have metal or timber frames with heavy lintel and doors are in Chinese style with

timber locks and rock sockets. Internal staircase is constructed by timber. Internal walls are plastered and painted. Each unit is partitioned with bedrooms and living rooms. One of the most interesting features is the stone tablets inscribing the name of shop called “藍恩記”.

III. Site Information

3.1 Location

The Stone Houses, which consist of a row of five units, are located in 31-35 Hau Wong Temple New Village, Kowloon City, Kowloon. The Location Plan is at **Appendix I**.

3.2 Site Boundary

The site of this revitalisation project includes the Stone Houses and a piece of vacant land, both Government-owned. The vacant land adjacent to the Stone Houses has an irregular footprint having an area of approximately 2,623 sq. metres. It is surrounded by wire mesh fence and is separated from the Stone Houses. The vacant land is now covered with aggregates and weeds. The Site Boundary Plan of the project is shown at **Appendix II**.

3.3 Site Area

The site of this revitalisation project, including the Stone Houses and the piece of vacant land, is approximately 2,838 sq. metres. The site area of the Stone Houses alone is approximately 215 sq. metres.

3.4 Major Datum Levels

The major datum level of the site is around +19.7mPD to +22.3mPD. Major datum levels around the site are shown at **Appendix III**.

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

IV. Building Information

4.1 Building Description

Stone Houses comprises a row of five continuous units, namely 31, 32, 33, 34, and 35 Hau Wong Temple New Village. The site of this revitalisation project also includes a piece of vacant land which was once a squatter area including Ho Ka Yuen and Hau Wong Temple New Village. They were cleared by Government in 2001. Stone Houses are constructed with granite blocks, and hence the name "Stone Houses". The five units are covered by the same single pitched roof, laid with Chinese pan and roll tiles on timber battens and purlins structures.

Stone Houses are a row of traditional Chinese vernacular residence. The five units have similar layout design. Each unit was originally a two-storey building with a rear court. The first floor is accessible by a timber stair. Both the ground floor and first floor are mainly sub-divided into cubicles as bedrooms. A kitchen and a toilet are found at the rear adjacent to the rear court. Later additions are found at some of the rear courts which have been covered up to provide extra living space on both floors. Amongst the five units, No. 32 has preserved the most original layout with the kitchen, toilet and the rear court still present. Original stove, smoke flue and roof structure over the kitchen can still be found.

The Stone Houses have been mainly used for residential purpose. Some of the units were later used for commercial purposes such as the offices of "Nam Yan Kee Grave and Tombstone Construction Company"（藍恩記山墳墓碑工程）and "Wing Shing Decoration Construction Companies"（永盛裝修工程）. The Stone Houses have been left vacant since the clearance of Hau Wong Temple New Village in 2001.

The architectural drawings of the Stone Houses, which include site plan, floor plans, major elevations and sections, and survey plans of the site are attached at **Appendix V**. These 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.

Photos showing the exterior and interior of Stone Houses and the vacant land are attached at **Appendix VI**.

4.2 Historic Grading

Stone Houses have not been graded yet.

4.3 Schedule of Accommodation

Floor Level	Accommodation	Approximate Gross Floor Area (sq. m)
G/F (now vacant)	Living area/bedroom	169
	Kitchen	18
	Toilet	7
	Rear court	21
	Total GFA on G/F (excluding rear court)	**194**
1/F (now vacant)	Bedroom	141
	Total GFA on 1/F (excluding later-constructed terrace):	**141**
	Bedroom at later-constructed terrace over rear courts at Nos. 33, 34 and 35)	29
	Kitchen at later-constructed terrace over rear court at No. 31	9
	Toilet at later-constructed terrace over rear courts at Nos. 34 and 35	7
	Total GFA for the later-constructed terrace on 1/F:	**45**
	Total GFA on 1/F:	**186**

4.4 Materials of Construction

Materials	Roof	Timber roof structure of battens and purlins laid with Chinese pan and roll clay tiles; corrugated sheeting has been added above the original roof of Nos. 31 & 32
	Wall	Load bearing walls - granite stone blocks Additional walls at the rear – brick and granite blocks
	Floor	G/F is concrete 1/F is timber floor structure with timber planks and joists supported onto an reinforced concrete beam
	Staircase	Mainly timber stairs, each stair with first few steps made of either concrete or masonry
Finishes	Exterior	Mainly unfinished, some area has plaster rendered with paint
	Interior	Wall finishes: Plaster rendered with paint Floor finishes: Bare floor, encaustic tiles, timber planks, vinyl tiles

4.5 Internal Circulation

4.5.1 General Description

Each unit is accessible from the main entrance on its front façade, while a rear exit is provided at the rear court. Each unit is provided with a stair connecting the G/F and 1/F. The interior of the five units are not interconnected.

4.5.2 Barrier Free Access

Barrier free access is not provided to the buildings including the ground floor, which is lower than Junction Road by about 1.7m. The ground floor of the buildings is only accessible from Junction Road through a flight of steps.

4.6 Major Alterations and Additions

Major alterations are mainly found at the kitchen and toilets of most of the units. The original kitchen walls were mostly demolished and reconfigured. The original rear courts at Nos. 31, 34 and 35 have been covered up to form terraces on the first floor for extra habitable space.

4.7 Preliminary Structural Appraisal

4.7.1 Description

Stone Houses consist of a row of five two-storey buildings located at 31 to 35 Hau Wong Temple New Village.

The external load bearing walls and the internal party walls are constructed of granite blocks, jointed with cement sand mortar and rendered with plaster on the interior. There are concrete lintels above the door and window openings.

The ground floor is constructed of on-grade concrete slabs paved with floor tiles. The first floor is constructed of softwood floor planks laid on timber joists supported on concrete beams at one end and on masonry wall at the other end. There is a timber trimmer joist along the staircase void. The trimmer joist is quite small in size and is spanning between the front masonry wall and a reinforced concrete beam at the centre of the unit.

The pitched roof consists of Chinese clay tiles laid on timber battens supported over timber log joists. The timber logs spread across the sloping roof and built into the masonry walls at each side with a header thickening, which is also built of masonry block.

The lower 3 or 4 risers of the staircase are either built of timber, concrete or masonry construction. The rest are made of timber with wooden treads and risers built over two stringer beams on each side. The balustrade and railing of the staircase are also of timber construction.

Later additions to the original building include:

- decking over of the rear courts of some units to extend their 1/F and enclosing the extended area with metal sheeting; and
- addition of corrugated metal cover on light steel frame above the pitched roof areas as rain shelters at units 31, 32, 34 and 35.

4.7.2 Preliminary Appraisal

On the front elevation, the continuous reinforced concrete projecting feature above the 1/F windows are dilapidated and some portion has fallen off.

There are signs of dampness at the lower portion of some external walls. The dark colour jointing mortar indicates insufficient damp proof treatment.

The exterior masonry wall has some open joints showing weathering and softening of mortar at localized areas. There are a few rotted wooden window frames with gaps along the wall opening.

One of the timber roof joists collapsed at No. 33 and the joists adjacent to it are also in the danger of collapse. In view of signs of serious water leakage to most of the roof soffit and rots on roof joists, it is anticipated that there are detached and loosen roof tiles with defective bedding which result in rain penetration and dilapidation of the roof structure.

Spalling concrete with rusty bars exposed at the soffit is found at some reinforced concrete beams on 1/F.

The external wall of No. 31, which is adjacent to Junction Road, is a retaining wall. The soil retaining height is about 1.2 metres. The problems of water leakage, water-ponding and surface water drainage around the building are evident during rainfall.

There are trees adhering to and growing on the rear masonry fence walls of Nos. 31, 32 and 35. The continuous tree growth will render the walls unstable.

4.7.3 Loading Assessment

The assessment below is based on visual inspection and sizes of members only. From preliminary structural assessment without laboratory test, the allowable imposed load on the first floor is between 0.4 kPa and 1.2 kPa, subject to further detailed assessment.

It should be noted that the roof of No. 33 is in a dilapidated condition and is structurally unsafe. Roof replacement at No. 33 is underway and is expected to be completed by September 2009. The later-constructed terraces on 1/F above the rear courts of Nos. 31, 34 and 35 are also structurally unsafe.

The ground floor would be able to support 5.0 kPa.

4.7.4 Recommendations

A detailed structural appraisal 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 should carry out further site and structural investigation with appropriate laboratory tests and any required strengthening work to satisfy statutory requirements.

A comprehensive restoration plan should be prepared to reinstate all other defective roof. Appropriate repair and treatment to the other structures and architectural elements to prevent future deterioration is recommended.

4.8 Building Services and Utilities

A list of existing provisions of building services and utilities for the Stone Houses is as follows:

Building Services and Utilities	Existing Provisions
MVAC Installation	▪ Ceiling / wall fans are found in some units of the building.
Fire Services Installation	▪ No wet Fire Protection System (i.e. fire hose (F.H.) / hose reel (H.R.) & sprinkler system) is found in the building. ▪ No manual fire alarm (MFA), visual fire alarm and automatic fire alarm system (AFA) are found in the building. ▪ No exit sign / emergency lights are found.
Electricity Supply	▪ Power supply to the premise has been disconnected. ▪ Most of switch accessories and wiring have been disconnected or removed. ▪ CLP main power supply cable to the Stone Houses has already been removed. Under the current policy of CLP, the maximum rating for the power supply to a single premise without the provision of the transformer room is 400A three phase unless other justifications such as site constraints etc. could be provided. The successful applicant may apply 400A three phase supply for the whole premise.
Lift	▪ The building is not provided with any lift or escalator.
Plumbing & Drainage Installation	▪ All potable water supply pipes are disconnected. ▪ Flush water supply is not provided for the building. ▪ Neither sewage connection nor sewage terminal

	manhole is found within the site. According to Drainage Services Department's (DSD's) record plan, a 375mm diameter sewer is running along Junction Road. The successful applicant may apply to DSD to connect the foul drain to the said Government sewer. ▪ The surface water at roof is gathered by stormwater down pipe and discharged to open channel at ground level without properly connected to the Government drain. ▪ There are four storm water manholes and a sand trap at the vacant land. ▪ According to DSD's record plan, a 825 mm diameter storm water drain is running along Junction Road. The successful applicant may apply to DSD to connect the storm water drain to the said Government drain.
Gas Installation	▪ No gas connection is found in the existing building. ▪ Gas supply is available for connection at Junction Road.

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 VII.** 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 heart of Kowloon City, Stone Houses are surrounded by residential buildings, schools and a number of parks, such as the Kowloon Walled City Park, Inverness Road Garden, Carpenter Road Park, Kowloon Tsai Park and Lok Fu Park.

In the immediate vicinity, Stone Houses are surrounded by HKICC Lee Shau Kee School of Creativity to its north and Munsang College to its west. On the opposite side of Junction Road is a Chinese Christian Cemetery and a site for public housing.

Stone Houses are also located close to a number of built heritages. To the east of Stone Houses on the opposite side of Junction Road stands the Hau Wong Temple (a Grade 1 historic building). Further east is the Kowloon Walled City Park where the Former Yamen Building (a declared monument) and remnants of the South Gate of Kowloon Walled City (a declared monument) are located. Sun Hok Building of the Bethel Mission of China (a Grade 2 historic building) at 45-47 Grampian Road is found to the south of the Stone Houses.

In addition, Lok Fu MTR Station is within a 10-minute walk from Stone Houses. The Plan Showing Immediate Surrounding is at **Appendix VIII**.

5.2 Access

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

5.2.1 Vehicular Access

Vehicular access to the site boundary of Stone Houses is available from Junction Road, which is a two-way drive. The section of Junction Road is accessible from Dumbarton Road, Tung Tau Tsuen Road and Inverness Road. Junction Road itself is connected to many roads, including Prince Edward Road West and Waterloo Road. Given the level difference of the Stone Houses and the adjacent Junction Road, provision of vehicular access to the Stone Houses requires site formation or upgrading works.

5.2.2 Emergency Vehicular Access (EVA)

EVA is not provided for the Stone Houses. Upgrading works will be required for the provision of EVA from Junction Road through the vacant land according to the standard required by the Buildings Department.

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 Junction Road. Consideration should be given to providing loading/unloading area within the vacant land adjacent to Stone Houses.

5.2.4 Parking

Metered parking spaces are not available along the section of Junction Road near Stone Houses, but are provided along Grampian Road and Inverness Road. Car parks are also found at Mei Tung Estate, Kowloon Tsai Park, Lok Fu Estate and Kowloon City Plaza. Consideration should be given to providing parking facilities within the vacant land adjacent to Stone Houses.

5.2.5 Pedestrian Access

Pedestrian access to Stone Houses and the adjoining vacant land is available at Junction Road. There are two pedestrian entrances to the site, one at Junction Road and another adjacent to Munsang College.

5.2.6 Barrier Free Access (Site)

There is no barrier free access to the existing buildings. Upgrading works are required to provide barrier free access in accordance with current standards.

5.2.7 Refuse Collection Point

There is no refuse collection point within the site. The nearest ones are at the Kowloon City Municipal Service Building at Hau Wong Road and Tung Tsing Road at the side of Kowloon Walled City Park.

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 X** 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 reversible[1]. 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 the historical integrity of the building(s) and its/ their surrounding, in particular the external elevation(s) of the building(s).
e) Fire Resisting	Any necessary upgrading works proposed to meet

[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.*

Construction to Floors, Doors, Walls and Staircase	current requirements must respect the 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 Fitments	If "historic fitment(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 As the renovation works will inevitably cause impact to the historic building, the successful applicant should submit a Heritage Impact Assessment (HIA) to AMO for endorsement and further consultation with the Antiquities Advisory Board.

6.1.6 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 X**. 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

6.2.1 Though they are simple in architecture, the Stone Houses of Hau Wong New Village are important as an integral component of a significant historical and architectural complex in Kowloon City. The following specific conservation requirements should be noted:

(a) Among the exterior, stonework, which is a building element of architectural significance, should not be painted or sealed. The front and side facades of the Stone Houses carry higher importance and thus should not be disturbed, while the back annexes are later-added extension and thus less stringent preservation requirement is adopted.

(b) Apart from the structure and some special character defining elements, it is comparatively more flexible to alter the interior to suit new adaptation as necessary.

6.2.2 A number of character defining elements must be preserved in-situ and maintained as necessary. They are listed at **Appendix X**.

6.2.3 Some alterations or additions, which are inappropriate from heritage conservation angle, have been carried out to the original buildings over the years. It is recommended that these alterations or additions should be removed where possible and the building fabric restored and reinstated to reveal the full cultural significance of the Stone Houses. Please refer to **Appendices XI** and **XII** for the required and recommended conservation treatment respectively.

6.2.4 Every effort should be made to carry out all "required treatments" set out at **Appendix XI** of the Conservation Guidelines. If compliance with the "required treatments" cannot be achieved, justifications should be given to AMO for their consideration. **Appendix XII** of the Conservation Guidelines set out some "recommended treatments" to the historic building, which should be carried out as far as practicable.

VII. Town Planning Issues

The Stone Houses are zoned 'Open Space' ('O') on the draft Kowloon Tong Outline Zoning Plan (OZP) No. S/K18/15. 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 the Notes for the subject OZP is at **Appendix XIII**.

The planning intention of the subject 'O' 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. There is an intention to preserve the overall open setting of the open space, in particular, the immediate environ of the Stone Houses 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 the 'O' zone (**Appendix XIII**) set out the uses or developments that are always permitted (the 'Column 1' uses) within the Area 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 Kowloon District Planning Office of the Planning Department at 14/F, North Point Government Offices, 333 Java Road, Hong Kong (Tel: 2231 4968).

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 site rests on Government land and is currently vacant. The Site Boundary Plan is shown at **Appendix II**.

8.2 Tree Issues

Old and Valuable Tree (OVT) in the OVT Register maintained by the Leisure and Cultural Services Department is not present at the site. Nevertheless, twenty-one trees are found within the site of this revitalisation project.

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.

The Location Plan of Trees is shown at **Appendix XIV.**

IX. Slope Maintenance

No slope feature is present at the site of the revitalisation project. Slope maintenance is therefore not required.

X. Technical Compliance for Possible Uses

10.1 Uses That Can Possibly be Considered

Possible adaptive re-use of the Stone Houses includes:

(a) Field study, education or visitor centre

(b) 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 1/F of Stone Houses. 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:

Requirements	Remarks
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, 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, lifting platform, accessible toilets etc. may be required
Protection against Falling from Height	Existing balustrades or parapets of the preserved staircase will need to be upgraded or alternative proposal to comply with protective barrier requirements is approved by the Building Authority, unless access is restricted for maintenance purpose only
Structural Adequacy	Structural appraisal for the building is required to ensure stability of all the building elements. Strengthening works may be required depending on the findings of the structural appraisal and the proposed use
Fire Services Installation Requirements	The fire service installations should follow paragraph 4.31 of Part IV of the Code of Practice for Minimum Fire Service Installations and Equipment which include, inter alia, a hose reel system, an automatic sprinkler system, a fire detection system and etc.
Natural Lighting and Ventilation	Compensatory measures may be required for the deficiency
Provision of Sanitary Fitments	Additional toilet facilities may be required 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.

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 field study, education and visitor centre are under Column 1 of the Notes to the OZP in which uses are always permitted. Uses as activity centre (Place of Recreation, Sports or Culture) is under Column 2 in which case approval from the TPB is required.

(c) Emergency Vehicular Access

The provision of EVA should fully comply with the requirements stipulated in Part VI of Code of Practice for Means of Access for Fire-fighting and Rescue. Nevertheless, if there are genuine site constraints in the provision of a proper EVA, fire safety enhancement measures such as fast response type sprinkler heads and direct line connected to Fire Services Communication Centre will be required.

(d) Licensing

If Stone Houses are to be used as an education centre, the successful applicant is required to check whether the proposed mode of operation falls within the definition of a ‘school’ under the Education Ordinance. If affirmative, the

successful applicant shall make an application for registration of a school to the Permanent Secretary for Education under the Education Bureau (EDB). Relevant information on registration procedures and forms can be downloaded from the website of EDB (http://www.edb.gov.hk).

(e) Structural Limitation

The required loading capacities for the possible uses are listed in the table below. For required loading capacities of 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).

Possible Adaptive re-use of the Stone Houses	Required Loading Capacities (kPa)	(B (C) R) Class No.	Usage stated in B (C) R
(i) Field study / education / visitor centre	3.0	3	Classrooms/lecture rooms/offices for general use
(ii) Activity centre	3.0	3	Recreational area

It is advisable for the successful applicant to carry out further structural assessment to investigate the possibility of increasing the floor imposed load for the first floor, and its subsequent effect on the structural stability of the buildings to suit his design for any change of use to meet all statutory requirements.

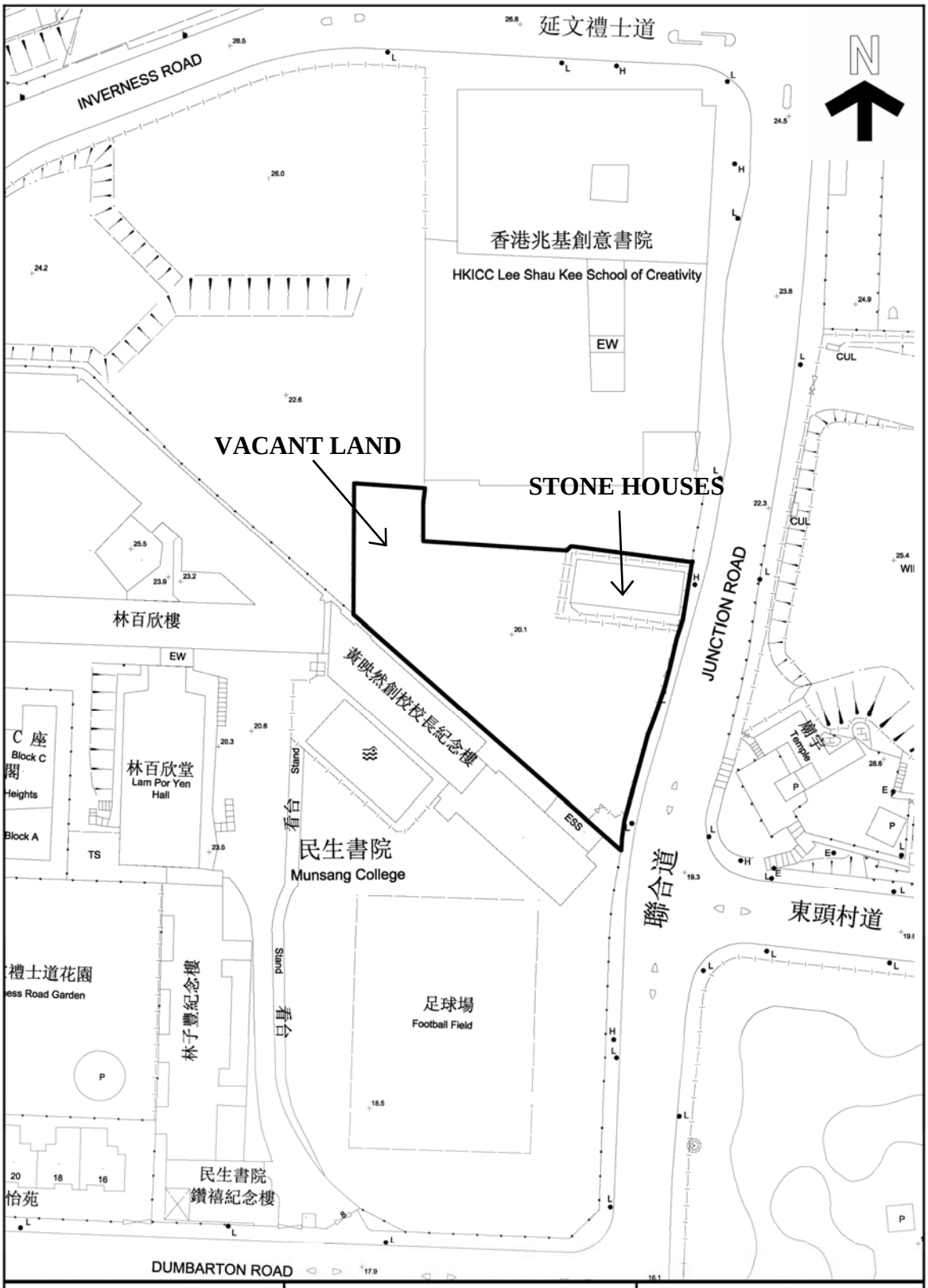
In addition, it may be structurally feasible for the ground floors of the buildings to accommodate adaptive re-uses with required loading capacities equal to or less than 5.0 kPa.

XI. Special Requirements of the Project

As the site of this revitalisation project is zoned as "Open Space" on the draft Kowloon Tong OZP, the successful applicant should allow free public access to the site as far as practicable and to a degree as agreed by the Advisory Committee on Revitalisation of Historic Buildings and other relevant authorities depending on their proposals.

Appendix I

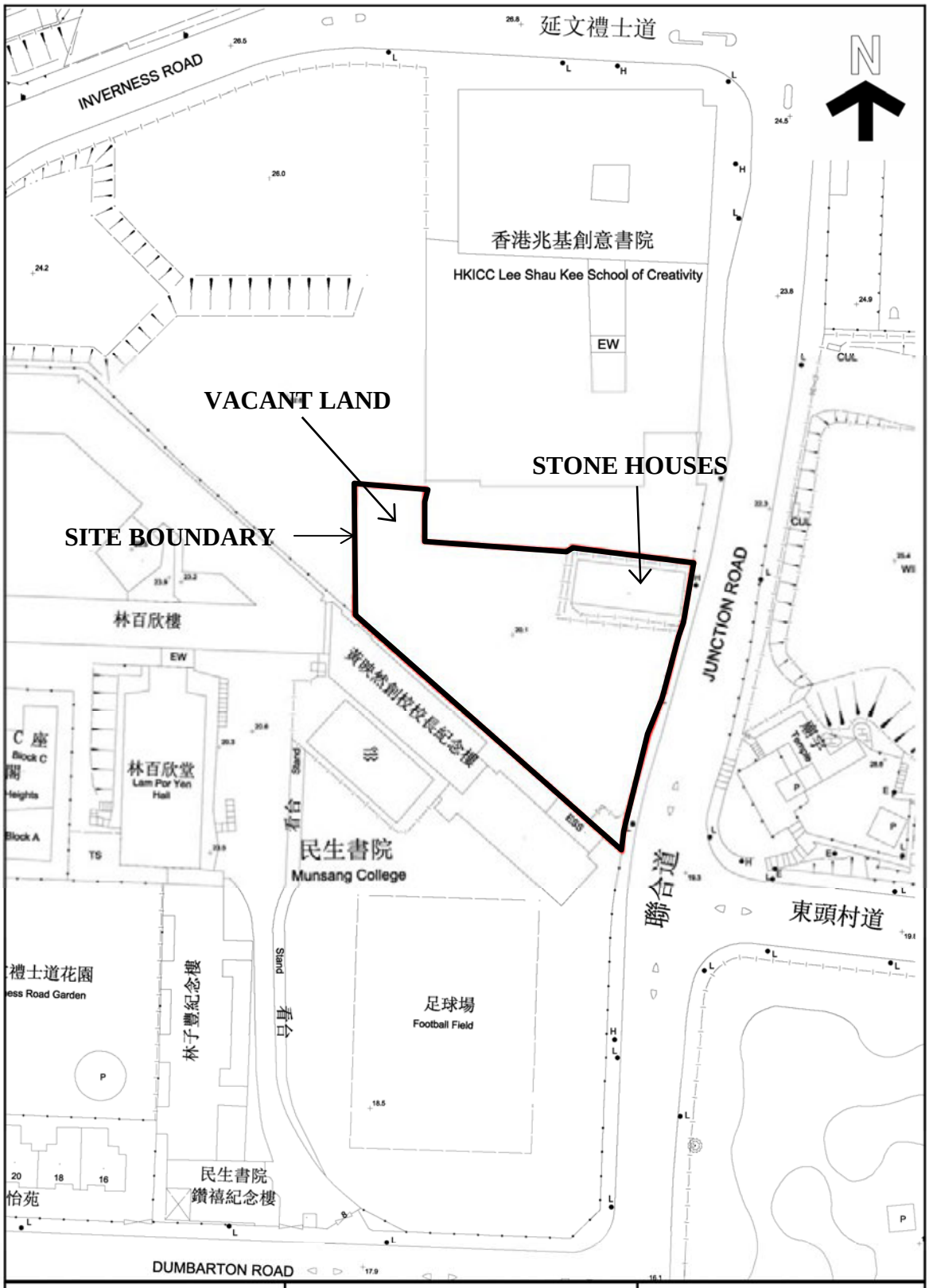
Location Plan



THE SITE EXTRACT PLAN BASED ON SURVEY SHEET Nos. 11-NW-10D, 11-NW-15B, DATE: 05/05/2009	STONE HOUSES 31-35 HAU WONG TEMPLE NEW VILLAGE	DRAWING NO.: APPENDIX I LOCATION PLAN 1:1250

Appendix II

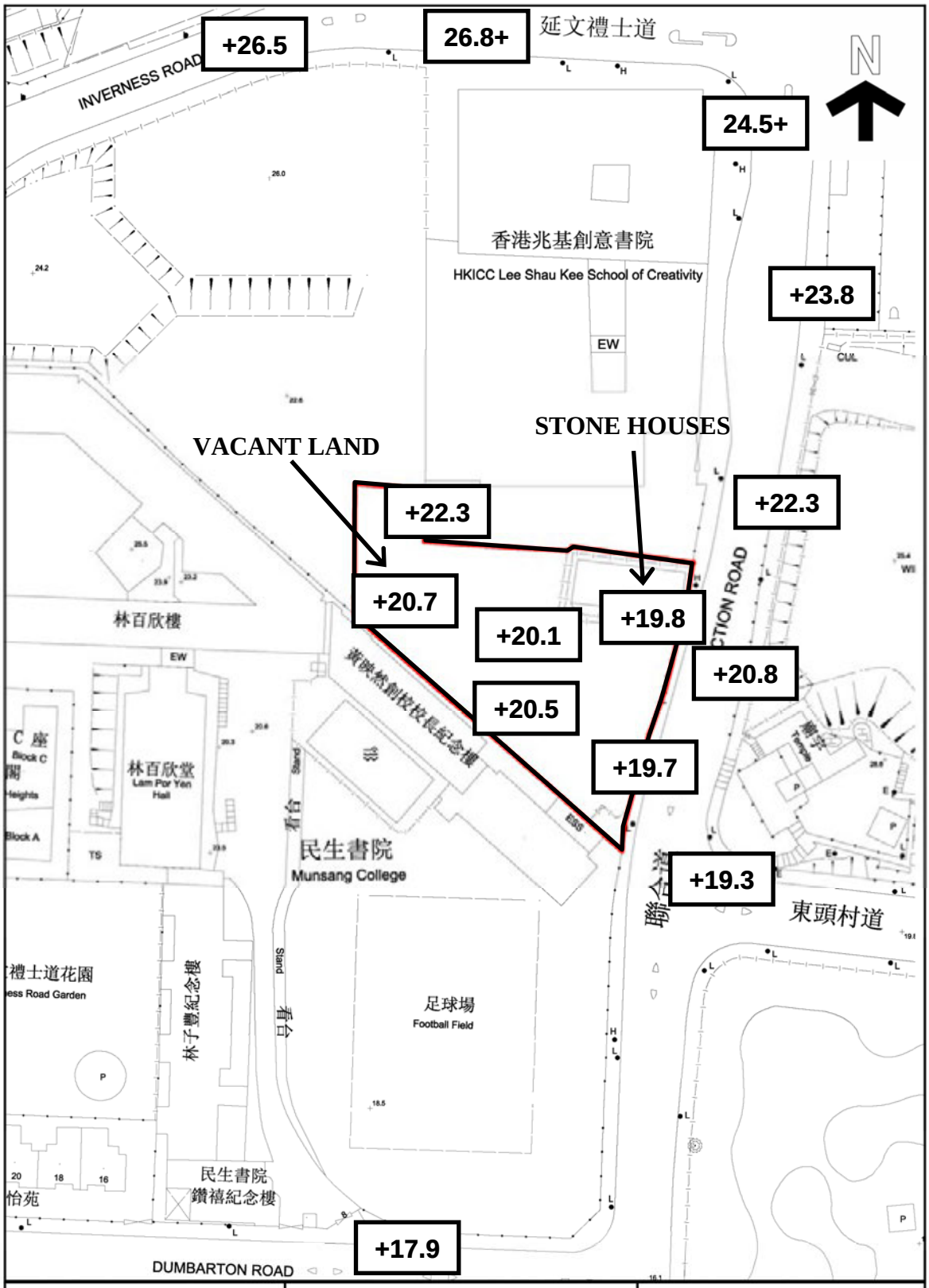
Site Boundary Plan



SITE BOUNDARY EXTRACT PLAN BASED ON SURVEY SHEET Nos. 11-NW-10D, 11-NW-15B, DATE: 05/05/2009	STONE HOUSES 31-35 HAU WONG TEMPLE NEW VILLAGE	DRAWING NO.: APPENDIX II SITE BOUNDARY PLAN 1:1250

Appendix III

Datum Levels Plan



THE SITE EXTRACT PLAN BASED ON SURVEY SHEET Nos. 11-NW-10D, 11-NW-15B, DATE: 05/05/2009	STONE HOUSES 31-35 HAU WONG TEMPLE NEW VILLAGE	DRAWING NO.: APPENDIX III DATUM LEVELS PLAN 1:1250

Appendix IV

Summary of Site and Building Information

Summary of site information is listed below:

Building Name	The Stone Houses
Address	31-35 Hau Wong Temple New Village
Site Area	Approximately 2838 sq. metres
Major Datum Level	From around +19.7mPD to +22.3mPD
Zoning	Open Space ("O")

Summary of building information is listed below:

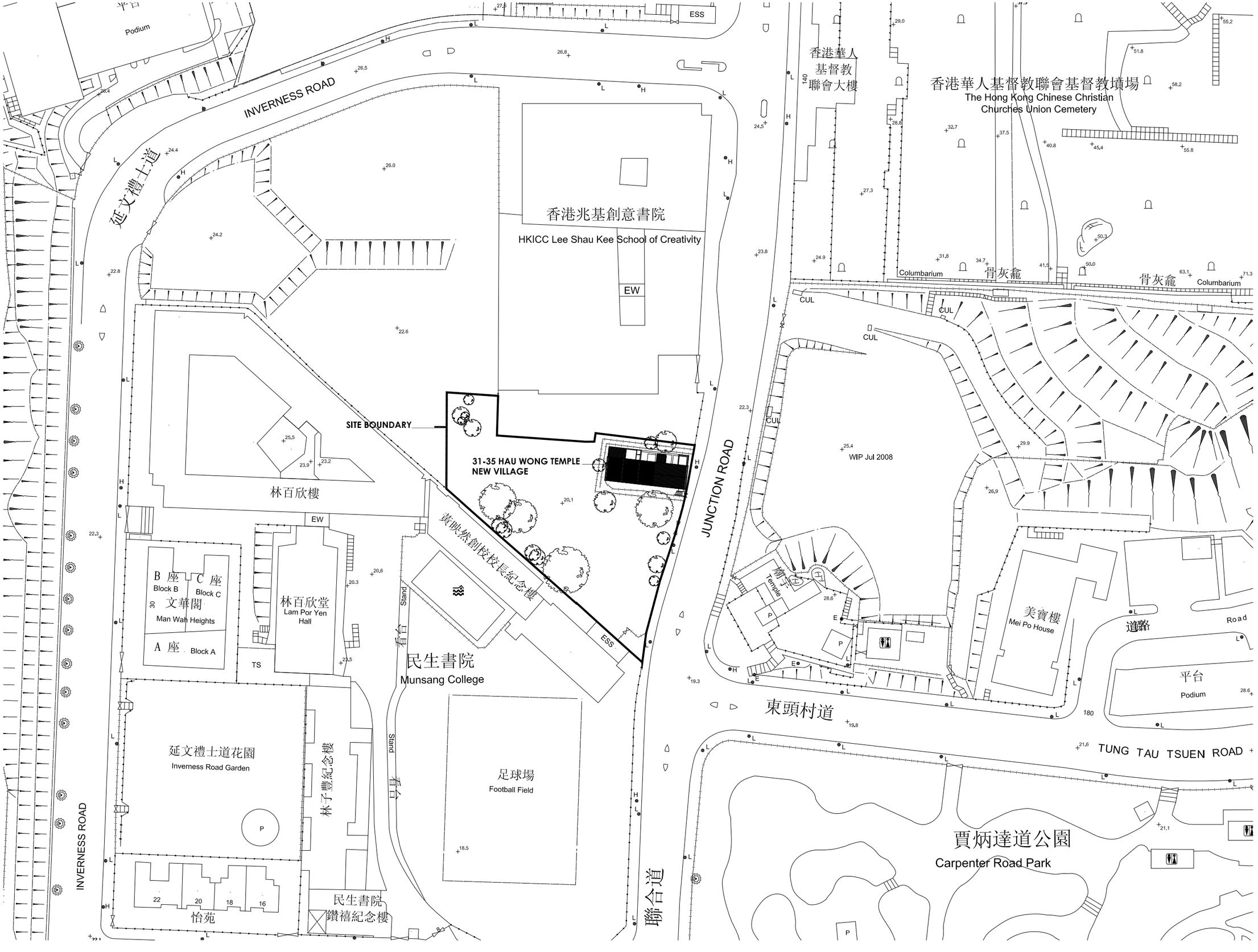
Number of Blocks	Five
Number of Storey	Two
Year of Completion	Around 1945
Gross Floor Area	Approximately 335 sq. metres (excluding open rear courts on G/F and later-constructed terraces on 1/F)
Historic Grading	Not yet been graded
Original Use	Residential and commercial uses
Recent Use	Vacant
Schedule of Accommodation	G/F – Living areas, kitchens, toilets, rear courts (now all vacant) 1/F – Bedrooms, kitchens, toilets (now all vacant)
Materials of Construction	Structural load bearing stone masonry walls, concrete ground floor, timber first floor, timber/concrete/masonry stairs, timber purlins and battens with Chinese pan and roll tiles roof
Internal Circulation	One timber stair for each of the units to give access from G/F to 1/F

Appendix V

Architectural Drawings and Survey Plans

Architectural Drawings	
Drawing No.	**Title**
SH-P-01	Site Plan
SH-P-02	Ground Floor Plan, 31-35 Hau Wong Temple New Village
SH-P-03	First Floor Plan, 31-35 Hau Wong Temple New Village
SH-P-04	Roof Plan, 31-35 Hau Wong Temple New Village
SH-E-01	Front Elevation, 31-35 Hau Wong Temple New Village
SH-S-01	Section A-A', 31-35 Hau Wong Temple New Village
SH-S-02	Section B-B', 31-35 Hau Wong Temple New Village

Survey Plans	
Drawing No.	**Title**
HC-11945A/01	Topographical Survey plan of Government Land Site (WTS-330) Junction Road, Kowloon
HC-11945A/S1	Section Survey Plan of Government Land Site (WTS-330), Junction Road, Kowloon



SITE PLAN

* 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 STONE HOUSE KOWLOON CITY

drawing title: SITE PLAN

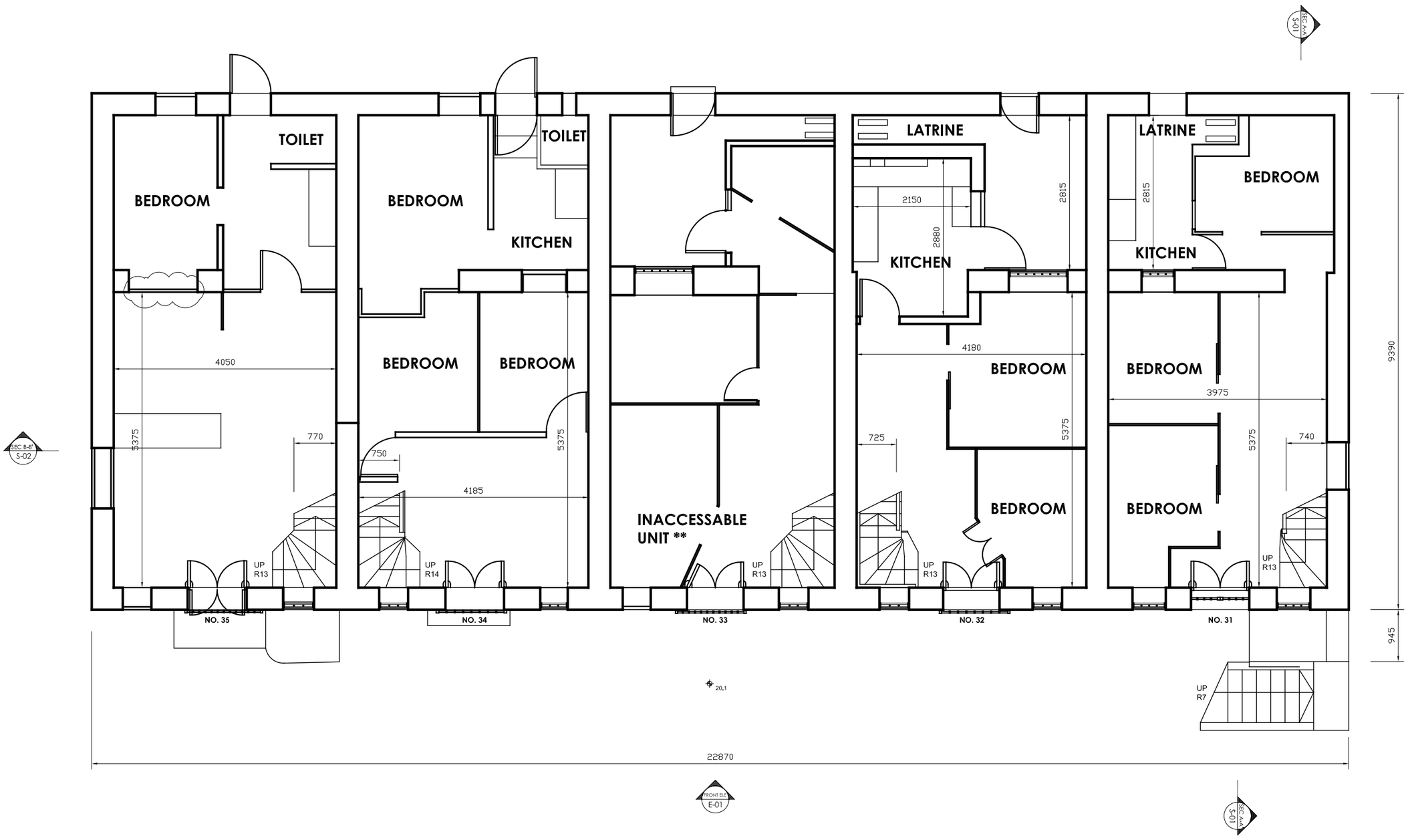
scale: 1 : 1000 (A3)

drawing no: SH-P-01

date: 5 MAY 2009

submitted by

建築文化遺產研究中心
CENTRE FOR ARCHITECTURAL HERITAGE RESEARCH
香港中文大學
THE CHINESE UNIVERSITY OF HONG KONG



GROUND FLOOR PLAN
31-35 HAU WONG TEMPLE NEW VILLAGE

0 1 2 m

* UNITS MARKED WITH ' ** ' ARE INACCESSIBLE. RELEVANT INTERIOR LAYOUTS ARE BASED ON ACCESSIBLE NEIGHBOURING UNITS.

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ARCHITECTURAL SERVICES DEPARTMENT

project
CARTOGRAPHIC SURVEY OF
STONE HOUSE
KOWLOON CITY

drawing title
GROUND FLOOR PLAN
31-35 HAU WONG TEMPLE NEW VILLAGE

scale
1 : 75 (A3)

drawing no
SH-P-02

date
5 MAY 2009

submitted by
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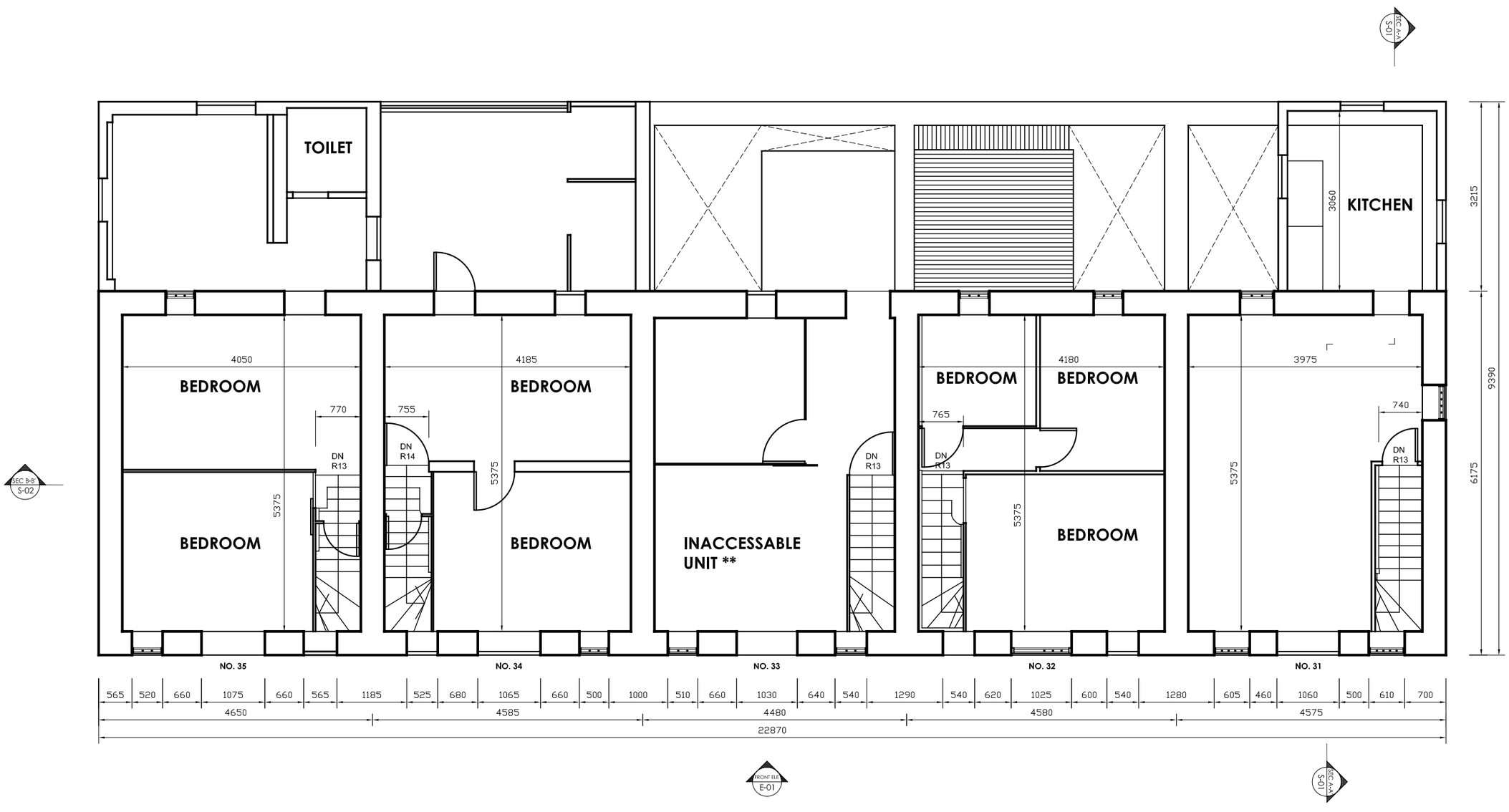
CENTRE FOR
ARCHITECTURAL HERITAGE RESEARCH
香港中文大學
THE CHINESE UNIVERSITY OF HONG KONG



0 1 2 m

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ARCHITECTURAL SERVICES DEPARTMENT

project
CARTOGRAPHIC SURVEY OF STONE HOUSE KOWLOON CITY

drawing title
FIRST FLOOR PLAN 31-35 HAU WONG TEMPLE NEW VILLAGE

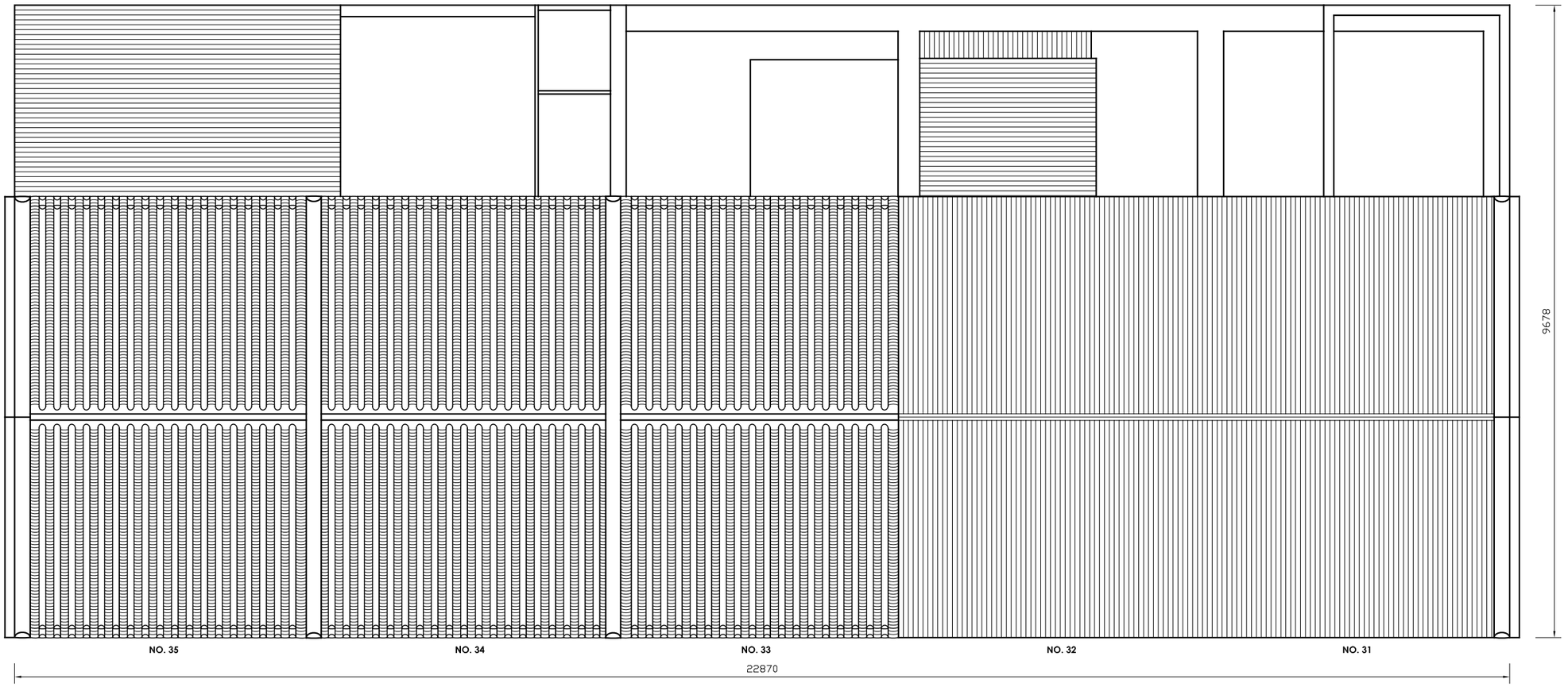
scale
1 : 75 (A3)

drawing no
SH-P-03

date
5 MAY 2009

submitted by
建築文化遺產研究中心
CENTRE FOR ARCHITECTURAL HERITAGE RESEARCH
香港中文大學
THE CHINESE UNIVERSITY OF HONG KONG

FIRST FLOOR PLAN
31-35 HAU WONG TEMPLE NEW VILLAGE



ROOF PLAN
31-35 HAU WONG TEMPLE NEW VILLAGE

0 1 2 m

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project
CARTOGRAPHIC SURVEY OF STONE HOUSE KOWLOON CITY

drawing title
ROOF PLAN
31-35 HAU WONG TEMPLE NEW VILLAGE

scale
1 : 75 (A3)

drawing no
SH-P-04

date
5 MAY 2009

submitted by
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CENTRE FOR ARCHITECTURAL HERITAGE RESEARCH
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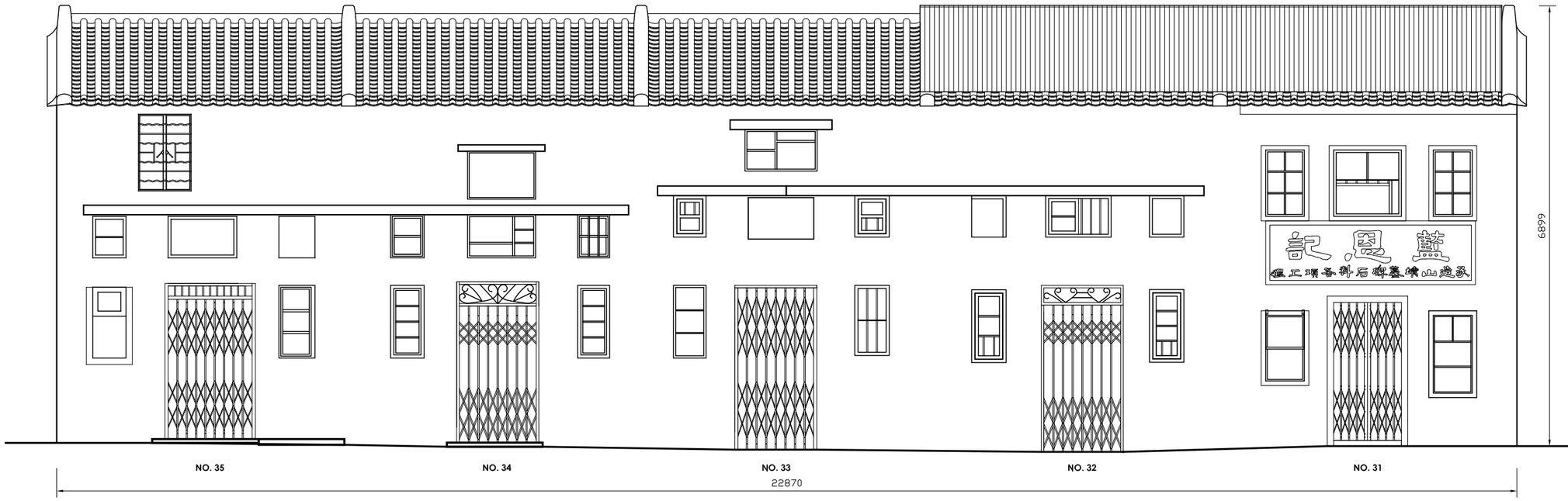

FRONT ELEVATION
31-35 HAU WONG TEMPLE NEW VILLAGE

0 1 2 m

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ARCHITECTURAL SERVICES DEPARTMENT

project
CARTOGRAPHIC SURVEY OF STONE HOUSE KOWLOON CITY

drawing title
FRONT ELEVATION
31-35 HAU WONG TEMPLE NEW VILLAGE

scale
1 : 75 (A3)

drawing no
SH-E-01

date
5 MAY 2009

submitted by
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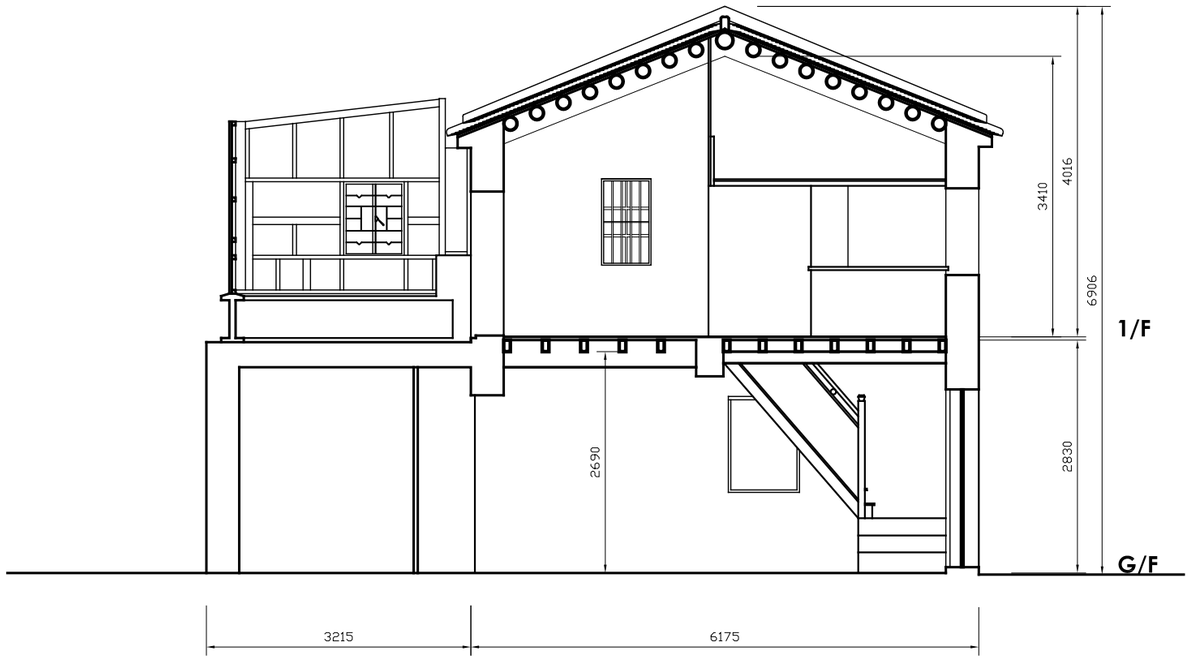
香港中文大學
THE CHINESE UNIVERSITY OF HONG KONG



SECTION A-A'
31-35 HAU WONG TEMPLE NEW VILLAGE

0 1 2 m

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ARCHITECTURAL SERVICES DEPARTMENT

project
CARTOGRAPHIC SURVEY OF STONE HOUSE KOWLOON CITY

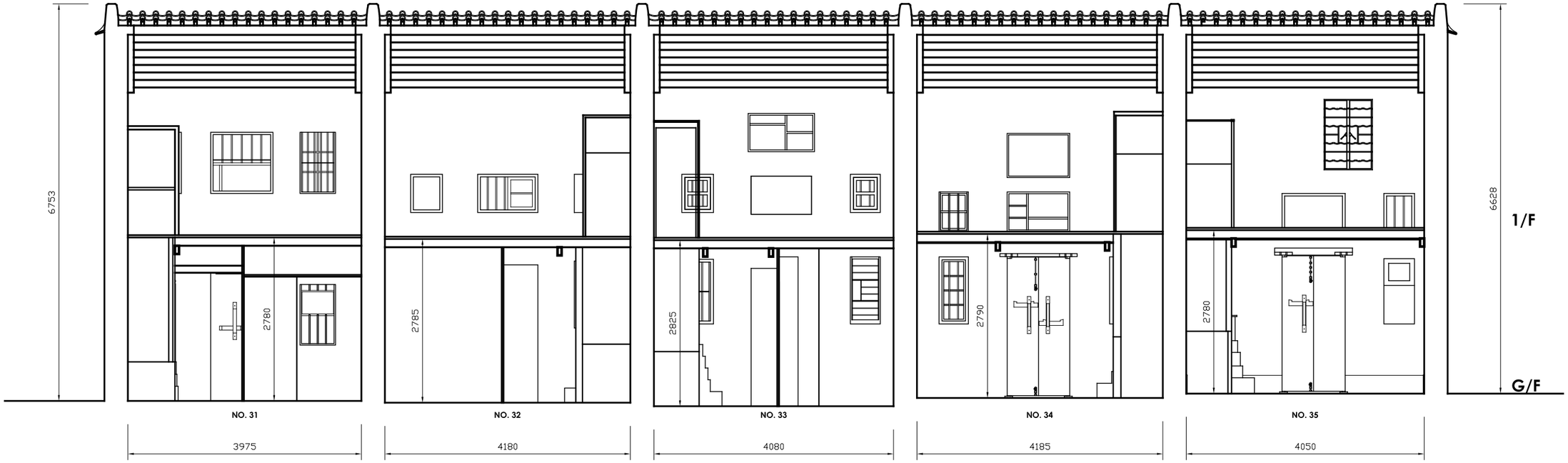
drawing title
SECTION A-A'
31-35 HAU WONG TEMPLE NEW VILLAGE

scale
1 : 75 (A3)

drawing no
SH-S-01

date
5 MAY 2009

submitted by
建築文化遺產研究中心
CENTRE FOR ARCHITECTURAL HERITAGE RESEARCH
香港中文大學
THE CHINESE UNIVERSITY OF HONG KONG



SECTION B-B'
31-35 HAU WONG TEMPLE NEW VILLAGE

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ARCHITECTURAL SERVICES DEPARTMENT

project
CARTOGRAPHIC SURVEY OF STONE HOUSE KOWLOON CITY

drawing title
SECTION B-B'
31-35 HAU WONG TEMPLE NEW VILLAGE

scale
1 : 75 (A3)

drawing no
SH-S-02

date
5 MAY 2009

submitted by
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CENTRE FOR ARCHITECTURAL HERITAGE RESEARCH
香港中文大學
THE CHINESE UNIVERSITY OF HONG KONG

821600 N

821580 N

821560 N

821540 N

821520 N

821500 N

837260 E

837280 E

837300 E

837320 E

837340 E

837360 E

837380 E

N

"A"

"B"

Munsang College

Junction Road

Concrete Walkway

Stone Wall

Addition Structures

Stone House

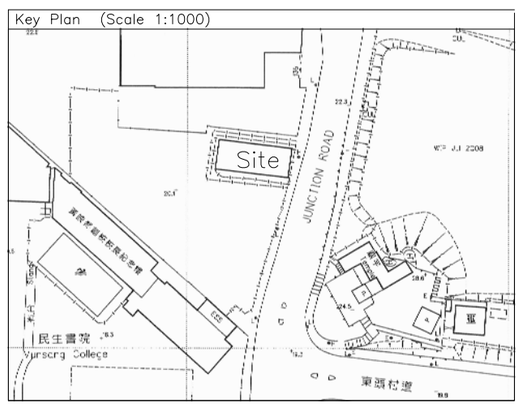
(Pitched Roof)

Fence

Channel (covered)

Wall

Key Plan (Scale 1:1000)



Notes : –

1. All levels are in meters above P.D.
2. Grid lines are in H.K. Metric Grid 1980.
3. Elevations of kerb are referred to the bottom of kerb.

Legend :

- MH Manhole
- MS Storm Water Manhole
- T1 Tree and Tree Number
- Gate
- Fence/Railing
- T Telephone Pole
- L Lamp Post
- Catch Pit
- Channel
- "A" "A" Section Mark

Tree Table

Tree No.	Girth (m)	Height (m)	Spread (m)
T1	0.76	8	6
T2	1.04	6	5
T3	0.39	4	5
T4	0.42	5	5
T5	0.57	5	3
T6	1.36	8	5
T7	0.56	7	3
T8	2.35	10	8
T9	1.50	7	5
T10	0.38	9	10
T11	0.54	3	6
T12	0.50	3	3
T13	0.38	3	4
T14	0.53	6	5
T15	0.78	6	8
T16	2.56	10	10
T17	1.24	8	6
T18	0.32	3	3
T19	0.34	4	3
T20	0.46	6	6
T21	0.45	6	5

Drawing title

Topographical Survey Plan of Government Land Site (WTS–330) Junction Road, Kowloon

Drawing no.	Date	Scale
	27 April 2009	1 – 200
HC–11945A/01	Checked by	Drawn by
	H. So	Desree Poon

Consultant

The Chinese University of Hong Kong

Surveyor

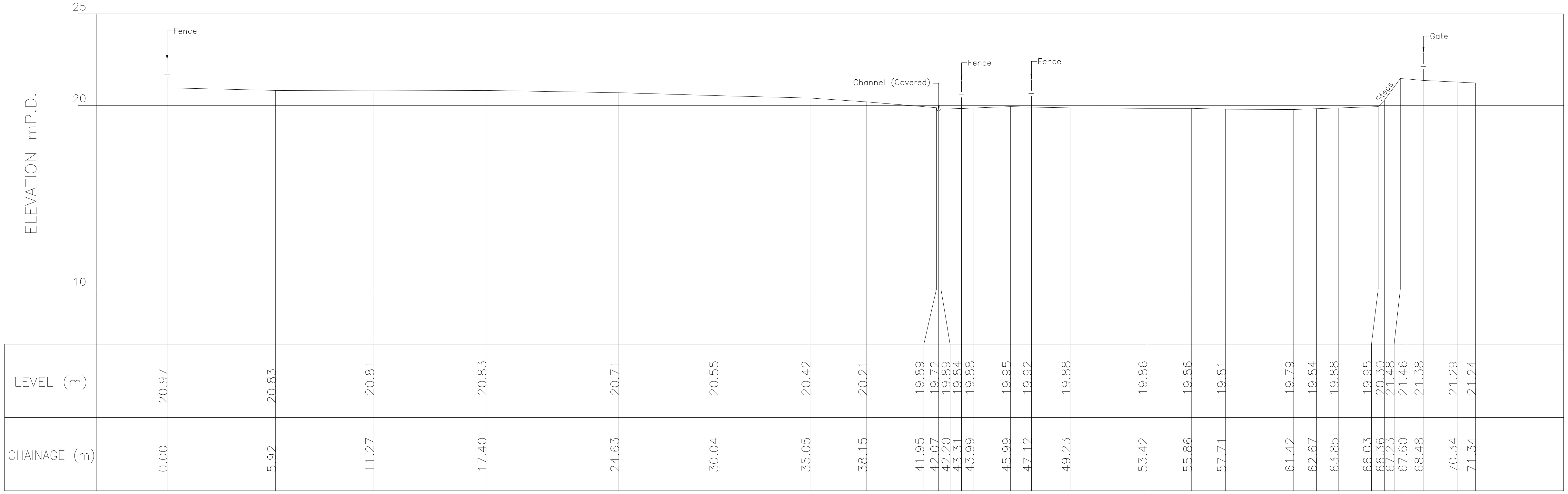
HENRY CHAN SURVEYORS LTD.
Authorized Land & Hydrographic Surveyors

Ground Floor, 2 Yan Wo Lane, Tai Po, New Territories
Tel : 2638–1313 Fax : 2638–1328
E–mail : hcsurvey@netvigator.com

Henry H K Chan
BSc MRICS FHKIS RPS(LS0)
Authorized Land Surveyor

Notes : –

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



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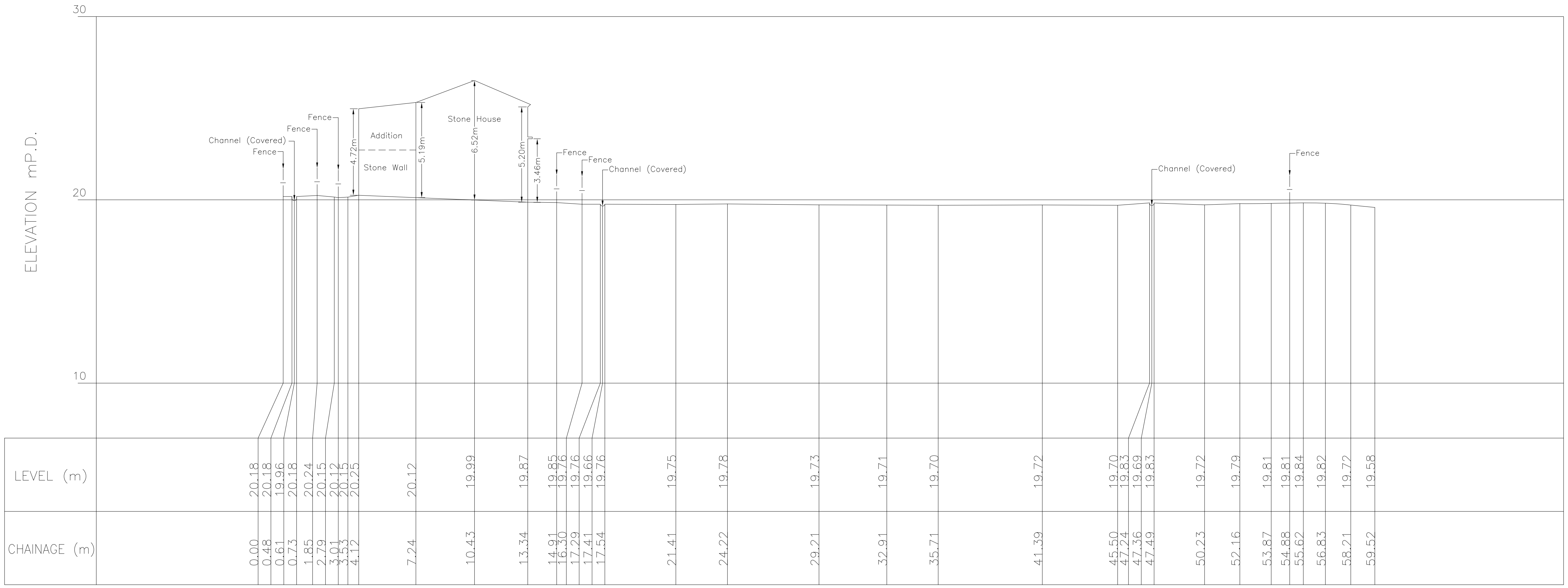


Section "B"–"B"

Drawing title

Section Survey Plan of Government Land Site (WTS–330), Junction Road, Kowloon

Drawing no.	Date	Scale
HC–11945A/S1	13 May 2009	1 – 200
	Checked by	Drawn by
	H. So	Desree Poon

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

Henry H K Chan
BSc MRICS FHKIS RPS(LSD)
Authorized Land Surveyor

Appendix VI

Photos of Building and

Vacant land

Front elevation of 31-35 Hau Wong Temple New Village

Front elevation of 31-35 Hau Wong Temple New Village

Rear elevation of 31-35 Hau Wong Temple New Village

Side elevation (facing east) of 31-35 Hau Wong Temple New Village along Junction Road

Side elevation (facing west) of 31-35 Hau Wong Temple New Village

View of the ground floor at 31 Hau Wong Temple New Village

View of the first floor at 31 Hau Wong Temple New Village

View of the kitchen at 32 Hau Wong Temple New Village

View of the latrine at 32 Hau Wong Temple New Village

View of the rear court at 31 Hau Wong Temple New Village

View of the internal timber stair at 31 Hau Wong Temple New Village

Dilapidated windows on the first floor viewed from the exterior

Dilapidated windows on the first floor viewed from the interior

Vacant land in front of the Stone Houses (View 1)

Vacant land in front of the Stone Houses (View 2)

Vacant land in front of the Stone Houses (View 3)

Vacant land in front of the Stone Houses (View 4)

Vacant land in front of the Stone Houses (View 5)

Appendix VII

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]
Field Study, Education or Visitor Centre	335	90%	302	254	21,309	20,617	Primary Schools and Secondary Schools with A/C in Classrooms
Activity Centre				1043	87,503	84,660	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
Field Study, Education or Visitor Centre	335	90%	302	91	1,092
Activity Centre				181	2,172

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 m^2.
Based on the above estimate, it is assumed that the use of water per m^2 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

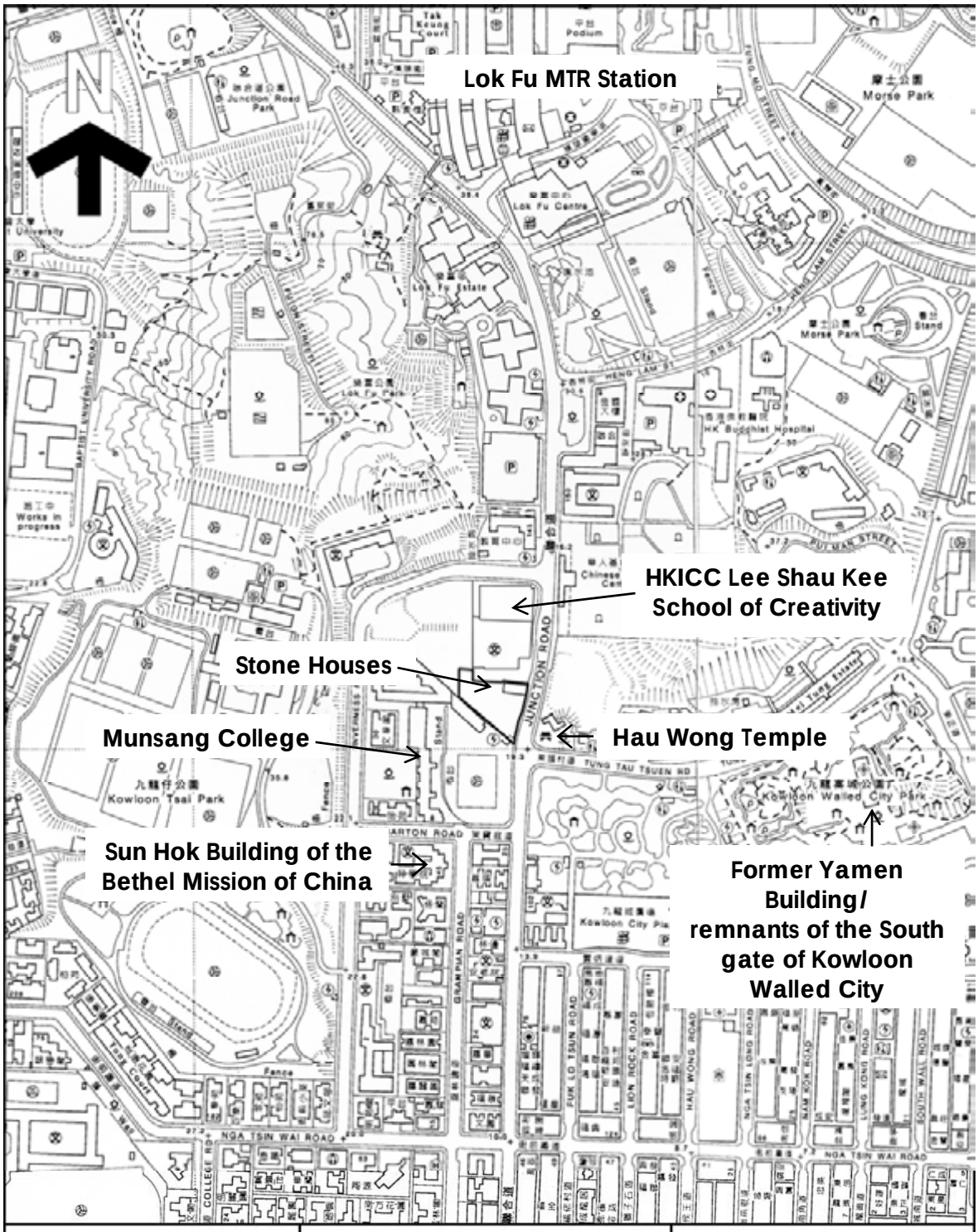
Possible Use(s)	GFA (m^2)	Site Area (m^2)	Rateable Value [(1)] ($) (a)	Rates/annum ($) (b) = (a) x 5%	Rent/annum ($) (c) = (a) x 3%	Rates & Rent/annum ($) (d) = (b) + (c)
Field Study, Education or Visitor Centre	335	2,838	564,000	28,200	16,920	45,120
Activity Centre						

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.

Appendix VIII

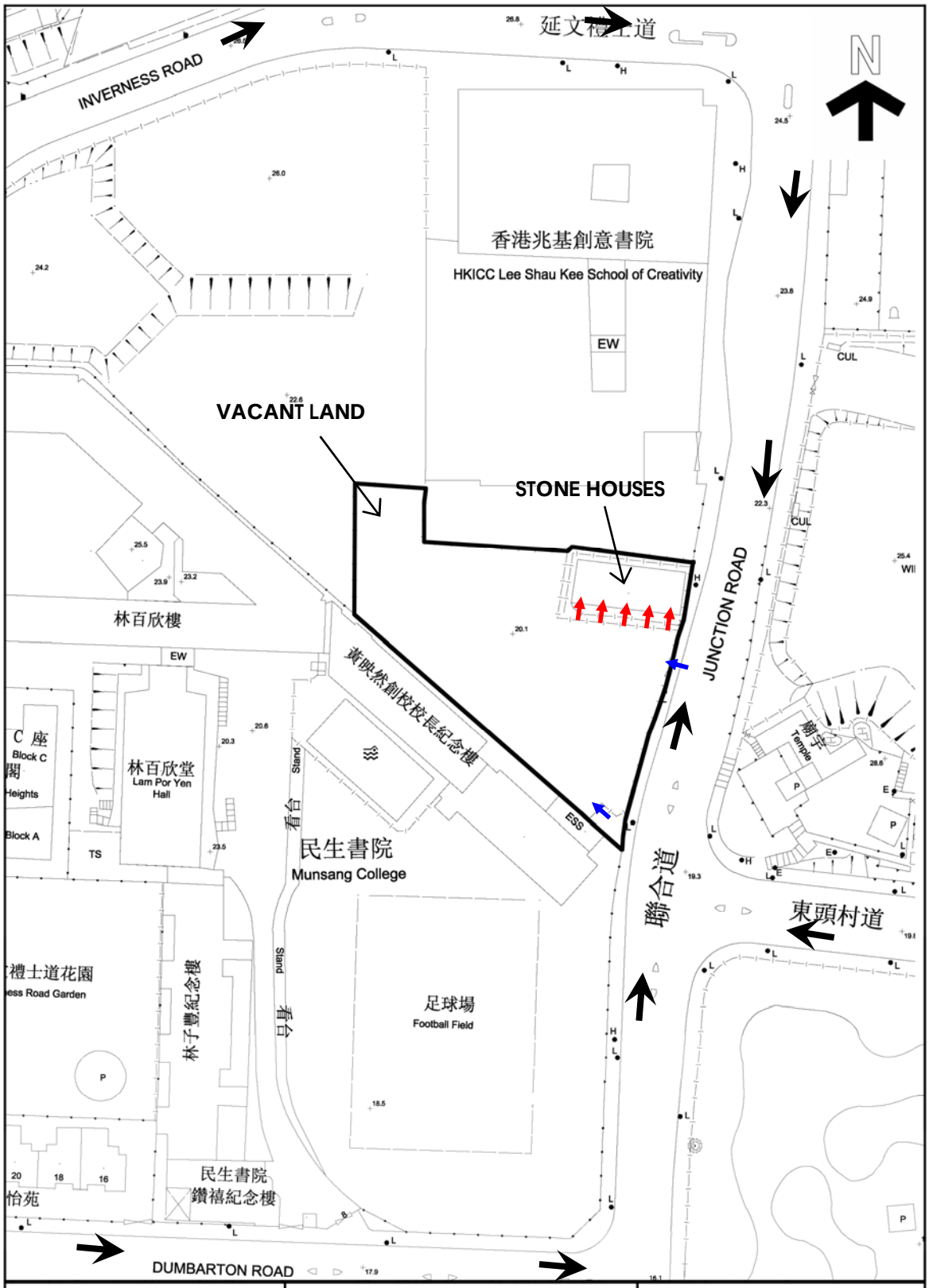
Plan Showing Immediate Surrounding



THE SITE EXTRACT PLAN BASED ON SURVEY SHEET Nos. 11-NW-B AND 11-NE-A DATE: 05/05/2009	STONE HOUSES 31-35 HAU WONG TEMPLE NEW VILLAGE	DRAWING NO.: APPENDIX VIII PLAN SHOWING IMMEDIATE SURROUNDING 1:5000

Appendix IX

Access Plan



THE SITE
VEHICULAR ACCESS
BUILDING ENTRANCE
PEDESTRIAN ENTRANCE
DATE: 06/06/2008

STONE HOUSE

31-35 HAU WONG TEMPLE NEW VILLAGE

DRAWING NO.:

APPENDIX IX
ACCESS PLAN
1:1250

Appendix X

List of Architectural Features to be Preserved

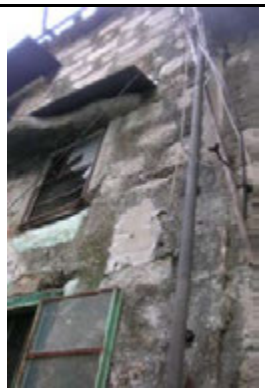
Stone Houses, Hau Wong Temple New Village
Architectural Features to be Preserved

1. EXTERNAL AREA

1.1) Rectangular block in the form of a row

1.2) Signage marked with “Lam Yan Kee” and the associated Chinese descriptions at House No.31

1.3) Masonry walls



1.4) Gable end walls with coping

1.5) Pitched roof form with double layer Chinese style tiles

1.6) At least one example of rear annexes

1.7) Door openings with concrete lintel, plastered surrounds, timber doors in Chinese style with timber locks and granite sockets, metal sliding Bostwick gates


1.8) Window openings with concrete lintels and timber framed windows on front and side elevations

1.9) Old metal mail boxes



2. INTERNAL AREA

2.1) At least one example of timber staircase with railings, balustrades and the last few steps


2.2) At least one example of kitchens with the original stoves at rear annexes

2.3) Timber rafters and purlins at roof

2.4) At least one example of the 1/F timber joists and decking

3. SURROUNDING

3.1) Mature trees

Appendix XI

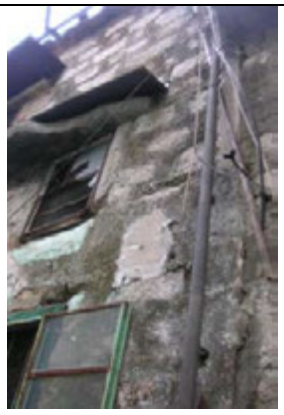
List of Required Treatment to Architectural Features

Stone Houses, Hau Wong Temple New Village

Required Treatment to Architectural Features

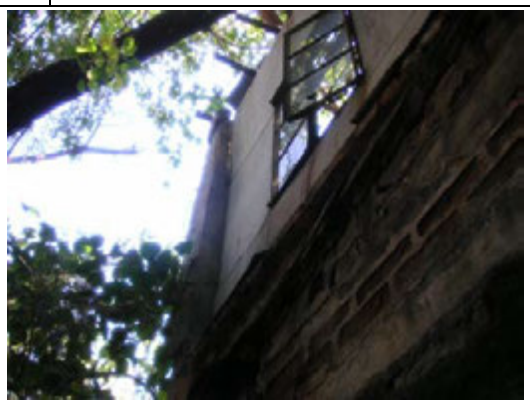
1. EXTERNAL AREA

Architectural Feature	Required Treatment
a) Signage at House No.31	The Chinese characters "Lam Yan Kee" (藍恩記) and the associated descriptive wordings of Unit No.31 should be kept in-situ and re-painted if necessary. No objection to put new sign over it but works should be carried out in a reversible manner without causing damage to the signage.
	

Architectural Feature	Required Treatment
b) Masonry walls	Rake out and repoint joints with ribbon pointing using a suitable mortar mix. Weathered, struck and flush pointing is not allowed. Hack off rendering and clean the underlying masonry to sufficient bright. Masonry surfaces should not be painted or treated with permanent coating system.
 	

Architectural Feature	Required Treatment
c) Gable walls with coping	Repair the defected parts to match existing.
	

Architectural Feature	Required Treatment
d) Pitched roof form with double layer Chinese style tiles	Check waterproofing condition and repair the damaged roof with the Chinese style tiles to match the existing. Remove the later-added corrugated metal sheet canopy.
	

Architectural Feature	Required Treatment
e) Rear annex	The later-added structures, such as metal sheets and timber partitions should be removed to restore the original building form. Alteration and addition at the rear annexes to accommodate facilities to fulfil modern days regulation may be allowed subject to AMO's approval, but at least one example of the annexes with its form and configuration should be kept intact for conservation purpose.
 	

Architectural Feature	Required Treatment
f) Door openings with concrete lintel, plastered surrounds, timber doors in Chinese style with timber locks and granite sockets, metal sliding Bostwick gates	No alteration to existing openings to front and side elevations is allowed unless approved by AMO. Repair spalling concrete, defective plaster and timber parts as necessary. Clean, repair, repaint and treat the metal gate and door with corrosion protection as appropriate. Repair and clean granite sockets with bristle or nylon brushes and clean water. No corrosive cleaning chemicals and painting on granite surfaces. New ironmongeries installation may be permitted for security reason subject to AMO's approval.



Architectural Feature	Required Treatment
g) Window openings with concrete lintels and timber framed windows	No alteration to window openings to front and side elevations unless approved by AMO. Repair or replace existing defective timber or steel framed windows with frame subdivision matching existing as necessary. No replacement by aluminium windows is allowed. Remove all the later-added external items, including metal sheet canopies, window type air-conditioners with supports and exhaust fans. Do not block the windows and install window-type air-conditioners or exhaust fans at the front and side façades.



Architectural Feature	Required Treatment
h) Old metal mail boxes	Repair by de-dusting and repainting to match existing if necessary. The original wordings on the mail boxes should not be covered up or erased.



2. INTERNAL AREA

Architectural Feature	Required Treatment
a) Timber staircases with railings, balustrades and the last few steps	At least one set in one of the houses should be preserved in-situ and should not be covered up. Repair the feature as necessary. Upgrading works to suit current standard may be permitted subject to AMO's approval. For other internal staircases, no objection to demolish or upgrade to meet current standard.


Architectural Feature	Required Treatment
b) Walls	Check structural conditions and repair spalling plaster, cracks and make good finishing. New openings between units and enlargement of existing openings at the rear walls to the rear annexes may be permitted, subject to AMO's approval and Registered Structural Engineer's advice.


Architectural Feature	Required Treatment
c) Kitchens with original stoves in rear annexes	At least one example of kitchens with original stoves at rear annexes should be preserved for conservation purpose.

Architectural Feature	Required Treatment
d) Timber decking of 1/F	At least one example of the existing 1/F timber decking should be preserved. Check structural condition and upgrade to suit new use and modern standard as necessary. Termite monitoring and control system to the timber members should also be installed.

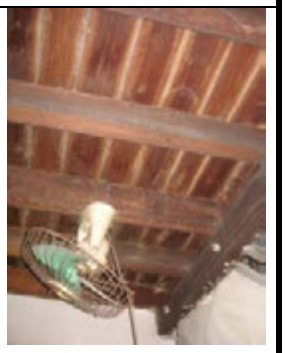
Architectural Feature	Required Treatment
e) Timber rafters and purlins at roof	Check structural condition and repair the defective timber rafters and purlins as necessary. Remove existing false ceilings to check waterproofing condition as necessary. At least part of the timber structure should be exposed for appreciation. Install termite monitoring and control system.

Architectural Feature	Required Treatment
f) Later-added partitions, fixture and furniture	The later-added fixture blocking original window or door openings should be removed. Non-loading bearing partitions with doors, fixture and furniture can be removed to suit the new uses, subject to the advice of a Registered Structural Engineer.



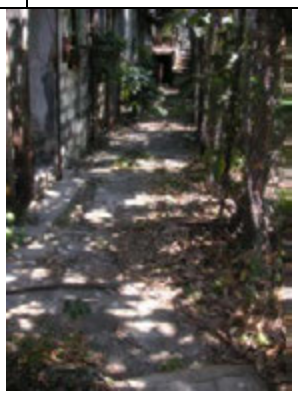
Architectural Feature	Required Treatment
g) Redundant cables, old wirings, conduits, disused electrical appliances, distribution boxes and meter boxes	Disconnect and remove redundant cables, old wirings, conduits, disused electrical appliances, distribution boxes and meter boxes, and make good wall surfaces.



3. SURROUNDING

Architectural Feature	Required Treatment
a) Pathway and steps	Repair and upgrade the concrete steps leading down from pavement to the House to suit the current statutory standards.




Architectural Feature	Required Treatment
b) Boundary fence	Replace the unsightly boundary fence around the site with a new security fence of suitable design.

Architectural Feature	Required Treatment
c) Redundant stores outside House No.31	Remove the stores which hinder appreciation on the House's elevation.


Architectural Feature	Required Treatment
d) Mature trees	Carry out horticulture survey to identify any valuable mature trees, which should be preserved. However, tree branches and plantation that grow in the building structures to be preserved should be removed to ensure stability of built structures.

Architectural Feature	Required Treatment
e) Open space	Any new structure should not cause visual impact to the Stone Houses. In particular, sight from Junction Road to the front façade should not be blocked.

Appendix XII

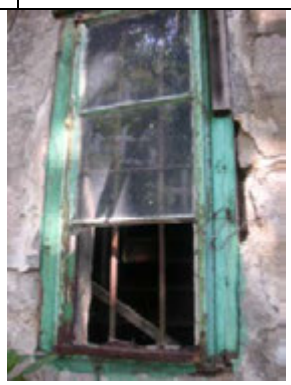
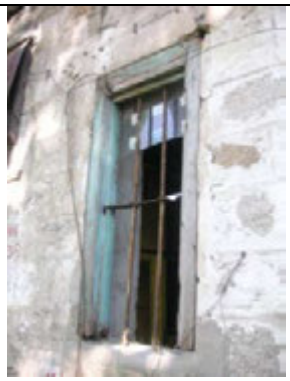
List of Recommended Treatment to Architectural Features

Stone Houses, Hau Wong Temple New Village

Recommended Treatment to Architectural Features

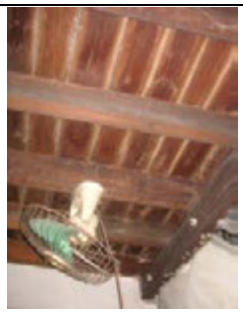
1. EXTERNAL AREA

Architectural Feature	Recommended Treatment
a) Signage at House No.31	Expose the signage for public appreciation.
	

Architectural Feature	Recommended Treatment
b) Windows	Restore all external windows with timber frames. Design can be referred to the existing timber framed windows.
 	

2. INTERNAL AREA

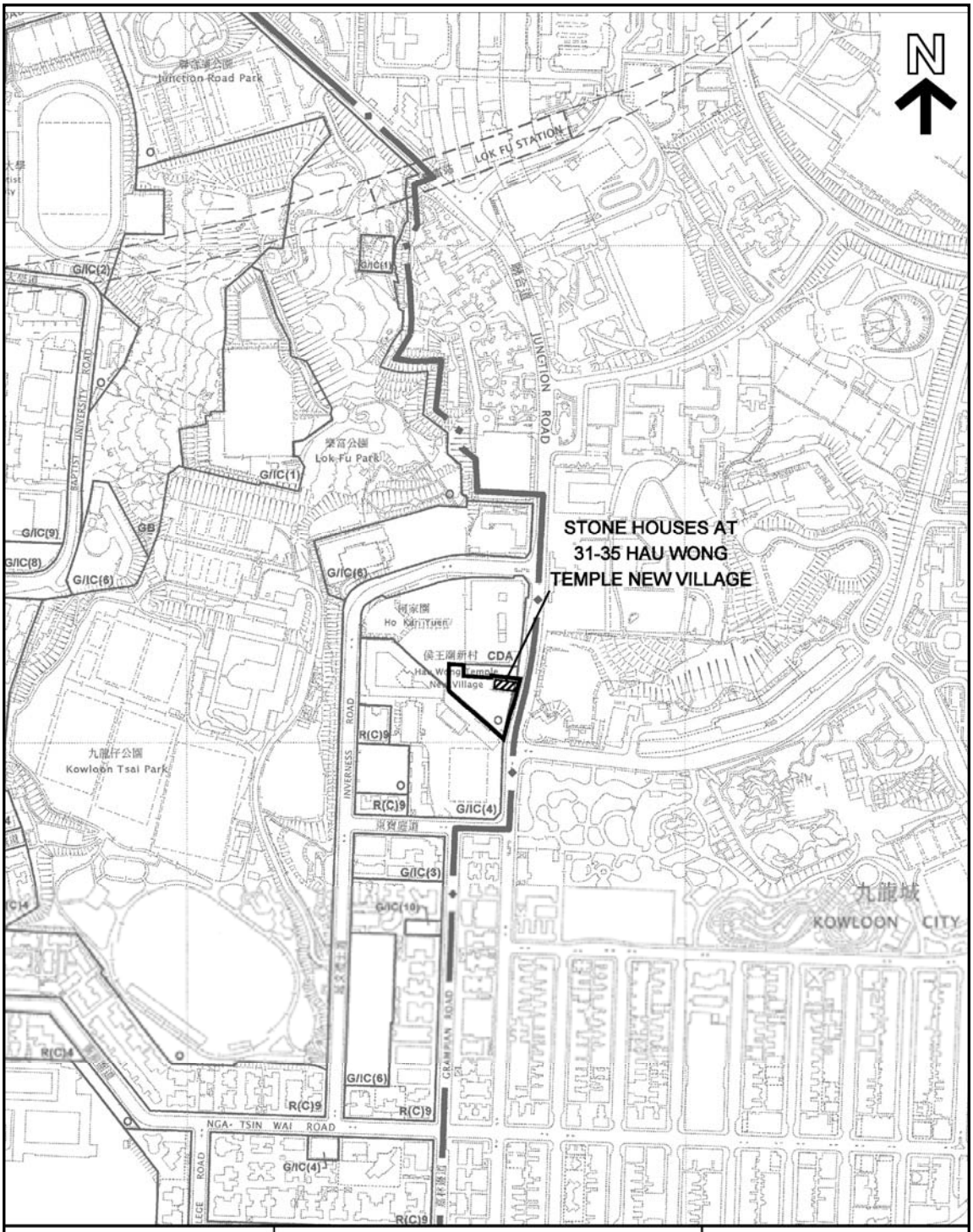
Architectural Feature	Recommended Treatment
a) Timber staircases with railings, balustrades, the last few steps and 1/F timber decking	Preserve the features of Unit No.31 in view of their relatively good condition.



Architectural Feature	Recommended Treatment
b) Kitchens with original stoves at rear annexes	Preserve the kitchen and the original stove at rear annex of House No.32 in view of the relatively good condition.


Appendix XIII

Outline Zoning Plan



STONE HOUSES
AT 31-35 HAU WONG TEMPLE NEW VILLAGE

PLANNING DEPARTMENT

EXTRACT PLAN PREPARED ON 26.05.09
BASED ON OUTLINE ZONING PLAN No.
S/K18/15 EXHIBITED ON 22.05.09

SCALE 1 : 5 000

METRES 100 0 100 200 METRES

M/K18/09/123

PLAN 1

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	Cable Car Route and Terminal Building
Barbecue Spot	Eating Place
Field Study/Education/Visitor Centre	Government Refuse Collection Point
Park and Garden	Government Use (not elsewhere specified)
Pavilion	Holiday Camp
Pedestrian Area	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Picnic Area	Place of Entertainment
Playground/Playing Field	Place of Recreation, Sports or Culture
Promenade	Private Club
Public Convenience	Public Transport Terminus or Station
Sitting Out Area	Public Utility Installation
Zoo	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.

Appendix XIV

Location Plan of Trees

THE SITE INDICATION OF TREE DATE: 05/05/2009	STONE HOUSES 31-35 HAU WONG TEMPLE NEW VILLAGE	DRAWING NO.: APPENDIX XIV LOCATION PLAN OF TREES