

Historical cum Social Study
on
Kowloon City district
in connection with
Kai Tak area

Submitted by



HISTORICAL CUM SOCIAL STUDY ON KOWLOON CITY DISTRICT IN CONNECTION WITH KAI TAK AREA

December 2009

Acknowledgements

We would like to acknowledge the permission given by the following organizations and person for the use of their records, maps, photos and information in the report:

- Antiquities and Monuments Office
- Building Information Centre, Buildings Department
- Information Services Department
- Public Records Office
- Survey & Mapping Office, Lands Department

Research Team

Team Members



Prof. HO Puay-peng

MA(Hons), DipArch(Edin.), PhD(London), RIBA
Director, CAHR, CUHK
Professor, School of Architecture, CUHK
Honorary Professor, Department of Fine Art, CUHK

Mr. LO Ka Yu Henry

BSSc(AS), MArch, MPhil(Arch)
Research Project Manager, CAHR, CUHK

Ms. NG Wan Yee Wendy

BA(AS), MSc(Conservation of the Historical Environment)
Research Project Officer, CAHR, CUHK

Miss. LAM Sze Man Heidi

BA(History)
Research Assistant, CAHR, CUHK

Position and Discipline/Work Undertaken

Architectural Historian, Conservation
Specialist > principle investigator

Project manager > research coordination

Project Officer > architectural research

Researcher > historical research

Unit for Community Building

Prof. Chang Ping-hung Wallace

BA(AS), BArch(Dist), S.M.Arch.S.(MIT), RIBA, HKIA, Registered
Architect, PRC Class I Registered Architect

Director, Unit for Community Building
Associate Professor, School of Architecture, CUHK

Ms. TSE Yin Mo

BA(Fine Art), PDip(Education), MA(Cultural Management)
Research Assistant

Deputy Project Director > Urban planning
study

Researcher > Creative art study

TABLE OF CONTENTS

Historical cum Social Study on Kowloon City district in connection with Kai Tak area	i
Acknowledgements.....	i
Research Team.....	ii
Table of Contents	iii
List of Figures.....	vii
Executive Summary	xx
Introduction.....	1
1.1 Overlapping of the ancient history with the past and present	2
1.1.1 Longjin Bridge – Kowloon Street Market – Ma Tau Kok Animal Quarantine Depot – Gas Plant / 13 Streets	2
1.1.2 Unique space-time interlaced icons in Hong Kong	5
1.2 Cattle Depot Artist Village’s essentiality in future art development projection	7
1.2.1 As a milestone in Hong Kong contemporary art history	8
1.2.2 A living model of Urban Artist Village	9
1.2.3 Significance in Hong Kong Contemporary Art	10
District Potential	12
2.1 History of Kowloon City and To Kwa Wan	12
2.1.1 Memorial of Southern Sung Dynasty	12
2.1.2 From Yuan Dynasty to Qing Dynasty	14
2.1.3 In the early 20th century	22
2.1.4 During the Second World War	31
2.1.5 After the Second World War	31
2.2 Problems facing the Cattle Depot Artist Village District	36
2.2.1 Barriers in the road infrastructure.....	36
2.2.2 Pedestrian accessibility.....	37
2.2.3 Waterfront connection with Hoi Sum Park.....	39
2.2.4 MTR / Future MTR	39
2.2.5 Restrictions to Cattle Depot Artist Village vitality.....	39
2.3 Past and Present of Cattle Depot Artist Village.....	41
2.3.1 From Oil Street to Cattle Depot Artist Village	41
2.3.2 Artist enthusiasm and devotion to Cattle Depot Artist Village.....	45
2.3.3 Internal condition	46
2.3.4 Cattle Depot Artist Village as an Urban Artist Village	49
2.4 Social Network of Cattle Depot Artist Village with the vicinity	51
2.4.1 Population connection	51
2.4.2 Social Institutions connection.....	52
2.4.3 Connection with the 13 Streets	54
2.4.4 Inhabitants	55
2.4.5 Ownership	55

2.4.6	Art related community	56
2.4.7	People X Place.....	58
2.5	Potential of Cattle Depot Artist Village being upgraded as an Art Cultural Centre.....	59
2.5.1	As one of the major artist villages	59
2.5.2	Local artist colony comparison.....	59
2.6	Future Prediction	60
2.6.1	Regeneration and gentrification of residential areas	60
2.6.2	Future gentrification population	62
Clustering analysis		63
Area	3.1 Sites of Heritage and Cultural Interest in Kowloon City District in Connection with Kai Tak	63
	3.2 Cluster One.....	65
	3.2.1 The former Ma Tau Kok Animal Quarantine Depot.....	67
	3.2.2 Ma Tau Kok Gas Plant	76
	3.2.3 13 Streets 十三街	80
	3.2.4 3 Streets	90
	3.2.5 Pak Kung Cafe 白宮冰室	94
	3.2.6 Kowloon City Ferry Pier	98
	3.2.7 Kowloon City Vehicular Ferry Landing Pier.....	100
	3.2.8 Ma Tau Kok Public Pier	102
	3.2.9 Hoi Sham Temple, Hoi Sham Island	104
	3.2.10 Residential buildings	107
	3.3 Cluster Two.....	111
	3.3.1 Sung Wong Toi 宋王台.....	112
	3.3.2 The Tomb of Princess <i>Jinguo</i> 晉國公主墓	117
	3.3.3 Old Sheung Tai Temple, Kowloon City	117
	3.3.4 Yi Wong Tian Village, Pak Tai Temple and Tam Kung Temple	120
	3.3.5 Holy Trinity Church	122
	3.3.6 The Former Far East Flying Training School	129
	3.3.7 Argyle Street Playground	136
	3.3.8 Ma Tau Wai Estate 馬頭圍邨 and Chun Seen Mei Chuen 真善美村	139
	3.3.9 No. 103 Tam Kung Road.....	144
	3.3.10 Residential buildings	146
	3.4 Cluster Three	158
	3.4.1 Hau Wong Temple, Kowloon City 九龍城侯王古廟	159
	3.4.2 Nga Tsin Wai Village.....	166
	3.4.3 Kowloon Fort.....	175
	3.4.4 Kowloon Walled City.....	177
	3.4.5 Kowloon Street.....	184
	3.4.6 Longjin Bridge and Longjin Pavilion 龍津橋, 龍津亭.....	187
	3.4.7 The Lok Sin Tong Benevolent Society, Kowloon 九龍樂善堂.....	192
	3.4.8 Bethel Bible Seminary.....	199
	3.4.9 Munsang College 民生書院	206
	3.4.10 Stone House (Nos. 31-35 Hau Wong Temple New Village)	212

3.4.11	Lee Kee Memorial Dispensary 李基紀念醫局	216
3.4.12	Residential buildings	216
3.5	Cluster Four.....	275
3.5.1	Heep Yunn School 協恩中學.....	277
3.5.2	King George V School 英皇佐治五世學校.....	282
3.5.3	Tang King Po School 鄧鏡波學校.....	285
3.5.4	New Asia Middle School 新亞中學 and New Asia Institute of Advanced Chinese Studies 新亞研究所	286
3.5.5	The Amoy College 閩光中學.....	293
3.5.6	Tin Hau Temple, To Kwa Wan	294
3.5.7	Lok Man Sun Chuen 樂民新村.....	297
3.5.8	Residential buildings	299
3.6	Other Sites of Heritage and Cultural Interest in the Area in Connection With Kai Tak Area ..	335
3.6.1	Kai Tak Nullah	337
3.6.2	Former Royal Air Force Hangar and Old Pillbox.....	339
3.6.3	Stone House, No. 4 Tai Koon Yuen, Diamond Hill	342
3.6.4	Wong Tai Sin Temple 黃大仙祠.....	345
3.6.5	Chi Lin Nunnery 志蓮淨苑.....	353
3.6.6	Nan Lian Garden 南蓮園池	358
3.6.7	No. 29 Wing Yiu Street.....	360
	Revitalization catalyst: Cattle Depot Artist Village.....	364
4.1	Positioning Cattle Depot Artist Village as a world standard artist village mode.....	364
4.2	Proposal: establishing a creative artist village.....	365
4.2.1	Scenario 1: Cattle Depot Artist Village expansion.....	365
4.2.2	Scenario 2: Cattle Depot Artist Village + 13 Streets buildings.....	369
4.2.3	Scenario 3: Cattle Depot Artist Village + Mau Tau Kok Gas Plant.....	371
4.2.4	Scenario 4: Cattle Depot Artist Village + Back yard + Gas Depot + 13 Streets.....	373
4.2.5	Connection with the former Vehicle Pier	373
4.2.6	Analysis on specific sites and blockage / connections:.....	375
4.3	Reconnecting the surrounding blockages centred by Ma Tau Kok Animal Quarantine Depot	378
4.4	Future Vision with a compensative art spectacle.....	380
4.4.1	Comparison of Cattle Depot Artist Village Parallel with 798 Art Zone	380
	Conclusion	382
5.1	Human basis	382
5.2	Observation	382
5.3	Clusters	383
5.4	Suggestion for the next stage.....	383
	Bibliography	385
	Official Document	385
	Books before 1911	387
	Books after 1911	387
	Other Manuscripts.....	389

Websites..... 390

LIST OF FIGURES

Fig. 1. Map showing the area generally included in the Kai Tak District (red dotted), which are located at the southeast of the Kowloon Peninsula. (from Survey and Mapping Office, Lands Department, series HM50CL, Sheet 1, 12th Edition, 2005.).....	1
Fig. 2. Longjin Bridge outside the Kowloon Street, c. 1910. (from Lau Yun Wo 劉潤和, <i>Jiulongchengqu fengwuzhi</i> 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 71.) ...	3
Fig. 3. Hawkers leaving Kowloon Street. (from Chiu Yu Lok 趙雨樂, Chung Po Yin 鍾寶賢, <i>The Benevolent Society: A Study of the Early Kowloon City and Lok Sin Tong</i> , Hong Kong, Sunray Publishing Company Limited, 2001, p. 89.).....	3
Fig. 4. Ma Tau Kok Animal Quarantine Depot, c. 1920. (from Lau Yun Wo 劉潤和, <i>Jiulongchengqu fengwuzhi</i> 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 67.) ...	4
Fig. 5a-b. The Ma Tau Kok Animal Quarantine Depot before renovation in 2001. (left), the present Cattle Depot Artist Village. (right)	5
Fig. 6. Typologies of art and cultural (Cattle Depot Artist Village) / industrialization (Gas Plant) / early urbanization (13 Streets) /gentrification (high-rise residential buildings), could magically be seen at one site.....	6
Fig. 7. Hong Kong artmap, indicating the density of Hong Kong alternative art spaces.....	8
Fig. 8. Kunstlerhaus Bethanien in Berlin and Cattle Depot Artist Village in Hong Kong	9
Fig. 9. The view from Cattle Depot Artist Village, exhibitions and activities in Cattle Depot Artist Village.	11
Fig. 10. The portraits of Zhao Shi 趙晷 (left) and Zhao Bing 趙昺 (right). (from Chu Wai Tak 朱維德, <i>Xhianjiang jiumao</i> 香江舊貌 [The Old Scenery of Hong Kong], Hong Kong, Cosmos Books Ltd., 1997, p. 1).....	14
Fig. 11. Lease Map for Kowloon in 1860. (from Empson, Hal, <i>Mapping Hong Kong: a Historical Atlas</i> , Hong Kong, Government Information Services, 1992, p. 112.).....	15
Fig. 12. The earliest record of Kowloon City found on an official map in 1868. (from Empson, Hal, <i>Mapping Hong Kong: a Historical Atlas</i> , Hong Kong, Government Information Services, 1992, pp. 114-115.)	15
Fig. 13. Map showing old villages in Kowloon City District in 1868. (from Empson, Hal, <i>Mapping Hong Kong: a Historical Atlas</i> , Hong Kong, Government Information Services, 1992, pp. 114-115.).....	15
Fig. 14. Village houses in Ma Tau Chung Village 馬頭涌村, c. 1900. (from Chiu Yu Lok 趙雨樂, Chung Po Yin 鍾寶賢, <i>Regional Study of Hong Kong History: Kowloon City</i> , Hong Kong, Joint Publishing (H.K.) Company Limited, 2001, p. 10.).....	18
Fig. 15. Nga Tsin Long Village 衙前墾村, 1870s. (from Lau Yun Wo 劉潤和, <i>Jiulongchengqu fengwuzhi</i> 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 48.).....	18
Fig. 16. Granite mining area in To Kwa Wan, c. 1920s. (from Lau Yun Wo 劉潤和, <i>Jiulongchengqu fengwuzhi</i> 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 51.)	20
Fig. 17. To Kwa Wan area in 1888. (from Empson, Hal, <i>Mapping Hong Kong: a Historical Atlas</i> , Hong Kong, Government Information Services, 1992, p. 179.).....	22
Fig. 18. The map showing the street layout in 1920. Some streets were demolished in the 1940s. (from Lau Yun Wo 劉潤和, <i>Jiulongchengqu fengwuzhi</i> 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 82.).....	24
Fig. 19. The street layout of To Kwa Wan and Kowloon City is shown on the old map of 1941. (from Zheng Baohong 鄭寶鴻, <i>Early Hong Kong's Kowloon Peninsula</i> , Hong Kong, University Museum and Art Gallery, The University of Hong Kong, 2007, p. 225.)	25
Fig. 20. Rows of tenement houses were built to the south of Kowloon Walled City, c. 1936. (from Zheng Baohong 鄭寶鴻, <i>Early Hong Kong's Kowloon Peninsula</i> , Hong Kong, University Museum and Art Gallery, The University of Hong Kong, 2007, p. 169.)	26

Fig. 21. Tenement houses along Prince Edward Road West. Building located at the end of the road, is likely to be the Kowloon City Police Station, c. 1939. (from Lau Yun Wo 劉潤和, <i>Jiulongchengqu fengwuzhi</i> 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 130.)	26
Fig. 22. The location of Kowloon City Police Station, Home for Blind Girls, Victoria Home and Orphanage and Holy Trinity Church in the early 20th century. (from Empson, Hal, <i>Mapping Hong Kong: a Historical Atlas</i> , Hong Kong, Government Information Services, 1992, p. 181.)	27
Fig. 23. A home for blind girls at the present-day Mok Cheong Street 木廠街, c. 1905. (from Zheng Baohong 鄭寶鴻, <i>Early Hong Kong's Kowloon Peninsula</i> , Hong Kong, University Museum and Art Gallery, The University of Hong Kong, 2007, p. 192.)	28
Fig. 24. The Holy Trinity Church and the Victoria Home and Orphanage at the present-day Argyle Street Playground in the 1900s-1920s. (from Kwok She Him 郭書謙, <i>Sheung Kung Hui Holy Trinity Church</i> , 110th Anniversary, Hong Kong, Sheung Kung Hui Holy Trinity Church, 2000, p. 17.)	28
Fig. 25. Kai Tack Bund, before 1942. (from Chu Wai Tak 朱維德, <i>Xhianjiang jiumao</i> 香江舊貌 [The Old Scenery of Hong Kong], Hong Kong, Cosmos Books Ltd., 1997, p. 13.)	30
Fig. 26. An old map showing the layout of Kai Tack Bund, c. 1920. (from Lau Yun Wo 劉潤和, <i>Jiulongchengqu fengwuzhi</i> 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 82.)	30
Fig. 27. An old map showing a new runway was built in the Kai Tak Airport after the Second World War, 1947. (from Empson, Hal, <i>Mapping Hong Kong: a Historical Atlas</i> , Hong Kong, Government Information Services, 1992, pp. 184-185.)	31
Fig. 28. The squatter settlements grew up around the Kowloon Walled City the 1960s. (from Lau Yun Wo 劉潤和, <i>Jiulongchengqu fengwuzhi</i> 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 42.)	33
Fig. 29. The map showing the reclamation work carried out in To Kwa Wan and Kowloon City in the 1960s. (from Empson, Hal, <i>Mapping Hong Kong: a Historical Atlas</i> , Hong Kong, Government Information Services, 1992, pp. 186-187.)	34
Fig. 30. Site map showing the reclamation area completed in the 1980s at the south of To Kwa Wan. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.: 11-NE-16A, 2007, Scale 1:1000(partial)).	35
Fig. 31. Traffic conditions around Cattle Depot Artist Village	36
Fig. 32. Disorientation in the streets.	37
Fig. 33. Ma Tau Road/ Pedestrian Perspective	38
Fig. 34. Hoi Sum Park, view from coastal line.	39
Fig. 35. Traffic barriers in 798 Art Zone	40
Fig. 36. Road structures of 798 Art Zone	41
Fig. 37. Exterior of the Oil Street Artist Village	42
Fig. 38. Interior of Oil Street Artist Village. (1998-1999)	43
Fig. 39. Space vacuum period in Cheung Sha Wan slaughter house (1999-2001)	44
Fig. 40. Cattle Depot Artist Village Period (2001-now)	45
Fig. 41. The first grand event held in Cattle Depot Artist Village by 1a space in 2001: Expectation to Expectation (13 art and culture activists as guest, dialogue with 13 groups of young artists)	45
Fig. 42. In-between International Alternative art forum in 2001-2002	46
Fig. 43. Cattle Depot Artist Village Book Fair, 2003-2006	46
Fig. 44. Exhibition spaces and theatre are opened daily, international cultural exchange and artist-in-residency (AIR) programmes are regularly operated by well-developed alternative art spaces like 1a space, Artist Commune.	48
Fig. 45. Cattle Depot Artist Village and its potential extension area	49
Fig. 46. The PS1's Young Architect Program co-organized by MoMA	50
Fig. 47. Art Zone's annual Art Festival co-organized by the official 798 Construction and Management Office.	50
Fig. 48. The officially operated Singapore Biennale invites The Substation as one of the major exhibition venue.	50

Fig. 49. Industrial block and working class residential buildings-13 Street.....	51
Fig. 50. Distribution of Institutions in To Kwa Wan: School (top), Elderly home (middle), Church (bottom).....	53
Fig. 51. 13 streets adjacent to the Cattle Depot Artist Village.....	56
Fig. 52. Elevation of 13 Streets buildings.....	57
Fig. 53. The elevations of 13 Streets buildings reflecting the ascending height according to the flight landing skyline toward Kai Tak Airport.....	57
Fig. 54. Social Relationship / People activity in relation to city / People relationship.....	58
Fig. 55. To Kwa Wan cityscape in the 2010s.....	62
Fig. 56. Sites of heritage and cultural interest in Kowloon City District in connection with Kai Tak Area.....	64
Fig. 57. The sites of heritage and cultural interest in Cluster One.....	66
Fig. 58. An old map of Ma Tau Kok Animal Quarantine Depot in 1924. (from Empson, Hal, <i>Mapping Hong Kong: a Historical Atlas</i> , Hong Kong, Government Information Services, 1992, p. 181.).....	68
Fig. 59. Ma Tau Kok Animal Quarantine Depot, c. 1920. (from Lau Yun Wo 劉潤和, <i>Jiulongchengqu fengwuzhi</i> 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 67.).....	68
Fig. 60. The former Ma Tau Kok Animal Quarantine Depot, now known as Cattle Depot Artist Village, 2009.....	69
Fig. 61. Site map of the former Ma Tau Kok Animal Quarantine Depot. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.:11-NE-16A, 2007, Scale 1:1000(partial)).....	71
Fig. 62. The slaughter house.....	71
Fig. 63. The sheds.....	72
Fig. 64. Building for the Indians.....	72
Fig. 65. Ruinous structures found at the rear of the site nowadays.....	73
Fig. 66. Original trough at the open ground.....	73
Fig. 67. Tapered chimneys, brackets, and Chinese pan and roll tiled roofs of the row building at the front.....	74
Fig. 68. Dutch gable at the Ex-Ma Tau Kok Animal Quarantine Depot.....	74
Fig. 69. Fireplace at the 2-storey block.....	75
Fig. 70. Ironwork at the balustrade of the 2-storey block.....	75
Fig. 71. The Gas Plant located at the waterfront of Ma Tau Kok, 1936. (from Zheng Baohong 鄭寶鴻, <i>Early Hong Kong's Kowloon Peninsula</i> , Hong Kong, University Museum and Art Gallery, The University of Hong Kong, 2007, p. 169.).....	77
Fig. 72. An old map of 1947 showing the location of Ma Tau Kok Gas Plant. (from Empson, Hal, <i>Mapping Hong Kong: a Historical Atlas</i> , Hong Kong, Government Information Services, 1992, p. 180.).....	77
Fig. 73. A new gas plant was built opposite to the original gas plant in the post-war period, 1960. (from Zheng Baohong 鄭寶鴻, <i>A Century of Kowloon Roads and Streets</i> , Hong Kong, Joint Publishing (Hong Kong) Company Limited, 2000, pp. 226-227.).....	78
Fig. 74. Ma Tau Kok Gas Plant, 2009.....	78
Fig. 75. Site map of the Ma Tau Kok Gas Plant. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.:11-NE-16A, 2007, Scale 1:1000(partial)).....	79
Fig. 76. Front view of the office building of the Mau Tau Kok Gas Plant.....	79
Fig. 77. The rear view of the office building of the Ma Tau Kok Gas Plant.....	80
Fig. 78. One of the gasholders at the Ma Tau Kok Gas Plant.....	80
Fig. 79. The location of 13 streets at Ma Tau Kok in 1971. (from <i>Hong Kong Year Book</i> , Hong Kong, <i>Wah Kiu Yat Po</i> 華僑日報 [Overseas Chinese Daily News], 1971, p. 82.).....	82
Fig. 80. The plan showing 13 streets was not yet built on the Kowloon Inland Lot No. 1094 and 1992 in 1957. (from Hong Kong Public Records Office, <i>K.I.L. No. 1094-Surrender of K.I.L. No. 1266 for</i>	

<i>the Grant of... 14.02.1949-06.02.1974, Reference File HKRS 337-4-132 from Hong Kong Public Records Office, Hong Kong SAR Government, p. 22.)</i>	82
Fig. 81. The residential blocks in 13 streets, 2009.....	83
Fig. 82. The proposed block plan of the residential blocks in 1957, (Courtesy of the Buildings Department, <i>Proposed New Buildings on K.I.L. Nos 1094 & 1992 and Extensions at Kowloon City Road, Ma Tau Kok Road, To Kwa Wan Road. And Mok Cheong ST.</i> , B.O.O. Ref. No. 2/4862/57.) 84	
Fig. 83. View of the twelve residential blocks facing Kowloon City Road.....	85
Fig. 84. View of the twelve residential blocks facing Mok Cheong Street.....	85
Fig. 85. View of the twelve residential blocks facing Ma Tau Kok Road.....	86
Fig. 86. View of the residential block (originally named block 'A').....	86
Fig. 87. Front elevation facing To Kwa Wan Road of Block 'A'. (Courtesy of the Buildings Department, <i>Proposed New Buildings on K.I.L. Nos 1094 & 1992 and Extensions at Kowloon City Road, Ma Tau Kok Road, To Kwa Wan Road. And Mok Cheong ST. (Block 'A')</i> , B.O.O. Ref. No. 2/4862/57.).....	87
Fig. 88. The street between the residential blocks.....	87
Fig. 89. Ground floor plan of block 'E'. (Courtesy of the Buildings Department, <i>Proposed New Buildings on K.I.L. Nos 1094 & 1992 and Extensions at Kowloon City Road, Ma Tau Kok Road, To Kwa Wan Road. And Mok Cheong ST. (Block 'E')</i> , B.O.O. Ref. No. 2/4862/57.).....	88
Fig. 90. The shop on the ground floor at the twelve residential blocks facing Mok Cheong Street.....	88
Fig. 91. Staircase at the residential block at the 13 streets.....	89
Fig. 92. The smoke lobby at the residential block at the 13 streets.....	89
Fig. 93. First floor to sixth floor plan of block 'E'. (Courtesy of the Buildings Department, <i>Proposed New Buildings on K.I.L. Nos 1094 & 1992 and Extensions at Kowloon City Road, Ma Tau Kok Road, To Kwa Wan Road. And Mok Cheong ST. (Block 'E')</i> , B.O.O. Ref. No. 2/4862/57.).....	90
Fig. 94. The enclosed balconies of the twelve residential blocks facing Mok Cheong Street.....	90
Fig. 95. 3 streets shown on an old map in 1971. (from <i>Hong Kong Year Book</i> , Hong Kong, <i>Wah Kiu Yat Po</i> 華僑日報 [Overseas Chinese Daily News], 1971, p. 82.).....	91
Fig. 96. The residential blocks in 3 streets, 2009.....	91
Fig. 97. Residential block at Hing Yan Street.....	92
Fig. 98. The two residential blocks at Hing Yin Street and Chung Sun Street.....	93
Fig. 99. Residential block at Chung Sun Street.....	93
Fig. 100. The section offering soft drinks and cakes at Pak Kung Cafe.....	94
Fig. 101. The site map of Pak Kung Cafe. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.:11-NE-16A, 2007, Scale 1:1000(partial)).....	95
Fig. 102. Pak Kung Cafe at the corner on the ground floor of a residential block.....	95
Fig. 103. The shopfronts of Pak Kung Cafe.....	96
Fig. 104. The window grilles with rhombus pattern of Pak Kung Cafe.....	96
Fig. 105. Collapsible metal gate with perforated with the Chinese name of the cafe.....	97
Fig. 106. Interior of Pak Kung Cafe.....	97
Fig. 107. The site map showing the location of Kowloon City Ferry Pier. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.:11-NE-16A, 2007, Scale 1:1000 (partial)).....	99
Fig. 108. Kowloon City Ferry Pier, 2009.....	99
Fig. 109. Flat roof supporting on slender columns of the Kowloon City Ferry Pier.....	100
Fig. 110. The entrance canopy of the Kowloon City Ferry Pier.....	100
Fig. 111. The site map of Kowloon City Vehicular Ferry Landing Pier. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.:11-NE-16A, 2007, Scale 1:1000 (partial)).....	101
Fig. 112. The building of Body and Accident Repair Unit in Kowloon City Vehicular Ferry Landing Pier, 2009.....	101
Fig. 113. Buildings at Kowloon City Vehicular Ferry Landing Pier, 2009.....	102

Fig. 114. The site map showing the location of Ma Tau Kok Public Pier. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.:11-NE-16A, 2007, Scale 1:1000(partial))	103
Fig. 115. Ma Tau Kok Public Pier, 2009.....	103
Fig. 116. The built-in seats at Ma Tau Kok Public Pier.	104
Fig. 117. The printing drawn by the British Navy officer showing Tin Hau Temple, Hoi Shum Island in the 1840s. (from Lau Yun Wo 劉潤和, <i>Jiulongchengqu fengwuzhi</i> 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 117.)	105
Fig. 118. Hoi Shum Island, c. 1868. (from Lau Yun Wo 劉潤和, <i>Jiulongchengqu fengwuzhi</i> 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 47.)	105
Fig. 119. Hoi Shum Island, c. 1900. (from Lau Yun Wo 劉潤和, <i>Jiulongchengqu fengwuzhi</i> 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 116)	106
Fig. 120. Hoi Shum Park, 2009.	106
Fig. 121. Ventilation grilles at stair cores, enclosed cantilevered balconies and set-back upper storeys at Nos. 50-52 Ma Tau Kok Road.....	107
Fig. 122. The sites of heritage and cultural interest in Cluster Two.	112
Fig. 123. Map showing the location of Hau Wong Temple and Sacred Hill in 1902-03. (from Empson, Hal, <i>Mapping Hong Kong: a Historical Atlas</i> , Hong Kong, Government Information Services, 1992, p. 180).....	113
Fig. 124. A portion of the boulder bearing the three famous characters “Sung Wong Toi” 宋王臺 in Sung Wong Toi Garden, 2009.	114
Fig. 125. Sung Wong Toi, monumental gateway and stone tablet, c. 1925. (from Zheng Baohong 鄭寶鴻, <i>A Century of Kowloon Roads and Streets</i> , Hong Kong, Joint Publishing (Hong Kong) Company Limited, 2000, p. 167.)	115
Fig. 126. A portion of the boulder bearing the three famous characters was preserved after the Second World War. (from Lau Yun Wo 劉潤和, <i>Jiulongchengqu fengwuzhi</i> 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 15.)	115
Fig. 127. Sung Wong Toi Garden, c. 1960. (from Chu Wai Tak 朱維德, <i>Xhianjiang jiumao</i> 香江舊貌 [The Old Scenery of Hong Kong], Hong Kong, Cosmos Books Ltd., 1997, p. 17.)	116
Fig. 128. The location of Sacred Hill and present-day Sung Wong Toi Garden in the 1920s. (from Lau Yun Wo 劉潤和, <i>Jiulongchengqu fengwuzhi</i> 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 82.)	116
Fig. 129. Sung Wong Toi Garden, 2009.....	117
Fig. 130. Stone Doorframe of the old Sheung Tai Temple. (from Lau Yun Wo 劉潤和, <i>Jiulongchengqu fengwuzhi</i> 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 113.)	119
Fig. 131. Lomond Road Garden, 2009.....	120
Fig. 132. An old map of 1863 showing that Yi Wong Tian Village was located to the south of Sung Wong Toi. (from Empson, Hal, <i>Mapping Hong Kong: a Historical Atlas</i> , Hong Kong, Government Information Services, 1992, p. 133.)	121
Fig. 133. An old map showing the location of Tam Kung Road and Pak Tai Street in 1964. (from Empson, Hal, <i>Mapping Hong Kong: a Historical Atlas</i> , Hong Kong, Government Information Services, 1992, pp. 186-187.)	122
Fig. 134. The first Holy Trinity Church, 1902-03. (from Kwok She Him 郭書謙, <i>Sheng Kung Hui Holy Trinity Church</i> , 110 th Anniversary, Hong Kong, Sheng Kung Hui Holy Trinity Church, 2000, p. 16.)	123
Fig. 135. The second Holy Trinity Church, c. 1910. (from Lau Yun Wo 劉潤和, <i>Jiulongchengqu fengwuzhi</i> 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 121.)	124
Fig. 136. Heavenly Church 天國救道堂 at Kowloon Walled City in the early 20th century. (from Lau Yun Wo 劉潤和, <i>Jiulongchengqu fengwuzhi</i> 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 34.)	124

Fig. 137. The front view of the Holy Trinity Church, 2009.....	126
Fig. 138. An aerial view of the roof of the Holy Trinity Church.....	126
Fig. 139. Up-curling eaves and <i>dougong</i>	127
Fig. 140. Hanging ridge decoration at the up-curling eaves.....	127
Fig. 141. The entrance porch of the Holy Trinity Church.....	128
Fig. 142. Interior view of the Holy Trinity Church.....	128
Fig. 143. Cloud-head decoration at the beam of the aisles inside the Holy Trinity Church.....	129
Fig. 144. Site map of the Former Far East Flying Training School. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.: 11-NE-11C, 2007, Scale 1:1000(partial)).....	131
Fig. 145. Nissen Hut (right) and Hanger with an office block (left) at the former Far East Flying School, 2009.....	131
Fig. 146. The Club House at the former Far East Flying School, 2009.....	132
Fig. 147. The airfield at the rear of the site.....	133
Fig. 148. External view of the Nissen Hut facing Sung Wong Toi Road.....	133
Fig. 149. Interior view of the Nissen Hut.....	134
Fig. 150. External view of the Hanger and its office blocks facing the airfield.....	134
Fig. 151. Interior view of the Hanger.....	135
Fig. 152. External view of the Club House building facing the airfield.....	135
Fig. 153. External view of the Club House building facing Sung Wong Toi Road.....	136
Fig. 154. Site map showing the location of Argyle Street Playground. (from Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.: 11-NW-15B and 11-NE-11C, 2007, Scale 1:1000(partial)).....	137
Fig. 155. Overview of Argyle Street Playground, 2009.....	137
Fig. 156. A temporary altar was set up on Argyle Street Playground during Tin Hau Festival. (from Lau Yun Wo 劉潤和, <i>Jiulongchengqu fengwuzhi</i> 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 151.).....	138
Fig. 157. <i>Shen Gong Xi</i> 神功戲 [Cantonese opera] performed on Argyle Street Playground. (from Lau Yun Wo 劉潤和, <i>Jiulongchengqu fengwuzhi</i> 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 151.).....	138
Fig. 158. Exterior view of Ma Tau Wai Estate 馬頭圍邨, 2009.....	139
Fig. 159. Exterior view of Chun Seen Mei Chuen, 2009.....	140
Fig. 160. Site map of Ma Tau Wai Estate. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.: 11-NW-15D and 11-NW-20B, 2007, Scale 1:1000(partial)).....	141
Fig. 161. Internal courtyard of Ma Tau Wai Estate. (Pryor E.G., <i>Housing in Hong Kong</i> , 1973, p.xv.).....	141
Fig. 162. Typical floor plan designed for Ma Tau Wai Estate. (Pryor E.G., <i>Housing in Hong Kong</i> , 1973, p.xiv.).....	142
Fig. 163. Site map of Chun Seen Mei Chuen. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.: 11-NW-15D, 2007, Scale 1:1000(partial)).....	143
Fig. 164. Front elevation of No. 103 Tam Kung Road in 2005.....	144
Fig. 165. Granite blocks construction on the side elevation of No. 103 Tam Kung Road.....	145
Fig. 166. Iron grilles with exquisite pattern.....	145
Fig. 167. Xavier House at No. 167 Argyle Street.....	146
Fig. 168. Cantilevered balconies with balcony walls featured with ventilation grilles at Nos. 12-34 Shing Tak Street.....	147
Fig. 169. Common staircase with ventilation grilles and set-back upper stories at Nos. 44-46 San Shan Road.....	148
Fig. 170. The sites of heritage and cultural interest in Cluster Three.....	159

Fig. 171. Hau Wong Temple, Kowloon City, c. 1900. (from Zheng Baohong 鄭寶鴻, <i>A Century of Kowloon Roads and Streets</i> , Hong Kong, Joint Publishing (Hong Kong) Company Limited, 2000, p. 146).....	160
Fig. 172. Hau Wong Temple, Kowloon City, 2009.....	161
Fig. 173. Temple Road, which connected Hau Wong Temple and Kowloon Walled City was built in 1897. (from Chu Wai Tak 朱維德, <i>Xhianjiang jiumao</i> 香江舊貌 [The Old Scenery of Hong Kong], Hong Kong, Cosmos Books Ltd., 1993, p. 44.).....	162
Fig. 174. Site map of Hau Wong Temple. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.: 11-NW-15B, 2007, Scale 1:1000 (partial)).....	164
Fig. 175. Front view of the Hau Wong Temple nowadays.....	164
Fig. 176. <i>Tuofeng</i> with relief sculpture of <i>qilin</i>	165
Fig. 177. Shiwan glazed pottery at the side court.....	165
Fig. 178. The stone inscription of Chinese characters 鷺 [goose]. (from Chu Wai Tak 朱維德, <i>Xhianjiang jiumao</i> 香江舊貌 [The Old Scenery of Hong Kong], Hong Kong, Cosmos Books Ltd., 1993, p. 47.).....	166
Fig. 179. The stone inscription of Chinese characters 鶴 [crane]. (from Chiu Yu Lok 趙雨樂, Chung Po Yin 鍾寶賢, <i>Regional Study of Hong Kong History: Kowloon City</i> , Hong Kong, Joint Publishing (H.K.) Company Limited, 2001, p. 221.).....	166
Fig. 180. An overview of Nga Tsin Wai Village. (from <i>Nga Tsin Wai Village Project</i> , under Urban Renewal Authority, website: http://www.ura.org.hk/html/c800000e36e.html .).....	169
Fig. 181. Nga Tsin Wai Village was located to the northeast of Kowloon Walled City in 1902-03. (from Empson, Hal, <i>Mapping Hong Kong: a Historical Atlas</i> , Hong Kong, Government Information Services, 1992, p. 180).....	169
Fig. 182. An old photo of Nga Tsin Wai Village, 1930s. (from Yau Chi On 游子安, <i>Huangdaxianqu fengwuzhi</i> 黃大仙區風物志 [A Guide to the Antiquities of Wong Tai Sin District], Hong Kong, Wong Tai Sin District Council, 2003, p. 35.).....	170
Fig. 183. Nga Tsin Wai Village, 2009.....	170
Fig. 184. Site map of Nga Tsin Wai Village. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.: 11-NE-6C, 2007, Scale 1:1000 (partial)).....	172
Fig. 185. Interior of the Gatehouse viewing towards the entrance gate.....	172
Fig. 186. Niche for earth god inside the Gatehouse.....	173
Fig. 187. Semi-circular archway viewing towards the central lane.....	173
Fig. 188. Front view of Tin Hau Temple.....	174
Fig. 189. Ornaments on the main ridge of Tin Hau Temple.....	174
Fig. 190. Mural with the theme of the Eight Immortals on the rear elevation of Tin Hau Temple.....	175
Fig. 191. An old map showing a fort was built to the southeast of Kowloon Walled City in 1863. (from Empson, Hal, <i>Mapping Hong Kong: a Historical Atlas</i> , Hong Kong, Government Information Services, 1992, p. 133.).....	176
Fig. 192. Kowloon Fort built in the 16th year of the Jiaqing 嘉慶 era (1811) was dilapidated in the end of the 19th century. (from Lau Yun Wo 劉潤和, <i>Jiulongchengqu fengwuzhi</i> 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 21.).....	177
Fig. 193. Kowloon Walled City, c. 1868. (from Lau Yun Wo 劉潤和, <i>Jiulongchengqu fengwuzhi</i> 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 25.).....	178
Fig. 194. The floor plan of Kowloon Walled City. (from Lau Yun Wo 劉潤和, <i>Jiulongchengqu fengwuzhi</i> 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 24.).....	178
Fig. 195. Longjin Charitable School, c. 1950. (from Lau Yun Wo 劉潤和, <i>Jiulongchengqu fengwuzhi</i> 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 38.).....	179
Fig. 196. The administrative office of the Assistant Magistrate was converted into Kwong Yem Home for the Aged 廣蔭院. (from the history of Kwong Yem Home for the Aged 廣蔭院 (2000), Retrieved May 13, 2009, from The Hong Kong Chinese Christian Churches Union, Web Site: http://www.hkcccu.org.hk .).....	180

Fig. 197. The buildings in the Kowloon Walled City were used by benevolent societies, c. 1915. (from Lau Yun Wo 劉潤和, <i>Jiulongchengqu fengwuzhi</i> 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 35.).....	180
Fig. 198. Tenement houses were built in the Kowloon Walled City, 1972. (from Lau Yun Wo 劉潤和, <i>Jiulongchengqu fengwuzhi</i> 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 43.)	181
Fig. 199. The front view of the Former Yamen.	183
Fig. 200. The first courtyard viewing towards the main hall.	183
Fig. 201. The column-beams-and-struts system at the main hall.	184
Fig. 202. The peach-shaped <i>diandian</i> decoration and the curled-up ridge end.	184
Fig. 203. An old map showing Kowloon Street located to the southeast of Kowloon Walled City in 1902-03. (from Empson, Hal, <i>Mapping Hong Kong: a Historical Atlas</i> , Hong Kong, Government Information Services, 1992, p. 180.).....	186
Fig. 204. Street scene in Kowloon Street in the early 20th century. (from Lau Yun Wo 劉潤和, <i>Jiulongchengqu fengwuzhi</i> 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 54.)	186
Fig. 205. Kowloon Street, c. 1910. (from Lau Yun Wo 劉潤和, <i>Jiulongchengqu fengwuzhi</i> 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 53.).....	187
Fig. 206. Longjin Bridge outside the Kowloon Street. Longjin Pavilion is located at the end of Longjin Bridge, c. 1910. (from Lau Yun Wo 劉潤和, <i>Jiulongchengqu fengwuzhi</i> 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 71.).....	188
Fig. 207. Viewing the Longjin Pier from Ma Tau Wai Road. (from Chiu Yu Lok 趙雨樂, Chung Po Yin 鍾寶賢, <i>The Benevolent Society: A Study of the Early Kowloon City and Lok Sin Tong</i> , Hong Kong, Sunray Publishing Company Limited, 2001, p. 77.)	189
Fig. 208. Map showing the Kowloon Street and Longjin Bridge in 1902-03. (from Empson, Hal, <i>Mapping Hong Kong: a Historical Atlas</i> , Hong Kong, Government Information Services, 1992, p. 180.)...	189
Fig. 209. Longjin Pavilion, c.1912. (from Lau Yun Wo 劉潤和, <i>Jiulongchengqu fengwuzhi</i> 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 72.).....	190
Fig. 210. The stone inscription with the characters “Longjin”. (from Lau Yun Wo 劉潤和, <i>Jiulongchengqu fengwuzhi</i> 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 72.)	190
Fig. 211. Map showing part of Longjin Bridge was demolished due to the reclamation in 1924. (from Empson, Hal, <i>Mapping Hong Kong: a Historical Atlas</i> , Hong Kong, Government Information Services, 1992, p. 181.).....	191
Fig. 212. Longjin Bridge was overwhelmed by the construction of the extension of Kai Tak Airport during the Second World War, 1947. (from Empson, Hal, <i>Mapping Hong Kong: a Historical Atlas</i> , Hong Kong, Government Information Services, 1992, pp. 184-185.)	191
Fig. 213. The first office of The Lok Sin Tong Benevolent Society, Kowloon at No. 32 Ta Tit Street 打鐵街. (from Lau Yun Wo 劉潤和, <i>Jiulongchengqu fengwuzhi</i> 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 73.).....	193
Fig. 214. The school built by The Lok Sin Tong Benevolent Society, Kowloon providing free education to girls in 1927. (from Chiu Yu Lok 趙雨樂, Chung Po Yin 鍾寶賢, <i>The Benevolent Society: A Study of the Early Kowloon City and Lok Sin Tong</i> , Hong Kong, Sunray Publishing Company Limited, 2001, p. 80.).....	194
Fig. 215. The Lok Sin Tong Primary School was rebuilt in 1949. (from The Lok Sin Tong Benevolent Society, Kowloon, <i>A Hundred Years of Lok Sin Tong Benevolent Society, Kowloon 1880-1980</i> , Hong Kong, Lianyiyinshua youxiangongsi 聯藝印刷有限公司, p. 173.).....	194
Fig. 216. The Lok Sin Tong Primary School was extended from one storey to three storeys in 1951, c. 1951. (from Chiu Yu Lok 趙雨樂, Chung Po Yin 鍾寶賢, <i>The Benevolent Society: A Study of the Early Kowloon City and Lok Sin Tong</i> , Hong Kong, Sunray Publishing Company Limited, 2001, p. 96.)	195
Fig. 217. The current head office of The Lok Sin Tong Benevolent Society, Kowloon at No. 61 Lung Kong Road, Kowloon City, 1958. (from Chiu Yu Lok 趙雨樂, Chung Po Yin 鍾寶賢, <i>Regional</i>	

<i>Study of Hong Kong History: Kowloon City</i> , Hong Kong, Joint Publishing (H.K.) Company Limited, 2001, p. 118.)	195
Fig. 218. Gateway at the open playground facing Nam Kok Road.	196
Fig. 219. Front façade of Lok Sin Tong Benevolent Society.	197
Fig. 220. Overview of Lok Sin Tong Primary School.	198
Fig. 221. Inscription of the original school name on the façade facing Carpenter Road.	199
Fig. 222. Bethel Bible Seminary, 1948. (from Wu Mei Lam 胡美林, Lam Yu Kai 藍如溪, <i>We Flee From Hong Kong</i> , Hong Kong, Bethel Mission of China, 2000, p. 139.)	200
Fig. 223. Bethel Bible Seminary, 2005. (Lau Yun Wo 劉潤和, <i>Jiulongchengqu fengwuzhi</i> 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 122.	200
Fig. 224. Site map of Nos. 45-47 Grampian Road. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.: 11-NW-15B, 2007, Scale 1:1000(partial))	202
Fig. 225. Internal corridor on the ground floor of Bethel Bible Seminary.	202
Fig. 226. Original balconies at the front elevation which are now enclosed.	203
Fig. 227. Rear elevation with balconies.	203
Fig. 228. Internal staircase on the ground floor of Bethel Bible Seminary.	204
Fig. 229. Stylized gables, segmental arched windows and the banded rustication on the front elevation of Bethel Bible Seminary.	204
Fig. 230. Original timber doors with sunray motif.	205
Fig. 231. Fireplace on the ground floor of Bethel Bible Seminary.	206
Fig. 232. No. 2 Kai Tack Bund was rented by Munsang College to be its school premise in 1924.	207
Fig. 233. The sitemap showing various buildings in Munsang College. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.: 11-NW-15B, 2007, Scale 1:1000(partial))	208
Fig. 234. A hall built in 8 Dumbarton Road 東寶庭道 in 1939. (from Fung Sze Man 馮思敏, <i>Munsang College 75th anniversary, 1926-2001</i> , Hong Kong, Munsang College, 2001, p. 25.)	209
Fig. 235. New campus of Munsang College built in 8 Dumbarton Road 東寶庭道 in 1939. (from Fung Sze Man 馮思敏, <i>Munsang College 75th anniversary, 1926-2001</i> , Hong Kong, Munsang College, 2001, p. 23.)	209
Fig. 236. The school gate on Grampian Road was built in 1953. (from Fung Sze Man 馮思敏, <i>Munsang College 75th anniversary, 1926-2001</i> , Hong Kong, Munsang College, 2001, p. 25.)	210
Fig. 237. An overview of Munsang College, new building for kindergarten section is on the left, 1956. (from Fung Sze Man 馮思敏, <i>Munsang College 75th anniversary, 1926-2001</i> , Hong Kong, Munsang College, 2001, p. 24.)	210
Fig. 238. The overview of Munsang College in 1969. (from Fung Sze Man 馮思敏, <i>Munsang College 75th anniversary, 1926-2001</i> , Hong Kong, Munsang College, 2001, p. 25.)	211
Fig. 239. The overview of Munsang College in 2000. (from Fung Sze Man 馮思敏, <i>Munsang College 75th anniversary, 1926-2001</i> , Hong Kong, Munsang College, 2001, p. 25.)	211
Fig. 240. The Christian Cemetery on the present-day Junction Road and Pak Hok Shan. (from Zheng Baohong 鄭寶鴻, <i>A Century of Kowloon Roads and Streets</i> , Hong Kong, Joint Publishing (Hong Kong) Company Limited, 2000, p. 165.)	213
Fig. 241. Squatter huts located in the surroundings of Pak Hok Shan. (from Chiu Yu Lok 趙雨樂, Chung Po Yin 鍾寶賢, <i>Regional Study of Hong Kong History: Kowloon City</i> , Hong Kong, Joint Publishing (H.K.) Company Limited, 2001, p. 226.)	213
Fig. 242. The building of former Cheung Shing Movie Enterprise Ltd 長城電影公司在 Hau Wong Temple New Village subsequently converted into Kam Yuen Factory. (from Chiu Yu Lok 趙雨樂, Chung Po Yin 鍾寶賢, <i>Regional Study of Hong Kong History: Kowloon City</i> , Hong Kong, Joint Publishing (H.K.) Company Limited, 2001, p. 226.)	214
Fig. 243. Front view of the Stone Houses at No. 31-35 Hau Wong Temple New Village	215

Fig. 244. The name plaque of Nam Yan Kee Grave and Tombstone Construction Company on the front elevation of No. 31 Hau Wong Temple New Village.	215
Fig. 245. Lee Kee Memorial Dispensary, 2009.	216
Fig. 246. Railing similar to those found on a ship at No. 2 Grampian Road.....	217
Fig. 247. Streamlined balconies at No. 2 Grampian Road.	217
Fig. 248. Deep vertical fins beside windows at Nos. 7-7C Junction Road.....	218
Fig. 249. Walls with vent holes providing sun-shading and ventilation to the balconies at Nos. 16-22 Dumbarton Road.	219
Fig. 250. Staircore on the main elevation at Nos. 3-3A Grampian Road.....	219
Fig. 251. Mouldings and patterned metal grilles at the parapets of Nos. 18-20 Junction Road.	220
Fig. 252. Articulation at the staircore at No. 42-44 Lion Rock Road.....	221
Fig. 253. Pediments found at Nos. 9-9A Lion Rock Road (above) and Nos. 29-31 Lion Rock Road (below).	222
Fig. 254. Classical columns and moulded door surround at Nos. 18-20 Junction Road.	223
Fig. 255. Concrete staircase finished with terrazzo at Nos. 58-60 Nam Kok Road.	223
Fig. 256. Pediment with exquisite decoration and mouldings at column capitals with details at No. 3. Nam Kok Road.	224
Fig. 257. Bamboo-shaped balusters and column capitals sculpted with art deco pattern at Nos. 1-3 Hau Wong Road.....	224
Fig. 258. Timber staircase at No. 68 Nga Tsin Wai Road.....	225
Fig. 259. The site map showing the location of site of heritage and cultural interest in Cluster Four.	276
Fig. 260. Heep Yunn School, 2009.	278
Fig. 261. Front view of St. Clare Chapel.	278
Fig. 262. Site map of Heep Yunn School. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.: 11-NW-20B, 2007, Scale 1:1000 (partial))	280
Fig. 263. Side elevation of the main building of Art Deco style facing Farm Road.	280
Fig. 264. Annex of modern style at the main building facing Farm Road.	281
Fig. 265. Heep Yunn Primary School (1954). (from <i>Jianwen zhuji: Zianggang diyidai huarenj jianzhushi de gushi</i> 建聞築蹟 – 香港第一代華人建築師的故事, 2007, p. 94.).....	281
Fig. 266. The portrait of Chau Iu Nin. (from <i>Jianwen zhuji: Zianggang diyidai huarenj jianzhushi de gushi</i> 建聞築蹟 – 香港第一代華人建築師的故事 [The storey of the first generation Chinese architects], 2007, p. 85.).....	282
Fig. 267. Site map of King George V School. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.:11-NE-16A and 11-NE-11C, 2007, Scale 1:1000(partial)).....	284
Fig. 268. Front view of the Peel Block at King George V School.	284
Fig. 269. Site map of Tang King Po School. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.:11-NE-16A, 2007, Scale 1:1000(partial))	286
Fig. 270. New Asia Middle School, 2009.	287
Fig. 271. The portrait of Su Gin Djih. (from <i>Jianwen zhuji: Zianggang diyidai huarenj jianzhushi de gushi</i> 建聞築蹟 – 香港第一代華人建築師的故事 [The storey of the first generation Chinese architects], 2007, p. 62.).....	289
Fig. 272. Front view of Seventh-Day Adventist Church, Kowloon Church 基督復臨安息日會九龍教會. (from <i>Jianwen zhuji: Zianggang diyidai huarenj jianzhushi de gushi</i> 建聞築蹟 – 香港第一代華人建築師的故事 [The storey of the first generation Chinese architects], 2007, p. 64.).....	289
Fig. 273. Site map of New Asia Middle School and New Asia Institute of Advanced Chinese Studies. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.:11-NW-20B, 2007, Scale 1:1000(partial)).....	290
Fig. 274. Front elevation of the main building at Farm Road.	290
Fig. 275. Rear view of the school compound from Hop Yat Road.	291

Fig. 276. Old photo of the school compound in the 1950s. (from <i>Jianwen zhuji: Zianggang diyidai huaren jianzhushi de gushi</i> 建聞築蹟 – 香港第一代華人建築師的故事, 2007, p. 66.)	291
Fig. 277. The round library at the inner court of the New Asia Middle School. (from <i>Panoramio – Photo of the New Asia Middle School round pavilion</i> 新亞中學圓亭, website: http://www.panoramio.com/photo/14840710 .).....	292
Fig. 278. Front view of block B at Tin Kwong Road.....	292
Fig. 279. Site map of the Amoy College. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.:11-NE-16A, 2007, Scale 1:1000(partial)).....	294
Fig. 280. The map showing the location of Tin Hau Temple, To Kwa Wan and Hoi Sham Temple, Hoi Sham Island, 1947. (from Empson, Hal, <i>Mapping Hong Kong: a Historical Atlas</i> , Hong Kong, Government Information Services, 1992, pp. 184-185.)	295
Fig. 281. Tin Hau Temple, To Kwa Wan, 2009.....	295
Fig. 282. The image of Lung Mo in Lung Mo Temple adjacent to Tin Hau Temple, To Kwa Wan. (from Lau Yun Wo 劉潤和, <i>Jiulongchengqu fengwuzhi</i> 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 116.).....	296
Fig. 283. Site map of Lok Man Sun Chuen. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.:11-NW-20B and 11-NW-20D, 2007, Scale 1:1000(partial)).....	298
Fig. 284. Overview of Lok Man Sun Chuen.	298
Fig. 285. Architrave surrounding the windows at Nos. 58-58A Chi Kiang Street.	300
Fig. 286. Vertical banded mouldings at balconies of Nos. 107-109 Maidstone Road.....	300
Fig. 287. Walls with vent holes providing sun-shading and ventilation to the balconies at Nos. 38-44 (above) and 106-108 (below) Maidstone Road.	301
Fig. 288. Staircore on the main elevation at Nos. 452-462 Ma Tau Wai Road.	302
Fig. 289. Articulation at the staircore at Nos. 6-12 Maidstone Road.	303
Fig. 290. Rhombus motif at the staircore of Nos. 162-168 Pau Chung Street.....	303
Fig. 291. Concrete staircase finished with terrazzo at Nos. 191-195 Ma Tau Wai Road.	304
Fig. 292. Parapet with ventilation grilles and column highlighted with classical capitals at No. 65 Ha Heung Road.....	305
Fig. 293. Banded mouldings at parapets of No. 344 Ma Tau Wai Road.	305
Fig. 294. The remains of the column of a tenement house at No. 20 Pau Chung Street.....	306
Fig. 295. The remains of the column of a tenement house at No. 324 Ma Tau Wai Road.	306
Fig. 296. Staircore with ventilation grilles at the front elevation of Nos. 38-40A Pak Tai Street.	307
Fig. 297. The site map showing the location of site of heritage and cultural interest in Wong Tai Sin and Diamond Hill.	336
Fig. 298. The site map showing the location of other sites of heritage and cultural interest in To Kwa Wan.....	336
Fig. 299. Site map of Kai Tak Nullah. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.: 11-NE-11A, 11-NE-6C, 11-NE-6D and 11-NE-6B, 2007, Scale 1:1000(partial))	337
Fig. 300. The masonry parapet of the nullah was constructed by the boulders from the Kowloon Walled City, 2009.	338
Fig. 301. Kai Tak Nullah, 2009.....	338
Fig. 302. Kai Tak Nullah, 2009.....	339
Fig. 303. Site map of Tai Hom Village. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.: 11-NE-6B, 2007, Scale 1:1000(partial)).....	340
Fig. 304. Former Royal Air Force Hangar, Diamond Hill. (from <i>Former Royal Air Force Hangar, Photo of Historic Building, Part C, Historic Building Assessment (as at 2009.03.18)</i> , Antiquities and Monuments Office, Leisure and Cultural Services Department, HKSAR Government.).....	340
Fig. 305. Old Pillbox, Diamond Hill. (from <i>Old Pillbox, Photo of Historic Building, Part C, Historic Building Assessment (as at 2009.03.18)</i> , Antiquities and Monuments Office, Leisure and Cultural Services Department, HKSAR Government.)	341

Fig. 306. Old map of 1964 showing Tai Hom Village was built to the northwest of the Royal Air Force area. (from Empson, Hal, <i>Mapping Hong Kong: a Historical Atlas</i> , Hong Kong, Government Information Services, 1992, pp. 186-187.).....	342
Fig. 307. Site map of Stone House, No. 4 Tai Koon Yuen. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.: 11-NE-6B, 2007, Scale 1:1000(partial))	343
Fig. 308. Stone House (No. 4 Tai Koon Yuen), Diamond Hill. (from <i>Stone House (No. 4 Tai Koon Yuen), Diamond Hill, Photo of Historic Building, Part C, Historic Building Assessment (as at 2009.03.18)</i> , Antiquities and Monuments Office, Leisure and Cultural Services Department, HKSAR Government.)	344
Fig. 309. An old map of 1902-03 showing the location of Tai Hom Village, shown as Tai Tan Tsun. (from Empson, Hal, <i>Mapping Hong Kong: a Historical Atlas</i> , Hong Kong, Government Information Services, 1992, p.180).....	344
Fig. 310. One of the residential houses located in Tai Koon Yuen 大觀園, 2000. (from Yau Chi On 游子安, <i>Huangdaxianqu fengwuzhi</i> 黃大仙區風物志 [A Guide to the Antiquities of Wong Tai Sin District], Hong Kong, Wong Tai Sin District Council, 2003, p. 50.).....	345
Fig. 311. An old aerial photo of Tai Hom Village, 1970. (from Yau Chi On 游子安, <i>Huangdaxianqu fengwuzhi</i> 黃大仙區風物志 [A Guide to the Antiquities of Wong Tai Sin District], Hong Kong, Wong Tai Sin District Council, 2003, p. 46.).....	345
Fig. 312. An old map of 1924 showing the location of Chuk Yuen Village, where was Wong Tai Sin Temple currently stands. (from Empson, Hal, <i>Mapping Hong Kong: a Historical Atlas</i> , Hong Kong, Government Information Services, 1992, p. 181.).....	347
Fig. 313. The temple buildings of Wong Tai Sin Temple built by Taoist priests, 1924. (from Yau Chi On 游子安, <i>Daofeng bainian: Xianggang daojiao yu daoguan</i> 道風百年:香港道教與道觀 [Hundred Years of Taoism: Hong Kong Taoism and Taoist Monastery], Hong Kong, The Fung Ying Seen Koon and The Daoist Culture Database and Lee Man chubanshe 利文出版社, 2002, p. 100.)	348
Fig. 314. An old photo showing the crowd gathered in Wong Tai Sin Temple, 1956. (from Yau Chi On 游子安, <i>Huangdaxianqu fengwuzhi</i> 黃大仙區風物志 [A Guide to the Antiquities of Wong Tai Sin District], Hong Kong, Wong Tai Sin District Council, 2003, p. 100.).....	349
Fig. 315. An overview of Wong Tai Sin Temple, 2000. (from Yau Chi On 游子安, <i>Huangdaxianqu fengwuzhi</i> 黃大仙區風物志 [A Guide to the Antiquities of Wong Tai Sin District], Hong Kong, Wong Tai Sin District Council, 2003, p. 98.).....	349
Fig. 316. Site map of Wong Tai Sin Temple. (from Yau Chi On 游子安, <i>Huangdaxianqu fengwuzhi</i> 黃大仙區風物志 [A Guide to the Antiquities of Wong Tai Sin District], Hong Kong, Wong Tai Sin District Council, 2003, p. 220.).....	351
Fig. 317. The Main Altar. (from Yau Chi On 游子安, <i>Daofeng bainian: Xianggang daojiao yu daoguan</i> 道風百年:香港道教與道觀 [Hundred Years of Taoism: Hong Kong Taoism and Taoist Monastery], Hong Kong, The Fung Ying Seen Koon and The Daoist Culture Database and Lee Man chubanshe 利文出版社, 2002, p. 101.).....	352
Fig. 318. The Three Saints Hall. (from Yau Chi On 游子安, <i>Daofeng bainian: Xianggang daojiao yu daoguan</i> 道風百年:香港道教與道觀 [Hundred Years of Taoism: Hong Kong Taoism and Taoist Monastery], Hong Kong, The Fung Ying Seen Koon and The Daoist Culture Database and Lee Man chubanshe 利文出版社, 2002, p. 99.).....	352
Fig. 319. The villa bought by the nuns as a nunnery in 1936. (from Yau Chi On 游子安, <i>Huangdaxianqu fengwuzhi</i> 黃大仙區風物志 [A Guide to the Antiquities of Wong Tai Sin District], Hong Kong, Wong Tai Sin District Council, 2003, p. 106.).....	354
Fig. 320. An overview of Chi Lin Nunnery before the reconstruction works commenced in 1995. (from Yau Chi On 游子安, <i>Huangdaxianqu fengwuzhi</i> 黃大仙區風物志 [A Guide to the Antiquities of Wong Tai Sin District], Hong Kong, Wong Tai Sin District Council, 2003, p. 107).....	355
Fig. 321. Site map of Chi Lin Nunnery. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.: 11-NE-7A and 11-NE-6B, 2007, Scale 1:1000(partial))	355

Fig. 322. Layout plan of the temple. (from Yau Chi On 游子安, <i>Huangdaxianqu fengwuzhi</i> 黄大仙區風物志 [A Guide to the Antiquities of Wong Tai Sin District], Hong Kong, Wong Tai Sin District Council, 2003, p. 221.)	356
Fig. 323. Pagoda of Ten Thousand Buddha. (from <i>Xianggang Zhi lian jing yuan fang Tang jianzhu yingzao</i> 香港志蓮淨苑仿唐建築營造 [Hong Kong Chi Lin Nunnery modeled after Tang dynasty architecture construction], 1999, p. 19.)	357
Fig. 324. Mountain gatehouse. (from <i>Xianggang Zhi lian jing yuan fang Tang jianzhu yingzao</i> 香港志蓮淨苑仿唐建築營造 [Hong Kong Chi Lin Nunnery modeled after Tang dynasty architecture construction], 1999, p. 14.)	357
Fig. 325. Hall of the Heavenly Kings. (from <i>Xianggang Zhi lian jing yuan fang Tang jianzhu yingzao</i> 香港志蓮淨苑仿唐建築營造 [Hong Kong Chi Lin Nunnery modeled after Tang dynasty architecture construction], 1999, p. 12.)	358
Fig. 326. Main Hall. (from <i>Xianggang Zhi lian jing yuan fang Tang jianzhu yingzao</i> 香港志蓮淨苑仿唐建築營造 [Hong Kong Chi Lin Nunnery modeled after Tang dynasty architecture construction], 1999, p. 39.)	358
Fig. 327. Site map of Chi Lin Nunnery and Nan Lian Garden. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.: 11-NE-7A and 11-NE-6B, 2007, Scale 1:1000(partial))Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.:11-NE-7A.)	359
Fig. 328. Layout plan of Nan Lian Garden. (from Nan Lian Garden, website: http://www.nanliangarden.org/co	360
Fig. 329. Site map of No. 29 Wing Yiu Street. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.:11-NE-16A, 2007, Scale 1:1000 (partial))	361
Fig. 330. Front view of No. 29 Wing Yiu Street.	361
Fig. 331. Side view of No. 29 Wing Yiu Street.....	362
Fig. 332. Window at the side elevation.	362
Fig. 333. Interior of No. 29 Wing Heung Street. (from <i>Wing Heung Cafe</i> , from website: http://www.pbasehk.com/Macy/Macy1556 .)	363
Fig. 334. Photos of different art groups and programs in Cattle Depot Artist Village.	365
Fig. 335. The To Kwa Wan Playground could be connected Cattle Depot Artist Village backyard and renewal as a greenery cultural park.	366
Fig. 336. Aerial photo of Cattle Depot Artist Village and To Kwa Wan Playground.	367
Fig. 337. Proposed cultural activities in the cultural park.	368
Fig. 338. The Ma Tau Kok Road should be reserved for pedestrian use, and develop specific art shops along the road.	369
Fig. 339. The public space in the Cattle Depot Artist Village should be opened to public, the most frequent users will be the elderly living in the neighbourhood.....	370
Fig. 340. A mixture of industrial icon and contemporary art icon of Hong Kong could be created.....	371
Fig. 341. Photos of the Zollverein Industrial Complex in Land Nordrhein-Westfale in Essen, Germany.	372
Fig. 342. Proposed full scope of the cultural Park.....	373
Fig. 343. Interior of former Vehicle Pier.....	374
Fig. 344. 798 Art Zone (Galleries/art spaces).....	381
Fig. 345. Area comparison of 798 Art Zone and Hong Kong art community clusters.....	381

EXECUTIVE SUMMARY

The study of the Ma Tau Kok Animal Quarantine Depot with its vicinity is an imminent and necessary investigation to liberate the potentials of the cultural assets and community resources of the district in its future development.

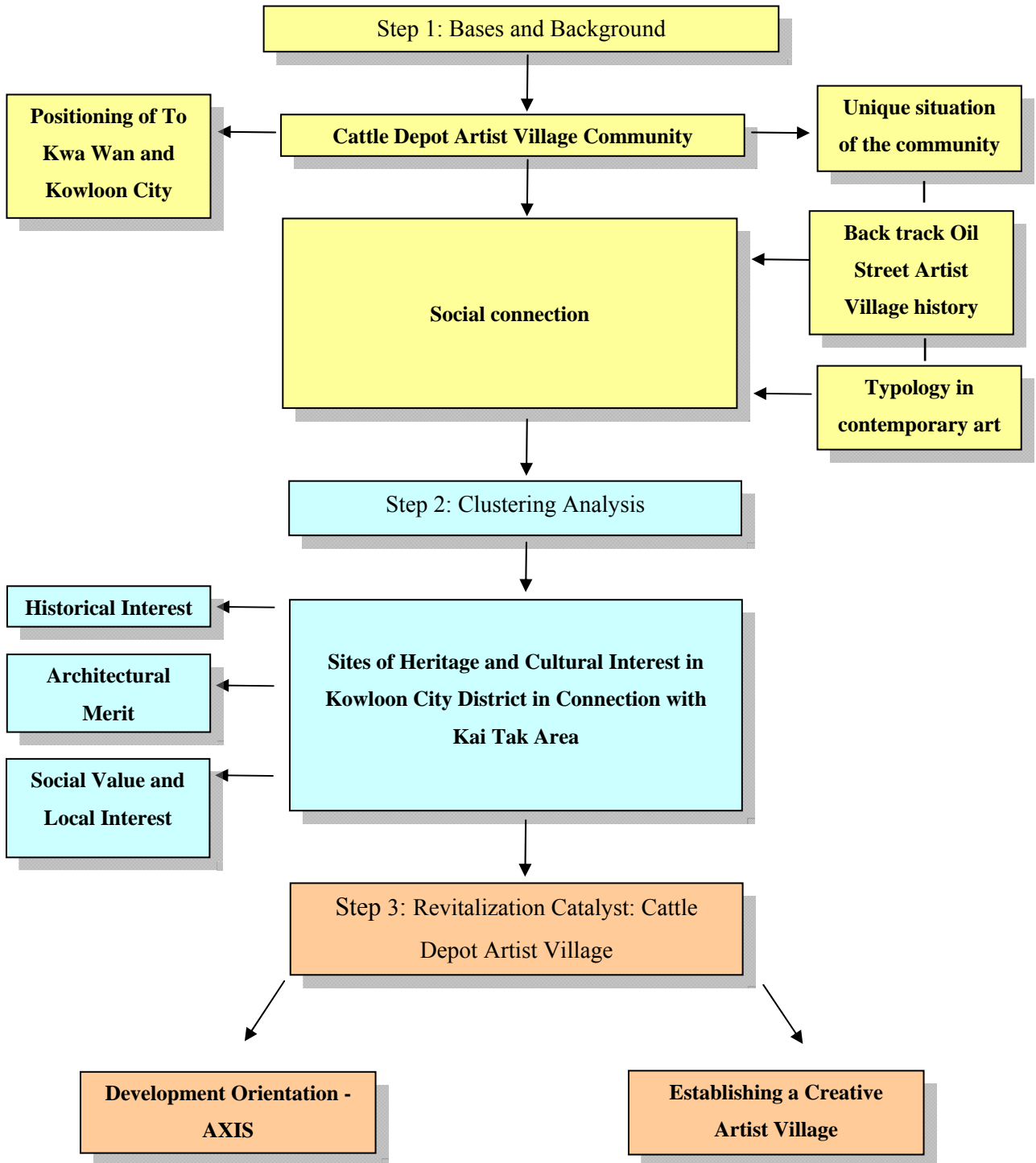
As coherent and interrelated districts both geographically and socially, To Kwa Wan and Kowloon City should inevitably be considered in conjunction with the past, the present and the future as a totality. With the unique characters of authentic livelihood, layered histories from ancient times to recent urbanization, alternative art and cultural communities' presence, and inseparable memories of Kai Tak aviation imprints, the districts are awaiting a transformation making positive relevance to the upcoming Kai Tak Redevelopment.

As the first stage enquiry, the research is focusing on an overall understanding of the context in terms of historical significance, architectural significance, cultural imperative, social connection of the Ma Tau Kok Animal Quarantine Depot as the centre within mainly four clusters and some other selected sites of interest. 38 sites of heritage and cultural interest are identified within the four clusters and seven other sites of heritage and cultural interest are discovered in other areas.

Along with the physical analysis and scenario proposals, the study also includes a comparative study of the local artist colonies including JCCAC and Fotan Industrial Area, as well as the operation and management models of foreign cases, e.g. the Arts and Heritage District in Singapore, Huanshan Former Wine Plant in Taiwan, and 798 Art Zone in Beijing.

Within the given time and resource limitations, the research aims to provide a conceptual framework to interpret the physical heritage and social assets of the study area. For its richness of social contents and cultural potentials, the concerned districts should be further explored with additional perspectives including a) a thorough social science survey; b) an artistic interpretation of the living heritage; and c) a community building process. Given the fragility of the social networks and the sensitivity of the artist communities, it is recommended to plan, to engage, and to share the findings and the planning as a process instead of a project.

Methodology



1

INTRODUCTION

Kai Tak District is bounded by the coastal areas of southeast Kowloon from Hung Hom 紅磡 to To Kwa Wan 土瓜灣, Ma Tau Kok 馬頭角, Kowloon City 九龍城, San Po Kong 新蒲崗, Kowloon Bay 九龍灣 and Kwun Tong 觀塘. In the past decades, the overall landscape context was dominated by the former Kai Tak Airport site, industrial and urban characters, but not on its reclaimed coastline and ecological, archeological, historical and livelihood context. Until 2006, the Planning Department conducted a public consultation on Kai Tak District Development; in 2007, the processing of Kai Tak River Project which named “Water . Green . Heritage” drawn lots of support from the community. A visible influence to the city has already appeared.

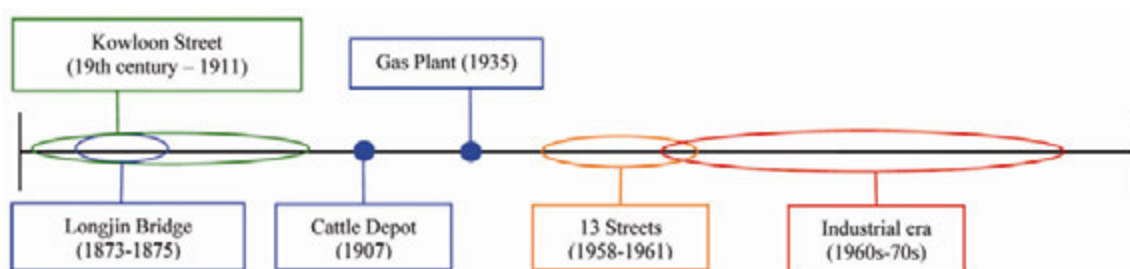


Fig. 1. Map showing the area generally included in the Kai Tak District (red dotted), which are located at the southeast of the Kowloon Peninsula. (from Survey and Mapping Office, Lands Department, series HM50CL, Sheet 1, 12th Edition, 2005.)

1.1 Overlapping of the ancient history with the past and present

What actually composed a cityscape scenario are lively pathways, local and regional edge situations, popular rituals and iconic typologies. They are not separately existed, but overlapping and acting as extensions to each aspect. Therefore, whatever in tracking late Sung Dynasty history, the coastline reclamation imprints in Kowloon, or the remarkable aviation history in Hong Kong, it cannot be denied that those historical clusters sealed regionally are linked by Kowloon City and To Kwa Wan in majority.

From any case of the Kowloon heritage studies (such as Longjin Bridge, Lok Sin Tong, Kai Tak Airport, Sung Wong Toi, Ma Tau Kok Animal Quarantine Depot, Gas Plant), a clear line of urbanization transition from village life could be constructed since Qing Dynasty, in which more than 45 sites of heritage and cultural interest could be identified from Wong Tai Sin 黃大仙 to To Kwa Wan 土瓜灣. It is specifically representing a human landscape in terms of authentic market culture. Studying To Kwa Wan in connection with Kowloon City in a regional perspective, another previously understated but interesting cluster of the local organic market culture and industrialized urban lifestyle could be tracked out. Since it best represents the authenticity of Hong Kong culture, the clusters should be identified and valued.



1.1.1 Longjin Bridge – Kowloon Street Market – Ma Tau Kok Animal Quarantine Depot – Gas Plant / 13 Streets

The foundation of Longjin Bridge found in early 2008 proved the presence of a pier in Kowloon City District. This pier was built in the 19th century and co-related to the prosperous Kowloon Street where a flourishing market was located to the southeast of Kowloon City District. The treasury source of the Lok Sin Tong Benevolent Society, Kowloon 九龍樂善堂 was mainly derived by the “Fair Steelyard” regulation in Kowloon Street in the late 19th century. An early Kowloon cityscape scenario is constructed based on the rising history of Kowloon Street Market.

Down to the south coast is the Ma Tau Kok Animal Quarantine Depot built in 1908, which is now the Cattle Depot Artist Village for the local art community. When Ma Tau Kok

Gas Plant was built in the 1930s, it witnessed the beginning of industrialization in To Kwa Wan and Kowloon City.



Fig. 2. Longjin Bridge outside the Kowloon Street, c. 1910.
(from Lau Yun Wo 劉潤和, *Jiulongchengqu fengwuzhi* 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 71.)



Fig. 3. Hawkers leaving Kowloon Street.
(from Chiu Yu Lok 趙雨樂, Chung Po Yin 鍾寶賢, *The Benevolent Society: A Study of the Early Kowloon City and Lok Sin Tong*, Hong Kong, Sunray Publishing Company Limited, 2001, p. 89.)



Fig. 4. Ma Tau Kok Animal Quarantine Depot, c. 1920.
(from Lau Yun Wo 劉潤和, *Jiulongchengqu fengwuzhi* 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 67.)

The 13 Streets residential blocks, built in 1958 -1961, recorded the flight landing skyline by its special ascending storey height, which is leaving a clue to Kai Tak Airport in turn. Signified by the closure of textile factory in Mok Chong Street 木廠街 at Ma Tau Kok in the 1980s, the industrial era declined and the city was aging rapidly. After 1997, old land use was redeveloped and gentrification started. Private housing estates, such as the Sky Tower 傲雲峰 and Grand Waterfront 翔龍灣, began to emerge.

Meanwhile, since 2001 with the relocation of the former Oil Street Artist Village art community into the graded historic building of Ma Tau Kok Animal Quarantine Depot, the depot was rapidly activated into a modern, alternative artist village. The community based artist village relocation is not only upbringing a fresh upgraded cultural aura to the district, but also nurturing the whole Hong Kong contemporary art scenario as a crucial turning point in Hong Kong art history after the “NewInk Movement” in the 1970s.

When looking into the future, the raging fire of art and culture context is of inestimable importance to Hong Kong. At the moment of the West Kowloon cultural district development project is being delayed, it is so happened that the Southeast Kowloon is changing rapidly into a new city sensible for arts and cultural vision. The experience of Ma Tau Kok Animal Quarantine Depot revitalization could be marked as an ideal landmark of authentic Hong Kong contemporary art.

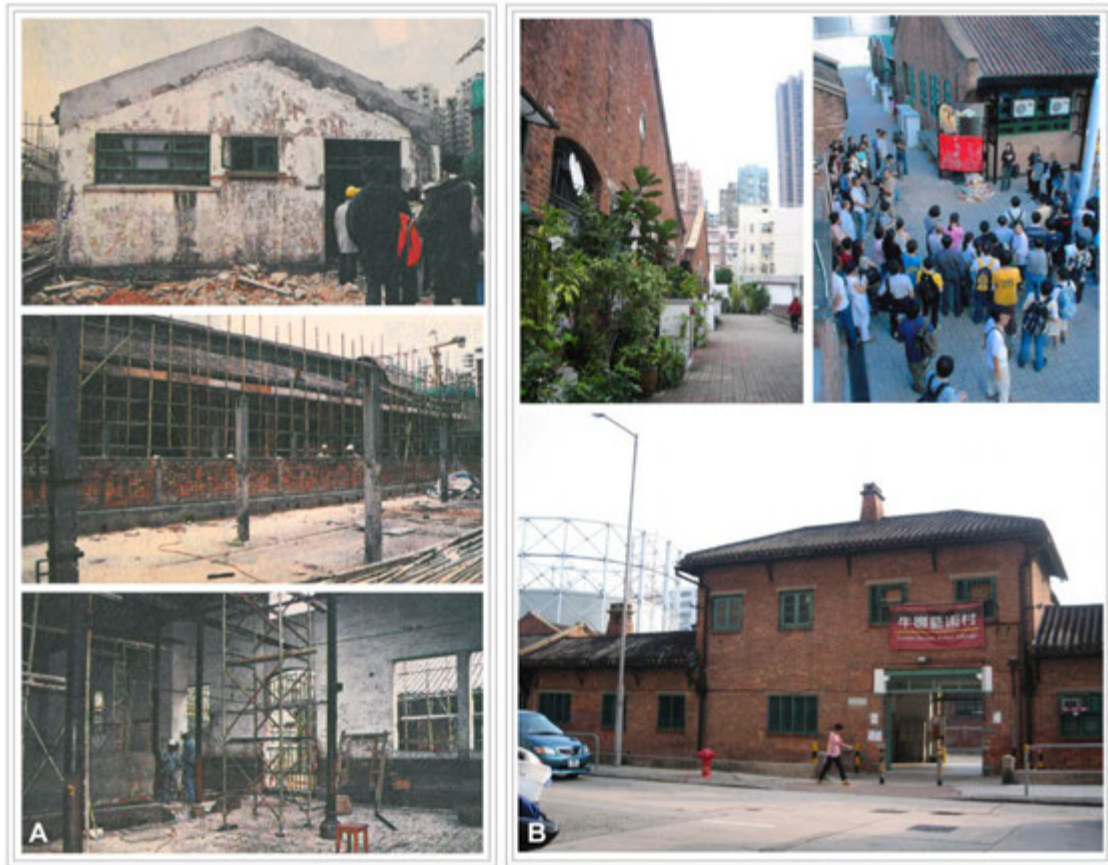


Fig. 5a-b. The Ma Tau Kok Animal Quarantine Depot before renovation in 2001. (left), the present Cattle Depot Artist Village. (right)

1.1.2 Unique space-time interlaced icons in Hong Kong

Very different to other reclaimed coastline, this special area is indeed currently leading to the vision of future art and culture development in the authentic contemporary arts and cultural scenario, with an outline of overall landscape context dominated by manmade and urban characters, but rich in routine livelihood representing the working class in the economical take-off era, at the same time to hold in store the historical footage of late Sung Dynasty Emperor family, remarking the post war development of Kai Tak Airport, so as the WWII marks imprinted by Japanese Army.

Ironically, these understated sites in the past could now be identified as 3 distinctive typological representations which are linked together by ecological, archaeological and historical, arts and cultural context. In addition, the distinctive typology in contemporary art, plus urbanization and industrialization represented by Cattle Depot Artist Village, Gas Plant and 13 Streets respectively is forming a unique character in the district. These space-time interlaced connotations are concentrated in adjacent areas, they thus could be the catalyst to renewal and revitalization of the vicinity in Southeast Kowloon, acting as cultural magnets both locally and regionally.

In the past transition decade, Ma Tau Kok Animal Quarantine Depot becomes a metaphor when it was revitalized by artists and art organizations organically, responding to the unique organic formation mode of Kowloon Street Market 100 years ago.

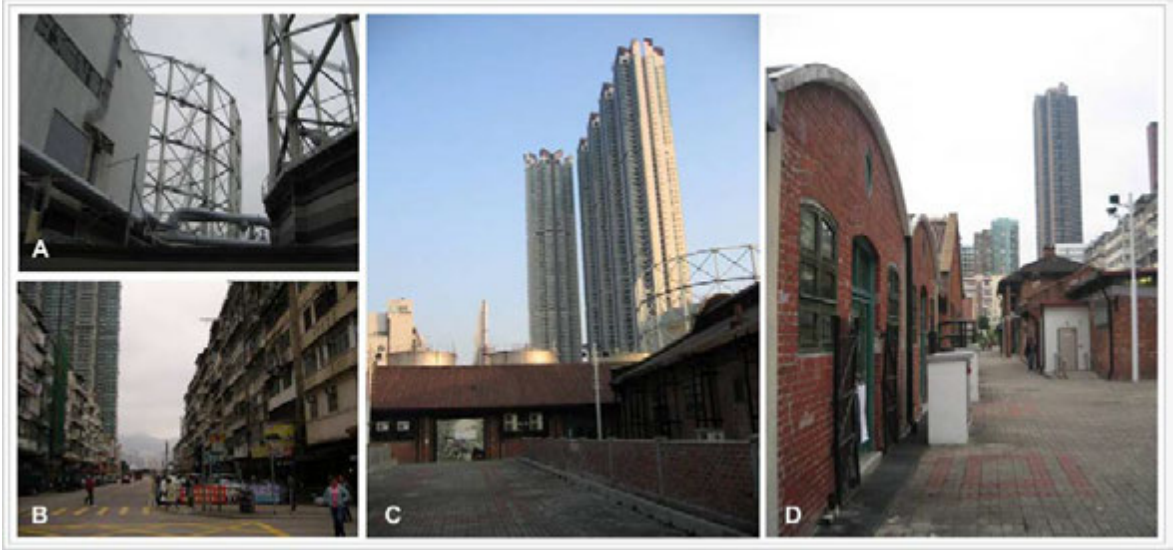
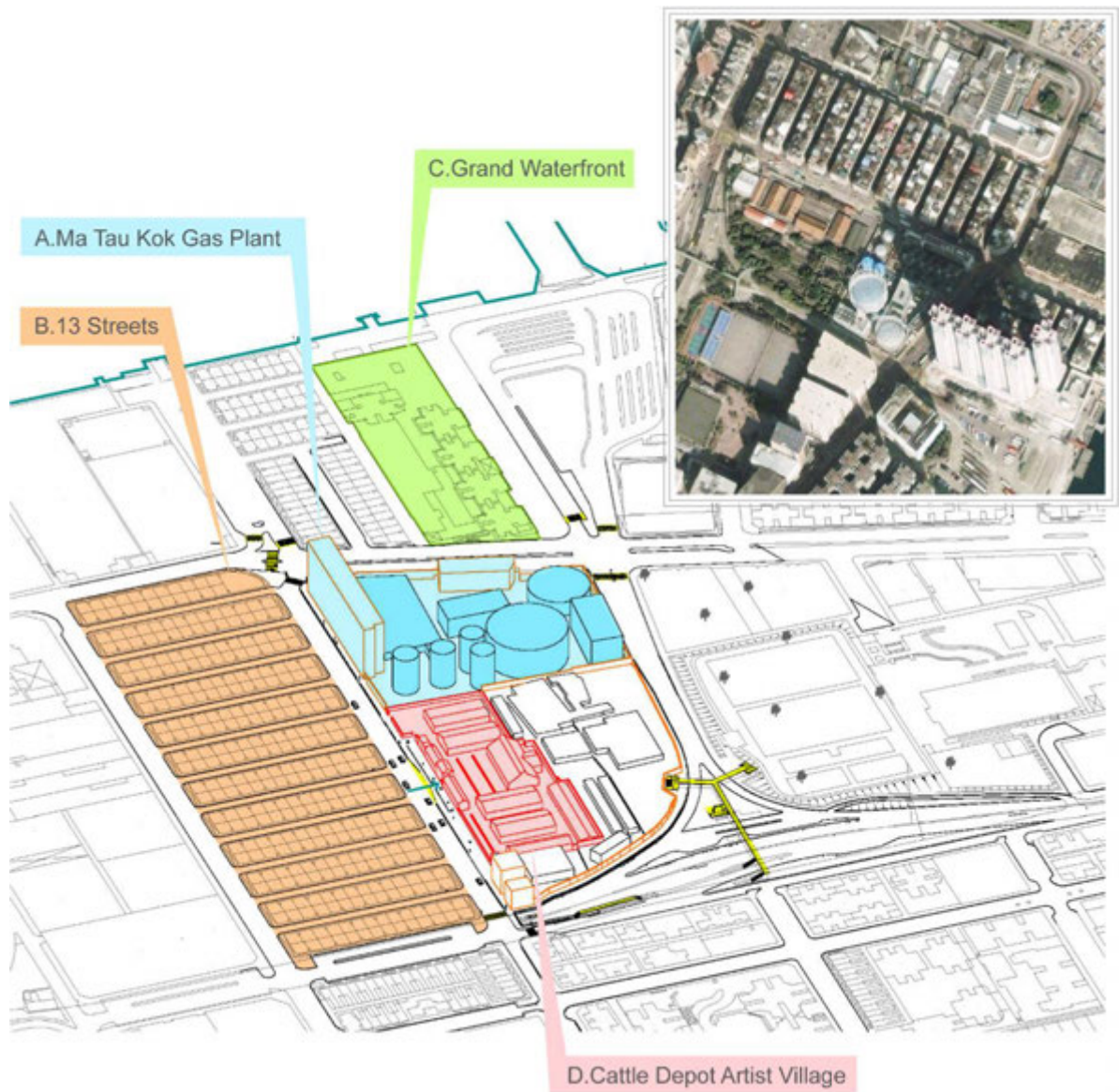


Fig. 6. Typologies of art and cultural (Cattle Depot Artist Village) / industrialization (Gas Plant) / early urbanization (13 Streets) /gentrification (high-rise residential buildings), could magically be seen at one site.



1.2 Cattle Depot Artist Village’s essentiality in future art development projection

When the West Kowloon Arts and Cultural District is ready to be established, the art scenario is still lacking a cultural policy to facilitate the coming software of curatorship and art programming. There should not only have high art forms in theatres and museums. What really being attractive to the audience are the lively and vital art representations. In the world art history, it is not difficult to find that the experimental process (for example Eve Klein) and concepts of arts (for example Marcel Duchamp) will lead to the new art forms and cultural contents such as installations, multi-media arts and experimental performing arts. Are there experimental arts in Hong Kong? The answer must seek in alternative art communities, which are now best represented by Cattle Depot Artist Village.

1.2.1 As a milestone in Hong Kong contemporary art history

In a vision for the future development of arts and culture district, Cattle Depot Artist Village community has already defined the new contemporary art direction in local Hong Kong art history by its organic formation and experimental approach for 10 years. It has encountered many problems to hurdle its vitalization, but Cattle Depot Artist Village is still the most significant mode of artist community, which is presently consisted of 5 main alternative art organizations out of a total of 8 in Hong Kong, plus 10 individual artist studios / workshops.

Compared with 798 Art Zone, which is carrying a typology of electronic industrial icon from 1950s to 1970s, revitalized by an organic gathering of artists and foreign art dealers, Cattle Depot Artist Village is also carrying the value and weight of Hong Kong contemporary art milestone by an organic formation of alternative art community.

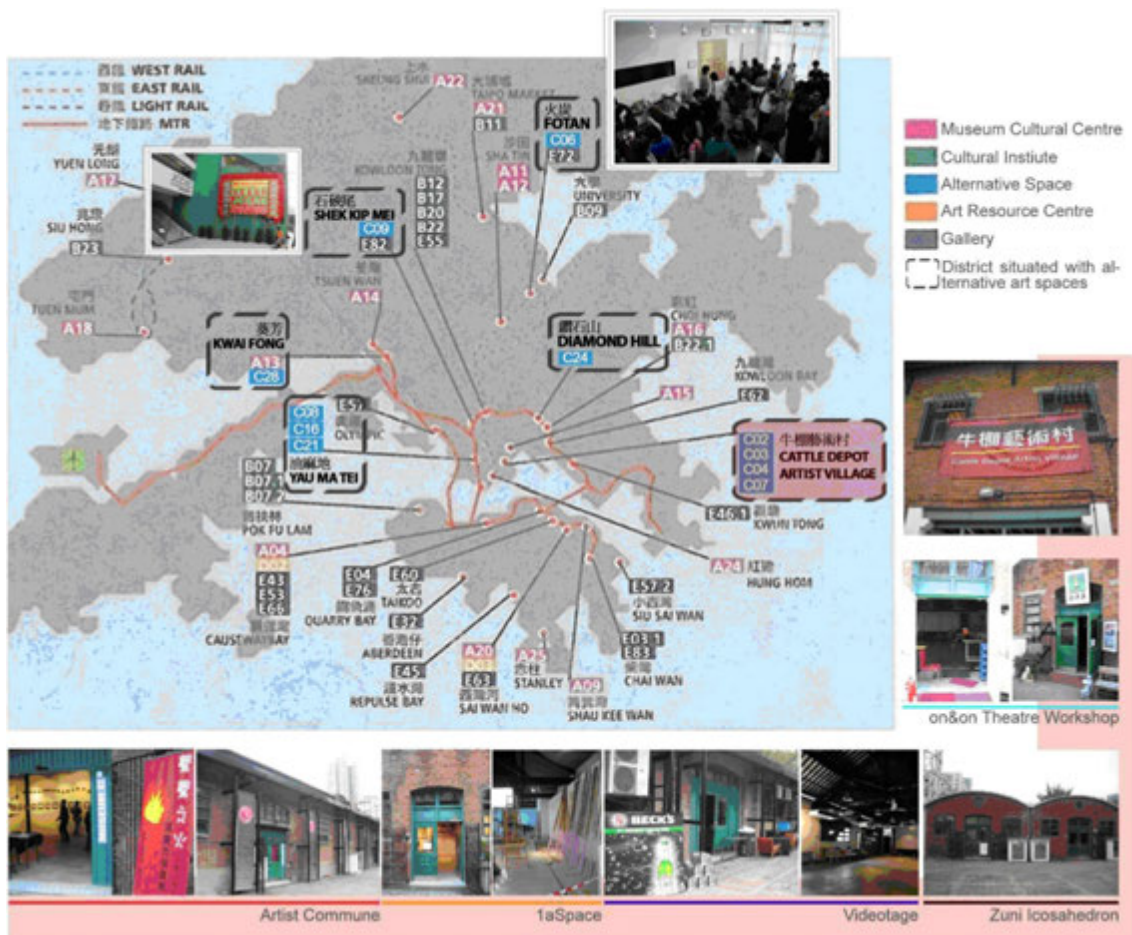


Fig. 7. Hong Kong artmap, indicating the density of Hong Kong alternative art spaces.

1.2.2 A living model of Urban Artist Village

Comparing with the artist village models worldwide, Cattle Depot Artist Village belongs to an urban type artist village like PS1, ISP in New York, Cite des Arts in Paris¹, Künstlerhaus Bethanien in Berlin², Delfina Studio Trust in London³, that could not really provide accommodation for artist-in-residency, but they provide studios and exhibition spaces, making use of any possibilities provided by the city to enable the artist explore his/her own independency and characteristic. Cattle Depot Artist Village likes most of them, providing an experimental platform for artists to present themselves.



Fig. 8. Künstlerhaus Bethanien in Berlin and Cattle Depot Artist Village in Hong Kong

¹ Cité des Arts (2006) under Tous droits, Web Site: <http://www.citedesarts.com/>.

² Ane Graff from Ausstellungen (2002-2009) under Künstlerhaus Bethanien, Web Site: <http://www.bethanien.de/kb/index/trans/de/page/news>.

³ Delfine from Delfina Studio Trust, Restaurant + Project Space, Web Site: <http://www.delfina.org.uk/>.

Case Study No. 1 > PS1

PS1 Contemporary Art Center: Dedication in young artist promotion and recognized by The Museum of Modern Art

The Museum of Modern Art and P.S.1 Contemporary Art Centre jointly present MoMA/P.S.1 Young Architects Program (YAP), an annual series of competitions that gives emerging architects the opportunity to build projects conceived for P.S.1's facility in Long Island City, Queens.

Established in 2000, the Young Architects Programs was designed to solidify the affiliation between The Museum of Modern Art and P.S.1 Contemporary Art Center.

P.S.1 Contemporary Art Center was founded in 1971 by Alanna Heiss as the Institute for Art and Urban Resources Inc., an organization devoted to organizing exhibitions in underutilized and abandoned spaces across New York City.

P.S.1 is one of the oldest and largest non-profit contemporary art institutions in the United States. An exhibition space rather than a collecting institution, P.S.1 devotes its energy and resources to displaying the most experimental art in the world. A catalyst and an advocate for new ideas, discourses, and trends in contemporary art, P.S.1 actively pursues emerging artists, new genres, and adventurous new work by recognized artists in an effort to support innovation in contemporary art. P.S.1 achieves this mission by presenting its diverse program to a broad audience in a unique and welcoming environment in which visitors can discover and explore the work of contemporary artists.

P.S.1 presents over 50 exhibitions each year, including artists' retrospectives, site-specific installations, historical surveys, arts from across the United States and the world, and a full schedule of music and performance programming.



1.2.3 Significance in Hong Kong Contemporary Art

Cattle Depot Artist Village has the most, largest alternative art spaces in Hong Kong, keeping its independent artistic direction and mainly evolved in experimental art forms, which is a crucial approach in contemporary art world wide. When West Kowloon is announced to be

developed into an art and culture district, complemented with the budding scenario of several art communities in industrial areas like Kwun Tong, Fotan, and the newly opened JCCAC in Shek Kip Mei, the city is projecting an artificial art development in the future. The Cattle Depot Artist Village, however, presents an ideal place and potential in promoting its catalytic role of how an experimental / residential arts center play in the development of contemporary arts locally and internationally. The budding scenario is indeed induced by the 10-year long organic formation of the Oil Street Artist Village and Cattle Depot Artist Village. Therefore, it will be the best sample to represent Hong Kong's authentic art and creative spaces that in turn make a significant city identity amidst all cultures worldwide.

Overviewing the development of Hong Kong contemporary art in the past decade, the rising of alternative art spaces has been upbringing a very crucial transition period of Hong Kong local art content from media orientated to experimental approach, it is opening up a new art culture scenario. Within a decade it has grown to provide an experimental, critical forum for local new artists and residency programs despite a lack of cultural policy.

Due to the vitality of the monument and the significance of its art community, Cattle Depot Artist Village, in this report, will be analyzed according to the basis of SE Kowloon ecological, archeological and historical context, as well as its potential to be renewed and revitalized into heritage site along an arts and cultural vision.



Fig. 9. The view from Cattle Depot Artist Village, exhibitions and activities in Cattle Depot Artist Village.

2

DISTRICT POTENTIAL

2.1 History of Kowloon City and To Kwa Wan

The history of Kowloon City and To Kwa Wan can be dated from the late Southern Sung Dynasty. In the late Southern Sung Dynasty, two Sung emperors fled to Kowloon City. The late Sung emperors left lots of monuments and memorials, such as Sung Wong Toi, Jin Dynasty Princess Tomb, Hau Wong Temple, Yi Wong Din Village in Kowloon City and To Kwa Wan. During Ming and Qing Dynasties, farming and fishing villages were scattered throughout Kowloon City District and its surroundings. A flourishing market and a government office were also established in the middle Qing Dynasty. At the end of the nineteenth century, Kowloon City District was leased to the British. The Kowloon City District was eventually developed as a new town for the Chinese community. Monuments from different eras from Sung Dynasty to the present can still be found in Kowloon City District at present.

2.1.1 Memorial of Southern Sung Dynasty

In the late Southern Sung Dynasty, the Mongols conquered the Sung Dynasty. The young Sung emperors, Duanzong 端宗 and his brother Prince Wei 衛王, also known as Zhao Shi 趙昰 and Zhao Bing 趙昺 respectively (Fig. 10), escaped to Guangdong 廣東 province.⁴ They stayed in Kwun Fu Cheung 官富場⁵ temporarily, where should be the present-day Kowloon City 九龍城, Kowloon Bay 九龍灣 and To Kwa Wan 土瓜灣. A temporary palace was set up when they stayed there.

⁴ According to the *Song Shi* 宋史 [History of Sung], the young emperor moved to Chaozhou 潮州 in the first year of Jingyan 景炎 in the Sung Dynasty. As cited in Tuotuo 脱脱, *Song Shi* 宋史 [History of Sung], Shanghai, Chung Hwa Book Co., 193-.

⁵ Kwun Fu Cheung 官富場, an area around the foothills of Kowloon, was a tract of salt-pans where government revenue was generated through salt production and the collection of taxes from the salt producers in Sung, Yuan, Ming and Qing Dynasty. According to the *Guangdong Xinyu* 廣東新語, Kwun Fu Cheung was located to the east of Kap Shui Mun 急水門 and the west of Fat Tong Mun. Kwun Fu Cheung was also recorded in *Guangdong Tongzhi* 廣東通志, it is stated that Kwun Fu Cheung was located seventy *li* to the southeast of Xin an County, where should be the current site of northwest, west and southwest of Kowloon Bay.

It is said that the foundation of the palace could still be found in the Qing Dynasty.⁶ According to folklore, the sister of Zhao Shi 趙昞, also known as Princess Jinguo 晉國公主, was drowned nearby and her golden image was buried in the current site of Holy Trinity Church. It is said that the young Sung emperor once stayed on Sacred Hill, where three Chinese characters 宋王台 [Sung Wong Toi] were engraved on a boulder by local villagers later for commemoration. Subsequently, they were pursued by the Mongols and escaped to Tsing Wan 淺灣, the present-day Tsuen Wan.⁷ The Southern Sung Dynasty was finally overthrown by the Mongols after Duanzong 端宗 and Prince Wei 衛王 died in Guangdong sequentially.

Hau Wong Temple was built to the northwest of Sacred Hill for the worship of Hau Wong 侯王 [Marquis]. According to the folklore, Hau Wong, who named Yeung Leung Jit 楊亮節, was a loyal general and brother of Consort Yeung 楊淑妃 during the Southern Sung Dynasty. He accompanied the young Sung emperor to fight with Mongol invaders, hence he was honoured as Hau Wong, literally means Marquis Prince. Another legend said that Hau Wong was commemorated a villager surnamed Yeung, who had cured the young Sung emperor when he fled southbound in Kowloon City

⁶ *Yudiue* 輿地略 [Chapter on geography], *Xin'an xian zhi* 新安縣志 [Xin'an County Gazetteer] has the following description, 官富駐蹕宋行朝錄 丁丑年四月 帝舟次於此 即其營宮殿 基址柱石猶存 今土人將其址 改建北帝廟 The record of Sung's temporary palace in Kwun Fu [Kwun Fu was one of the 13 'Salt Control Areas' in Guangdong province during the Sung Dynasty. It was an area around the foothills of Kowloon. It is said that the young Sung Emperors once stayed in Kwun Fu in the late Sung Dynasty]. [has the following description] [In] the fourth month of the year of Dingchou, the emperor arrived [Kwun Fu] during voyage and built a [temporary] palace at once. The foundation and column [of the temporary palace] can still be found. The site is currently converted to Pak Tai Temple by the local people. As cited in *Yudiue* 輿地略 [Chapter on geography], *Xin'an xian zhi* 新安縣志 [Xin'an County Gazetteer] compiled in the 24th year of *Jiaqing* 嘉慶 era (1819), p. 146.

⁷ Luo Xianglin 羅香林 et al., *1842 nian yiqian zhi Xianggang ji qi duiwai jiaotong - Xianggang qiandai shi* 1842年以前之香港及其對外交通 - 香港前代史 [Hong Kong and Its External Communications Before 1842: the History of Hong Kong Prior to British Arrival], Hong Kong, Xianggang xueshe, 香港, 中國學社 1959, p. 87.



Fig. 10. The portraits of Zhao Shi 趙昀 (left) and Zhao Bing 趙昀 (right).
 (from Chu Wai Tak 朱維德, *Xhianjiang jiumao* 香江舊貌 [The Old Scenery of Hong Kong], Hong Kong, Cosmos Books Ltd., 1997, p. 1)

2.1.2 From Yuan Dynasty to Qing Dynasty

The earliest records of “To Kwa Wan” and “Kowloon City” were found on the official maps in the 1860s. (Fig. 11 and Fig. 12) According to folklore, the name “To Kwa Wan” originated from an inland shaped like a potato, Cantonese Dialect of “To Kwa”, which lies to the east of the present-day To Kwa Wan. Another legend described that this place was famous for cultivating potato.⁸ Kowloon City was named after the Kowloon Walled City that built in the 27th year of Daoguang era in Qing Dynasty (1847) to the north of Sacred Hill to strengthen the defense of the Kowloon Peninsula by the Qing Government.

⁸ Yi Tong 爾東, *Qutan jiulong jiedao* 趣談九龍街道, Hong Kong, Ming Pao publishing Limited, p. 20.

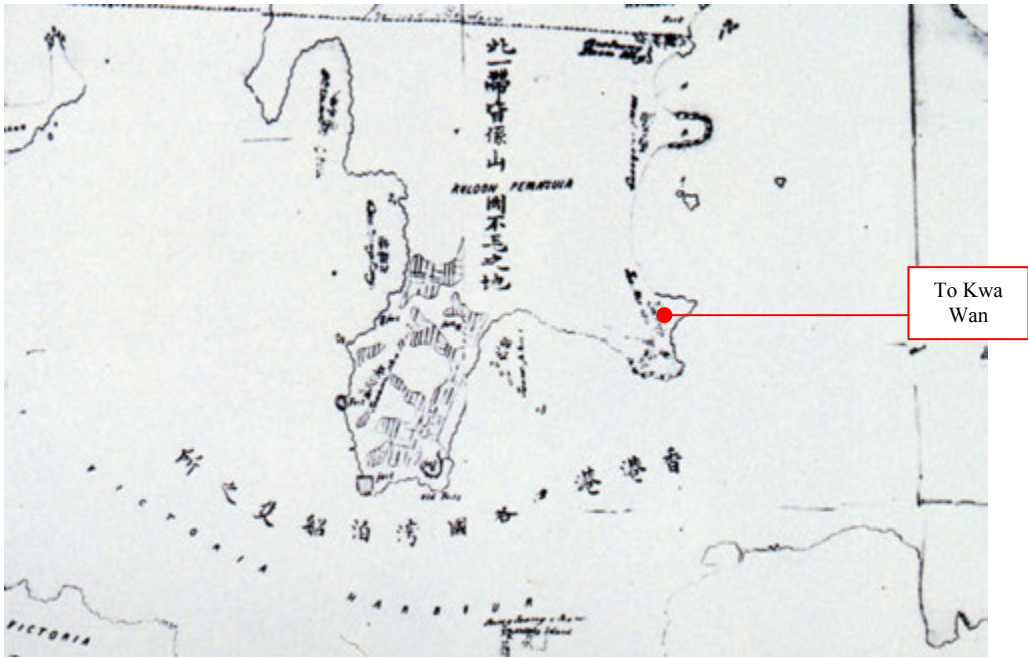


Fig. 11. Lease Map for Kowloon in 1860.
 (from Empson, Hal, *Mapping Hong Kong: a Historical Atlas*, Hong Kong, Government Information Services, 1992, p. 112.)



Fig. 12. The earliest record of Kowloon City found on an official map in 1868.
 (from Empson, Hal, *Mapping Hong Kong: a Historical Atlas*, Hong Kong, Government Information Services, 1992, pp. 114-115.)

After Sung Dynasty was defeated by the Mongol, the whole China was dominated by the Yuan Government. Kwun Fu Cheung 官富場 was repealed and an Assistant Military

Inspectorate was set up on the area at the present-day Kowloon in the 1st year of Tai Tak 大德 era in the Yuan Dynasty (1297). In the Ming and Qing Dynasty, a new county, namely Xin'an County 新安縣 was established to take over the area of present-day Hong Kong, part of Shenzhen 深圳 and Dongguan 東莞. In order to reinforce the coast defenses, guard stations, namely *Kowloon Dun Tai* 九龍墩台 [Kowloon Beacon Tower] and *Kowloon shuen* 九龍汛 [Kowloon Guard Station] were sequentially set up in Kowloon City in the Kangxi 康熙 era of Qing Dynasty (1662-1722). However, the coast was still frequently robbed by pirates. A fort was subsequently set up on the site of the present-day Kowloon City in the 15th year of Jiaqing 嘉慶 era (1810). Thirty years later, the Hong Kong Island was ceded to the British. A walled garrison city was subsequently constructed at the present-day Kowloon Walled City Park by the Qing Government in the 27th year of Daoguang era 道光 (1847) to resist the British.

Before the British came to the Kowloon Peninsula in 1860, the present-day Kowloon City and To Kwa Wan were rural areas where small villages scattered among vast area of farmland along the coast. The villagers were mainly farmers and fishers. Numerous old villages were established in the surroundings of Kowloon Walled City, the present-day Kowloon City and To Kwa Wan (Fig. 13), including,

- To Kwa Wan Village 土瓜灣村
- Kau Pui Lung 靠背壟
- Yi Wong Tian Village 二王殿村
- Ma Tau Wai 馬頭圍
- Ma Tau Chung 馬頭涌 (Fig. 14)
- Kau Pui Shek 琰杯石
- Nga Yau Tau 衙右頭
- Nga Tsin Long 衙前塢 (Fig. 15)
- Hok Lo Village 鶴佬村
- Sau Tau Village 西頭村
- Tung Tau Village 東頭村
- Nga Tsin Wai 衙前圍
- Sha Po 沙埔
- Gak Hang 隔坑
- Ta Ku Ling 打鼓嶺

- Shek Ku Lung 石鼓壠
- Po Kong 莆崗
- Chuk Yuen 竹園
- Sha Tei Yuen 沙地園
- Yuen Ling 元嶺
- Tai Hum 大磡
- Ngau Chi Wan 牛池灣



Fig. 13. Map showing old villages in Kowloon City District in 1868.
 (from Empson, Hal, *Mapping Hong Kong: a Historical Atlas*, Hong Kong, Government Information Services, 1992, pp. 114-115.)



Fig. 14. Village houses in Ma Tau Chung Village 馬頭涌村, c. 1900.
(from Chiu Yu Lok 趙雨樂, Chung Po Yin 鍾寶賢, *Regional Study of Hong Kong History: Kowloon City*, Hong Kong, Joint Publishing (H.K.) Company Limited, 2001, p. 10.)

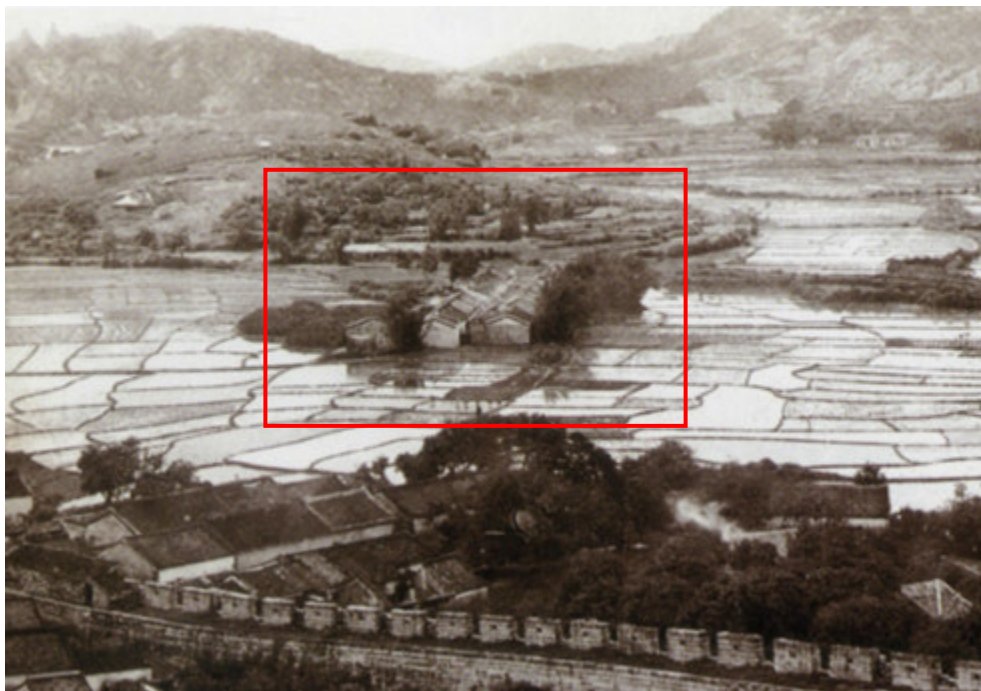


Fig. 15. Nga Tsin Long Village 衙前墾村, 1870s.
(from Lau Yun Wo 劉潤和, *Jiulongchengqu fengwuzhi 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District]*, 2005, p. 48.)

Two inter-village alliances, Tsai Yeuk 七約 [Seven alliances] and Luk Heung 六鄉 [Six alliances], were formed in Kowloon City and To Kwa Wan for mutual defense among villages in the Qing Dynasty.⁹ Tsai Yeuk 七約 is an alliance led by Nga Tsin Wai 衙前圍 because of its long history and economic strength.¹⁰ The alliance was formed by at least nine villages including, (Fig. 13)

- Nga Tsin Wai 衙前圍
- Nga Tsin Long 衙前塋
- Tai Hum 大磡
- Gak Hang 隔坑
- Shek Ku Lung 石鼓壟
- Ta Ku Ling 打鼓嶺
- Sha Po 沙埔
- Ma Tau Wai 馬頭圍
- Ma Tau Chung 馬頭涌

Luk Heung 六鄉 [Six alliances]¹¹ included the villages as follows, (Fig. 13)

- Po Kong 莆崗
- Sha Po 沙埔
- Gak Hang 隔坑
- Ta Ku Ling 打鼓嶺
- Shek Ku Lung 石鼓壟
- Chuk Yuen 竹園

⁹ According to *Guangdong Xinyu* 廣東新語, [New Sayings of Guangdong (province)], the description of Yuek is described as 約為規條。鄉立約長以總其教。約副以助其決。約正司訓誨。約史主勸懲。知約掌約事。約贊修約議。月朔會民讀約講義。數約復為一總約。 “Yuek is a regulation. The head of the Yuek is appointed in a township to take charge of education. The deputy head gives assistance to the head. Yuek Ching 約正 is an officer who takes charge of advice. Yuek Sze 約史 is an officer who manages persuasion. Chih Yuek 知約 is an officer who takes charge of administration. Yuek Tsan 約贊 is an officer who is responsible to compile the memorandum of Yuek. Meeting and lecture are held to the villagers in the first day of lunar month. Several Yuek are organized into a main Yuek.” As cited in Qu Dajun, 屈大均, *Guangdong xinyu* 廣東新語 [New Sayings of Guangdong (province)], 1819, see edition in Taiwan xuesheng shudian 台灣學生書店, 1968, p. 288.

¹⁰ Chiu Yu Lok 趙雨樂, Chung Po Yin 鍾寶賢, *Regional Study of Hong Kong History: Kowloon City*, Hong Kong, Joint Publishing (H.K.) Company Limited, 2001, p. 81.

¹¹ Chiu Yu Lok 趙雨樂, Chung Po Yin 鍾寶賢, *Regional Study of Hong Kong History: Kowloon City*, Hong Kong, Joint Publishing (H.K.) Company Limited, 2001, p. 81.

- Sha Tei Yuen 沙地園
- Nga Yau Tau 衙右頭
- Yuen Ling 元嶺
- Ngau Chi Wan 牛池灣

Temples dedicated to Tin Hau, Pak Tai and Tam Kung were built by local villagers, such as Tin Hau Temple at the present-day Ha Heung Road, Pak Tai Temple at Ma Tau Wai Village, Tam Kung Temple at the present-day Tam Kung Road and Hoi Sum Temple at Hoi Sum Island. These temples were demolished, except Tin Hau Temple.

In the Ming and Qing Dynasty, To Kwa Wan was basically a granite mining area where a large quantity of stones was provided for local need. (Fig. 16) During the construction of the Kowloon Walled City, all the stones for building the city walls were mined from To Kwa Wan. The stone mining industry was vanished in the early 20th century due to the decline of Kowloon Street and the urban development of To Kwa Wan.



Fig. 16. Granite mining area in To Kwa Wan, c. 1920s.
(from Lau Yun Wo 劉潤和, *Jiulongchengqu fengwuzhi* 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 51.)

In the middle 18th century, a local market, known as Kowloon Street was established at the southeast of Kowloon Walled City. It was formerly a market where local villagers exchange daily commodities and farm products. A pier was built near the market in the 12th year of Tongzhi 同治 era (1873). It was a vital transport linkage of Kowloon City and other places, such as Hong Kong Island and the mainland. Merchants and government officers usually went ashore off the pier when they proceeded to Kowloon Walled City and Kowloon Street. The pier was not only one of the major traffic arteries leading in and out of Kowloon Walled City and

Kowloon Street, but also a platform enhancing the trading activities. The construction and restoration of the pier were therefore donated by the officers, local merchants and villagers in Kowloon City.

A benevolent institution, known as Lok Sin Tong Benevolent Society was founded by merchants of Kowloon Street and village elites in Kowloon City in the late 19th century. Their office was located in Kowloon Street. The Society also received support from the officers in the Kowloon Walled City. The income of the organisation came from the charged fee for each weighing of goods sold in the Kowloon Street. It provided free medical consultation and burial services to the poor and now becomes a large charitable organisation in Hong Kong.

After the Kowloon Peninsula was occupied by the British in 1860, the area of the present-day To Kwa Wan was dominated by Britain while the area of the present-day Kowloon City was still reigned by the Qing Government. Most of the rural land in To Kwa Wan was still remained unchanged in the late nineteenth century. (Fig. 17) When the area of Kowloon City was also leased to Britain in 1898, the Kowloon Street and Lok Sin Tong lost the support from the Qing officers. Moreover, the reclamation work was carried out at Kowloon Bay in the 1920s. The reclamation made the Kowloon Street become an inland area and led to the decline of the market, for the merchant boats no longer anchored along the coast of Kowloon Street. On the other hand, the surrounding villages were also demolished due to the urbanization of Kowloon City. Facing such enormous contextual changes, the Kowloon Street hence started to decline in the early 20th century.

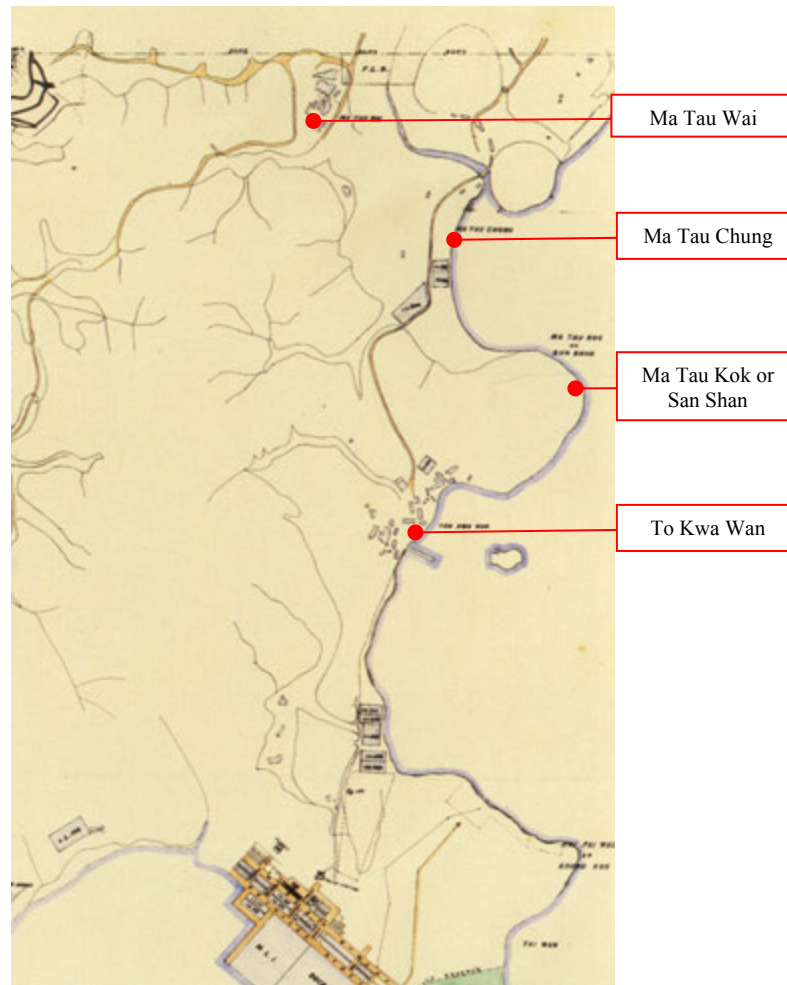


Fig. 17. To Kwa Wan area in 1888.
 (from Empson, Hal, *Mapping Hong Kong: a Historical Atlas*, Hong Kong, Government Information Services, 1992, p. 179.)

To conclude, we can see that a Chinese community was gradually established by the Government, merchants and local villagers in Kowloon City and To Kwa Wan from Yuan Dynasty to Qing Dynasty. An Assistant Military Inspectorate and a garrison town were established in Kowloon City area during Yuan and Qing Dynasties respectively. In the vicinity of the garrison town, a local market known as Kowloon Street was established primarily for the exchange and distribution of daily essentials among villagers; while a rural committee was also set up by merchants and local villagers to handle village and market affairs within the local market. Until the early 20th century, the area of Kowloon City and To Kwa Wan still remained a rural area.

2.1.3 In the early 20th century

The area of Kowloon City was leased as part of the New Territories to the British in 1898. The colonial Government started to develop both To Kwa Wan and Kowloon City in the early 20th century.

The old villages in the area were demolished to make way for new developments. Their presences were imprinted by the street names kept up to the present. Roads and streets were laid out in the 1920s and 1930s, as follows (Fig. 18 and Fig. 19):

To Kwa Wan Road 土瓜灣道, Ma Tau Wai Road 碼頭圍道, Kowloon City Road 九龍城道, Ma Tau Chung Road 碼頭涌道, Kau Pui Shek Road 琚杯石道, Sung Wong Toi Road 宋皇臺道, Pau Chung Street 炮仗街, Pak Tai Street 北帝街, Mok Cheong Street 木廠街, Ma Tau Kok Toad 碼頭角道, San Shan Road 新山道, Ma Hang Chung Road 馬坑涌道, Sheung Heung Road 上香道, Boundary Street 界限街, Tam Kung Road 譚公道, Kung Yuen Road 公園道, Ping Street 丙街, Tai Street 帝街, Sung Street 宋街, Wong Tai Street 黃帝街, Ching Lung Street 青龍街, Wong King Street 黃街, Koo Chick Street 古蹟街, Sing Ti Street 聖地街, Ki Lim Street 紀念街, 粵東街, 粵西街, Nga Tsin Wai Road 衙前圍道, Shek Ku Lung Road 石鼓壟道, Sa Po Road 沙埔道, Po Kong Road 寶崗道, Tak Ku Ling Road 打鼓嶺道, Shek Shan Road 石山道, Hau Pui Loong Road 靠背壟道, Ha Heung Road 下鄉道, Southgate Road 南門道 (renamed as South Wall Road 城南道 later), Grampian Road 嘉林邊道, Lung Kong Road 龍崗道, Nam Kok Road 南角路, Nga Tsin Long Road 衙前壟道, Hau Wong Road 侯王道, Lion Rock Road 獅子石道, Fuk Lo Tsun Road 福老村道, Junction Road 聯合道, Carpenter Road 賈炳達道 and Hak Hang Tsum Road 隔坑村道.

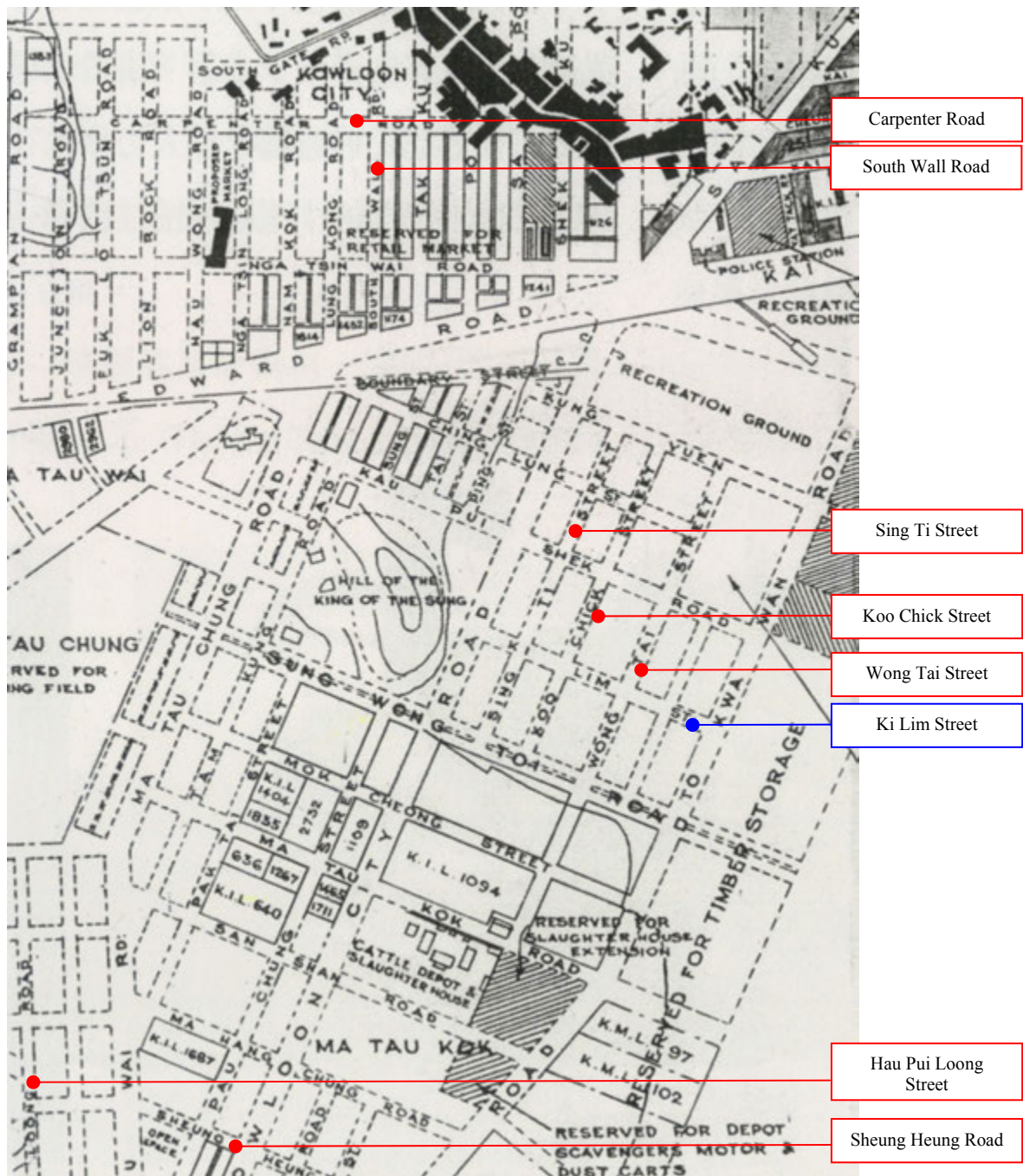


Fig. 18. The map showing the street layout in 1920. Some streets were demolished in the 1940s.
 (from Lau Yun Wo 劉潤和, *Jiulongchengqu fengwuzhi 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District]*, 2005, p. 82.)

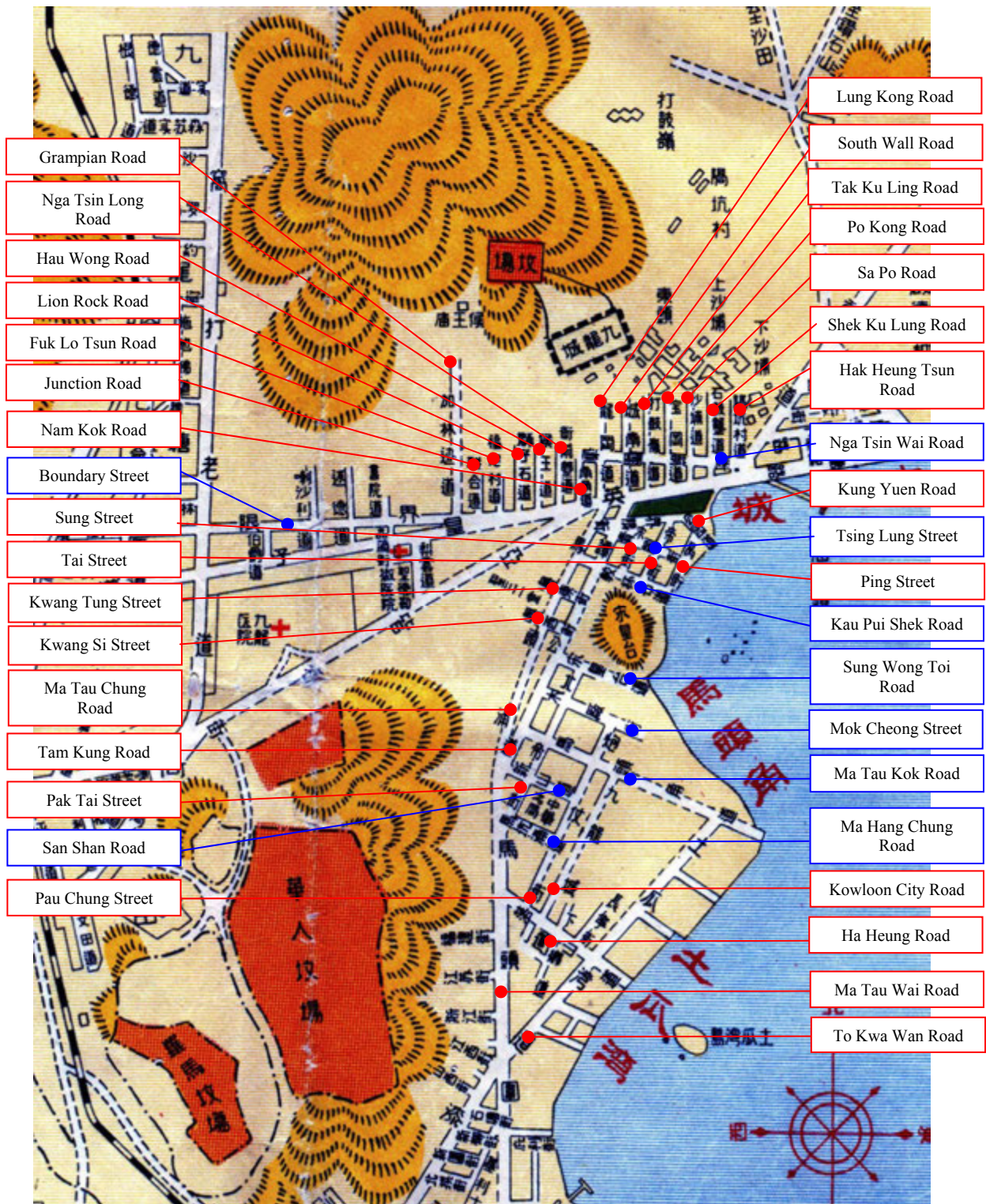


Fig. 19. The street layout of To Kwa Wan and Kowloon City is shown on the old map of 1941.
 (from Zheng Baohong 鄭寶鴻, *Early Hong Kong's Kowloon Peninsula*, Hong Kong, University Museum and Art Gallery, The University of Hong Kong, 2007, p. 225.)

The population grew rapidly in Hong Kong due to the political and social unrest caused by warlords in Mainland at the beginning of 20th century. Tenement houses mushroomed in

Kowloon City and To Kwa Wan, which can still be found in the district at present. (Fig. 20 and Fig. 21)



Fig. 20. Rows of tenement houses were built to the south of Kowloon Walled City, c. 1936.
(from Zheng Baohong 鄭寶鴻, *Early Hong Kong's Kowloon Peninsula*, Hong Kong, University Museum and Art Gallery, The University of Hong Kong, 2007, p. 169.)



Fig. 21. Tenement houses along Prince Edward Road West. Building located at the end of the road, is likely to be the Kowloon City Police Station, c. 1939.
(from Lau Yun Wo 劉潤和, *Jiulongchengqu fengwuzhi 九龍城區風物志* [A Guide to the Antiquities of Kowloon City District], 2005, p. 130.)

Government and communal buildings were built in To Kwa Wan and Kowloon City to provide services for the public (Fig. 22), such as a home for blind girls at the present-day Mok

Cheong Street 木廠街, (Fig. 23), Police Station located in Kai Tack Bund, the Victoria Home and Orphanage (Fig. 24) and Holy Trinity Church at the present-day Argyle Street Playground.

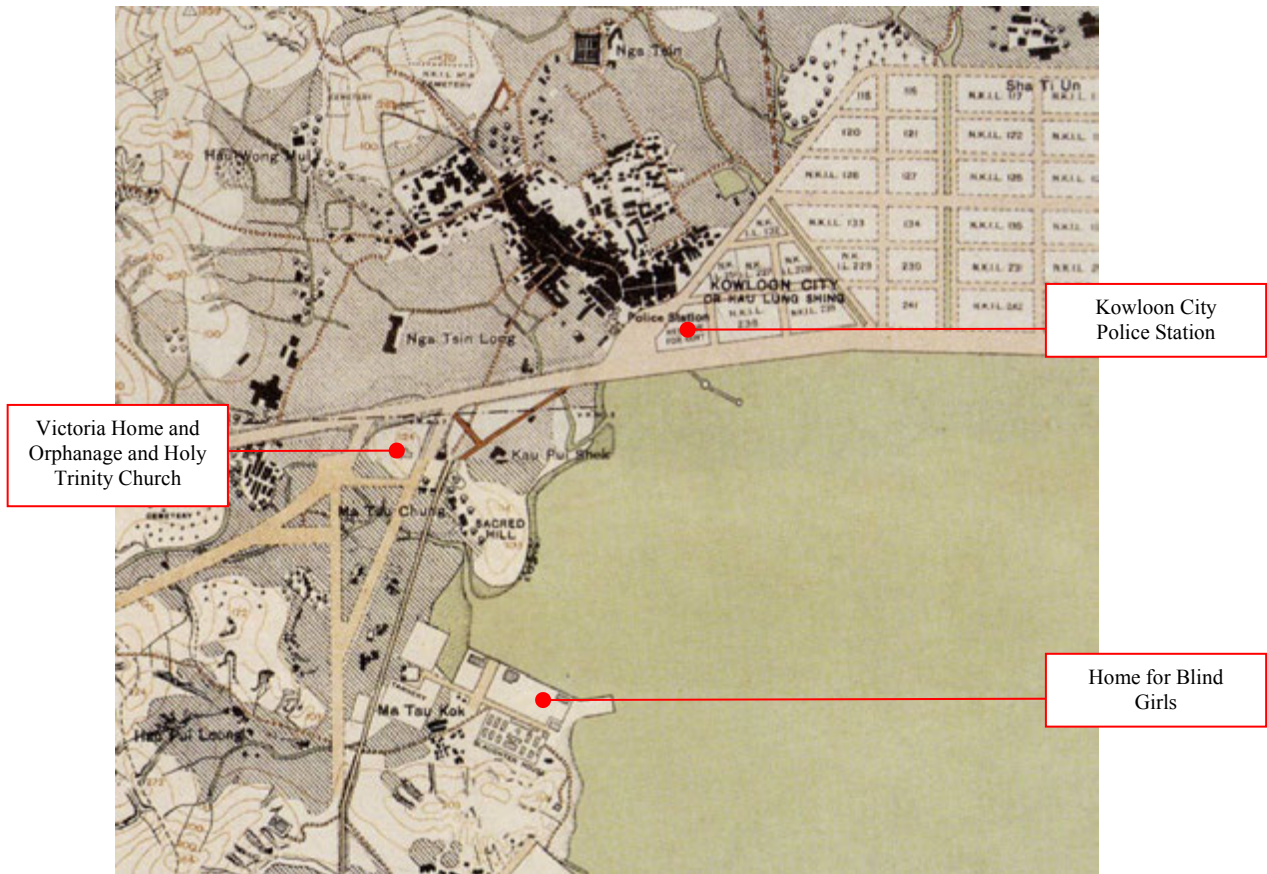
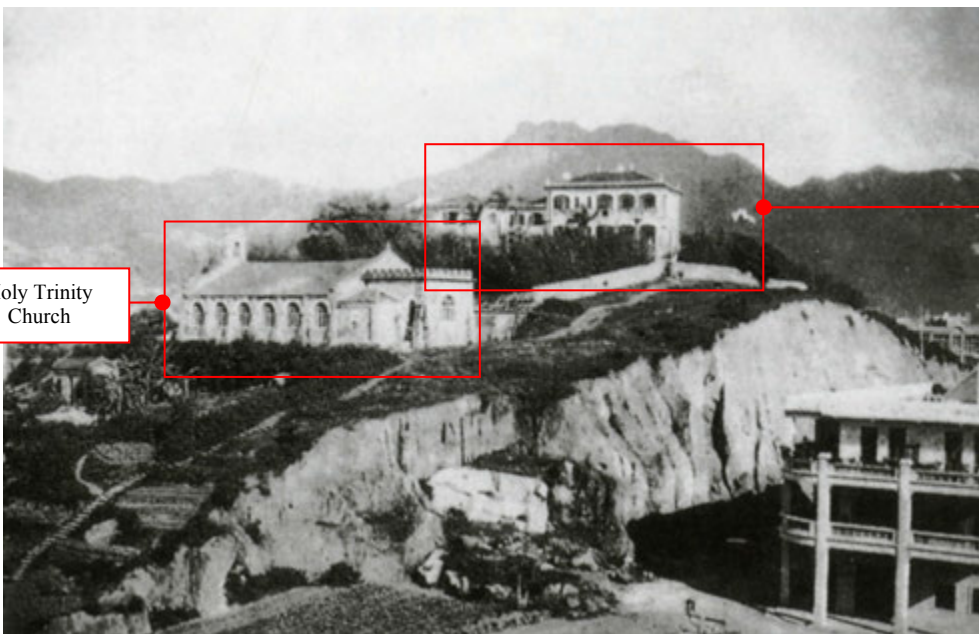


Fig. 22. The location of Kowloon City Police Station, Home for Blind Girls, Victoria Home and Orphanage and Holy Trinity Church in the early 20th century.

(from Empson, Hal, *Mapping Hong Kong: a Historical Atlas*, Hong Kong, Government Information Services, 1992, p. 181.)



Fig. 23. A home for blind girls at the present-day Mok Cheong Street 木廠街, c. 1905.
 (from Zheng Baohong 鄭寶鴻, *Early Hong Kong's Kowloon Peninsula*, Hong Kong, University Museum and Art Gallery, The University of Hong Kong, 2007, p. 192.)



Holy Trinity Church

The Victoria Home and Orphanage

Fig. 24. The Holy Trinity Church and the Victoria Home and Orphanage at the present-day Argyle Street Playground in the 1900s-1920s.
 (from Kwok She Him 郭書謙, *Sheung Kung Hui Holy Trinity Church, 110th Anniversary*, Hong Kong, Sheung Kung Hui Holy Trinity Church, 2000, p. 17.)

Industrial development was flourishing on the newly auctioned land, such as dyeing and weaving factory in Tai Street 帝街¹², weaving factory in Pau Chung Street 炮仗街¹³, cosmetics

¹² Lau Yun Wo 劉潤和, *Jiulongchengqu fengwuzhi 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District]*, 2005, p. 65.

factory in Pak Tai Street 北帝街¹⁴, rope manufacturing company between Ma Tau Kok Road 馬頭角道 and Mok Cheong Street 木廠街¹⁵ and sterilized milk factory in Kowloon City Road 九龍城道. An animal quarantine depot was also built by the Government at Ma Tau Kok Road.

Reclamation work was launched in To Kwa Wan in the 1910s-20s. The Government auctioned off crown land and purchasers needed to reclaim land at their own expense.¹⁶ Another large scale of reclamation work was carried out to the south of Kowloon Street for the construction of Kai Tack Bund 啟德濱. Such reclamation work made Kowloon Street become an inland area and led to its decline.

The project Kai Tack Bun 啟德濱, which was first introduced by Wu Ting Fang 伍廷芳¹⁷ and Ho Kai 何啟, aimed to develop a low density residential area along the seashore of Kowloon City. The project, including the reclamation work and the construction of residences at the present-day northwest corner of former Hong Kong International Airport was carried out by the Kai Tack Land Investment Company Limited founded by Ho Kai 何啟 and Au Tak 區德 in the 1910s-20s. (Fig. 25) The whole project was proposed to be finished in three phases. The first phase was finished in 1920. New roads, 3-storey houses, police station and school were built on the newly reclaimed land. There were seven roads constructed in Kai Tack Bund 啟德濱, including Kai Tack Road 啟德道, Kai Yan Road 啟仁路, Cheung On Street 長安街, Kai Yee Road 啟義路, Yat Tack Road 一德路, Yee Tack Road 二德路, Sam Tack Road 三德路.(Fig. 26) Bus service was also provided from Tsim Sha Tsui to Kai Tak Bund. The second phase of reclamation work was finished in 1927. Unfortunately, the third phase of reclamation work was not carried out as Kai Tack Land Investment Company Ltd. went bankrupt.

The remaining reclamation project was taken over and the reclaimed land, including phase one and two, was acquired by the Government and converted into an airfield in 1927. Kai Tak Airport was finished in 1930 and was named after Kai Tack Bund and Kai Tack Land Investment Company Ltd. The airport provided public air services in around 1936 with flights flying between Hong Kong and a limited number of cities such as San Francisco, Guangzhou, Shanghai and Beijing.

¹³ Lau Yun Wo 劉潤和, *Jiulongchengqu fengwuzhi* 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 65.

¹⁴ Lau Yun Wo 劉潤和, *Jiulongchengqu fengwuzhi* 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 62.

¹⁵ Hong Kong Public Records Office, *Extension to Kowloon Inland Lot No. 1094-Application from Messrs. Punchard & Lowther & Co. For An-(Sold as K.I.L. 1109) 31-07.1900-23.06.1908, Reference File HKRS 58-1-16-30* from Hong Kong Public Records Office, Hong Kong SAR Government.

¹⁶ Zheng Baohong 鄭寶鴻, *Early Hong Kong's Kowloon Peninsula*, Hong Kong, University Museum and Art Gallery, The University of Hong Kong, 2007, p. 186.

¹⁷ Wu Ting Fang 伍廷芳 was the first Chinese barrister in Hong Kong. He was also the first Chinese unofficial member of the Legislative Council of Hong Kong. He was subsequently served as Minister of Foreign Affairs during the early years of the Republic of China. Ho Kai 何啟 was his wife's brother.



Fig. 25. Kai Tack Bund, before 1942.
 (from Chu Wai Tak 朱維德, *Xhianjiang jiumao* 香江舊貌 [The Old Scenery of Hong Kong], Hong Kong, Cosmos Books Ltd., 1997, p. 13.)

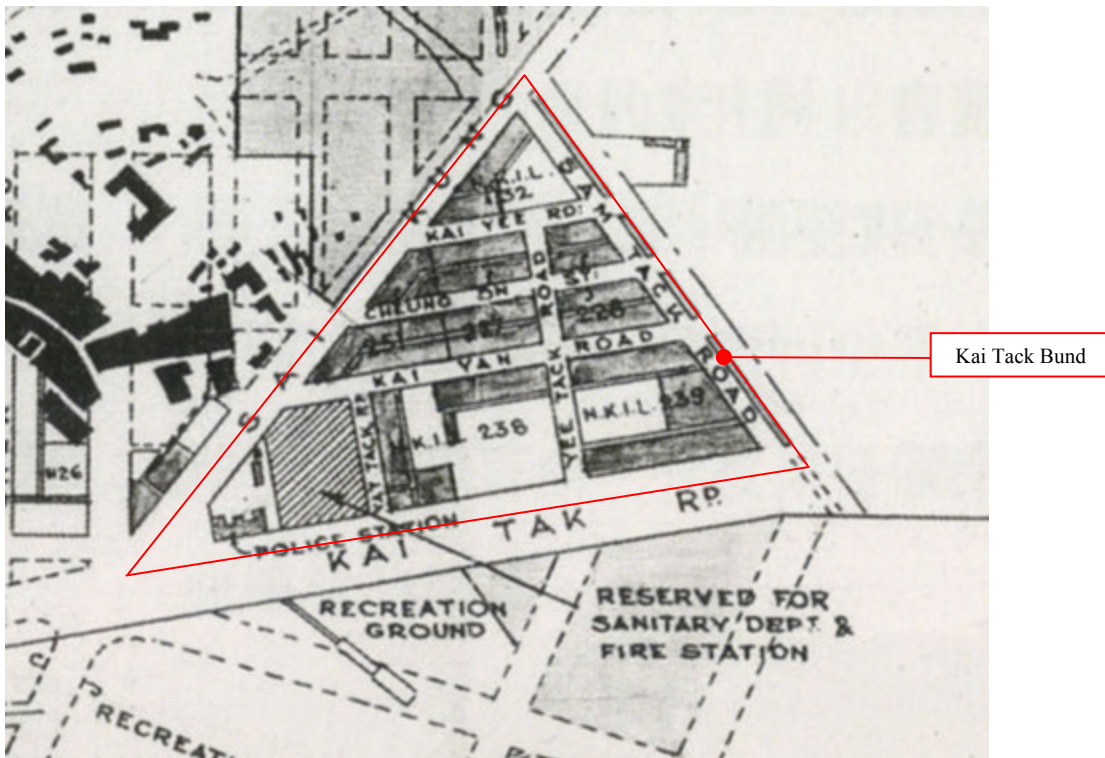


Fig. 26. An old map showing the layout of Kai Tack Bund, c. 1920.
 (from Lau Yun Wo 劉潤和, *Jiulongchengqu fengwuzhi* 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 82.)

2.1.4 During the Second World War

The Japanese captured the Kowloon Peninsula in December 1941. Many public buildings, such as schools and churches were acquired by the Japanese for other uses. The Holy Trinity Church was converted into a detention camp, while Heep Yunn School was used as a barrack and King George V School was converted into a hospital.

In order to expand Kai Tak Airport, Sung Wong Toi, the wall enclosed the Kowloon Walled City and Kai Tack Bund were torn down by the Japanese at the same time. Moreover, streets located to the west of Kai Tak Airport were also demolished, including Pak Street, Tai Street, Ping Street, Kung Yuen Street, Ching Lung Street, Sing Ti Street, Koo Chick Street and Ki Lim Street.(Fig. 27) Eventually, an additional runway was built by the Japanese.

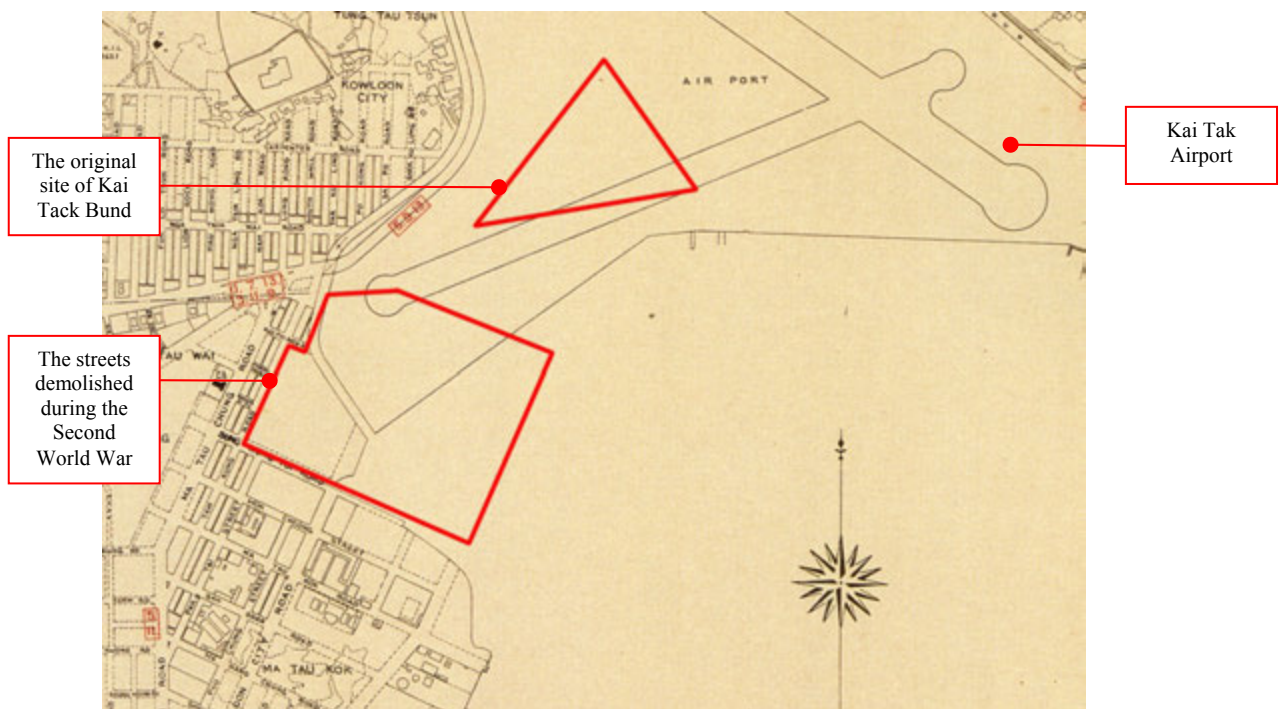


Fig. 27. An old map showing a new runway was built in the Kai Tak Airport after the Second World War, 1947.

(from Empson, Hal, *Mapping Hong Kong: a Historical Atlas*, Hong Kong, Government Information Services, 1992, pp. 184-185.)

2.1.5 After the Second World War

After sovereignty of Hong Kong was returned to the British in 1945, the Government began to rebuild the economic and industrial development in Hong Kong. When large number of immigrants flooded into Hong Kong by that time, To Kwa Wan and Kowloon City were soon developed as a flourishing district. To cater residential need, tenement houses were built to the south of the present-day Kowloon Walled City Park and along the Ma Tau Wai Road, Ma Tau Chung Road, Pak Tai Street, Tam Kung Road and Kowloon City Road. Besides, large number

of squatter settlements built of iron sheets and wooden planks scattered in Kowloon City. (Fig. 28)

Issues such as sanitation, water supply and fire hazard were concerned in the squatter area. To improve the living standard, resettlement blocks and housing estates were built in To Kwa Wan, Wong Tai Sin, Ngau Tau Kok and Diamond Hill. In the 1950s, the Government planned to resume land in Kowloon City and surrounding areas for building housing estates, but it met strong resistance from the local villagers. An inter-village alliance, Shap Sam Heung 十三鄉 [Thirteen alliances] was formed by at least thirteen nearby villages to protest against Hong Kong Government's policy.¹⁸ Shap Sam Heung included:

- Sha Po 沙埔
- Nga Tsin Wai 衙前圍
- Chuk Yuen 竹園
- Tai Hom 大磡
- Yuen Ling 元嶺
- Sha Tei Yuen 沙地園
- Ping Teng 坪頂
- Ngau Chi Wan 牛池灣
- Ping Shek 坪石
- Ngau Tau Kok 牛頭角
- Sai Tso Wan 茜草灣
- Cha Kwo Ling 茶果嶺
- Lei Yue Mun 鯉魚門

¹⁸ *The History of Shap Sam Heung 十三鄉的由來*. Retrieved May 13, 2009, from East Kowloon District Residents' Committee, Web Site: <http://www.eastkowloon.org.hk/?action-viewnews-itemid-62>.



Fig. 28. The squatter settlements grew up around the Kowloon Walled City the 1960s.

(from Lau Yun Wo 劉潤和, *Jiulongchengqu fengwuzhi 九龍城區風物志* [A Guide to the Antiquities of Kowloon City District], 2005, p. 42.)

Finally, the villagers and Government reached an agreement on the redevelopment scheme. Most of the agricultural lands were retrieved and used to build public housing estate by the Government. Accompanied with the construction of new housing estates, social facilities were built by the Government and charities to meet resident's need, such as market, dispensary, schools and piers. Schools, including Tang King Po School, New Asia Middle School and the Amoy College were built beside Heep Yunn School and King George V School forming a school cluster in Ho Man Tin.

Many industries were built along the coast of To Kwa Wan. As one of the major industries in To Kwa Wan, Ma Tau Kok Gas Plant was built in Ma Tau Kok Road in the 1950s. Most of the factories built in the 1960s-70s can still be found in To Kwa Wan.

During the Second World War, Kai Tak Airport was severely damaged by bombing. A new runway was subsequently built in the Kai Tak Airport by land reclamation in the 1950s. When the new runway was completed, the airport was renamed as Hong Kong International Airport. Due to the increased demand for the utilization of airport facilities, improvement and expansion works of the Airport were carried out again. A passenger terminal building and the Hong Kong Air Cargo Terminal were completed in 1962 in 1976 respectively.¹⁹

Another large scale reclamation project was launched by the Hong Kong Government in To Kwa Wan and Kowloon City during the 1960s. (Fig. 29) After the reclamation, the Hoi Sham Island was connected to the mainland.

¹⁹ *Airport*. Retrieved 19 May 2009, from Civil Aviation Department, Web Site: <http://www.cad.gov.hk/english/kaitak.html>.

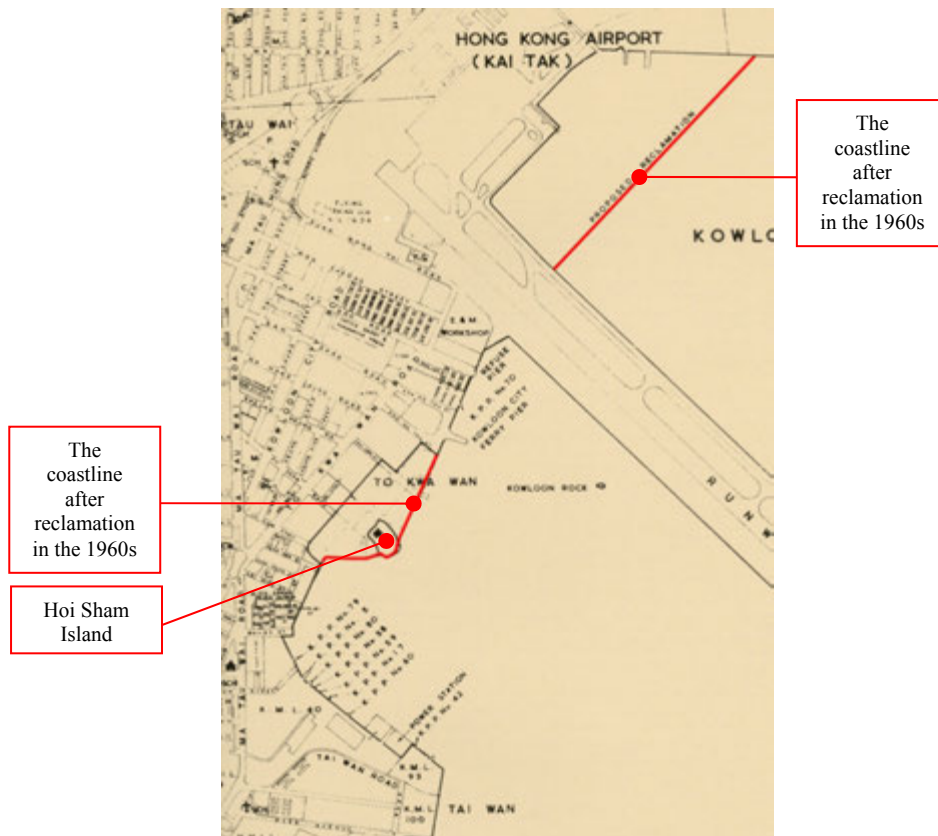


Fig. 29. The map showing the reclamation work carried out in To Kwa Wan and Kowloon City in the 1960s.
 (from Empson, Hal, *Mapping Hong Kong: a Historical Atlas*, Hong Kong, Government Information Services, 1992, pp. 186-187.)

In the 1980s, another reclamation project was also carried out at the southern To Kwa Wan. Reclaimed land was created between Chi Kiang Street 浙江街, Sung On Street 崇安街 and Bailey Street 庇利街.



Fig. 30. Site map showing the reclamation area completed in the 1980s at the south of To Kwa Wan. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.: 11-NE-16A, 2007, Scale 1:1000(partial)).

2.2 Problems facing the Cattle Depot Artist Village District

Internally, Cattle Depot Artist Village is under isolated management by Government Property Agency (GPA). After the 3-year tenant contract ended in 2005, they need to renew short contracts every three months with GPA, and no new tenants are allowed to move in even 5 units were moved out. The uncertain future scene causes discontinuity of branded programmes. The art community loses energy compared with the past 3 years of dedication spirit. Therefore, big joint events like book fair and art festivals were stopped after 2006.

2.2.1 Barriers in the road infrastructure

The existing Airport Tunnel allows quick connection between Kowloon Bay and To Kwa Wan; however, the surface area above the tunnel becomes non-building zone and hinders on-grade development (Fig. 31).



Fig. 31. Traffic conditions around Cattle Depot Artist Village

2.2.2 Pedestrian accessibility

The district is rather isolated in terms of pedestrian accessibility. As the multi-lane Prince Edward Road East acts as a barrier for pedestrian from Kowloon City and San Po Kong to the site, the multi-level Kwun Tong Bypass and Eastern Road further hinder pedestrian connection between the site and Kowloon Bay. Therefore, connectivity with its vicinity should be improved (Fig. 32 - Fig. 33).



Fig. 32. Disorientation in the streets.



Fig. 33. Ma Tau Road/ Pedestrian Perspective

2.2.3 Waterfront connection with Hoi Sum Park

Along the waterfront opportunities exist to create a continuous promenade, though existing buildings and uses, such as public cargo handling area impose constraint on its implementation. Linkages to existing pedestrian and open space areas such as Hoi Sum Park can establish the basis for a green community and should be further explored (Fig. 34).



Fig. 34. Hoi Sum Park, view from coastal line.

2.2.4 MTR / Future MTR

Choi Hung, Kowloon Bay, and Ngau Tau Kok are the three nearest existing MTR stations to the eastern side of the Study Area. At the moment, there is no MTR on the western side; however, the planned Shatin to Central Link will pass through the Study Area and eventually connects with the existing railway system.

2.2.5 Restrictions to Cattle Depot Artist Village vitality

However, the lack of long term development plan for the village is of concern especially for the art groups. Although lacking any cultural policy, Cattle Depot Artist Village had evolved by the organic self-initiated art community into a colony of well-known alternative art spaces in Hong Kong. The reality of leveling off after 2006 was mainly because of many restrictions preventing it from vibrant development, such as isolated management by Government Property Agency (GPA). After the 3-year tenant contract ended, they need to renew short contract every three months with GPA. No new tenants are allowed to rent even 5 units were moved out, etc... Despite these restrictions, the tenants had still been putting in a lot of efforts in keeping their independency and experimental spirits.

Case Study No. 2 > Parallel comparison with 798 Art Zone



Comparing with 798 Art Zone, physically both sites are facing traffic inaccessibility problems. But as 798 Art Zone is much larger than Cattle Depot Artist Village, therefore the main problem is focusing on vehicular inaccessibility rather than walk abilities.

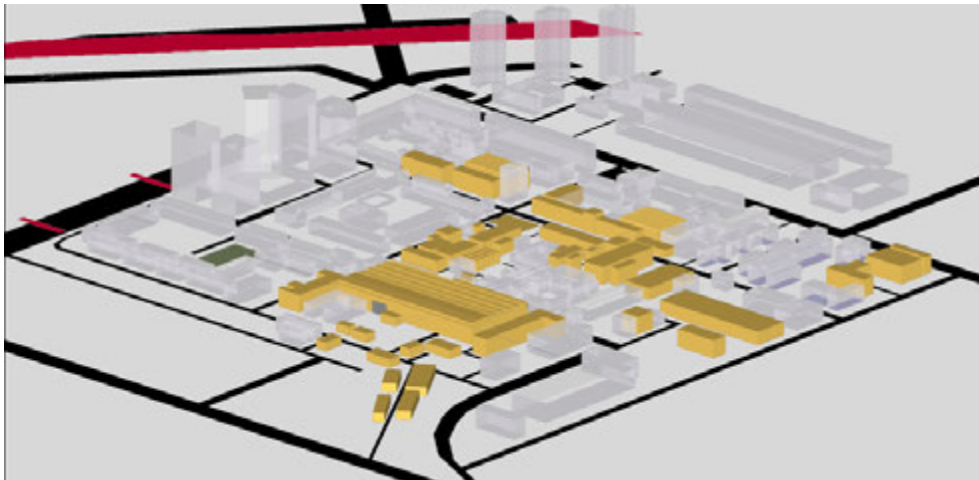


Fig. 35. Traffic barriers in 798 Art Zone.

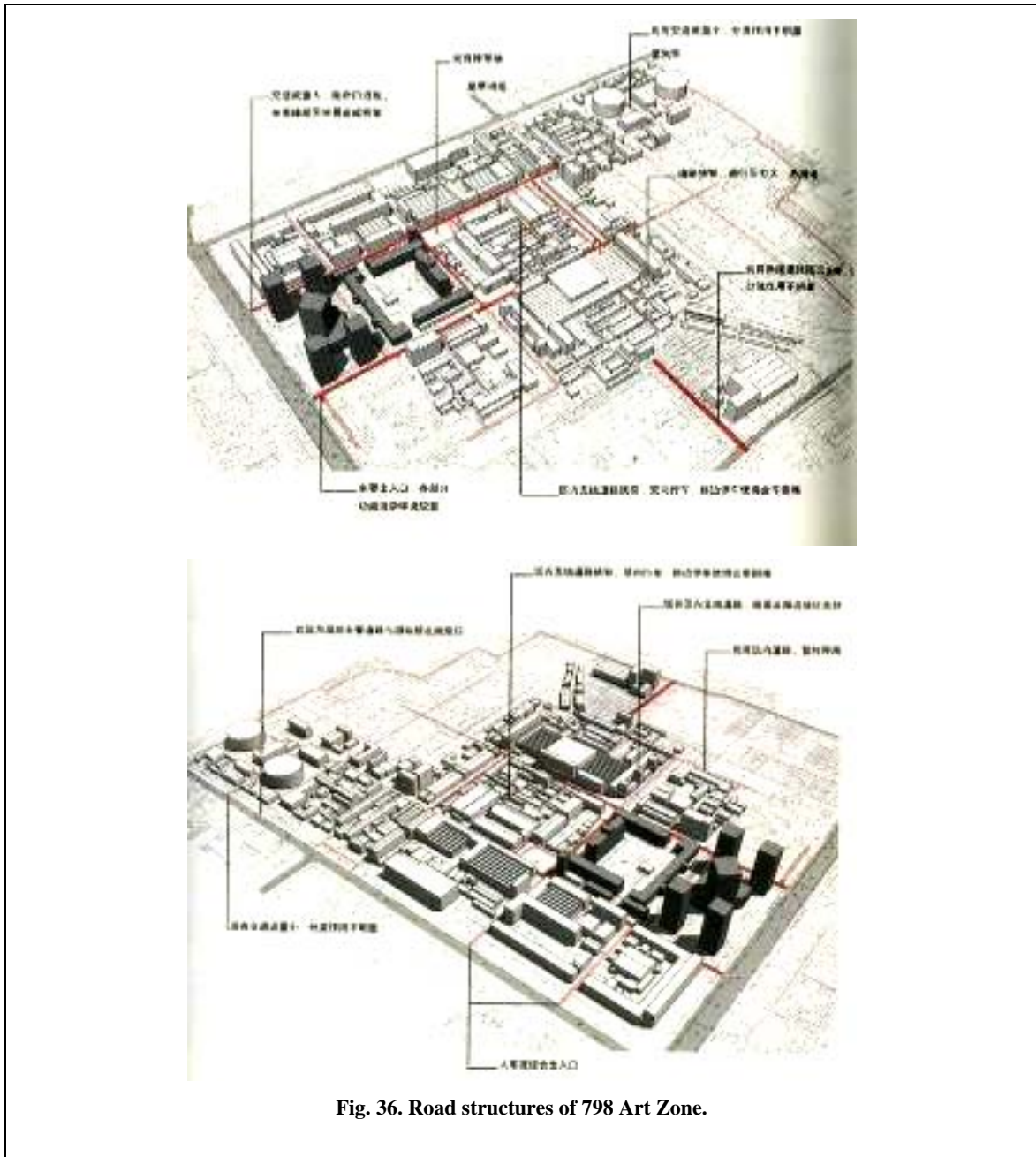


Fig. 36. Road structures of 798 Art Zone.

2.3 Past and Present of Cattle Depot Artist Village

2.3.1 From Oil Street to Cattle Depot Artist Village

In 1997/98, when the Former Government Supplies Department in Oil Street was opened to the public for rent, due to its convenient location, spacious interior and affordable rental rate, it immediately attracted clusters of artists, designers and non-profit art groups. With little government intervention, the Oil Street Artist Village (firstly named by the media in 1998) prospered and rapidly evolved into a well-known alternative art community in Hong Kong, nurturing the development and growth of an unprecedented experimental art scenario with a

wide variety of art forms like media arts, installations, experimental performance as well as art critic forums, artist in residency programmes and international exchanges. This was exactly a worldwide mode artist village.



Fig. 37. Exterior of the Oil Street Artist Village.



Fig. 38. Interior of Oil Street Artist Village. (1998-1999)

Unexpected to the above tenant nature, the government announced to take back the venue for other development purposes in 1999. By the artists' effort of thriving for a new place, the Home Affairs Bureau (HAB) recommended the Government Property Agency (GPA) to resettle the original Oil Street tenants in Ma Tau Kok Animal Quarantine Depot temporarily in 2001.

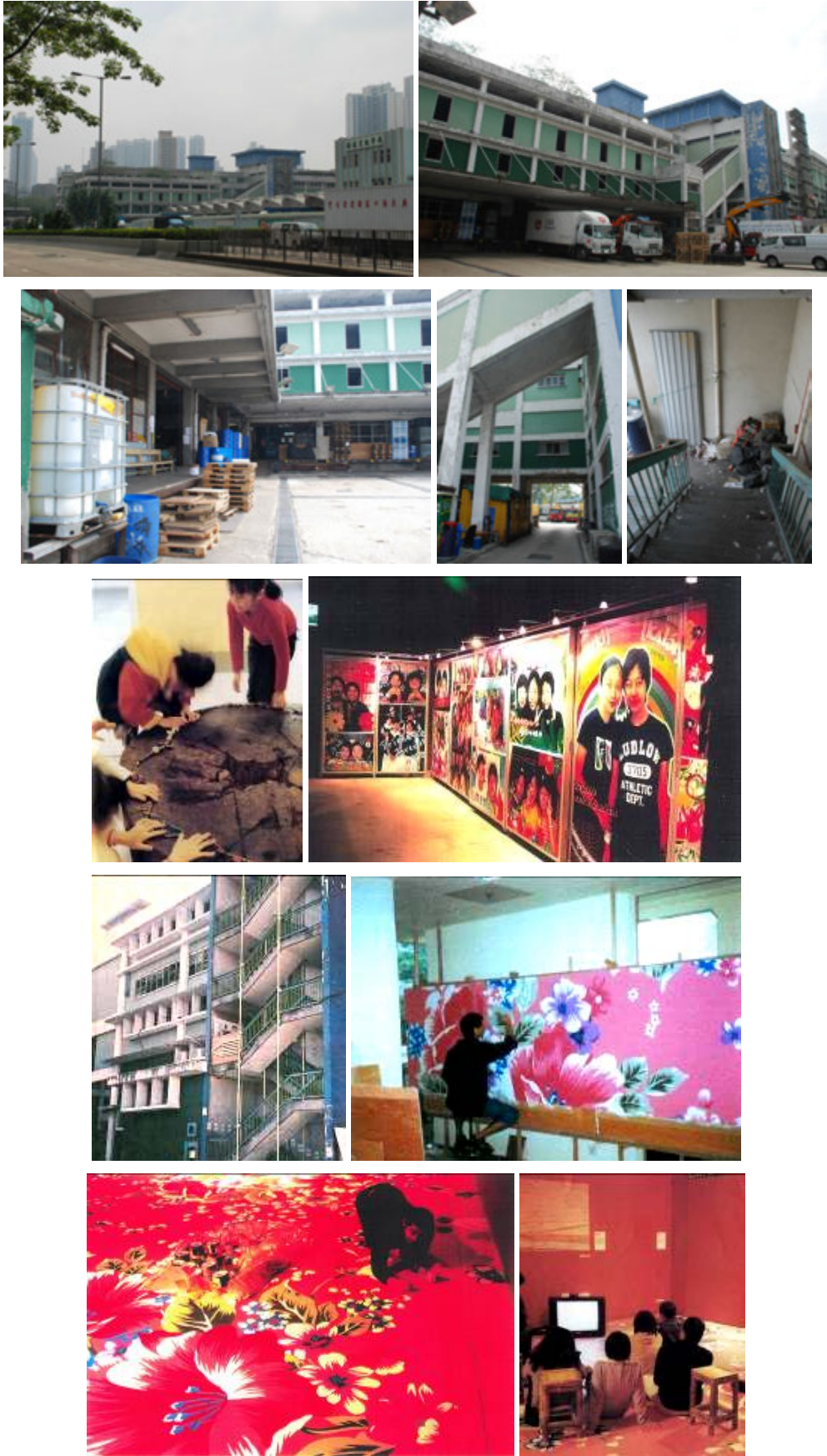


Fig. 39. Space vacuum period in Cheung Sha Wan slaughter house (1999-2001)

2.3.2 Artist enthusiasm and devotion to Cattle Depot Artist Village

Within 5 years (2001-2006), individual art group, like 1a space*, Cattle Depot Artist Village has grown to jointly organize Cattle Depot Artist Village Art Festival and Book Fairs to provide an experimental platform to newly developing artists, critical forums, residency programs, convening meetings and conferences internationally (such as the In-between International Alternative art forum in 2001-2002), where the exchange of ideas and creative models test cultural assumptions and broaden the world-view of the participants.

Here we place a case study of 1a Space (since 1998), which is a well-developed alternative art space, and as a core art organization in the Cattle Depot Artist Village. It provides an experimental platform to newly developing artists, critical forums, residency programs, conducting meetings and conferences internationally (such as the In-between International Alternative art forum in 2001-2003) and showing enthusiastic dedication to art education. They are bridging social connections and emerging arts into the public.



Fig. 40. Cattle Depot Artist Village Period (2001-now)



**Fig. 41. The first grand event held in Cattle Depot Artist Village by 1a space in 2001:
Expectation to Expectation (13 art and culture activists as guest, dialogue with 13 groups of young artists)**



Fig. 42. In-between International Alternative art forum in 2001-2002

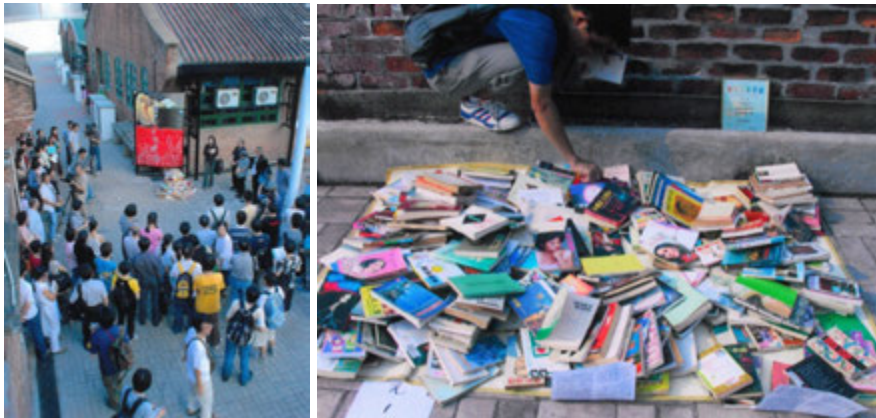


Fig. 43. Cattle Depot Artist Village Book Fair, 2003-2006

2.3.3 Internal condition

Until now, it is still the most significant mode of artist community, which consists of 5 main alternative art organizations out of totally 8 in Hong Kong, and 9 individual artist studios / workshops. There are currently 14 tenants including 5 major alternative art groups, and 9 artist studios/workshops. The red areas are empty spaces where no new tenant is allowed to move in by regulations of GPA. The art organizations are flexible to rent flats nearby such as 13 streets buildings in order to meet AIR artist needs. Cattle Depot Artist Village itself has large open public space to separate exhibition spaces and artists' studios. No disturbance problem exists between the two roles. The artist studios / workshops are situated at one end that will not be disturbed by the visiting audience.

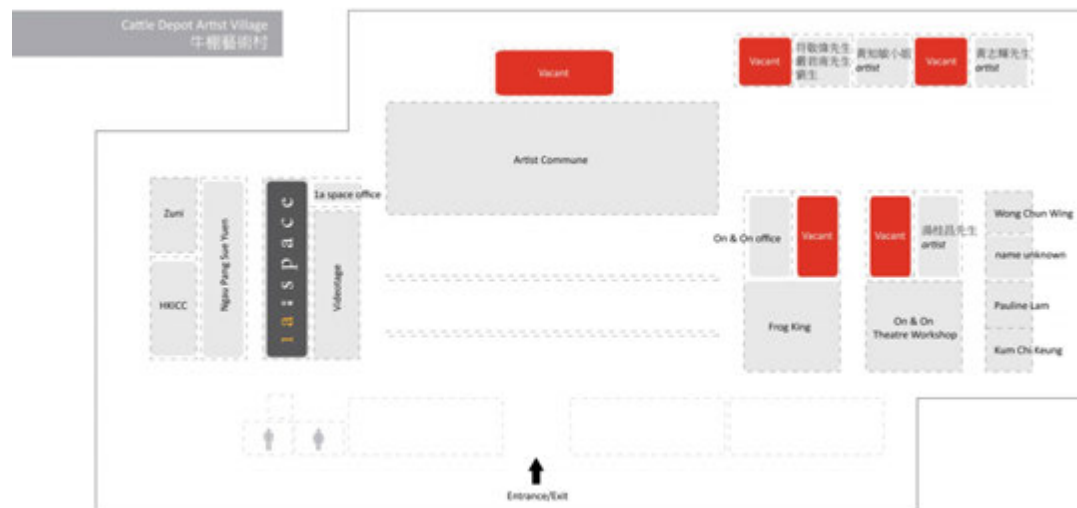
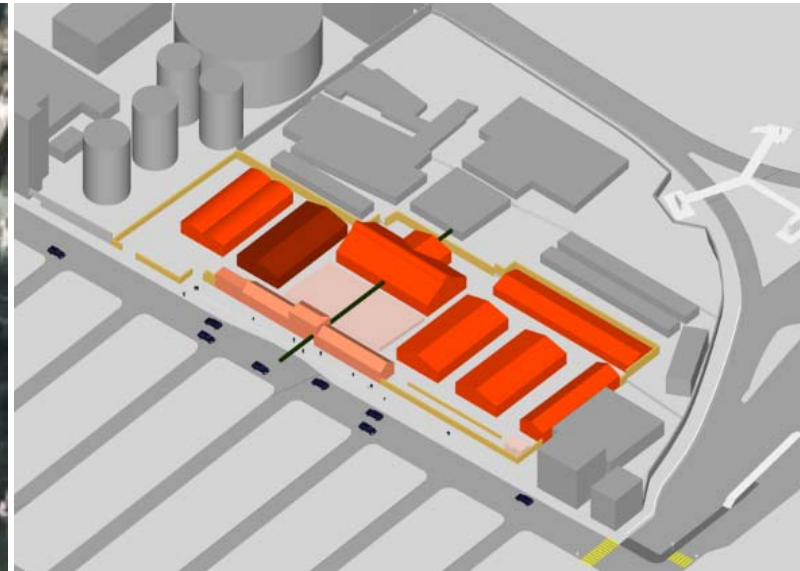




Fig. 44. Exhibition spaces and theatre are opened daily, international cultural exchange and artist-in-residency (AIR) programmes are regularly operated by well-developed alternative art spaces like 1a space, Artist Commune.

2.3.4 Cattle Depot Artist Village as an Urban Artist Village

The uniqueness of Cattle Depot Artist Village as an Urban Artist Village should not be understated anymore. As in many other places, like PS1 in New York, 798 Art Zone in Beijing and the Substation in Singapore, their historical value and devotion in contemporary art are well recognized by their government. Integrated promotion plans are brought into force to enhance the original community. And the most common influential policy the government made is to generate co-operation promotion plans to recharge the old but potentially interesting communities by engaging their cumulated momentum and social assents.

The vision is not yet shown in Hong Kong cultural policies, but it is imperative to capture the critical interpretation on “revitalization” instead of “renewal” of ‘old’ assets. It means to sustain the 10-year cumulated art aura initiated by the alternative art community in Cattle Depot Artist Village. In a long term vision, the newly developed artist village mode should be more balanced between art context and art market orientation. Therefore, a real broadened scope of Artist Village with worldwide vision should be established.



Fig. 45. Cattle Depot Artist Village and its potential extension area.

Case Study No.3 >Parallel comparison with overseas models

PS1 in New York / 798 Art Zone in Beijing / the Substation in Singapore



Fig. 46. The PS1's Young Architect Program co-organized by MoMA.



Fig. 47. Art Zone's annual Art Festival co-organized by the official 798 Construction and Management Office.



Fig. 48. The officially operated Singapore Biennale invites The Substation as one of the major exhibition venue.

2.4 Social Network of Cattle Depot Artist Village with the vicinity

Cattle Depot Artist Village is situated in the centre of To Kwa Wan adjacent to Kai Tak District and Kowloon City. It is near the Kowloon City Pier and Hoi Sum Park, the only natural waterfront in the Victoria Harbour. With the new developments like Sky Tower and Grand Waterfront, their residents are potential audience and art consumers of Cattle Depot Artist Village in the near future.

There are a number of historic sites nearby (see Chapter 3), and Cattle Depot Artist Village itself is a unique ‘market-related’ monument of the early 20 century in Hong Kong, already been revitalized by the well-known art community.

2.4.1 Population connection

The first urban planning developed by the Hong Kong Government in 1922 which planned to develop the Kowloon Peninsula into a medium-size industrial / commercial city stated the beginning of the urbanization era. When Ma Tau Kok Gas Plant was relocated to the current site in 1956, the completion of the town gas facility had propelled the previous barren and uninhabited Ma Tau Kok and To Kwa Wan into an industrial district in the 60s and 70s. The area therefore was turned into industrial and residential uses; accompanying the elevating economic environment, the industries were dominated by light manufacturing such as plastics, silk screen printing and textile.

That was also the reason that 50% of the residents were new immigrants from Mainland China in 1980s. Of the same reason, after 1997, there gathered new immigrants from Southern Asian countries such as Nepal, Pakistan and India. Their proportion of residence now is about 11%.

Obviously many of the surrounding districts are traditional ones undergoing regeneration. Their grid pattern is generally smaller than what is found in some new towns.



Fig. 49. Industrial block and working class residential buildings-13 Street.

2.4.2 Social Institutions connection

Elderly Homes / Schools / Churches

There are exceptionally more buildings of churches, schools and elderly centres in the district. These kinds of social institutions mean they are identifiable social groups which serve or being served in the community. Churches are religious groups willing to serve. Schools provide potential audience for arts and cultural programmes. The elderly need public spaces for relaxation and social activities.

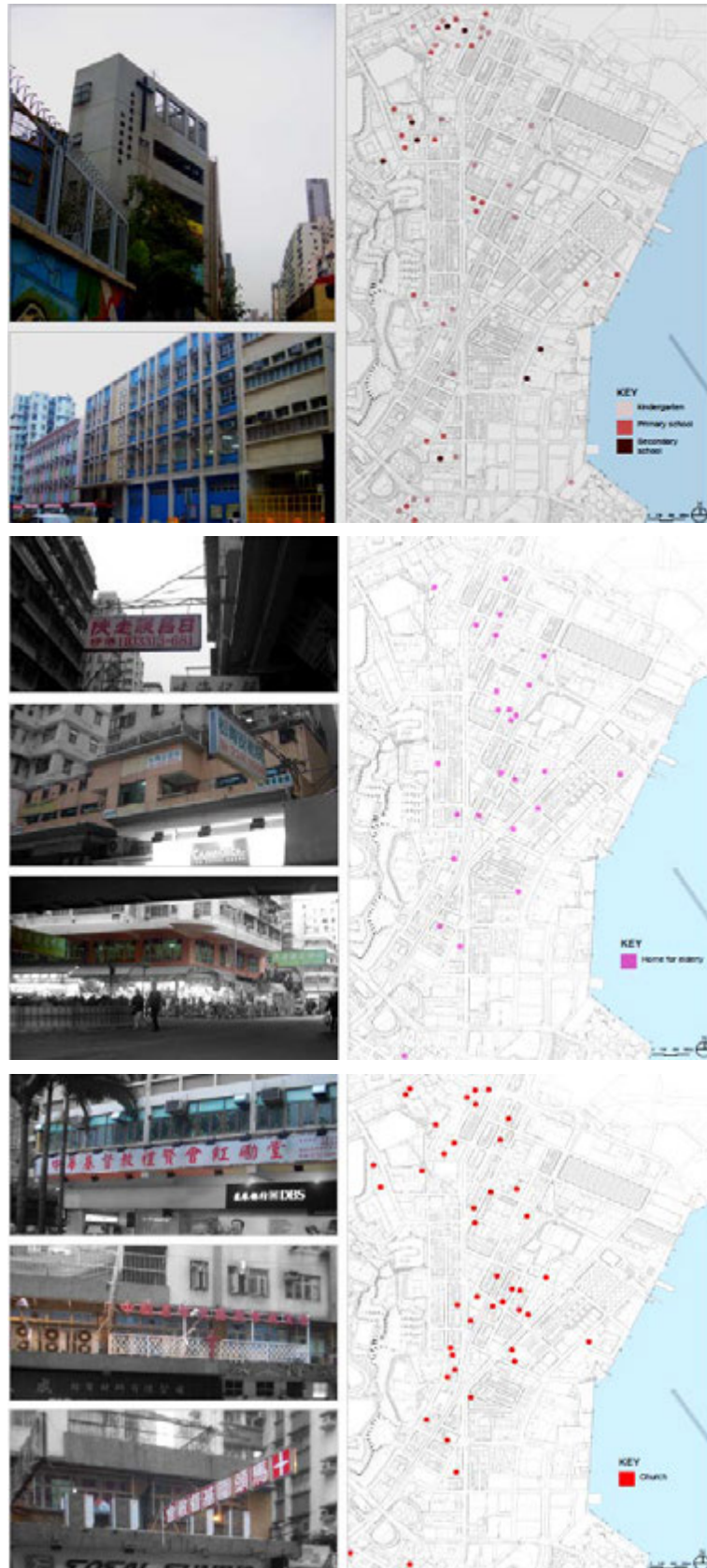


Fig. 50. Distribution of Institutions in To Kwa Wan: School (top), Elderly home (middle), Church (bottom).

2.4.3 Connection with the 13 Streets



Ma Tau Kok Road

2.4.4 Inhabitants

After the decline of textile and plastic industry in the 1980s, the populations in the district were also ageing. After 1997, because of the district's relatively affordable rental rates, new immigrants from Southern Asia countries like India and Pakistan started to settle. Now their inhabitant ratio is around 11% according to the survey conducted, and most of them are waiting for public housing in advance. Their working status is not stable particularly during the economic decline last year.

2.4.5 Ownership

Basically, most of the inhabitants have rented flats for more than 30 years. However, when the URA (then LDC) listed the area for reconstruction about 10 years ago, some of the old tenants bought the flats, with a hope for high rewarded compensation. Meanwhile, many new occupants, mostly car repairing shop owners brought the flats and ground floor shops because of the same reason.

2.4.6 Art related community

As it is adjacent to the Cattle Depot Artist Village, some artists have begun to rent flats in 13 Streets since 2001. And as a flexible arrangement to provide accommodation space for exchange artists, the art organizations in Cattle Depot Artist Village sometimes rent the flats there as well.



Fig. 51. 13 streets adjacent to the Cattle Depot Artist Village.

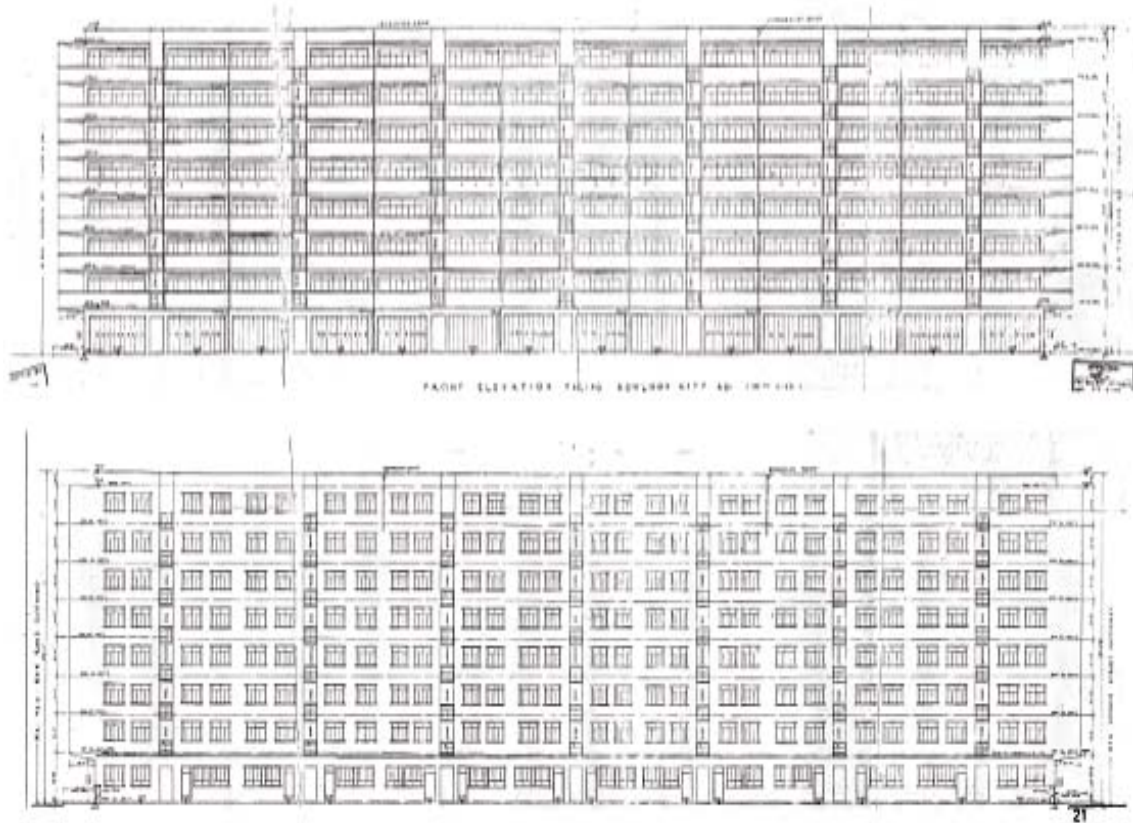


Fig. 52. Elevation of 13 Streets buildings.



Fig. 53. The elevations of 13 Streets buildings reflecting the ascending height according to the flight landing skyline toward Kai Tak Airport.

2.4.7 People X Place

Community network reconstruction Kowloon City / To Kwa Wan

From Kowloon City down to To Kwa Wan, people are usually gathering and activated by market place and food areas. The most significant characteristic of Kowloon city is the gourmet corner including Kowloon City market along the Nga Tsing Wai Road. While in To Kwa Wan, there are more gathering areas like Cattle Depot Artist Village and social institutions. However, the linkage between Kowloon city and To Kwa Wan is blocked by the inaccessible tunnels and traffic barriers in between.

Therefore, if the barriers are penetrated by the heritage trail (Sung Wong Toi Park and Aviation Club part), the two disconnected districts will be reconnected into a Gourmet / Heritage / Arts and cultural precinct. Together with the greenery waterfront, a predictable lively district enriched by its cultural context is going to be established.



Fig. 54. Social Relationship / People activity in relation to city / People relationship.

2.5 Potential of Cattle Depot Artist Village being upgraded as an Art Cultural Centre

2.5.1 As one of the major artist villages

Cattle Depot Artist Village is facing an edge situation blocked by the road infrastructures and proclaimed lack of convenient traffic access. In terms of social connection, it is bounded by newly built highrise residential areas, school, shopping malls, gourmet areas, markets, etc. Its situated environment is in a lively district when compared with JCCAC and Fotan. Therefore, the art community here is easier to emerge into the public.

To view the Ma Tau Kok Animal Quarantine Depot in a historical context, a clear line of urbanization transition from village life could be constructed since late Qing Dynasty. More than 30 heritage sites could be located, and more than 20 ancient village sites could be identified from Wong Tai Sin to To Kwa Wan. It is specifically representing a human landscape in terms of authentic market culture.

2.5.2 Local artist colony comparison

Compare the several models of artist colony in Cattle Depot Artist Village, JCCAC and Fotan, it is obvious to see that each model has a different significance and they are complementing to each other by their specific strengths. But after surveying these districts comprehensively, only Cattle Depot Artist Village has the potential to act as the core catalyst to the renewal and revitalization of the district, To Kwa Wan, because the district's residential / commercial gentrification direction and the future traffic convenience (Shatin-Central MTR line) are predictable.

On the other hand, to cultivate the arts and cultural grounds for Hong Kong, an honest and authentic expression of the local art scene should be allowed. The cultivation, however, needs immediate supports, collective synergies, and tactical strategies from a proper establishment of autonomy in art and creativity to a self-propelling operation of art district management. It is not a simple task, but requires a collaborative effort from a multitude of parties, including individual artists, art organizations, art managers, creative curators, general public official departments and commercial operators.

Cattle Depot Artist Village has already successfully established a foundation over a 10-year development. Therefore, keeping the community in their original status but restructure the management mode will be the most sensible decision in future consideration.

2.6 Future Prediction

2.6.1 Regeneration and gentrification of residential areas

Along with the aviation history of Kai Tak Airport and the significant reclamation history, the old buildings are all under 10 storeys which remarked the aviation skyline height control before 1997. These old buildings laid in small grid system such as 13 Streets, the buildings are of 5 to 7 storeys in gradation from the outermost.

It currently consists of a mixture of old buildings and some newer buildings of 10-20 storeys like Jubilant Garden and Grandview Garden along Pao Chung Street. During the transition period after 2000, derelict industrial areas are undergoing private redevelopment including highrise residential developments such as the 50 storey-Sky Towers and Grand Waterfront.

Obviously the new highrise residential buildings are mainly developed surrounding the Cattle Depot Artist Village area. Therefore, new shopping malls and little Soho areas are newly developed. Because of the new generation of younger and well-educated class residents are moving in, the inner streets are gradually changed into gourmet corners such as Pak Tai Street and Sun Shan Road.



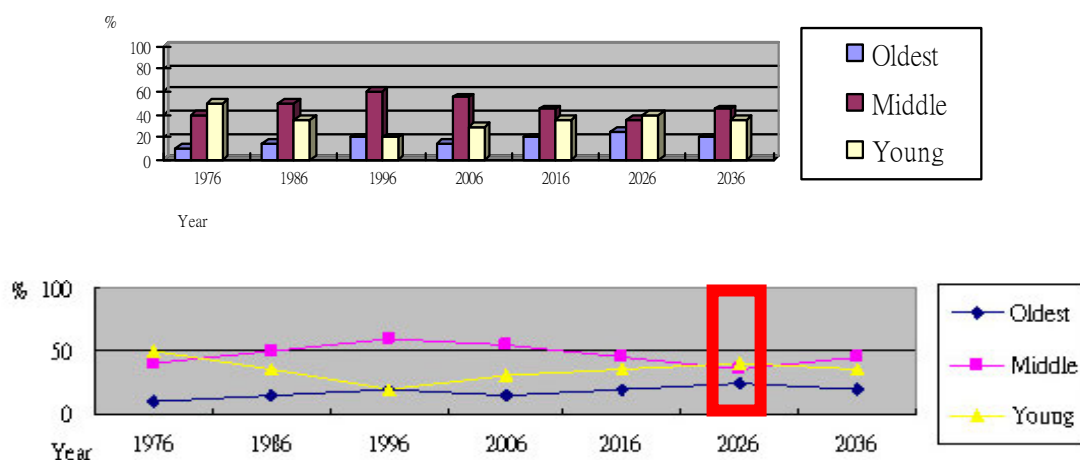
2.6.2 Future gentrification population

According to the survey conducted by the Factory Social Works Service in 1986, about 30% working population have already lived in To Kwa Wan for ten years or longer, who are now over 60 years old. About 30% were new immigrants from Mainland China in 1976. Nearly 50% are now over 40 years old. The statistic indicates that the old population rate is now over 50%; while according to the new residential areas covered, the new population is already around 20%. If the assumptive ideal gentrification population is 30% adapting to a balanced development, To Kwa Wan is hitting the transition line and ready for rapid transformation in the coming few years.

Population changes prediction in every 10 years:

Year	% of new residents in To Kwa Wan	Similar town mode
1990s	10% - 20%	Kowloon City
2000s	Around 30%	Wanchai
2010s	Around 50%	Happy Valley
2020s	Around 70%	Shatin, Taipo
2030s	Over 70%	Tseung Kwan O

Diagram analysis: New generation growth in 30 years



The ideal gentrification percentage is about 33%, in which elderly, middle aged and young generations are in a perfect balanced ratio. The prediction is 2026.



Fig. 55. To Kwa Wan cityscape in the 2010s.

3

CLUSTERING ANALYSIS

3.1 Sites of Heritage and Cultural Interest in Kowloon City District in Connection with Kai Tak Area

Kowloon City District is a very distinctive place where many relics with historical and cultural values are preserved. It is found possible to identify four coherent heritage clusters within which a great number of historical and cultural assets can be located in close proximity to each other. These four clusters are in connection with Kai Tak Area, covering To Kwa Wan 土瓜灣, Ma Tau Wai 馬頭圍, Ma Tau Kok 馬頭角 and Kowloon City 九龍城. Each cluster contains numerous heritage sites, which can be classified into various categories mainly including governmental, industrial, institutional, military, religious, residential and aviation-related buildings and sites.

Apart from these four clusters, numerous sites of heritage and cultural interest in the areas close to the Kai Tak district, including Wong Tai Sin 黃大仙 and Diamond Hill 鑽石山, are also studied (Fig. 56). People can have a glance of historical development of Kowloon City District and its vicinity from Sung Dynasty to present by exploring the four coherent heritage clusters.

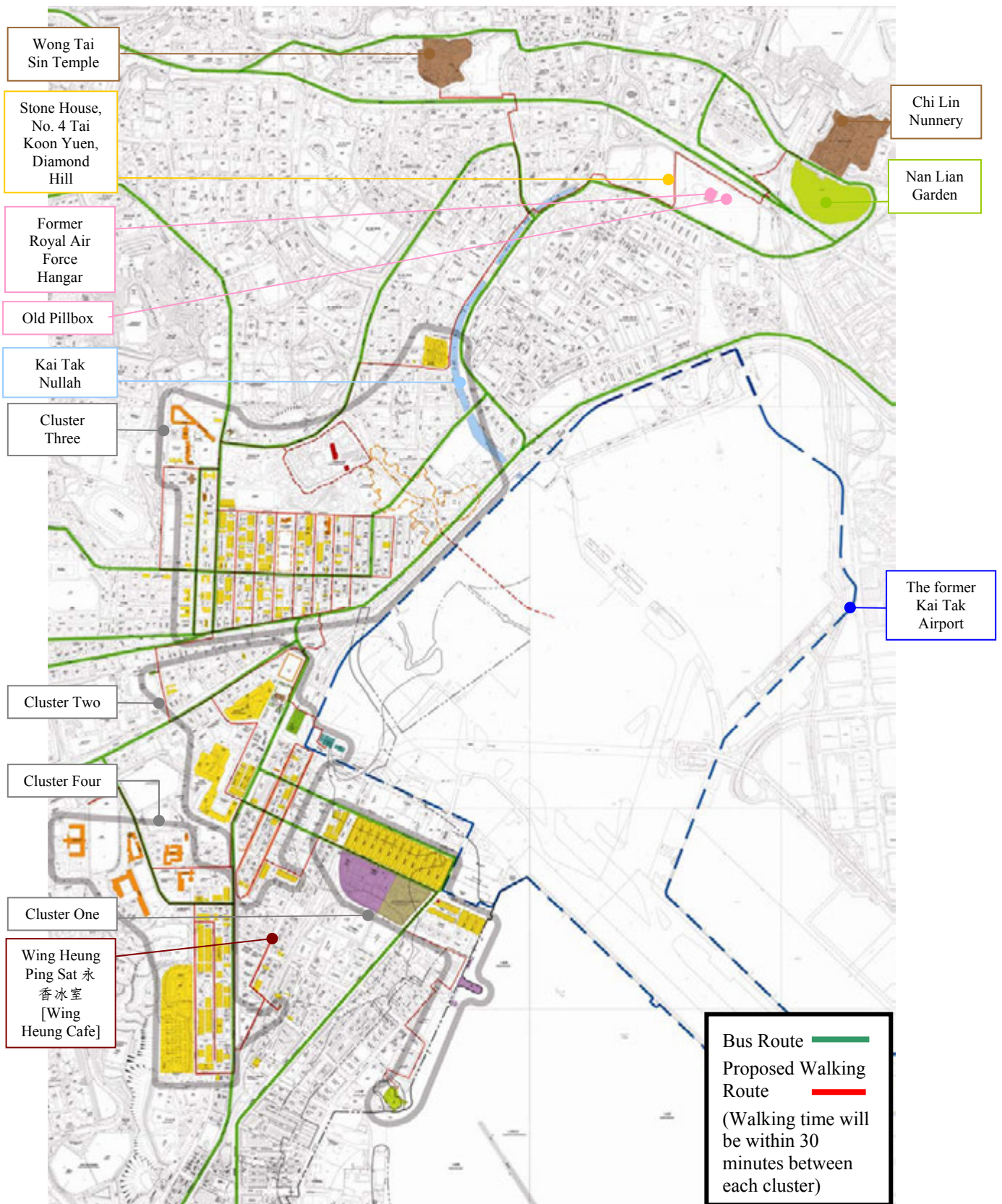


Fig. 56. Sites of heritage and cultural interest in Kowloon City District in connection with Kai Tak Area.

3.2 Cluster One

This cluster is an area mixed with industrial and residential developments along the shore of To Kwa Wan. It is bounded by Mok Cheong Street 木廠街 to the north, Hoi Sham Park 海心公園 to the south, Pau Chung Street 炮仗街 to the west and the coast to the east. Eight interesting heritage and cultural sites are found within the cluster.

As early as in the 1900s, the Animal Quarantine Depot was built in the area. It was the only pre-war animal quarantine depot that can still be found in Hong Kong. The depot symbolizes the beginning of industrialization in To Kwa Wan. It was converted into an artist village in 2001 to provide a space for art and cultural development.

The Ma Tau Kok Gas Plant was built in the 1930s to the east of the Animal Quarantine Depot. The Gas Plant should be valued as an important industrial infrastructure in Hong Kong as it provided town gas to Hong Kong people for more than eighty years. It constitutes remarkable physical evidence of the evolution of an essential industry. With its significant cylindrical gasholders and unique industrial infrastructure, it is now an icon of the remarkable industrialization history of Hong Kong.

After the Second World War, residential blocks were built on two sites near to the Animal Quarantine Depot and Ma Tau Kok Gas Plant known as 13 streets and 3 streets. The construction of residential blocks witnessed the rapid growth of population in Kowloon City in the post-war period.

A cafe, Pak Kung Cafe 白宮冰室 is located at the opposite side of 13 streets which represents old style cafe built in the 1960s and 1970s in Hong Kong.

To the southeast of this mixed industrial and residential area, three piers including Kowloon City Ferry Pier, Kowloon City Vehicular Ferry Landing Pier and Ma Tau Kok Public Pier were built to cater the needs of the residents in the nearby areas in the 1950s and 1960s.

Hoi Sham Park is found to the south of the piers. Hoi Sham Island, which was originally located on the present-day Hoi Sham Park, was connected to the mainland after the reclamation carried out in the 1960s. Jagged rocks on Hoi Sham Island, including the island's landmarks, Fishtail Rock 魚尾石 were kept in the park as the main feature. The park is significant for indicating the original site of Hoi Sham Island and pursuing the history of reclamation in To Kwa Wan.

Apart from the Animal Quarantine Depot, the above mentioned buildings in this cluster were built between the 1950s and 1970s. It is an interesting cluster to let people have a glimpse of the local industrial and residential buildings that built in the post-war period along the waterfront from 13 streets to Hoi Sham Park.

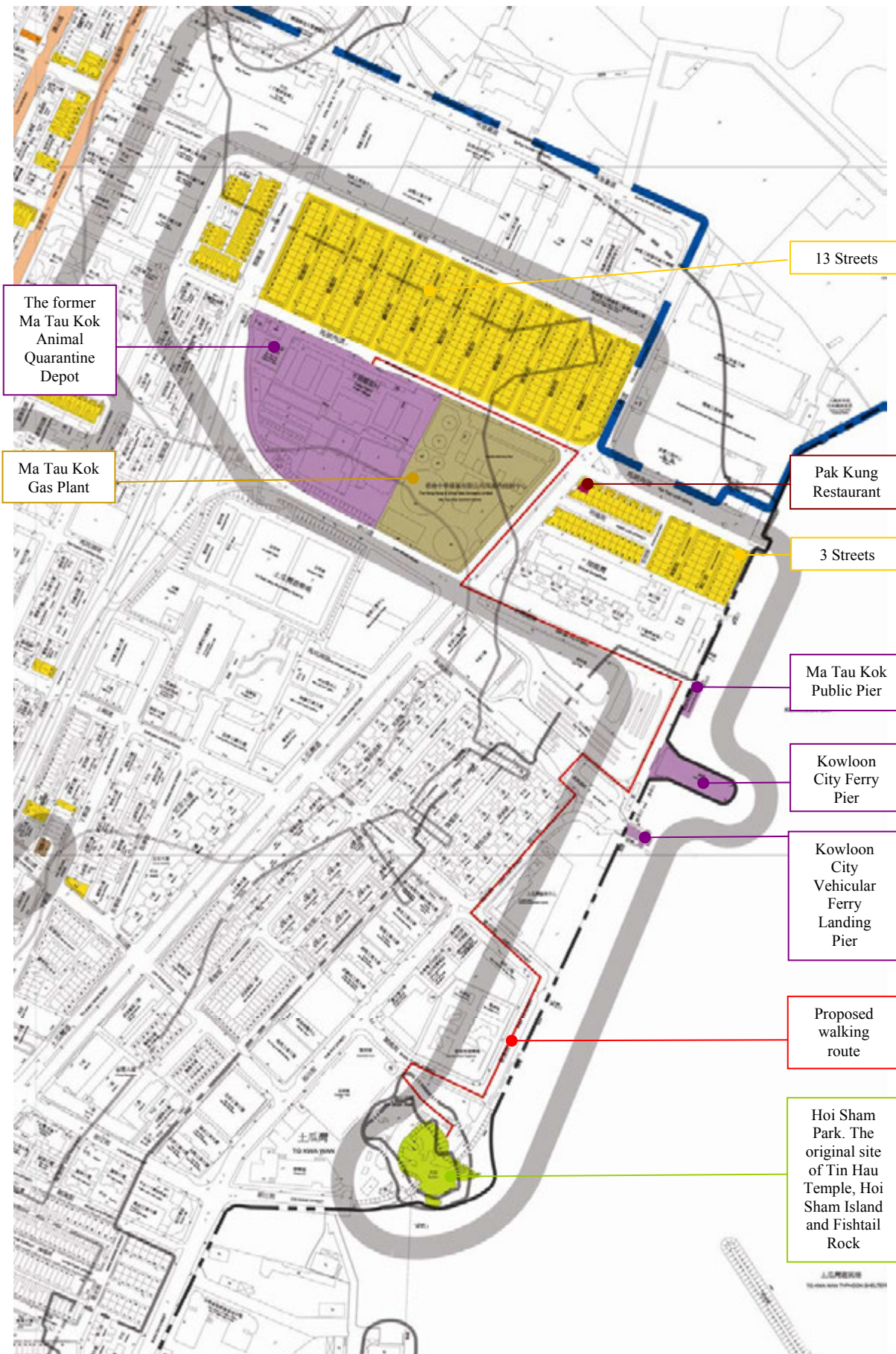


Fig. 57. The sites of heritage and cultural interest in Cluster One.

3.2.1 The former Ma Tau Kok Animal Quarantine Depot

The former Ma Tau Kok Animal Quarantine Depot at No. 63 Ma Tau Kok Road in To Kwa Wan was built in 1907-08. In the late 19th century, there were four slaughter houses on the Hong Kong Island and Kowloon Peninsula, including Kennedy Town²⁰, Hung Hom²¹, Shaukiwan²² and Aberdeen²³. The construction of the Kowloon Canton Railway resulted in the demolition of the slaughter house in Hung Hom and the establishment of the new slaughter house in Ma Tau Kok. The tender for the construction of the new slaughter house was issued in 1907.²⁴ The building complex, including a slaughter house, a house for the use of Indians, three animal sheds, a fodder store, offices and shroffs' quarters were completed in 1908. (Fig. 58 and Fig. 59)

²⁰ It was built in 1894 to replace the old slaughter house built in the western end of Queen's Road. See *SP 1895 Report for 1894 Veterinary Surgeon's (1996)*. Retrieved May 13, 2009, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/s1895/1478.pdf>, p. 433. It was redeveloped into the present Smithfield Temporary Park in 1987.

²¹ It was built in 1892 to replace the old one at Yaumati and was the unique slaughter house on the Kowloon Peninsula. See *SP 1893 Report for 1892 Veterinary Surgeon's (1996)*. Retrieved May 13, 2009, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/s1893/1408.pdf>, p. 246.

²² It was a shed erected near the stream at the entrance of the village. See *SP 1891 Report for 1890 Veterinary Surgeon's (1996)*. Retrieved May 13, 2009, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/s1891/1340.pdf>, p. 314.

²³ It was used as slaughter house in 1897, but was not a proper slaughter house. See *SP 1898 Report for 1897 Sanitary (1996)*. Retrieved May 13, 2009, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/s1891/1340.pdf>, p. 314.

²⁴ See *GA1907 no. 585 Tenders for Erection of Cattle Depots, &c., and Slaughter-house at Ma Tau Kok (1996)*. Retrieved May 13, 2009, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/g1907/6873.pdf>.

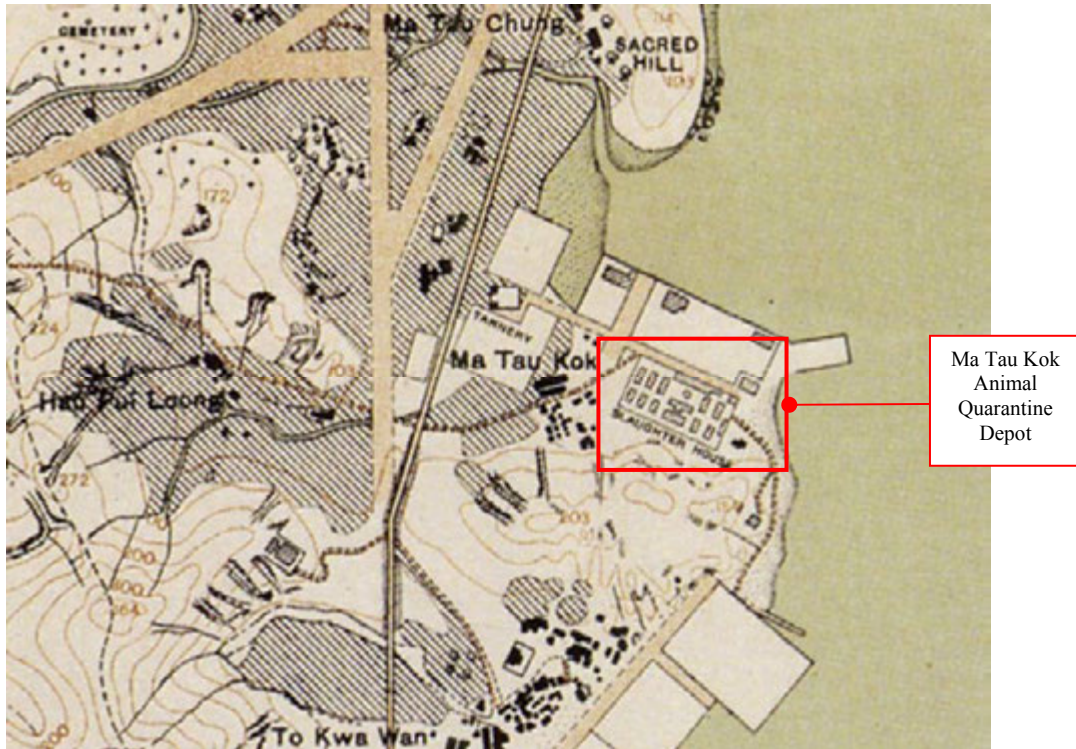


Fig. 58. An old map of Ma Tau Kok Animal Quarantine Depot in 1924.
 (from Empson, Hal, *Mapping Hong Kong: a Historical Atlas*, Hong Kong, Government Information Services, 1992, p. 181.)



Fig. 59. Ma Tau Kok Animal Quarantine Depot, c. 1920.
 (from Lau Yun Wo 劉潤和, *Jiulongchengqu fengwuzhi 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District]*, 2005, p. 67.)

The Slaughter House was closed in 1999. All cattle slaughtering activities were relocated to the new slaughter house in Sheung Shui 上水. The former Ma Tau Kok Animal Quarantine Depot was then converted into a place where the Government leased to artists and art groups, known as

“Cattle Depot Artist Village” 牛棚藝術村 to settle the tenants who moved out from Oil Street Artist Village in 2001. Ma Tau Kok Animal Quarantine Depot was accorded a Grade 2 status in 2009. (Fig. 60) The Animal Quarantine Depot is the only pre-war cattle slaughterhouse that still exists in Hong Kong. Some of the architectural features within the site could help us to trace the functions of the past slaughter houses in Hong Kong. The site also reminds us of Ma Tau Kok was once a place for supplying hygienic and fresh meat to the Kowloon Peninsula in the 20th century.



Fig. 60. The former Ma Tau Kok Animal Quarantine Depot, now known as Cattle Depot Artist Village, 2009.

The construction of the depot was contracted to Mr. Li Ping, which included a slaughter house measured 105ft x 50ft [32m x 15m], building for the use of Indians measured 40ft x15ft [12m x 4.5m], three sheds with accommodation for 120 cattles, 200 sheeps and 400 swine respectively, a fodder store and offices and shroffs’ quarters (Fig. 61). The site is long and narrow. Ample space was provided between buildings for the potential to extend in the future.²⁵ The site experienced expansion in the 1920s. Buildings were found to the south of the site as shown in the old map in 1924. Alterations had been carried out to the site throughout the years. Today, buildings retained at the site are the slaughter house, four sheds and the row building at the front along Ma Tau Kok Road (Fig. 62- Fig. 64). The ruins of the buildings at the rear of the site are still found nowadays, which appear to be different structures as those appeared on the old map in 1924 (Fig.

²⁵ *SP 1908 Report of the Director of Public Works for the year 1907 (1996)*. Retrieved May 19, 2009, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/s1908/2044.pdf>, p. 597.

65). Original troughs can still be found around the site at the open ground, between the sheds and inside the sheds (Fig. 66).

The buildings are basically has a rectangular form of one-storey high, except for the two-storey building at the main entrance of the site nowadays (Fig. 64). The row building at the front are like a number of rooms of different sizes and heights connecting together, which increases the visual interest. All the buildings were mainly built with red bricks, with the brickworks unfinished or plastered. The brickworks are shown even at the columns of the verandahs, which are normally hidden under plastered surfaces. Different roof forms are found, namely hipped roof, pitched roof, and vault of different scales. The roof of the slaughter house has its pitched roof with a row of vents atop, probably to enhance ventilation in the old days. All the roofs are covered with traditional Chinese pan and roll tiles. The eaves are overhanging beyond building faces supported on metal brackets. The gable walls have corbelled gables capped with a layer of granite, which is not commonly found in Hong Kong nowadays. Chimneys are found with tapered profile (Fig. 67). Prominent downpipes could also be found painted in black. Segmental-arched openings with three-layered voussoirs are widely adopted at the buildings. The overall design of the building compound is simple, humble and functional with an unadorned appearance, reflecting the nature of the building compound as a civic building when it was built.

Little decorative features can be found such as the Dutch gables at the slaughter house (Fig. 68) the fireplaces at the two-storey block (Fig. 69), and the ironworks at the balustrades and window frames.

The design of the compound is reminiscent of the Arts and Crafts style, a style originated in the late 19th century when the Arts and Crafts Movement emerged in the wake of the 1851 Great Exhibition in London and in opposition to the machine-made furnishings made possible by the Industrial Revolution. The interior space was not planned regularly to suit an imposed style, hence often resulted in the irregularity of building faces. Building materials were not usually painted or plastered to follow the 'truth-to-material' principle as well as showing the workmanship on the construction. The choice of materials also showed a respect to the local traditions, namely the Chinese pan and roll tiling method.

The site is well preserved as a group with a group value. The different forms of the individual buildings increased visual interest. The Animal Quarantine Depot is also a rare building type in Hong Kong.

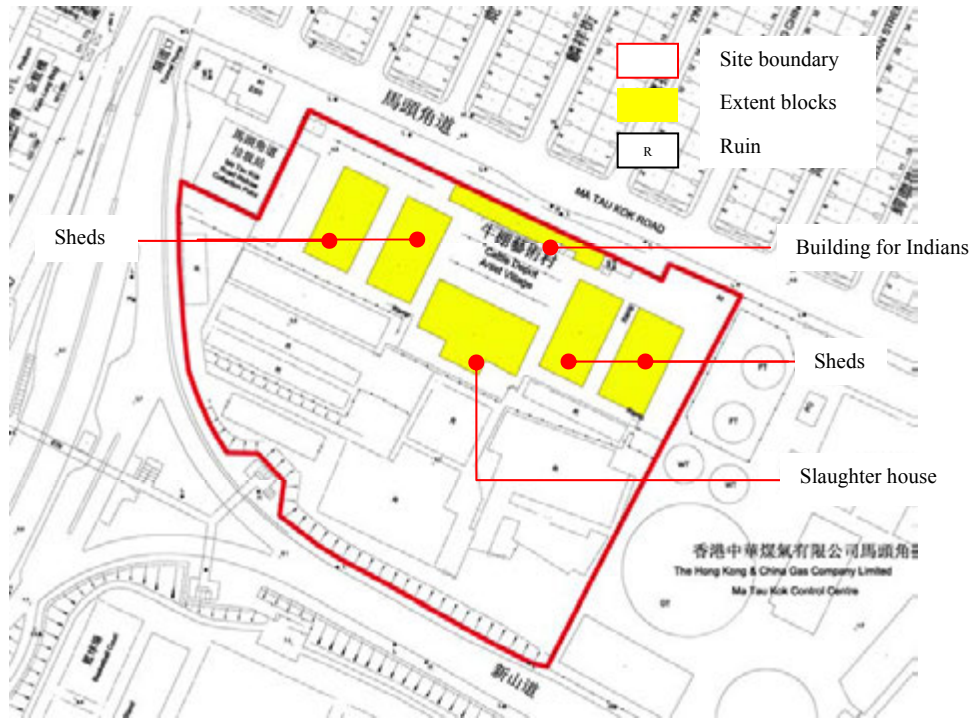


Fig. 61. Site map of the former Ma Tau Kok Animal Quarantine Depot.
 (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.:11-NE-16A, 2007, Scale 1:1000(partial))



Fig. 62. The slaughter house.



Fig. 63. The sheds.



Fig. 64. Building for the Indians.



Fig. 65. Ruinous structures found at the rear of the site nowadays.



Fig. 66. Original trough at the open ground.



Fig. 67. Tapered chimneys, brackets, and Chinese pan and roll tiled roofs of the row building at the front.



Fig. 68. Dutch gable at the Ex-Ma Tau Kok Animal Quarantine Depot.



Fig. 69. Fireplace at the 2-storey block.



Fig. 70. Ironwork at the balustrade of the 2-storey block.

3.2.2 Ma Tau Kok Gas Plant

In the 19th century, two gas plants, one in West Point on the Hong Kong Island²⁶ and another one in Jordon Road at Yaumatei 油麻地²⁷ were built to supply town gas to Hong Kong Island and Kowloon Peninsula. Due to the increasing demand for town gas, a new gas plant was proposed to be built at the present-day Grand Waterfront, Ma Tau Kok in 1935. (Fig. 71) These gas plants were operated until coal stocks were exhausted at the last two years of the Second World War.²⁸

After the Second World War, these plants were put into service again. A new plant was built to replace the old one in Ma Tau Kok. (Fig. 72) An additional new plant was also constructed at the intersection of To Kwa Wan Road 土瓜灣道 and Sun Shan Road 新山道 in 1956. (Fig. 73) The gas plants in West Point and Yaumatei were closed after the new plants in Ma Tau Kok were completed. All the town gas consumed on the Hong Kong Island and Kowloon Peninsula was provided by Ma Tau Kok Gas Plant in the early 1960s. Nowadays, being one of the two gas plants in Hong Kong, the Gas Plant in Ma Tau Kok supplies about 5% of town gas in Hong Kong.²⁹ (Fig. 74)

The Gas Plant at Ma Tau Kok Road is located adjacent to the Animal Quarantine Depot. The site comprises two office buildings, a plant, two gasholders and a few other tanks (Fig. 75).

The office building along Ma Tau Kok Road is believed to be built in 1956 of modern style (Fig. 76 - Fig. 77). It is a rectangular building of around nine-storey high. The two gasholders occupying an area of around 1212 square metres and 703 square metres respectively are much bigger than other tanks each occupying an area of 107 square metres at the site. Both are in cylindrical form, featuring a steel frame surrounding the gasholder (Fig. 78).

Ma Tau Kok Gas Plant is now the only gas plant remained in the urban district in Hong Kong.³⁰ The special form of the gasholder and the rare building type becomes an interesting icon in the district.

²⁶ Xianggang shangye huibao 香港商業彙報 [Hong Kong Commercial Press], *Xianggang jianzaoye nainian shi* 香港建造業百年史 [One Hundred Years of Building Construction in Hong Kong], Hong Kong, Xianggang gongshangye huibao, 1958, p. 81.

²⁷ The gasholder in Yaumatei was built in 1892. As cited in Siu Kwok Kin 蕭國健, *Youjianwangqu fengwuzhi* 油尖旺區風物志 [A Guide to the Antiquities of Yau Tsim Mong District], Hong Kong, Yau Tsim Mong District Council, 1999, p. 48.

²⁸ Pun Lee Lam, Sylvia Chan, *Competition in Hong Kong's Gas Industry*, Hong Kong The Hong Kong Centre for Economic Research by the Chinese University Press, 2000, pp. 9-10.

²⁹ *Gas Production and Network* (2004). Retrieved 13 May 2009, from Towngas under Hong Kong and China Gas Company Ltd., Web Site: http://www.towngas.com/tgweb/eng/ab_towngas/company_profile.asp?level=32&position=left.

³⁰ The other gas plant is located at Tai Po Industrial Estate.

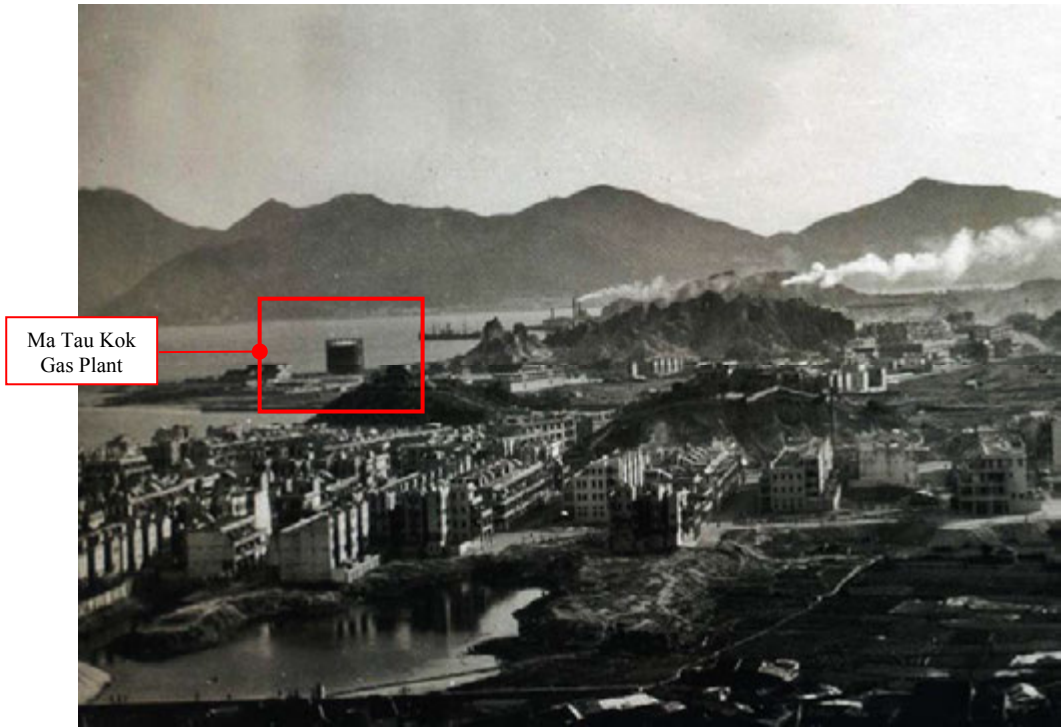


Fig. 71. The Gas Plant located at the waterfront of Ma Tau Kok, 1936.
 (from Zheng Baohong 鄭寶鴻, *Early Hong Kong's Kowloon Peninsula*, Hong Kong, University Museum and Art Gallery, The University of Hong Kong, 2007, p. 169.)

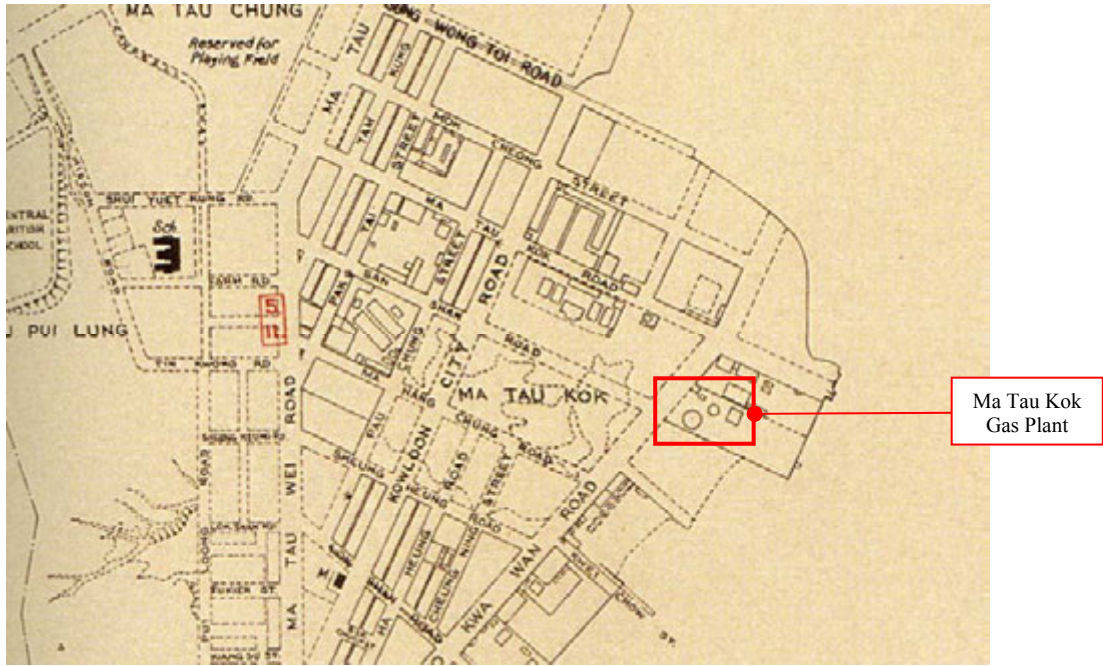


Fig. 72. An old map of 1947 showing the location of Ma Tau Kok Gas Plant.
 (from Empson, Hal, *Mapping Hong Kong: a Historical Atlas*, Hong Kong, Government Information Services, 1992, p. 180.)

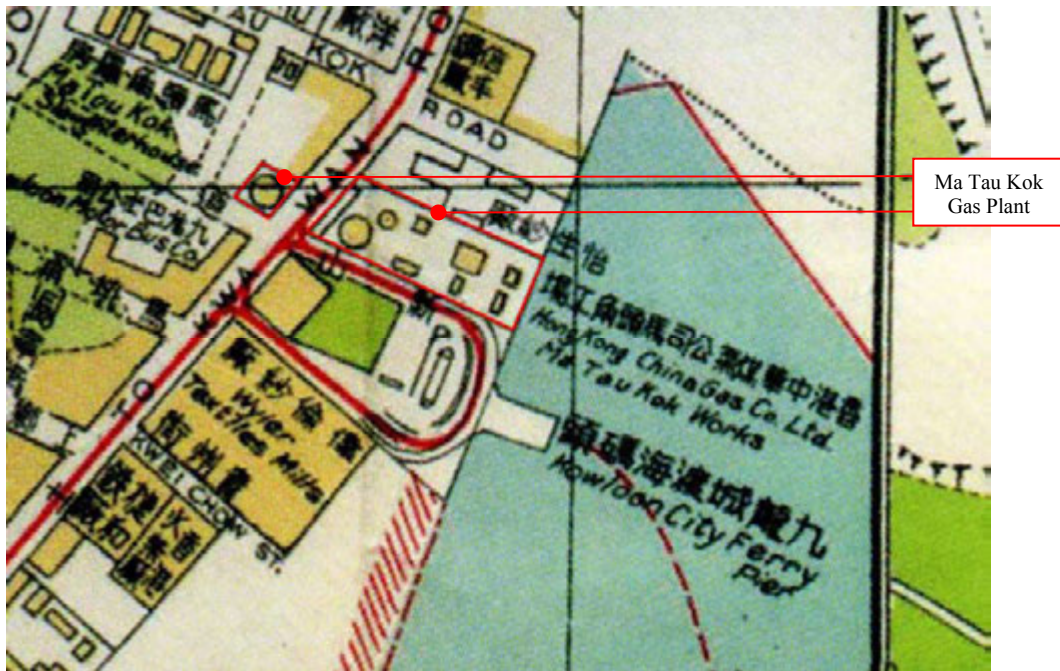


Fig. 73. A new gas plant was built opposite to the original gas plant in the post-war period, 1960.

(from Zheng Baohong 鄭寶鴻, *A Century of Kowloon Roads and Streets*, Hong Kong, Joint Publishing (Hong Kong) Company Limited, 2000, pp. 226-227.)



Fig. 74. Ma Tau Kok Gas Plant, 2009.



Fig. 75. Site map of the Ma Tau Kok Gas Plant.
 (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.:11-NE-16A, 2007, Scale 1:1000(partial))



Fig. 76. Front view of the office building of the Mau Tau Kok Gas Plant.



Fig. 77. The rear view of the office building of the Ma Tau Kok Gas Plant.

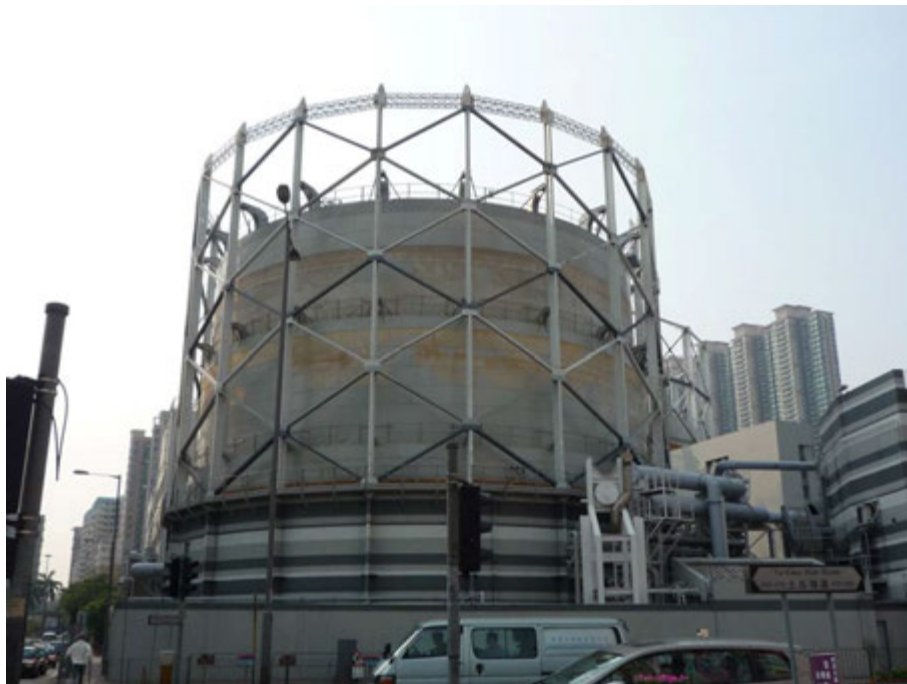


Fig. 78. One of the gasholders at the Ma Tau Kok Gas Plant.

3.2.3 13 Streets 十三街

“13 streets” 十三街 is commonly known as thirteen streets where a larger cluster of residential blocks were built along thirteen streets. Thirteen streets, including Lung To Street 龍圖街, Fung Yi Street 鳳儀街, Luk Ming Street 鹿鳴街, Lun Cheung Street 麟祥街, Ying Yeung Street 鷹揚街, Pang Ching Street 鵬程街, Hung Wan Street 鴻運街, Shim Luen Street 蟬聯街, Yin On Street 燕

安街, Tsun Fat Street 駿發街, Hok Ling Street 鶴齡街 and a section of Kowloon City Road 九龍城道 and To Kwa Wan Road 土瓜灣道 that bounded by Ma Tau Kok Road in the south and Mok Cheong Street in the north were constructed on Kowloon Inland Lot 1094³¹ and 1992³² (Fig. 79 and Fig. 80). According to the proposed block plan of these residential blocks in 1957, these residential blocks were originally named from Block A to L.

Kowloon Inland Lot 1094 was used to be a timber yard in 1900.³³ The land lot was subsequently purchased by the Hong Kong Rope Factory to build a new factory in 1924.³⁴ After the Second World War, a cotton mill and a vacuum flask factory was built on the site.³⁵

A large cluster of seven-storeys residential blocks were built by the Sun Nam Yang Construction and Investment Company Ltd.³⁶ in 1959-61, while the population growth accelerated in Hong Kong. (Fig. 81) The census showed that the population of Hong Kong had increased from 2.4 million to 3.13 million between 1956 and 1961.³⁷ The rapid population growth stimulated the private developers to alleviate the housing storage. A large amount of private domestic units were eventually built in this period.

The residential blocks were mostly inhabited by the grass-root class at present. Most of the units were rent to more than one tenant. It is an evidence to show that the living condition of grass-root class and the cityscape of To Kwa Wan in the 1960s.

³¹ No 182-206 Kowloon City Road, Lung To Street, Fung Yi Street, Luk Cheung Street, Lun Cheung Street, Ying Yeung Street, Pang Ching Street, Hung Wan Street and No 3-27 Shim Luen Street are laid on Kowloon Lot No 1094.

³² 2-26 Shim Luen Street, Yin On Street, Tsun Fat Street, Hok Ling Street and No 112-138 To Kwa Wan Road are laid on Kowloon Lot No 1992.

³³ Hong Kong Public Records Office, *Extension to Kowloon Inland Lot No. 1094- Application from Messrs. Punchard & Lowther & Co. for an-(sold as K.I.L.1109), Reference File HKRS 58-1-16-30* from Hong Kong Public Records Office, Hong Kong SAR Government, p. 1.

³⁴ Hong Kong Public Records Office, *Extension to Kowloon Inland Lot No. 1094- Application from Messrs. Punchard & Lowther & Co. for an-(sold as K.I.L.1109), Reference File HKRS 58-1-16-30* from Hong Kong Public Records Office, Hong Kong SAR Government, p. 1.

³⁵ Hong Kong Public Records Office, *K.I.L. No. 1094-Surrender of K.I.L. No. 1266 for the Grant of...., 14-02.1949-06.02.1974, Reference File HKRS 337-4-132* from Hong Kong Public Records Office, Hong Kong SAR Government, pp. 1 and 10.

³⁶ The Land Registry, *The Remaining Portion of Section E of Kowloon Inland Lot No. 1094 and the Extensions Thereto, YLC090327000172* from The Land Registry, Hong Kong SAR Government.

³⁷ Pryor, E. G. *Housing in Hong Kong*, Hong Kong; New York, Oxford University Press, 1973, p. 29.



Fig. 81. The residential blocks in 13 streets, 2009.

The twelve residential blocks at 13 streets were built at regular intervals within the rectangular lot delimited by four streets, namely Mok Cheong Street 木廠街, To Kwa Wan Road 土瓜灣道, Ma Tu Kok Road 馬頭角道 and Kowloon City Road 九龍城道. They were all long and rectangular block, except block 'A' which has a curved end at Ma Tau Kok Road (Fig. 82 - Fig. 86). They are all orientated with the short elevation on both ends facing towards the former Kai Tak Airport and the former Ma Tau Kok Animal Quarantine Depot respectively. Blocks 'A' to 'F' all have their height in an ascending order from five storeys, six storeys or seven storeys starting from the Mok Cheong Street side to eight storeys at Ma Tau Kok Road side (Fig. 87). Blocks 'G' to 'L' have a constant height of eight storeys. All the buildings are built of reinforced concrete with flat roofs.

The eleven streets between the residential blocks were originally designed to be open space for playgrounds, guarded with iron gates on both ends of the street. The spatial arrangement of each block is roughly the same. Each block comprises two rows of flats in a back to back manner, with light wells between the two rows at intervals (Fig. 88). The light well on the ground floor is a yard accessible from the flats.

The ground floor flats were designed for residential purpose, except for those facing outwards to the four streets which were designed as shops (Fig. 89). Each flat is provided with a kitchen and a bathroom, except for the shop which does not include a kitchen (Fig. 90). The size of the residential flats on the ground floor varies from approximately 39.22 sqm to 56.65 sqm, with the smallest flats at the middle of the row. The floor to ceiling height is 3.87 m.

There are staircases giving access to the upper floors, basically serving two flats on every floor. There is a smoke lobby connecting the two rows at the staircores on each floor. Each flat is provided with a kitchen and a bathroom. The flats facing outward to the four streets are all provided with extra balcony space, with the balconies all enclosed nowadays to increase interior space (Fig. 93 - Fig. 94). The size of the flats varies from approximately 36.84 sqm to 66.49 sqm (including balcony). The floor to ceiling height is 2.97 m.

The twelve residential blocks at 13 streets is a large residential group built in around 1960s, which was during the prosperous period of the local real estate industry. The multi-storey blocks higher than five storeys are testimony to the building regulations in 1955 which increased the limit in building height. They are very functional buildings without any articulation or decoration.

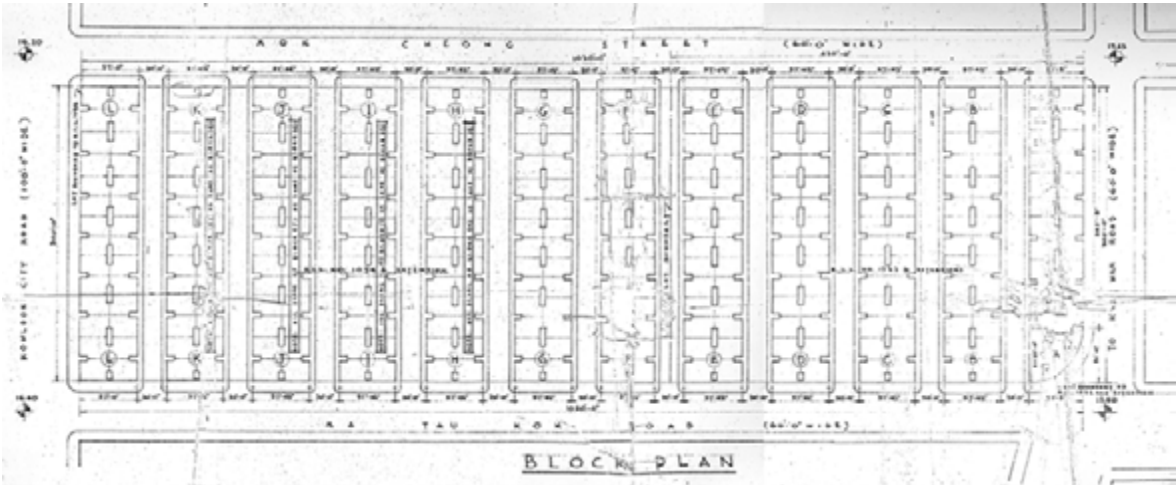


Fig. 82. The proposed block plan of the residential blocks in 1957, (Courtesy of the Buildings Department, *Proposed New Buildings on K.I.L. Nos 1094 & 1092 and Extensions at Kowloon City Road, Ma Tau Kok Road, To Kwa Wan Road. And Mok Cheong ST., B.O.O. Ref. No. 2/4862/57.*)



Fig. 83. View of the twelve residential blocks facing Kowloon City Road.



Fig. 84. View of the twelve residential blocks facing Mok Cheong Street.



Fig. 85. View of the twelve residential blocks facing Ma Tau Kok Road.



Fig. 86. View of the residential block (originally named block 'A').

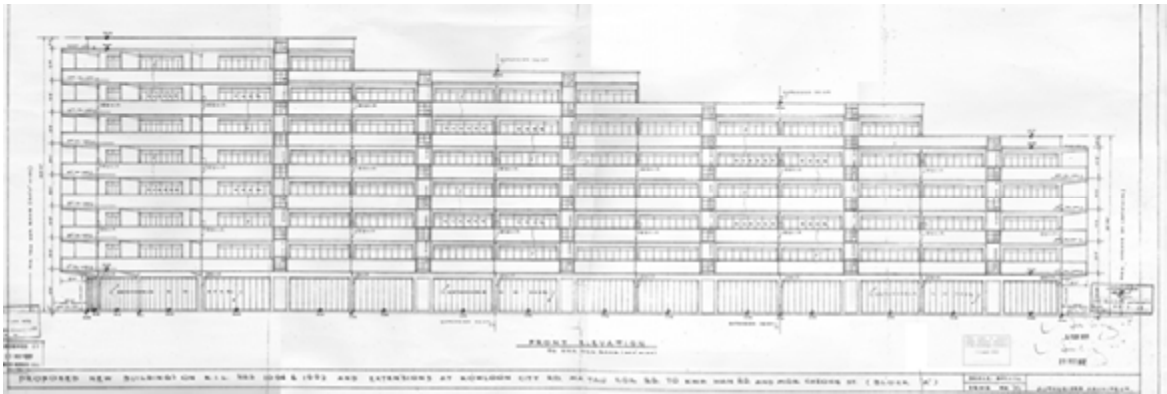


Fig. 87. Front elevation facing To Kwa Wan Road of Block 'A'.
(Courtesy of the Buildings Department, *Proposed New Buildings on K.I.L. No.s 1094 & 1992 and Extensions at Kowloon City Road, Ma Tau Kok Road, To Kwa Wan Road. And Mok Cheong ST. (Block 'A')*, B.O.O. Ref. No. 2/4862/57.)



Fig. 88. The street between the residential blocks.

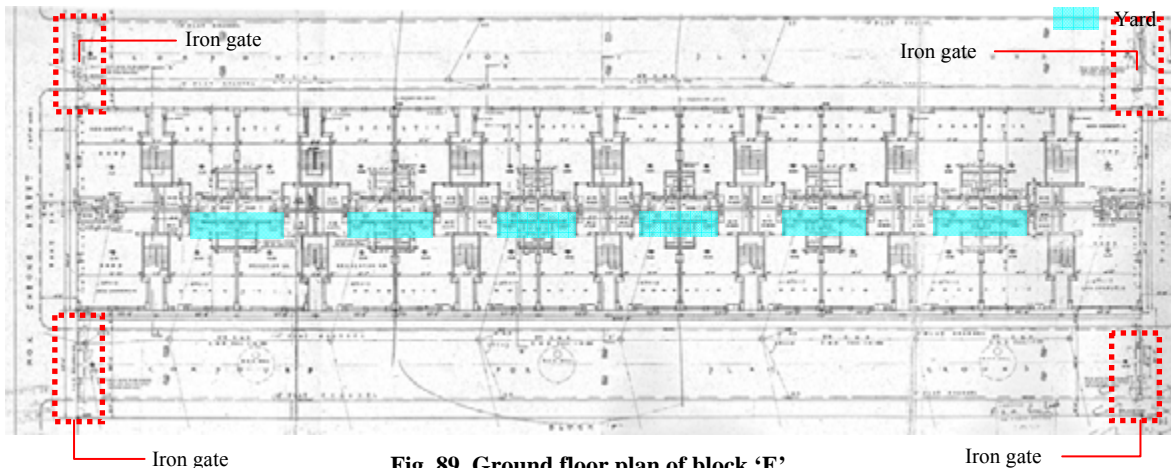


Fig. 89. Ground floor plan of block 'E'.
 (Courtesy of the Buildings Department, *Proposed New Buildings on K.I.L. No.s 1094
 \$ 1992 and Extensions at Kowloon City Road, Ma Tau Kok Road, To Kwa Wan Road.
 And Mok Cheong ST. (Block 'E')*, B.O.O. Ref. No. 2/4862/57.)



Fig. 90. The shop on the ground floor at the twelve residential blocks facing Mok Cheong Street.



Fig. 91. Staircase at the residential block at the 13 streets.



Fig. 92. The smoke lobby at the residential block at the 13 streets.

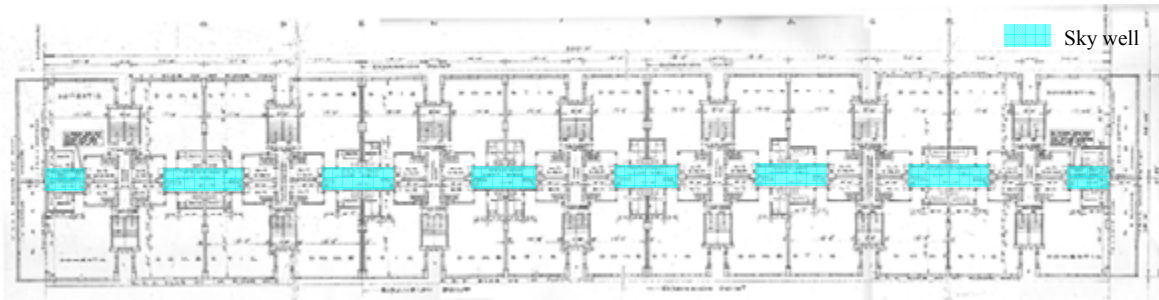


Fig. 93. First floor to sixth floor plan of block 'E'.
 (Courtesy of the Buildings Department, *Proposed New Buildings on K.I.L. No.s 1094 \$ 1992 and Extensions at Kowloon City Road, Ma Tau Kok Road, To Kwa Wan Road. And Mok Cheong ST. (Block 'E')*, B.O.O. Ref. No. 2/4862/57.)



Fig. 94. The enclosed balconies of the twelve residential blocks facing Mok Cheong Street.

3.2.4 3 Streets

“3 streets” 三街 is commonly known three streets where three residential blocks were built in the area at the southeast of 13 streets. A large cluster of seven-storey residential blocks were built on three streets, including Chung Sun Street 忠信街, Hing Yin Street 興賢街 and Hing Yan Street 興仁街 in 1959-61. (Fig. 95 and Fig. 96) The upper floors of the buildings were used for residents, while ground floors were used as blacksmiths and garages.

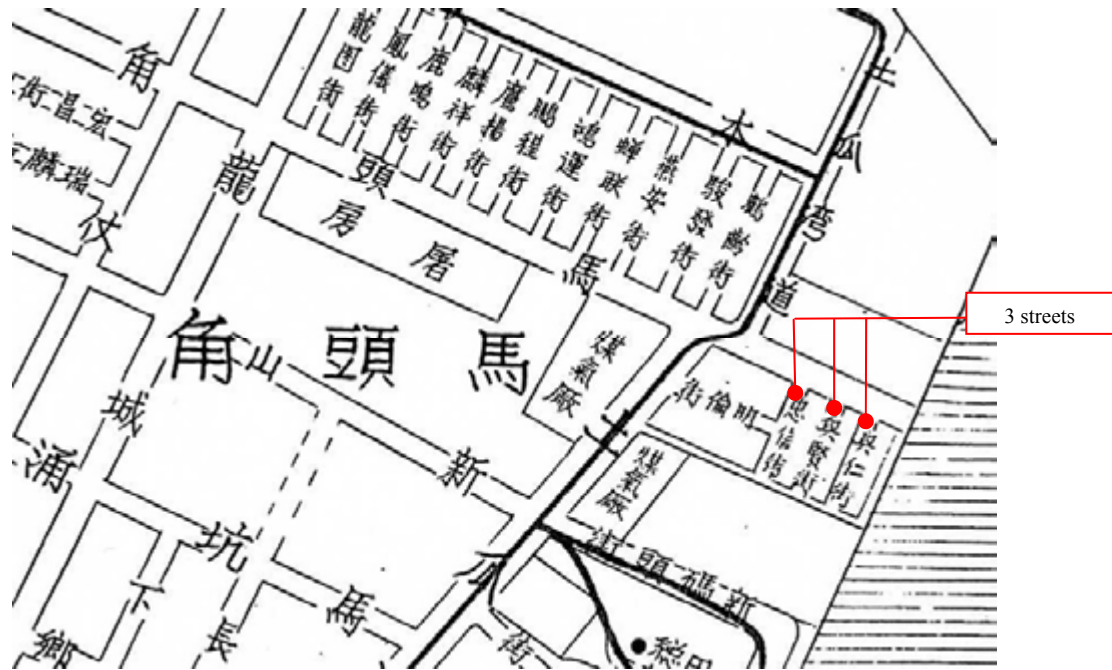


Fig. 95. 3 streets shown on an old map in 1971.
 (from *Hong Kong Year Book*, Hong Kong, *Wah Kiu Yat Po* 華僑日報 [Overseas Chinese Daily News], 1971, p. 82.)



Fig. 96. The residential blocks in 3 streets, 2009.

The three residential blocks at the 3 streets are long and rectangular block similar to those at the 13 streets. They are orientated with the short elevation facing towards Ma Tau Kok Road and the pier. The two blocks at Chung Sun Street and Hing Yin Street are of eight-storey high, while the one at Hing Yan Street along the waterfront is of nine-storey high. Apart from the different in

height, the external appearance of the block facing the waterfront is different from the other two with a more articulated elevation facing Ma Tau Kok Road adopting a grid pattern around the window openings (Fig. 97 - Fig. 98).

Each block comprises two rows of flats in a back to back manner. Staircases are found giving access to the upper floors, serving two flats on every floor. The buildings are built of reinforced concrete with flat roofs (Fig. 99).

Similar to the residential blocks at the 13 streets, these three blocks were also built in around 1960s which was during the prosperous period of the local real estate industry. The multi-storey blocks higher than five storeys are testimony to the building regulations in 1955 which increased the limit in building height. They are very functional buildings without much articulation or decoration.



Fig. 97. Residential block at Hing Yan Street.



Fig. 98. The two residential blocks at Hing Yin Street and Chung Sun Street.



Fig. 99. Residential block at Chung Sun Street.

3.2.5 Pak Kung Cafe 白宮冰室

Pak Kung Cafe is at the corner of the intersection of Ma Tau Kok Road and To Kwa Wan Road, which is at the opposite side of the gas plant and 13 streets. *Bing Sut* 冰室 [ice room] was a common culture in the catering trade in Hong Kong since 1910-1930. Those cafes were established with Western influence which offered soft drinks, ice cream, bread, cakes and biscuits (Fig. 100).³⁸

Pak Kung cafe is on the ground floor of a 1959 eight-storey residential block. It occupies two units, Nos. 91 and 93 Ma Tau Kok Road. The corner site allows the cafe to have entrances on the two streets, welcoming customers on both sides (Fig. 102).

The external elevations of the cafe appears to be retaining the furnishing at the time when it start running the business. Large square windows and entrances are found on the shopfronts, where the characterized rhombus pattern metal window grilles and collapsible metal gate perforated with the Chinese name of the cafe are found (Fig. 103 - Fig. 105). The characters of the name in both Chinese and English are found above the shopfront.

Internally, the furniture and the interior decoration of the cafe also appears to be retaining what it was in the past, such as the old pendulum fans, small timber fitting cart seats and the rhombus shaped window frames. The walls and floors are finished with green and white square tiles, while the light fittings on the walls are of special interest (Fig. 106). Pak Kung Cafe is a living testimony to the local catering trade which is still survived nowadays.



Fig. 100. The section offering soft drinks and cakes at Pak Kung Cafe.

³⁸ Zheng Baohong, *Early Hong Kong Eateries*, Hong Kong, University Museum and Art Gallery, the University of Hong Kong, 2003, pp. 129-130.

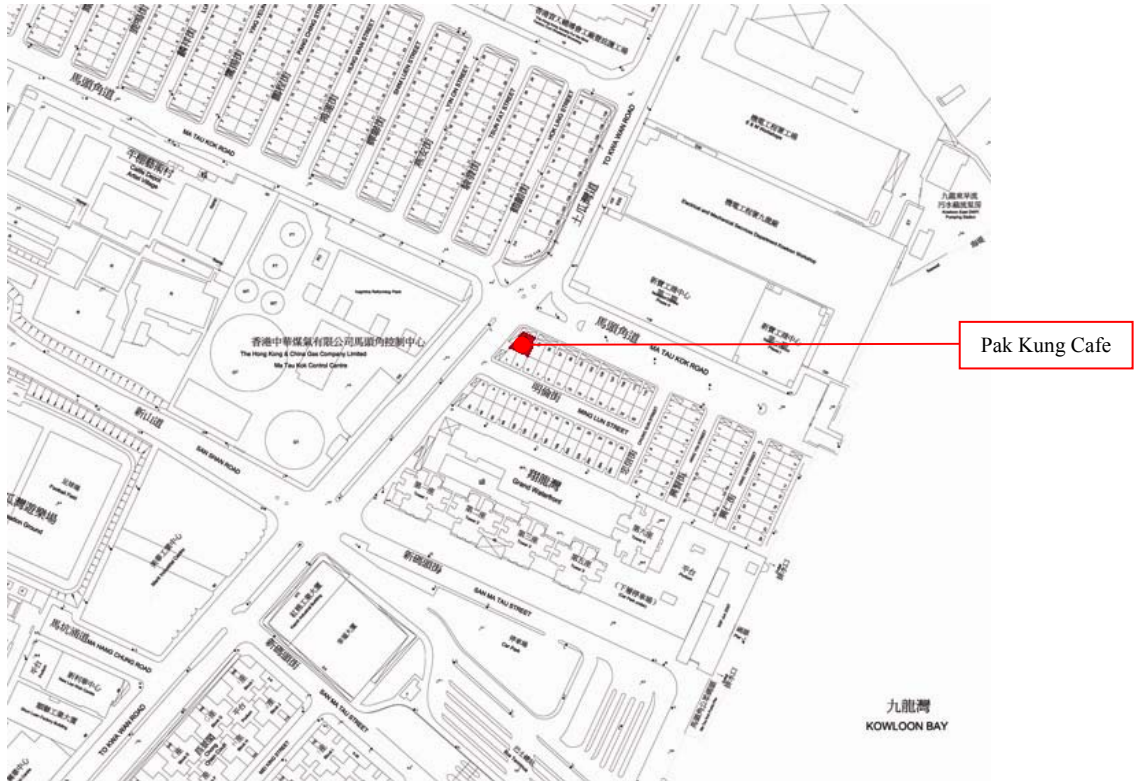


Fig. 101. The site map of Pak Kung Cafe.
 (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.:11-NE-16A, 2007, Scale 1:1000(partial))



Fig. 102. Pak Kung Cafe at the corner on the ground floor of a residential block.



Fig. 103. The shopfronts of Pak Kung Cafe.



Fig. 104. The window grilles with rhombus pattern of Pak Kung Cafe.



Fig. 105. Collapsible metal gate with perforated with the Chinese name of the cafe.



Fig. 106. Interior of Pak Kung Cafe.

3.2.6 Kowloon City Ferry Pier

The Kowloon City Ferry Pier is located at the south of Kai Tak International Airport.(Fig. 107 and Fig. 108) Before it was built, there were only two ferry piers on the Kowloon Peninsula, one in Tsim Sha Tsui 尖沙咀 and another in Jordan Road 佐敦. Only a government wharf was constructed in Kowloon City to provide ferry services. People who lived in Kowloon City District found it inconvenient to travel a long distance to Tsim Sha Tsui and Jordan. It was imperative to build a ferry pier in Kowloon City to provide ferry services for the local people. The construction of Kowloon City Ferry Pier was first suggested by the Chinese Chamber of Commerce in 1947.

The Ferry Pier was built in 1954 and was completed in 1955.³⁹ The pier was managed by the Hongkong and Yaumati Ferry Co. Ltd and started to operate on 4 July 1956 to provide ferry service between Kowloon City and Wanchai.⁴⁰ It was the first permanent pier constructed after the Second World War.⁴¹ The routes from Kowloon City to North Point and Tai Koo Shing were also provided in the following years. Adjacent to the Pier is a bus terminal where bus service was provided for the convenience of passengers using the ferry service. Currently, the pier has only one route to North Point operated by New World First Ferry Services Limited.

The Kowloon City Ferry Pier was built with a modern style same as the Star Ferry piers at Tsim Sha Tsui and Wan Chai. The simple and functional form built of concrete which seldom carries any decoration are the features of the style. It is a large pier of two-storey which mainly comprises boarding and waiting rooms and two piers. The flat roof is supported on load-bearing walls and slender columns (Fig. 109). Over the entrance is a canopy with a wave pattern, which is the only articulation to its front elevation (Fig. 110).

³⁹ Hong Kong Public Records Office, *Ferry Pier at Kowloon City-Construction of -, 12.07.1947-21.12.1956, Reference File HKRS 156-1-1104* from Hong Kong Public Records Office, Hong Kong SAR Government.

⁴⁰ *Rationalisation of HYF's Franchised Routes (1997-98)*. Retrieved 13 May 2009, from Provisional Legislative Council under the Legislative Council, Web Site: <http://www.legco.gov.hk/yr97-98/english/panels/tp/papers/tp1212-6.htm>. Also see Ta Kung Po 大公報, 04-07-1956.

⁴¹ Ta Kung Po 大公報, 04-07-1956.



Fig. 107. The site map showing the location of Kowloon City Ferry Pier.
(Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.:11-NE-16A, 2007, Scale 1:1000 (partial))



Fig. 108. Kowloon City Ferry Pier, 2009.



Fig. 109. Flat roof supporting on slender columns of the Kowloon City Ferry Pier.



Fig. 110. The entrance canopy of the Kowloon City Ferry Pier.

3.2.7 Kowloon City Vehicular Ferry Landing Pier

A vehicular ferry landing pier was also built at the southwest of Kowloon City Ferry Pier to provide vehicular ferry service between Kowloon City and North Point in the 1960s.(Fig. 111) The vehicular ferry was operated by the Hongkong and Yaumati Ferry Company Limited. The service

was suspended in 1998 because the traffic flow dropped nearly 40% after the opening of the Western Harbour Crossing in 1997.⁴²



Fig. 111. The site map of Kowloon City Vehicular Ferry Landing Pier.
(Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.:11-NE-16A, 2007, Scale 1:1000 (partial))



Fig. 112. The building of Body and Accident Repair Unit in Kowloon City Vehicular Ferry Landing Pier, 2009.

⁴² *Rationalisation of HYF's Franchised Routes (1997-98)*. Retrieved 13 May 2009, from Provisional Legislative Council under the Legislative Council, Web Site: <http://www.legco.gov.hk/yr97-98/english/panels/tp/papers/tp1212-6.htm>.



Fig. 113. Buildings at Kowloon City Vehicular Ferry Landing Pier, 2009.

3.2.8 Ma Tau Kok Public Pier

Ma Tau Kok Public Pier was one of public piers built by the Hong Kong Government in Kowloon in 1973⁴³ (Fig. 114 and Fig. 115). Before its completion, only two public piers, one in Tsim Sha Tsui and another in Kwun Tong were built at the south and southeast of Kowloon Peninsula leading to serious traffic congestion at the loci. Therefore, a public pier was built at Ma Tau Kok to ease the congestion.⁴⁴ The Pier is maintained by the Civil Engineering and Development Department at present.⁴⁵

Ma Tau Kok Public Pier is a small and simple pier. It has a simple structure of a flat roof supporting on two rows of circular columns. There is no wall, and the pier is like a pavilion simply providing a shelter for the passenger. The pier is built of concrete. The seats at the pier are built-in concrete seats (Fig. 116). It was also built in the modern style similar to the Kowloon City Ferry Pier.

⁴³ Hong Kong Public Records Office, *Public Reclamations and Works Ordinance-Proposed Reclamation at Ma Tau Kok in Kln. Bay for the Construction of a Public Pier, 13.12.1971-15.03.1972, Reference File HKRS 337-4-3949* from Hong Kong Public Records Office, Hong Kong SAR Government.

⁴⁴ Hong Kong Public Records Office, *Public Reclamations and Works Ordinance-Proposed Reclamation at Ma Tau Kok in Kln. Bay for the Construction of a Public Pier, Reference File HKRS 337-4-3949* from Hong Kong Public Records Office, Hong Kong SAR Government, p. 3.

⁴⁵ *Public Piers Maintained by CEDD* (2008). Retrieved 13 May 2009, from Civil Engineering and Development Department, Hong Kong SAR Government, Web Site: http://www.cedd.gov.hk/eng/about/organisation/public_piers.htm.



Fig. 114. The site map showing the location of Ma Tau Kok Public Pier.
(Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.:11-NE-16A, 2007, Scale 1:1000(partial))



Fig. 115. Ma Tau Kok Public Pier, 2009.



Fig. 116. The built-in seats at Ma Tau Kok Public Pier.

The construction of piers reflects the demand for public transport services in the district of Kowloon City and To Kwa Wan in the 1960s-1970s. Ferries connecting North Point, Wanchai and Kowloon City were provided. It represents that more and more residents lived in Kowloon City and To Kwa Wan. The piers were eventually built to facilitate the daily travel across the Victoria Harbour.

3.2.9 Hoi Sham Temple, Hoi Sham Island

The name Hoi Sham Island literally means “an island in the middle of the sea”, where a small island was originally located at the western shore of Kowloon Bay. (Fig. 117 - Fig. 119) The island has another name as To Kwa Wan Island as its shape is like a potato - “To Kwa” 土瓜. The island was scattered by jagged rocks. Fishtail Rock 魚尾石 was one of the jagged rocks which was the island’s landmark. It was named as Fishtail Rock as its shape resembles a fish’s tail.

Hoi Sham Temple, a small temple dedicated to Lung Mo 龍母 [Mother Dragon], Goddess of the sea, was originally built on Hoi Sham Island. Devotees had to cross the sea by sampan to visit the Temple. Reclamation was carried out along the coast of To Kwa Wan in 1964. Thus, the island was connected with the land and incorporated as the new Hoi Sham Park. (Fig. 120) Lung Mo Temple was then relocated to the adjacent of Tin Hau Temple in Ha Heung Road at To Kwa Wan. The park was opened in 1972, where the Fishtail Rock and most of the other jagged rocks are retained.



Fig. 117. The printing drawn by the British Navy officer showing Tin Hau Temple, Hoi Shum Island in the 1840s.
(from Lau Yun Wo 劉潤和, *Jiulongchengqu fengwuzhi* 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 117.)

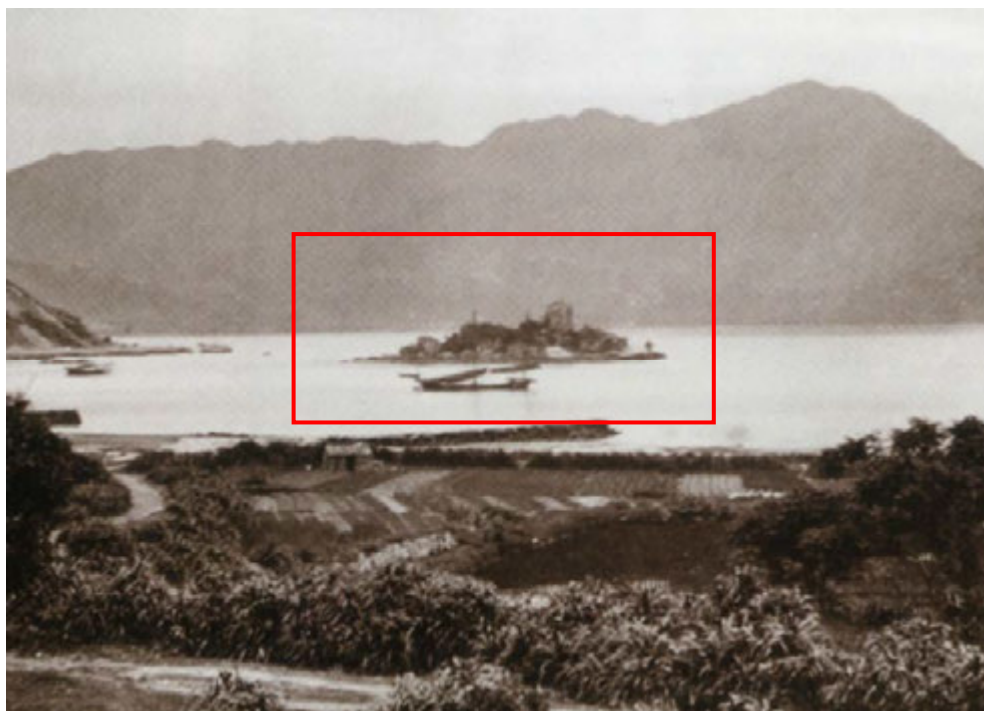


Fig. 118. Hoi Shum Island, c. 1868.
(from Lau Yun Wo 劉潤和, *Jiulongchengqu fengwuzhi* 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 47.)

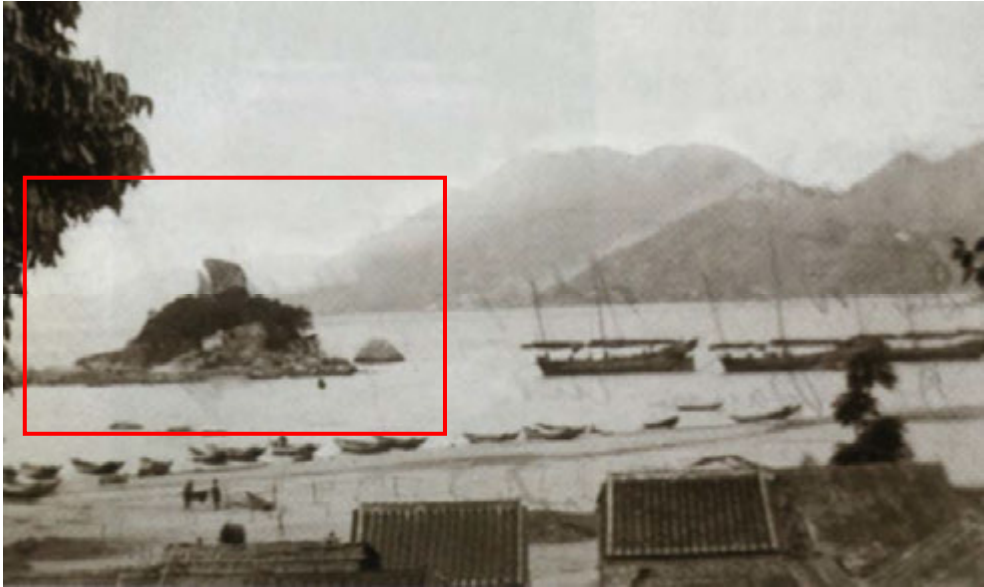


Fig. 119. Hoi Shum Island, c. 1900.
(from Lau Yun Wo 劉潤和, *Jiulongchengqu fengwuzhi* 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 116)



Fig. 120. Hoi Shum Park, 2009.

3.2.10 Residential buildings

The residential blocks located in cluster one are mainly found along Kowloon City Road, Mok Cheong Street, Ma Tau Kok Road and Ming Lun Street. The ground floors of the residential blocks were mainly used as shops and restaurants, while the upper floors were used for mixed commercial, communal and residential uses. Most of them are now occupied by the less well-off class.

3.2.10.1 Residential blocks

Residential blocks are multi-storey residential buildings usually higher than five storeys with multi-occupancy. Each flat could be housing one family or sub-divided to house more than one family. They are post war residential buildings built mainly for the less well-off class. The residential blocks within cluster one are post war buildings of five to eight storeys high. These post war residential blocks were built according to the Buildings Ordinance of 1956, which allowed a very much higher intensity of land use and resulted in a moderate surge of development reaching a peak in 1959.⁴⁶ All the buildings were built of reinforced concrete. Every two blocks are found with a common staircase, where the ventilation grilles of the stair cores are found on the front elevation forming the common feature of the post-war residential blocks. The balconies cantilevered above pedestrian walkways, which are found enclosed nowadays. For allowing greater building height and safeguarding an adequate amount of natural sunlight to the street, there was a requirement to have a set-back of the upper storeys resulted in a pyramidal shape of the buildings. Some of the residential blocks in cluster one are found with set-back on the upper storeys, reflecting such requirement (Fig. 121).



Fig. 121. Ventilation grilles at stair cores, enclosed cantilevered balconies and set-back upper storeys at Nos. 50-52 Ma Tau Kok Road.

⁴⁶ Pryor, E.G., *Housing in Hong Kong*, Hong Kong, New York, Oxford University Press, 1973, pp. 29-31.

Nos. 179-181 Kowloon City Road 九龍城道



Construction Year	1956
Existing use	Residential and commercial
Lot No	K.I.L 1109
Number of Storey	5

Nos. 181-183C Kowloon City Road 九龍城道



Construction Year	1956
Existing use	Residential and commercial
Lot No	K.I.L 1109
Number of Storey	5

Nos. 50-52 Ma Tau Kok Road 馬頭角道



Construction Year	1956
Existing use	Residential and commercial
Lot No	K.I.L 1109
Number of Storey	4

Nos. 54-64 Ma Tau Kok Road 馬頭角道		
	Construction Year	1956
	Existing use	Residential and commercial
	Lot No	K.I.L 1109
	Number of Storey	4

Nos. 91-113 Ma Tau Kok Road 馬頭角道		
	Construction Year	1959
	Existing use	Residential and commercial
	Lot No	K.M.L 97
	Number of Storey	7

Nos. 1-5 Ming Lun Street 明倫街		
	Construction Year	1959 - 60
	Existing use	Residential and commercial
	Lot No	K.M.L 97
	Number of Storey	7

Nos. 2-28 Ming Lun Street 明倫街



Construction Year	1959 - 60
Existing use	Residential and commercial
Lot No	K.M.L 97
Number of Storey	7

3.3 Cluster Two

Cluster Two is a mainly residential area located at the junction of Kowloon City and To Kwa Wan. It is bounded by Prince Edward Road West 太子道西 to the north, Ma Hang Chung Road 馬坑涌道 to the south, The Former Far East Flying Training School to the east and Lomond Road Garden to the west. Five historic buildings/ structures/ sites can be found in this cluster, namely the door surround of Sheung Tai Temple, Holy Trinity Church, Sung Wong Toi, the former Far East Flying Training School and No. 103 Tam Kung Road. While these five sites are located in the northern part of this cluster, a large group of residential buildings built in the 1950s to 60s is found mainly in the southern part of the cluster.

This cluster offers people a journey mainly related to the ancient Sung history and modern aviation history. Sung Wong Toi, the old Sheung Tai Temple, Ma Tau Wai, the tomb of Princess Jinguo and Yi Wong Tian Village are significant historic sites and relics related to the Sung Dynasty in Kowloon City. Unfortunately, all of them were demolished, except the relics of Sung Wong Toi and Sheung Tai Temple. These two sites enable the visitors to share sympathy with the young Sung emperors.

It is said that the current Holy Trinity Church was built on the site of the Tomb of Princess *Jinguo* in 1937. Being the oldest church built in 1937 in Kowloon City, the Church provides religious and social services in the Kowloon City District for almost one hundred and twenty years.

The Hong Kong Aviation Club was situated to the east of Sung Wong Toi Garden. The site is originally used by the Far East Flying Training School since the 1950s. The school provided aviation training to students and had a great contribution to the development of aviation in Hong Kong. The old buildings of the former Far East Flying Training School can lead visitors to recall the memory of the history of aviation in Hong Kong.

Located at the south of the Hong Kong Aviation Club, Tam Kung Road and Pak Tai Street were named after Tam Kung Temple and Pak Tai Temple, which were built by the local people in the Qing Dynasty and were demolished in the 1920s. The two streets were constructed in 1926 and are currently surrounded by residential blocks. These two streets became one of the most prosperous places in Ma Tau Kok. A milk sterilization company located at No. 103 Tam Kung Road 譚公道 with distinctive architectural features was built in the pre-war period, which is still extant nowadays.

After the Second World War, the area within this cluster became prosperous in the Kowloon City District. Residential buildings were constructed along Ma Tau Chung Road, Tam Kung Road and Pak Tai Street. Two housing estates, Chun Seen Mei Chuen and Ma Tau Wai Estate were built.

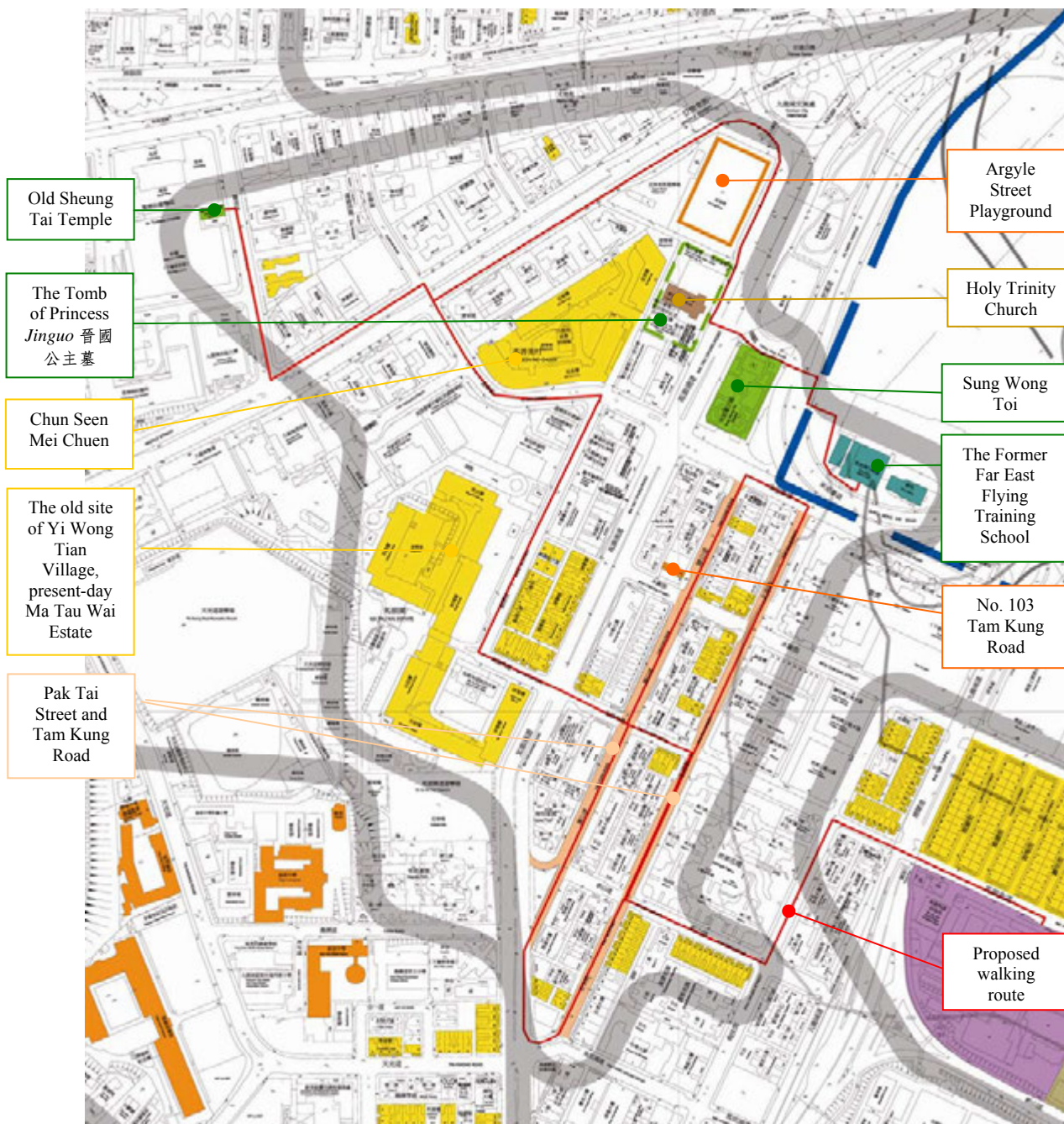


Fig. 122. The sites of heritage and cultural interest in Cluster Two.

3.3.1 Sung Wong Toi 宋王台

Being an important historic relic relating to the young Sung emperor, Sung Wong Toi that literally means “terrace of the Sung emperors” was originally a boulder standing on the top of Sacred Hill 聖山 in Ma Tau Kok 馬頭角. (Fig. 123) It is said that Duanzong 端宗 once stayed on the hill when he took refuge in Kowloon City.⁴⁷ Another legend described that he took a rest in the space beneath

⁴⁷ *Yudiue* 輿地略 [Chapter on geography], *Xin'an xian zhi* 新安縣志 [Xin'an County Gazetteer] has the following description, 官富駐蹕宋行朝錄 丁丑年四月 帝舟次於此 即其營宮殿 基址柱石猶存 今土人將其址 改建北帝廟 The record of Sung's temporary palace in Kwun Fu the fourth month of the year of Dingchou the emperor arrived here

the boulder. When the Mongol pursued them in the south, the Sung emperor and royal family members sailed away to Tsin Wan 淺灣, now known as Tsuen Wan 荃灣.

After the Sung Dynasty was overthrown by the Mongol, three Chinese characters 宋王台 [Sung Wong Toi] was engraved on the boulder by the local villagers to commemorate the young Sung emperors.



Fig. 123. Map showing the location of Hau Wong Temple and Sacred Hill in 1902-03.
(from Empson, Hal, *Mapping Hong Kong: a Historical Atlas*, Hong Kong, Government Information Services, 1992, p. 180)

According to the stone inscription, the boulder was restored in the 12th year of Jiaqing 嘉慶 era (1807) in the Qing Dynasty (Fig. 124). It reads,

清嘉慶丁卯重修

宋王臺

Restored in the year of Dingmao of Jiaqing era in the Qing Dynasty

In order to preserve this precious historic relic, an ordinance was compelled for reservation of Sung Wong Toi by the Hong Kong Government in 1899.⁴⁸ A fence wall, a monumental gateway

by sea set up a temporary palace the foundation and cornerstone are still be found the site is now converted to Pak Tai Temple by the local people. As Cited in *Yudiiue 輿地略* [Chapter on geography], *Xin'an xian zhi 新安縣志* [Xin'an County Gazetteer] compiled in the 24th year of *Jiaqing 嘉慶* era (1819), p. 146.

⁴⁸ GA 1899 no.35 Bill read first time, *Sung Wong Toi Reservation* (1996). Retrieved on 27 April 2006 from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/g1899/627895.pdf>, pp. 3-5.

and stone tablet were erected around the boulder in 1915.⁴⁹ (Fig. 125) During the Second World War, Sacred Hill was leveled by the Japanese for the airport extension. Fortunately, a portion of the boulder bearing the three famous characters survived (Fig. 126) and is now displayed in Sung Wong Toi Garden near its original site. (Fig. 127, Fig. 128 and Fig. 129) Sung Wong Toi Inscription Rock has been identified by the Antiquities and Monuments Office as a Government Historic Site.



Fig. 124. A portion of the boulder bearing the three famous characters “Sung Wong Toi” 宋王臺 in Sung Wong Toi Garden, 2009.

⁴⁹ Hong Kong Museum of History, Leisure and Cultural Services Department, ref. no. P1966.0019, Hong Kong Museum of History, Leisure and Cultural Services Department, c.1925-30.

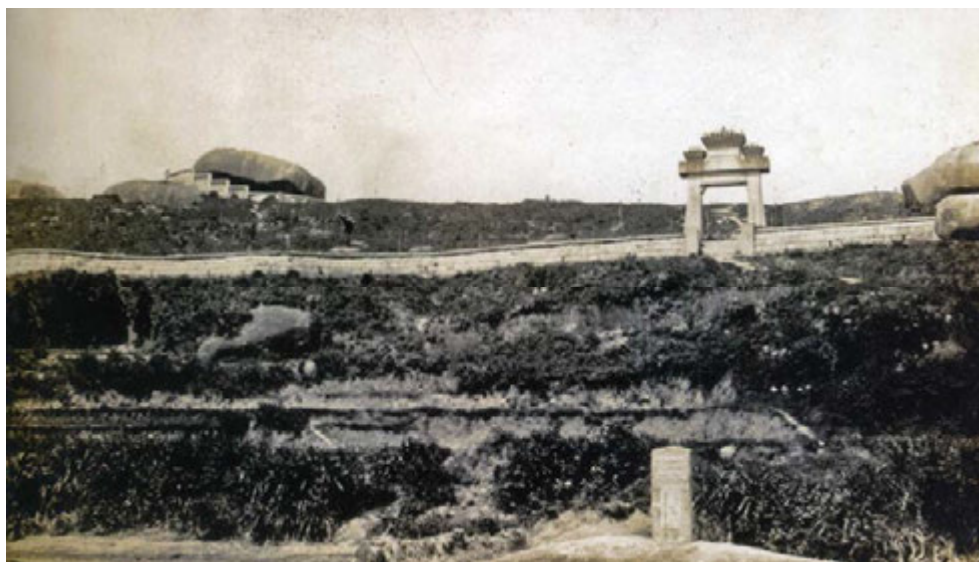


Fig. 125. Sung Wong Toi, monumental gateway and stone tablet, c. 1925.
(from Zheng Baohong 鄭寶鴻, *A Century of Kowloon Roads and Streets*, Hong Kong, Joint Publishing (Hong Kong) Company Limited, 2000, p. 167.)



Fig. 126. A portion of the boulder bearing the three famous characters was preserved after the Second World War.
(from Lau Yun Wo 劉潤和, *Jiulongchengqu fengwuzhi 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District]*, 2005, p. 15.)



Fig. 127. Sung Wong Toi Garden, c. 1960.
 (from Chu Wai Tak 朱維德, *Xhianjiang jiumao 香江舊貌 [The Old Scenery of Hong Kong]*, Hong Kong, Cosmos Books Ltd., 1997, p. 17.)

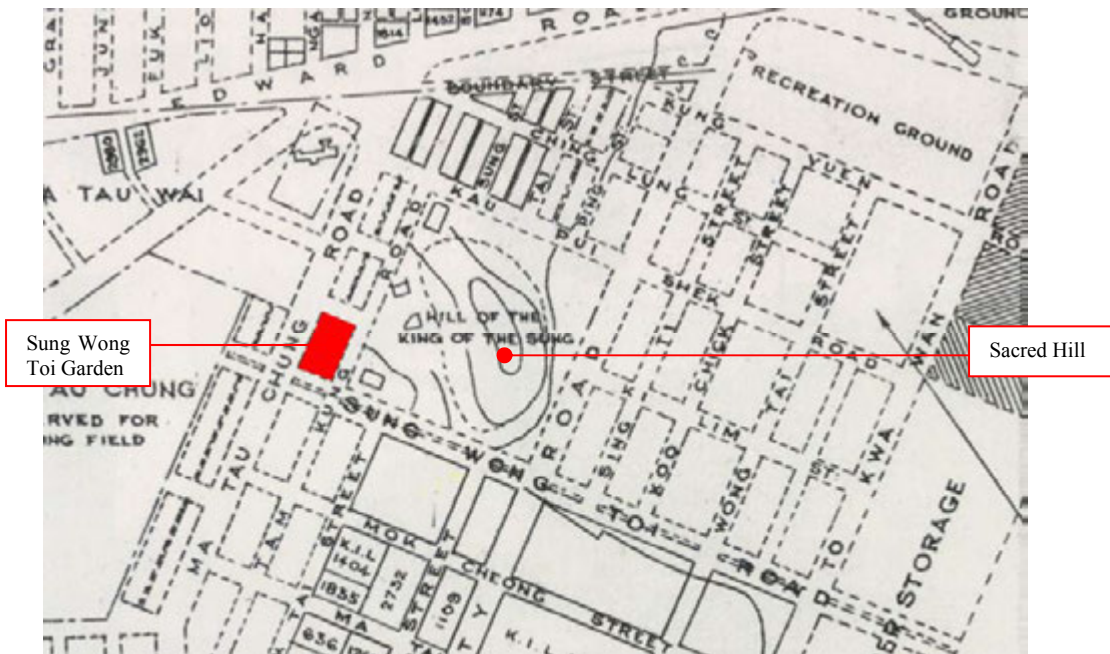


Fig. 128. The location of Sacred Hill and present-day Sung Wong Toi Garden in the 1920s.
 (from Lau Yun Wo 劉潤和, *Jiulongchengqu fengwuzhi 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District]*, 2005, p. 82.)



Fig. 129. Sung Wong Toi Garden, 2009.

3.3.2 The Tomb of Princess *Jinguo* 晉國公主墓

The tomb of Princess *Jinguo* was another historic relic related to the late Southern Sung Dynasty. It is said that the Princess *Jinguo*, the sister of Zhao Shi 趙昞, was drowned nearby when the Sung emperor and royal family members were pursued by the Mongol and escaped to Guangdong 廣東 by sea. A golden image of her was buried at the northwest of Sung Wong Toi, therefore the tomb was named as *Jin furen mu* 金夫人墓 [The tomb of Lady Golden].⁵⁰ It is believed that the tomb was overwhelmed by the construction of the current Holy Trinity Church in 1937.⁵¹

3.3.3 Old Sheung Tai Temple, Kowloon City

Located at Lomond Road Garden, Kowloon City, the old Sheung Tai Temple was originally located in an old village, Ma Tau Wai 馬頭圍, also known as Koo Kan Wai 古瑾圍. It is said that

⁵⁰ *Yudiue* 輿地略 [Chapter on geography], *Xin'an xian zhi* 新安縣志 [Xin'an County Gazetteer] has the following description, 金夫人墓在耿墓側 相傳慈元后女 晉國公主溺死 鑄金身以葬 鎔鐵錮之碑 高五六尺 大 宛然 *Jin furen mu* 金夫人墓 [The tomb of Lady Golden] was adjacent to the tomb of Lady of Tak. It is said that The Lady Golden was the daughter of Empress Ciyuan, also known as Princess *Jinguo*. After she was drowned, a golden image of her was buried. An iron tablet with a height of five to six feet was casted. The inscriptions on the tablet seemed to be carved in the form of Large Seal Script. As Cited in *Yudiue* 輿地略 [Chapter on geography], *Xin'an xian zhi* 新安縣志 [Xin'an County Gazetteer] compiled in the 24th year of *Jiaqing* 嘉慶 era (1819), Hong Kong, s.n., 1979, p. 148.

⁵¹ Luo Xianglin 羅香林 et al., *1842 nian yiqian zhi Xianggang ji qi duiwai jiaotong – Xianggang qiandai shi* 1842年以前之香港及其對外交通 – 香港前代史 [Hong Kong and Its External Communications Before 1842: the History of Hong Kong Prior to British Arrival], Hong Kong, Xianggang xueshe, 香港, 中國學社 1959, p. 82.

the village was founded by the members of the imperial family of Sung Dynasty.⁵² When the young Sung emperor, Duanzong 端宗 was pursued by the Mongol and temporarily stayed in Kwun Fu Cheung in the late Southern Sung Dynasty, a large group of royal members accompanied him to the south. According to the folklore, the royal members stayed behind and established Koo Kan Wai 古瑾圍 when the young Sung emperor leave Kwun Fu Cheung and escaped to Tsin Wan 淺灣. Koo Kan Wai 古瑾圍 is one of the old villages founded in the Ming and Qing Dynasties in To Kwa Wan and was related to the legends of the stay of Sung emperors in Kowloon City.

It is said that images of a couple who dressed as an emperor and an empress were housed in a hut originally built in Koo Kan Wai 古瑾圍. In early Qing Dynasty, the hut was demolished and rebuilt by the local villagers to worship Pak Tai. Pak Tai also known as Yuen Tin Sheung Tai 玄天上帝 [Supreme Emperor of the Dark Heaven], hence the temple was named as Sheung Tai Temple. The temple was restored in the 22nd year of Guangxu 光緒 era in the Qing Dynasty (1896).⁵³ When Ma Tau Wai 馬頭圍 was pulled down in the early 20th century, the temple was demolished, except the granite door surround. The temple site was converted into a public garden named Lomond Road Garden by the Hong Kong Government in 1962. (Fig. 130 and Fig. 131) Stone Doorframe of the Old Sheung Tai Temple has been identified by the Antiquities and Monuments Office as a Government Historic Site and was accorded a Grade 3 status in 2010.

Lomond Road Garden is a rectangular piece of lot now adjacent to the St. Teresa's Hospital. The door surround, which was the original main entrance of the temple, is located roughly at the centre of the garden. The door surround, the threshold, and *zhenmen* 枕門 [door base] together with the threshold of the original ceremonial screen door are retained *in-situ*. These structures are made of granite. It is said to be very common for traditional Chinese architecture to have a granite door surround for the main entrance, usually inscribed with the name of the building above and sometimes a pair of couplets on both sides. In this case, the name of the temple '上帝古廟' [Sheung Tai Kwu Miu] is inscribed on a granite plaque above the door within a carved frame, while a pair of couplet is found inscribed on both side of the door surround with the following:

真義著千燦煌煌氣象

武功昭萬古赫赫聲靈

⁵² Luo Xianglin 羅香林 et al., *1842 nian yiqian zhi Xianggang ji qi duiwai jiaotong – Xianggang qiandai shi* 1842年以前之香港及其對外交通 – 香港前代史 [Hong Kong and Its External Communications Before 1842: the History of Hong Kong Prior to British Arrival], Hong Kong, Xianggang xueshe, 香港, 中國學社 1959, p. 105.

⁵³ According to Luo Xianglin 羅香林 et al., an inscription that reads “光緒二十二年丙申仲冬吉旦重修 古瑾圍信士 was found in the temple. As cited in Luo Xianglin 羅香林 et al., *1842 nian yiqian zhi Xianggang ji qi duiwai jiaotong – Xianggang qiandai shi* 1842年以前之香港及其對外交通 – 香港前代史 [Hong Kong and Its External Communications Before 1842: the History of Hong Kong Prior to British Arrival], Hong Kong, Xianggang xueshe, 香港, 中國學社 1959, p. 105.

The couplet is decorated each with an inverted bat carved on the top with its mouth holding the couplet, and a flower basket at the bottom. From the fine decoration on the door surround, it is very likely that the original temple was a splendid architecture with considerable size and refined architecture decorations.

All structures in Koo Kan Wai 古瑾圍 were demolished, except the granite door surround of Old Sheung Tai Temple. Thus, it is an essential historic asset to remind us its surrounding area once was a rural area in the Ming and Qing Dynasties.



Fig. 130. Stone Doorframe of the old Sheung Tai Temple.
(from Lau Yun Wo 劉潤和, *Jiulongchengqu fengwuzhi* 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 113.)

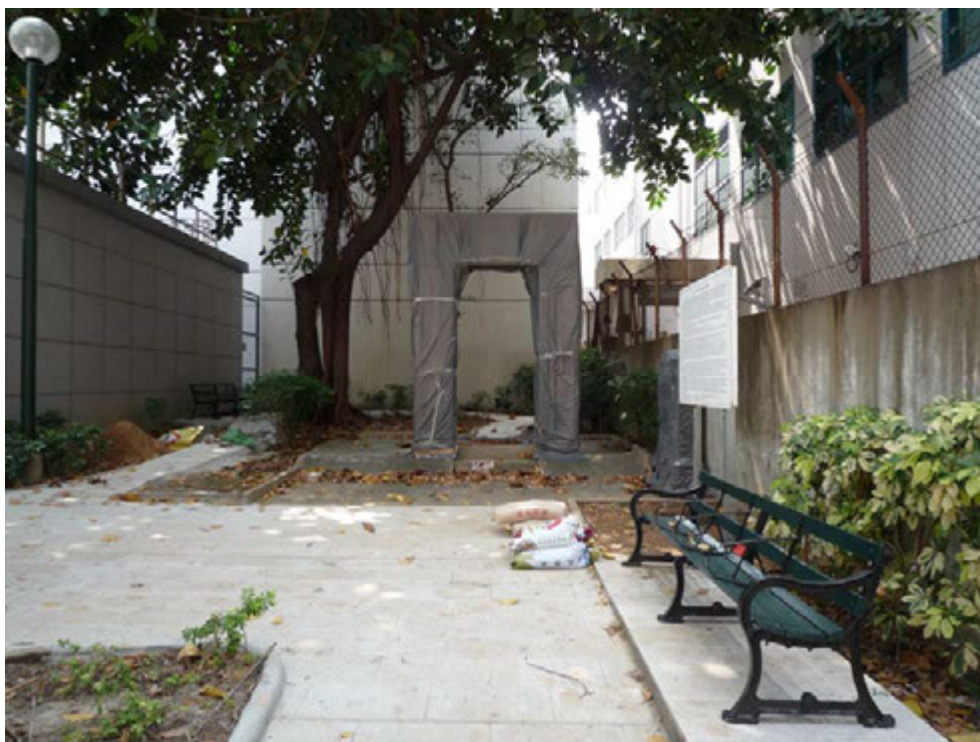


Fig. 131. Lomond Road Garden, 2009.

3.3.4 Yi Wong Tian Village, Pak Tai Temple and Tam Kung Temple

An old village, known as Yi Wong Tian Village 二王殿村, literally the palace of two emperors, was located to the southwest of Scared Hill, present-day Ma Tau Wai Estate.⁵⁴ (Fig. 132) It is said that the village was established on the old site of the temporary palace built by the young Sung emperor, Zhao Shi 趙昞 when he stayed in Kwun Fu Cheung 官富場 in the late Southern Sung Dynasty. Therefore, the village was named as Yi Wong Tian Village 二王殿村 to commemorate the young Sung emperor. The village was mainly occupied by Lee clan and demolished in the late Qing Dynasty.⁵⁵

⁵⁴ Leung Kwong Hen 梁廣漢, *A Profile of Historic Relics in the Early Stage of Hong Kong*, Xuejin shudian 學津書店, 1980, p. 96.

⁵⁵ *Ibid.*, p. 96.

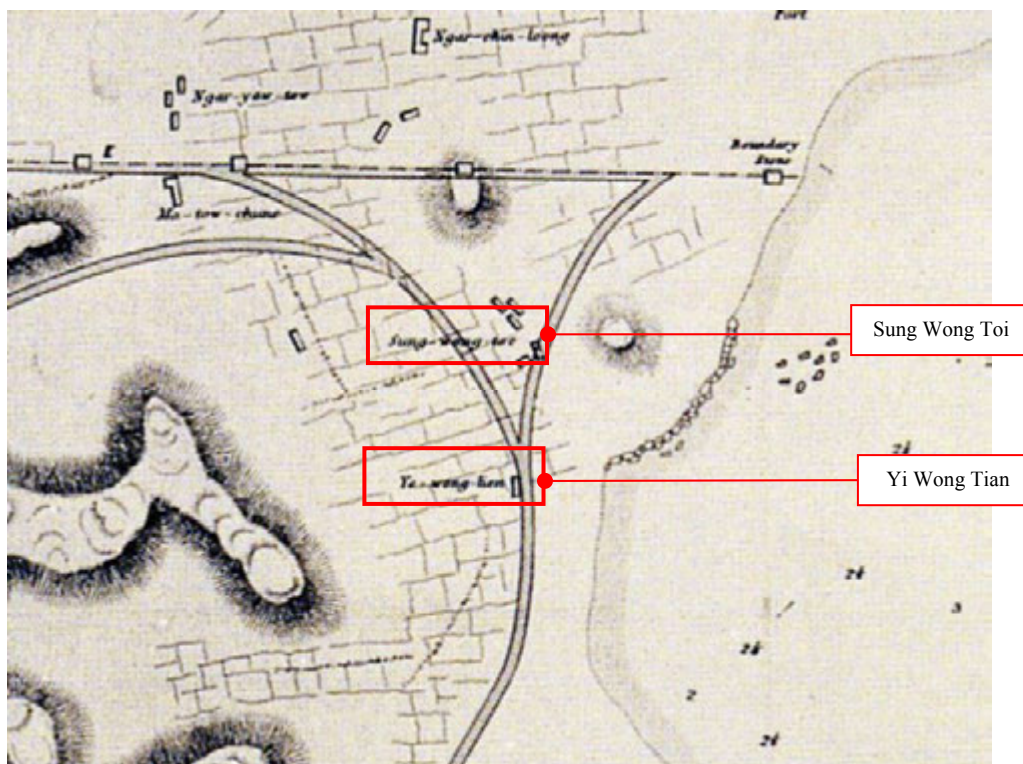


Fig. 132. An old map of 1863 showing that Yi Wong Tian Village was located to the south of Sung Wong Toi.

(from Empson, Hal, *Mapping Hong Kong: a Historical Atlas*, Hong Kong, Government Information Services, 1992, p. 133.)

A temple dedicated to Pak Tai 北帝 was built in Yi Wong Tian Village in the Qing Dynasty.⁵⁶ It was restored in the 8th year of Daoguang 道光 era in the Qing Dynasty (1828).⁵⁷ As a bronze bell cast in the 11th year of Qianlong 乾隆 era in the Qing Dynasty (1746) found inside the Temple, the Temple might have been built in or before the same year.⁵⁸ The Temple was subsequently demolished and moved to the adjoining site of Tam Kung Temple in present-day Pak Tai Street in the 1920s.⁵⁹

Tam Kung Temple was built at the foot of Sacred Hill, the present-day Tam Kung Street by the local people in the 21st year of Qianlong 乾隆 era in the Qing Dynasty (1756).⁶⁰ Pak Tai Street

⁵⁶ According to the *Xin'an xian zhi* 新安縣志 [Xin'an County Gazetteer], it reads “丁丑年四月 帝舟次於此 即其營宮殿 基址柱石猶存 今土人將其址 改建北帝廟 The fourth month of the year of Ding Chou the emperor arrived here by sea set up a temporary palace the foundation and cornerstone are still be found the site is now converted to Pak Tai Temple by the local people. As Cited in *Yudiue* 輿地略 [Chapter on geography], *Xin'an xian zhi* 新安縣志 [Xin'an County Gazetteer] compiled in the 24th year of *Jiaqing* 嘉慶 era (1819), p. 146.

⁵⁷ Jian Youwen 簡又文, *Songhuangtai jinianji* 宋皇臺紀念集 [Memorial Collection to Sung Wong Toi], Hong Kong, Hong Kong Chiu Clansmen Association, 1960, p. 108.

⁵⁸ Jian Youwen 簡又文, *Songhuangtai jinianji* 宋皇臺紀念集 [Memorial Collection to Sung Wong Toi], Hong Kong, Hong Kong Chiu Clansmen Association, 1960, p. 108.

⁵⁹ Jian Youwen 簡又文, *Songhuangtai jinianji* 宋皇臺紀念集 [Memorial Collection to Sung Wong Toi], Hong Kong, Hong Kong Chiu Clansmen Association, 1960, p. 108.

⁶⁰ Jian Youwen 簡又文, *Songhuangtai jinianji* 宋皇臺紀念集 [Memorial Collection to Sung Wong Toi], Hong Kong, Hong Kong Chiu Clansmen Association, 1960, p. 144.

and Tam Kung Road were named after two temples in 1926. After the Japanese Occupation, both temples were torn down.

Pak Tai Street and Tam Kung Road, which are two streets between Sung Wong Toi Road and Ma Tau Wai Road, were constructed in 1926. (Fig. 133) Residential blocks were built along two streets in the 1950s-60s to meet the population growth caused by the changes of the political and social after the Second World War. Shops and restaurants are opened at the ground floor of residential blocks and made two streets becoming one of the most prosperous places in the district.

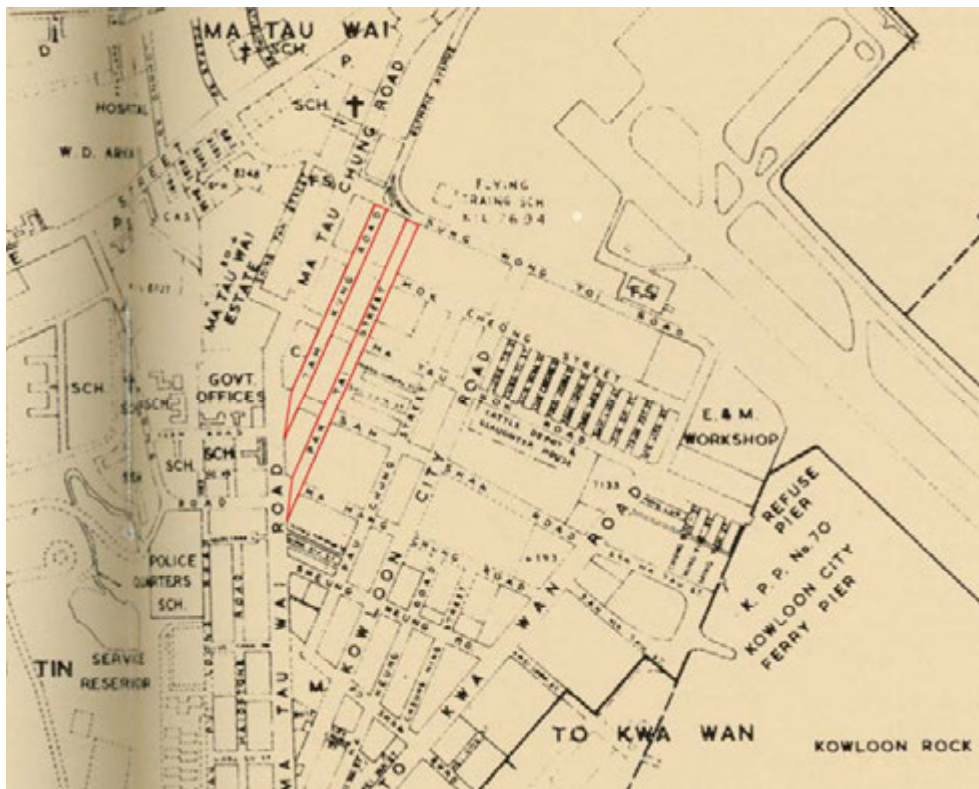


Fig. 133. An old map showing the location of Tam Kung Road and Pak Tai Street in 1964.

(from Empson, Hal, *Mapping Hong Kong: a Historical Atlas*, Hong Kong, Government Information Services, 1992, pp. 186-187.)

3.3.5 Holy Trinity Church

Located at No. 135 Ma Tau Chung Road, Holy Trinity Church is one of the Anglican churches in Hong Kong and is the Parish Church in the Diocese of Eastern Kowloon. The founder of Holy Trinity Church, Koo Kai Tak 顧啟德, preached the Christian gospel at his house in 1890. The Disciples grew gradually in the following years. A piece of land at the foothill of Sacred Hill was resumed for them to build their first church in 1902.⁶¹ (Fig. 134) The Government retrieved the land to build a park on the site in 1903. Subsequently, the Church rebuilt their worship place on the hill adjacent to Sacred Hill, the present-day Argyle Street Playground. The Government offered

⁶¹ Kwok She Him 郭書謙, *Sheng Kung Hui Holy Trinity Church*, 110th Anniversary, Hong Kong, Sheng Kung Hui Holy Trinity Church, 2000, p. 16.

two thousand dollars to the Church as compensation.⁶² A new church building that can accommodate three hundreds worshippers was completed in 1905.⁶³ (Fig. 135) They also rented a temple and the Administrative Office of the Kowloon Assistant Magistrate 九龍司巡檢衙署 in Kowloon Walled City as Heavenly Church 天國救道堂 (Fig. 136) and Heavenly School 天國學校. Subsequently, Heavenly School 天國學校 was closed and the Church converted the Administrative Office of the Assistant Magistrate into Kwong Yem Home for the Aged 廣蔭院. In 1918, the Church handed over the almshouse to the Hong Kong Chinese Christian Churches Union.⁶⁴

In 1936, the Government purposed to level the hill where the Church was located due to the urbanization of To Kwa Wan. The Church finally moved to the existing site and acquired \$12,700 as compensation.⁶⁵ The new church building was completed in 1937, which can house over seven hundred faithfuls. During the Second World War, the Church was used as a detention camp by the Japanese Army. After the War, the Church established a primary school and a service centre in its surroundings. The Church was accorded as Grade 2 status in 2009.

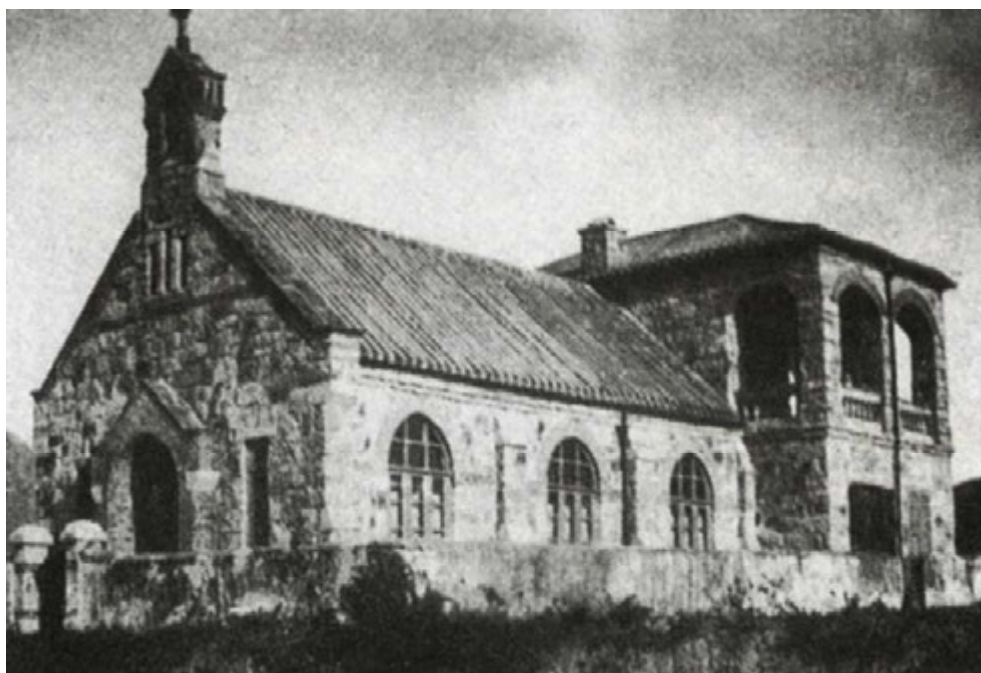


Fig. 134. The first Holy Trinity Church, 1902-03.
(from Kwok She Him 郭書謙, *Sheng Kung Hui Holy Trinity Church, 110th Anniversary, Hong Kong, Sheng Kung Hui Holy Trinity Church, 2000, p. 16.*)

⁶² Kwok She Him 郭書謙, *Sheng Kung Hui Holy Trinity Church, 110th Anniversary, Hong Kong, Sheng Kung Hui Holy Trinity Church, 2000, p. 16.*

⁶³ Kwok She Him 郭書謙, *Sheng Kung Hui Holy Trinity Church, 110th Anniversary, Hong Kong, Sheng Kung Hui Holy Trinity Church, 2000, p. 17.*

⁶⁴ The history of Kwong Yem Home for the Aged 廣蔭院 (2000), Retrieved May 13, 2009, from The Hong Kong Chinese Christian Churches Union, Web Site: <http://www.hkcccu.org.hk>.

⁶⁵ Kwok She Him 郭書謙, *Sheng Kung Hui Holy Trinity Church, 110th Anniversary, Hong Kong, Sheng Kung Hui Holy Trinity Church, 2000, p. 17.*

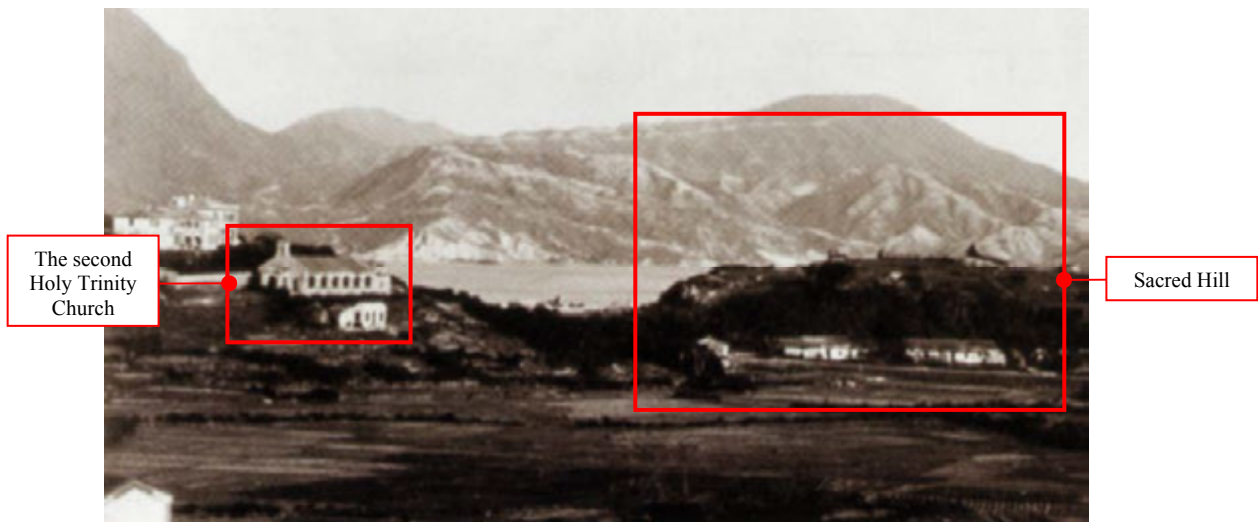


Fig. 135. The second Holy Trinity Church, c. 1910.
 (from Lau Yun Wo 劉潤和, *Jiulongchengqu fengwuzhi* 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 121.)



Fig. 136. Heavenly Church 天國救道堂 at Kowloon Walled City in the early 20th century.
 (from Lau Yun Wo 劉潤和, *Jiulongchengqu fengwuzhi* 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 34.)

Holy Trinity Church has a traditional setting of a church with its orientation roughly along the east-west direction with the entrance facing the east. The spatial arrangement includes a nave, aisles and the chancel. The church was the only building to be built at the very beginning, which was later developed into a compound with the Bradbury Centre providing welfare service and kindergarten education at its surrounding (Fig. 137).

The church was designed by Mr. Ng Kin Chung 吳建中, who was a draughtsman of the architectural firm Leigh and Orange.⁶⁶ The church was built with an eclectic style, using western construction method of reinforced concrete structure adopting features capturing elements from traditional Chinese architecture. This kind of design approach was significant since the 1920s in China, when the first batch of Chinese students graduated in architectural studies and returned from aboard, bringing back the knowledge and skill learned in the western countries like the America. These architects started to build architecture with western construction method and spatial organization, with modern interpretation of traditional Chinese architecture mainly through the features on external elevations. Such design approach was also adopted in churches which echoed with the Chinese indigenous church movement 本色化 started in the 1930s, with the intention to give a more localized impression of the church to the Chinese.

Externally, the church is covered by a roof reminiscent of the Chinese styled roof with the use of Chinese pan and roll tiles and ridge end decorations. The roof is a composite of hip roofs (Fig. 138). The roof has up-curling eaves, under which are the Chinese bracket systems, *dougong* 斗拱 which are believed to be decoration rather than structural members (Fig. 139). Apart from *kuilong* 夔龍 at the main ridge ends and *taoshou* 套獸 underneath the hanging ridges, there is also a cross at the centre of the main ridge and pigeons at the hanging ridges to represent the spirit of the church (Fig. 140). The main entrance of the church adopted the form of a western porch, with elements imitating Chinese timber structures and beams with decorative painting such as *chenggong* 撐拱 of geometric pattern and *dougong* under the eaves (Fig. 141).

The interior of the church is a spacious double storey height hall with a cockloft above the main entrance. The concrete structure of the roof can be clearly seen with a truss system supported on columns on both sides along the aisles (Fig. 142). Decorative features of Chinese style are found such as the *bogu* 博古 pattern, cloud-head motif, painting at the beams, and *ruyi* 如意 at the pulpit (Fig. 143). At the cockloft, a bronze bell inscribed with the words ‘CLAN FORBES’ can be found.

Holy Trinity Church is a good example of the architecture built with an eclectic style which is rarely found in Hong Kong. Other examples of church architecture of an eclectic style are St. Mary’s Church 聖馬利亞堂 in Causeway Bay, Holy Spirit Seminary 聖神修院 at Aberdeen and Tao Fong Shan Christian Centre 道風山基督教叢林 at Shatin. The church is significant in the history of local church which is a physical testimony to the Chinese indigenous church movement in Hong Kong.

⁶⁶ Sheng Kung Hui Holy Trinity Church, *Sheng Gong Hui Sheng San Yi Tang Yibai yishi zhounian tangqing tekan* 聖公會聖三一堂一百一十周年堂慶特刊 [The 110th Anniversary of SKH Holy Trinity Church], Hong Kong, SKH Holy Trinity Church, 2000, p. 38.



Fig. 137. The front view of the Holy Trinity Church, 2009.



Fig. 138. An aerial view of the roof of the Holy Trinity Church.



Fig. 139. Up-curling eaves and *dougong*.



Fig. 140. Hanging ridge decoration at the up-curling eaves.



Fig. 141. The entrance porch of the Holy Trinity Church.

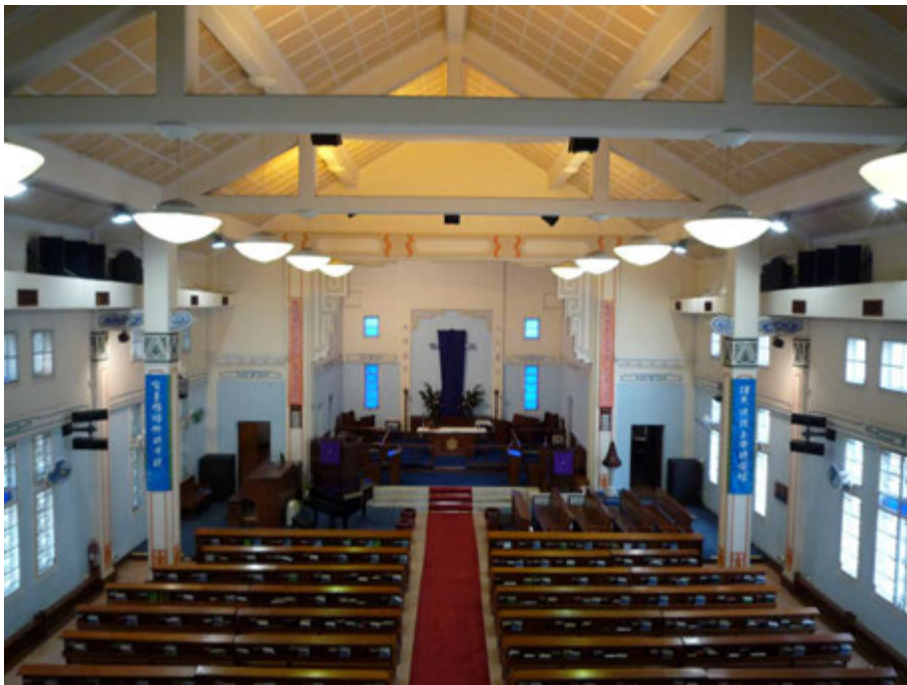


Fig. 142. Interior view of the Holy Trinity Church.



Fig. 143. Cloud-head decoration at the beam of the aisles inside the Holy Trinity Church.

3.3.6 The Former Far East Flying Training School

The Former Far East Flying Training School is located at the corner of Sung Wong Toi Road 宋皇臺 and Olympic Avenue 世運道, which is at the western end of the former Kai Tak Airport. The site now consists of three buildings, namely Nissen Hut (Fig. 144 and Fig. 145), Hanger with an office block (Fig. 145) and Club House (Fig. 146) built between 1958 and 1968.⁶⁷ This item is a Government Historic Site identified by the Antiquities and Monuments Office and was accorded a Grade 3 status in 2010. At the rear of the buildings is the airfield which was once connected with the runway of the Kai Tak Airport before its migration to Chap Lap Kok. (Fig. 144)

The Far East Flying Training School was established by Vaughan Fowler, the Wing Commander of the Royal Air Force and the manager of the Far East Aviation Company, in 1933.⁶⁸ The School aimed to provide a complete flying instruction for pilots, further the progress of

⁶⁷ *Historic Building Appraisal, The Hong Kong Aviation Club, Olympic Avenue, Kowloon City, Kowloon (as at 2009.03.18)*, AM05-2149, Antiquities and Monuments Office, Leisure and Cultural Services Department, HKSAR Government.

⁶⁸ *Wings Over Hong Kong: A Tribute to Kai Tak: An Aviation History 1891-1998*, Hong Kong, Odyssey, 1998, p. 107.

aviation and raise the standard by affording training in flying and the allied ground subject.⁶⁹ The School, which consisted of office, lecture room, engineering workshop, living quarters, was built at the western end of Kai Tak Airport, adjoining Sai Kung Road 西貢路 and Sam Tack Road 三德路.⁷⁰ Students attending the School came from different countries. During the Second World War, the School suspended its operations and was demolished by the Japanese to make way for the expansion of airport.⁷¹

After the war, the School was reopened and was absorbed into the Wheelock Marden Group of companies. Under their financial support, the School built its new school premises on the site where the Hong Kong Aviation Club now stands in 1958. In 1964, the School was no longer involved in flying training as it was taken by the Aero Club of Hong Kong. The School was subsequently renamed as the Far East Flying and Technical School. In the following years, the School faced competition from different institutions, such as the Hong Kong Polytechnic and commercial aviation enterprises. Therefore, under the difficult operation environment in 1983,⁷² the School was sold to the Hong Kong Aviation Club, which was a non-profit making organization merged by the Aero Club of Hong Kong, the Hong Kong Flying Club and the Far East Flying and Technical School in 1981⁷³.

The Hong Kong Aviation Club now is the only organization in Hong Kong which offers training on Private Pilot License and Qualified Flying Instructor Level and leads to the issuance of a Private Pilot License on Fixed-Wing aircraft and Helicopters by the Hong Kong Civil Aviation Department.⁷⁴ It provides both training and recreational flying, including aerobatics to its members. All flying activities and social gatherings were originally held in the clubhouse at Kai Tak Airport. The relocation of the Hong Kong International Airport from Kai Tak to Chek Lap Kok 赤鱘角 resulted in the closure of the Kai Tak runway. Therefore, all flying activities of the Club have moved to Shek Kong 石崗 thereafter. The Club now offered its venue and facilities, including bar, restaurant, function rooms, classrooms, to its members, while the hanger is used to house helicopters.

⁶⁹ *Wings Over Hong Kong: A Tribute to Kai Tak: An Aviation History 1891-1998*, Hong Kong, Odyssey, 1998, p. 107.

⁷⁰ *Wings Over Hong Kong: A Tribute to Kai Tak: An Aviation History 1891-1998*, Hong Kong, Odyssey, 1998, p. 108.

⁷¹ *Wings Over Hong Kong: A Tribute to Kai Tak: An Aviation History 1891-1998*, Hong Kong, Odyssey, 1998, p. 111.

⁷² *Wings Over Hong Kong: A Tribute to Kai Tak: An Aviation History 1891-1998*, Hong Kong, Odyssey, 1998, p. 115.

⁷³ *Wings Over Hong Kong: A Tribute to Kai Tak: An Aviation History 1891-1998*, Hong Kong, Odyssey, 1998, p. 115.

⁷⁴ The leaflet of Hong Kong Aviation Club.



Fig. 144. Site map of the Former Far East Flying Training School.
 (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.:11-NE-11C, 2007, Scale 1:1000(partial))



Fig. 145. Nissen Hut (right) and Hanger with an office block (left) at the former Far East Flying School, 2009.



Fig. 146. The Club House at the former Far East Flying School, 2009.

The Nissen Hut is a utilitarian building which is a long barrel vault constructed with a steel frame covered with corrugated sheets on a concrete foundation (Fig. 148). Windows are opened on the end walls and along the vault. The interior of the hut is divided into two rooms, with the bigger room for display and the smaller room as a lecture room (Fig. 149).

The Hanger is also a utilitarian building which is a big rectangular structure with a pitched roof with a single and a two-storey block on each side respectively (Fig. 150). The roof of the Hanger is constructed with a metal trusses covered with corrugated metal sheets supported on concrete walls on both sides (Fig. 151). The single storey block is a simple rectangular building of modern style which is now used as the office for the aviation club. The two-storey block is also a simple rectangular building of modern style which is now used for Air Cadet Corps Hong Kong.

The Club House is comprises of two modern style blocks, one is a block with a pitched roof and the other one a block with an inverted pitched roof attached together (Fig. 152-Fig. 153). The block with the inverted pitched roof has the roof eaves curved upwards at the front and rear edges. This block is used as a canteen. The block with pitched roof is used as a canteen and kitchen. The buildings are both built of concrete.

The building types in this compound as hanger and flying training school are relatively rare in Hong Kong. The compound with the three buildings and the airfield also has a group value which is physical testimony to part of the aviation history in Hong Kong.



Fig. 147. The airfield at the rear of the site.



Fig. 148. External view of the Nissen Hut facing Sung Wong Toi Road.



Fig. 149. Interior view of the Nissen Hut.



Fig. 150. External view of the Hanger and its office blocks facing the airfield.



Fig. 151. Interior view of the Hanger.



Fig. 152. External view of the Club House building facing the airfield.



Fig. 153. External view of the Club House building facing Sung Wong Toi Road.

3.3.7 Argyle Street Playground

Located at the intersection of Argyle Street 亞皆老街 and Ma Tau Chung Road 馬頭涌道, Argyle Street Playground is one of the recreation grounds managed by the Leisure and Cultural Services Department in Kowloon City District. Facilities include a hard-surface mini-soccer pitch, a children's playground and elderly fitness equipment.⁷⁵ (Fig. 154 and Fig. 155)

Argyle Street Playground is one of the places where celebrations are performed by the local people in Kowloon City during the Chinese festivals, such as Yu Lan Festival 盂蘭節 on the 14th day of the seventh month of the lunar calendar and Tin Hau Festival 天后誕 on the 23rd day of the third month of the lunar calendar. Traditional rituals and performances, including distributing rice, *Shen Gong Xi* 神功戲 [Cantonese opera] and *Zhu Peng Xi* 竹棚戲 [Chinese opera performed in a temporary bamboo theatre] attracted a crowd of people to participate in these celebrations. (Fig. 156 and Fig. 157)

⁷⁵ 7-A-Side Soccer Pitches (Free Outdoor) under Leisure Services. Retrieved July 13, 2009, from Leisure and Cultural Services Department, The Government of the Hong Kong Special Administrative Region, Web Site: <http://www.lcsd.gov.hk/lsb/en/districts.php?ftid=3&fcid=8>.



Fig. 154. Site map showing the location of Argyle Street Playground.
(from Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR
Government, survey sheet no.: 11-NW-15B and 11-NE-11C, 2007, Scale
1:1000(partial))



Fig. 155. Overview of Argyle Street Playground, 2009.



Fig. 156. A temporary altar was set up on Argyle Street Playground during Tin Hau Festival.

(from Lau Yun Wo 劉潤和, *Jiulongchengqu fengwuzhi* 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 151.)



Fig. 157. *Shen Gong Xi* 神功戲 [Cantonese opera] performed on Argyle Street Playground.

(from Lau Yun Wo 劉潤和, *Jiulongchengqu fengwuzhi* 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 151.)

3.3.8 Ma Tau Wai Estate 馬頭圍邨 and Chun Seen Mei Chuen 真善美村

As the Chinese Civil War was broken out in 1947, an influx of immigrants fled from China and settled in Hong Kong. The refugees resided in squatter homes built with metal sheets and wooden planks in Kowloon City. In order to provide better living environment and permanent houses to the poor, housing estates, such as Ma Tau Wai Estate 馬頭圍邨 and Chun Seen Mei Chuen 真善美村 were developed in To Kwa Wan after the Second World War. The first public housing estate, Ma Tau Wai Estate 馬頭圍邨 was built by the Former Housing Authority in 1962. (Fig. 158) The Estate that included five residential blocks was designed by the Housing Division of the Urban Services Department.⁷⁶ The second estate built in To Kwa Wan was Chun Seen Mei Chuen 真善美村 that consists of three residential blocks constructed by the Hong Kong Housing Society in 1965. (Fig. 159)



Fig. 158. Exterior view of Ma Tau Wai Estate 馬頭圍邨, 2009.

⁷⁶ Hong Kong Housing Authority, *The First Two Million*, Hong Kong, Hong Kong Housing Authority, 1980?, p. 42.



Fig. 159. Exterior view of Chun Seen Mei Chuen, 2009.

Ma Tau Wai Estate is a public rental housing estate of five blocks built at Shing Tak Street 盛德街 and Ma Tau Kok Road 馬頭角道. (Fig. 160) Each of the block was named after a flower species, namely Geranium House 洋葵樓, Hibiscus House 芙蓉樓, Magnolia House 夜合樓, Narcissus House 水仙樓 and Rose House 玫瑰樓. The blocks were built as the Old Slab type 舊長型, which are mainly long and rectangular blocks.⁷⁷ There are totally 2075 rental flats, with the flat size (internal floor area) ranges from 289.55 sq ft to 579.1 sq ft.⁷⁸ Internal courtyards formed with the arrangement of the rectangular blocks (Fig. 161). The comprehensive design of the estate has ensured good standards of light and air and open space about buildings. A playground is found at the court in front of Hibiscus House. Each floor is accessible with staircases and lifts. The flats are accessible through long and narrow corridors, which end at a large play space as a common area. Each flat is provided with a living area, a kitchen, a balcony with water closet and shower (Fig. 162).

⁷⁷ *Property location and profile – Ma Tau Wai Estate, Kowloon City, Kowloon*, from Hong Kong Housing Authority. Website: http://www.housingauthority.gov.hk/en/interactivemap/estate/0,,1-347-11_5058,00.html.

⁷⁸ Ma Tau Wai Estate, from Hong Kong Housing Society. Website: <http://www.hkhs.com/eng/business/44.asp?contentid=1&estid=44>.

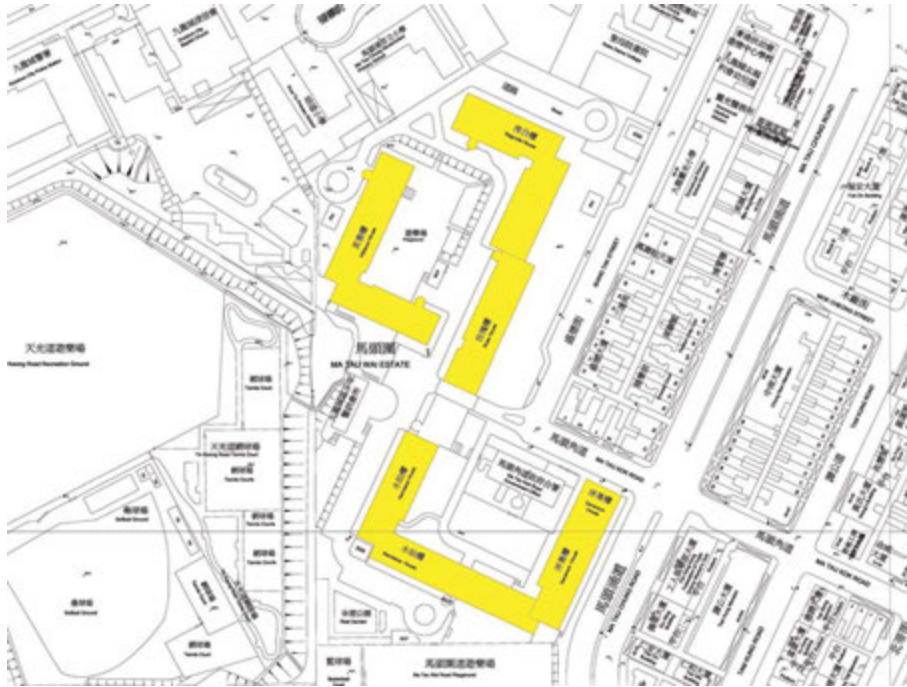


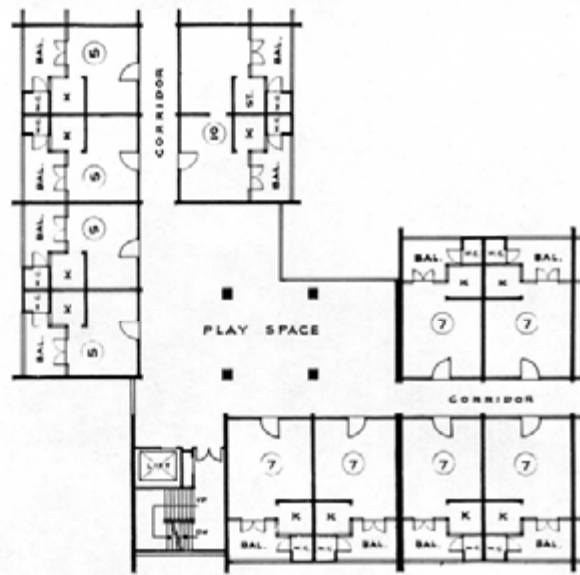
Fig. 160. Site map of Ma Tau Wai Estate.
 (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR
 Government, survey sheet no.: 11-NW-15D and 11-NW-20B, 2007, Scale
 1:1000(partial))



Fig. 161. Internal courtyard of Ma Tau Wai Estate.
 (Pryor E.G., *Housing in Hong Kong*, 1973, p.xv.)

KEY :

- ⑤ — 5 PERSON FLAT
LIVING AREA : 175.68 SQ.FT.
- ⑦ — 7 PERSON FLAT
LIVING AREA : 245.00 SQ.FT.
- ⑩ — 10 PERSON FLAT
LIVING AREA : 351.36 SQ.FT.
- K — KITCHEN
- W.C. — WATER CLOSET & SHOWER
- BAL. — BALCONY
- ST. — STORE



TYPICAL FLOOR PLAN

SCALE : 1/16" TO 1'-0"

Fig. 162. Typical floor plan designed for Ma Tau Wai Estate.
(Pryor E.G., *Housing in Hong Kong*, 1973, p.xiv.)

Chun Seen Mei Chuen is a subsidized housing estate of three blocks located at Fu Ning Street 富寧街. (Fig. 163) Each of the block was named after a virtue, namely Chi Chun Lau 至真樓, Chi Seen Lau 至善樓 and Chi Mei Lau 至美樓. The three blocks are long and narrow blocks which formed a big internal court at the middle. There are totally 1027 rental flats, with the flat size (internal floor area) ranges from 277.28 sq ft to 470.71 sq ft.⁷⁹ Shops are found on the ground floor of the blocks, while playgrounds are found at the internal court and open space outside Chi Mei Lau. Chi Chun Lau is the biggest block amongst the three. It is built with a streamlined profile following the shape of Fu Ning Street, which become a feature of the estate.

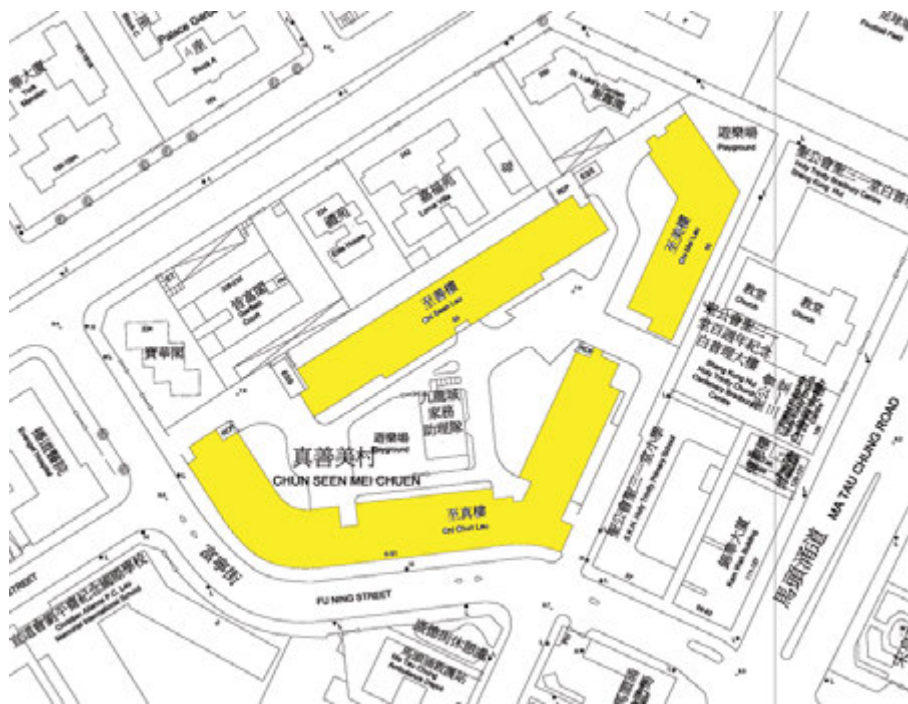


Fig. 163. Site map of Chun Seen Mei Chuen.
 (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.: 11-NW-15D, 2007, Scale 1:1000(partial))

⁷⁹ Chun Seen Mei Chuen, from Hong Kong Housing Society. Website: <http://www.hkhs.com/chi/business/04.asp?contentid=1&estid=04>.

3.3.9 No. 103 Tam Kung Road

The building at No. 103 Tam Kung Road was a milk sterilization company (Fig. 164). It was a simple rectangular block of one storey high appears to be built of granite blocks (Fig. 165). The front elevation is of architectural interest to such a simple building, features by a symmetrical elevation with a stylized gable on the parapet and five rectangular windows around the main entrance. The name of the company 華人牛奶消毒公司 [Chinese Milk Sterilization Company] is found inscribed on the gable reading from right to left. The window openings and the main entrance are highlighted with moulded architrave. Iron grilles of exquisite pattern are found at the windows (Fig. 166).



Fig. 164. Front elevation of No. 103 Tam Kung Road in 2005.

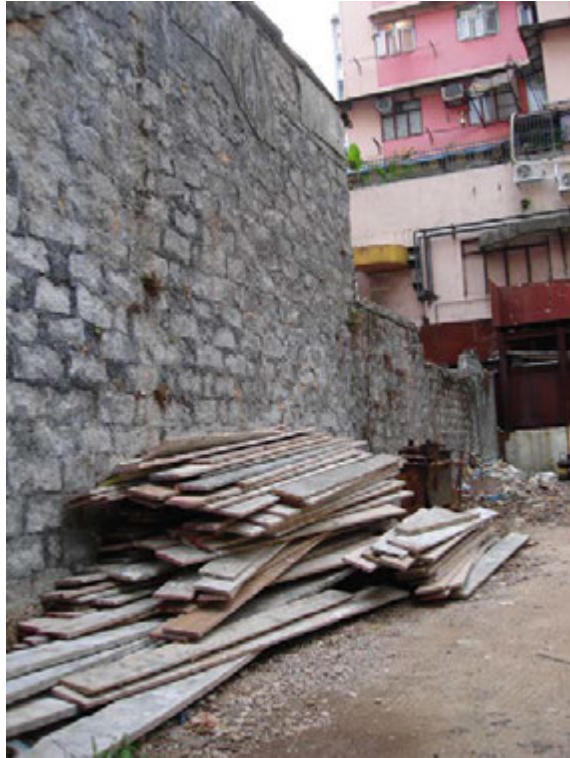


Fig. 165. Granite blocks construction on the side elevation of No. 103 Tam Kung Road.



Fig. 166. Iron grilles with exquisite pattern.

3.3.10 Residential buildings

There are three types of residential building within cluster two, which are European house, apartment and residential blocks. In the early 20th century, the Government intended to develop the area between Kowloon Tong 九龍塘 and Kowloon City 九龍城 as a low density residential area based on the British model. Some of the European houses can still be found in the area, including Prince Edward Road West and Argyle Street. After the Second World War, apartment and multi-storey residential blocks were built in To Kwa Wan. The ground floors of multi-storey residential blocks are mainly for commercial use.

3.3.10.1 European house

European houses are residential buildings with single occupancy usually of two to three storeys high built for the upper-class. The European house, Xavier House is a pre-war mansion located at No. 167 Argyle Street (Fig. 167). It is a detached house with a garden at the front. Detached houses were commonly found in the vicinity, such as Kowloon Tong, Kadoorie Hill in Mongkok, and Grampian Road and Junction Road in Kowloon City at the time when the area was first developed. It is believed that those areas were mainly for upper-class. Today, there are not many detached house left in Kowloon City, with another example only found at No. 2 Grampian Road in cluster three.



Fig. 167. Xavier House at No. 167 Argyle Street.

3.3.10.2 Apartment

Apartments are multi-storey residential buildings of multi-occupancy, usually one flat for one family. This type of residential building is mainly built for the middle to upper classes. Apartments of around five to six storeys high are found within this cluster. These apartments are mostly found along Ma Tau Kok Road, Ma Tau Chung Road, and Shing Tak Street. They were built of modern style, with cantilevered balconies which are windowed up nowadays (Fig. 168).



Fig. 168. Cantilevered balconies with balcony walls featured with ventilation grilles at Nos. 12-34 Shing Tak Street.


3.3.10.3 Residential blocks

The residential blocks found in this cluster are around four to six storeys high. They are post war residential blocks similar to those found in cluster one with a common staircase for every two blocks and set-back for the upper floors.




Fig. 169. Common staircase with ventilation grilles and set-back upper stories at Nos. 44-46 San Shan Road.


Nos. 167 Argyle Street 亞皆老街 (Xavier House 雲廬)

	Construction Year	--
	Existing use	Residential
	Lot No	K.I.L 4207
	Number of Storey	

Nos. 4-6 Lomond Road 露明道

	Construction Year	1954
	Existing use	Residential and commercial
	Lot No	K.I.L 4164
	Number of Storey	3

No. 8 Lomond Road 露明道

	Construction Year	1954
	Existing use	Residential
	Lot No	K.I.L 4164
	Number of Storey	3

Nos. 51-53 Ma Tau Chung Road 馬頭涌道



Construction Year	1960
Existing use	Residential
Lot No	K.I.L 7091
Number of Storey	5

Nos. 52-56 Ma Tau Chung Road 馬頭涌道




Construction Year	1953
Existing use	Residential and commercial
Lot No	K.I.L 4239
Number of Storey	4

Nos. 55-63 Ma Tau Chung Road 馬頭涌道




Construction Year	1959
Existing use	Residential
Lot No	K.I.L 11027 & 6839
Number of Storey	5


Nos. 65-77 Ma Tau Chung Road 馬頭涌道

	Construction Year	1959-60
	Existing use	Residential
	Lot No	K.I.L 6839, 7101 & 10979
	Number of Storey	5

Nos. 2-2A Ma Tau Kok Road 馬頭角道

	Construction Year	1959
	Existing use	Residential
	Lot No	K.I.L 6841
	Number of Storey	6

Nos. 4-4A Ma Tau Kok Road 馬頭角道

	Construction Year	1960
	Existing use	Residential
	Lot No	K.I.L 7091
	Number of Storey	5

Nos. 3-9 Ma Tau Kok Road 馬頭角道



Construction Year	1953
Existing use	Residential and commercial
Lot No	K.I.L 1956, 1965, 1966 & 1957
Number of Storey	3

Nos. 1B – 1C Mok Cheong Street 木廠街




Construction Year	1957
Existing use	Residential and commercial
Lot No	K.I.L 1825
Number of Storey	6


Nos. 10 Mok Cheong Street 木廠街		
	Construction Year	1958
	Existing use	Residential and commercial
	Lot No	K.I.L 1915
	Number of Storey	5

Nos. 105-105A Pak Tai Street 北帝街		
	Construction Year	1954
	Existing use	Residential and commercial
	Lot No	K.I.L 4136
	Number of Storey	4


Nos. 113-119 Pak Tai Street 北帝街

	Construction Year	1956
	Existing use	Residential and commercial
	Lot No	K.I.L 4145
	Number of Storey	5

Nos. 121-123 Pak Tai Street 北帝街

	Construction Year	1955-56
	Existing use	Residential and commercial
	Lot No	K.I.L 4145 & 1914
	Number of Storey	5

Nos. 133-135 Pak Tai Street 北帝街		
	Construction Year	1964
	Existing use	Residential and commercial
	Lot No	K.I.L 1863
	Number of Storey	5

Nos. 20-44 San Shan Road 新山道		
	Construction Year	1957
	Existing use	Residential and commercial
	Lot No	K.I.L 1445
	Number of Storey	5

No. 46 San Shan Road 新山道		
	Construction Year	1957
	Existing use	Residential and commercial
	Lot No	K.I.L 1445
	Number of Storey	5

Nos. 12-18 Shing Tak Street 盛德街



Construction Year	1959
Existing use	Residential
Lot No	K.I.L 10980
Number of Storey	5

Nos. 20-26 Shing Tak Street 盛德街




Construction Year	1958
Existing use	Residential
Lot No	K.I.L 10981
Number of Storey	5

Nos. 30-34 Shing Tak Street 盛德街



Construction Year	1959
Existing use	Residential
Lot No	K.I.L 10987
Number of Storey	5

No. 116 Tam Kung Road 譚公道		
	Construction Year	1956
	Existing use	Residential and commercial
	Lot No	K.I.L 2556
	Number of Storey	4

Nos. 140-142 Tam Kung Road 譚公道		
	Construction Year	1955
	Existing use	Residential and commercial
	Lot No	K.I.L 1868
	Number of Storey	4

3.4 Cluster Three

Cluster Three is located at the old site of Kowloon Walled City, Kowloon Street and their surroundings. Numbers of interesting heritage and cultural sites contained within this cluster can enthrall visitors with its rich historical and cultural background.

Kowloon Walled City is one of the oldest parts in Kowloon City. Its construction represents the reinforcement of fortification by the Qing Government on the Kowloon Peninsula when the Hong Kong Island was occupied by the British. The Kowloon Walled City became a semi-lawless enclave after the British took over the New Territories in 1899. In the 1950s, all buildings in Kowloon Walled City were demolished, except the administrative office of the Assistant Magistrate of Kowloon 九龍司巡檢衙署. The old site of Kowloon Walled City was converted into a park in 1996. The preserved relics in the park can recall the visitors' memories of Kowloon Walled City.

Located to the northeast of Kowloon Walled City, Nga Tsin Wai Village is the only walled village that still exists in Kowloon. The founding of the Village dated back to the Yuan and Ming Dynasties. To explore its historical background and architectural merit, people can have a glance of the old rural settlement in Kowloon City District.

To the surroundings of Kowloon Walled City, a local Chinese community with commercial and social elements was well developed in the Qing Dynasty. These commercial and social elements, including a local market, namely Kowloon Street; a charitable institution, namely The Lok Sin Tong Benevolent Society, Kowloon 九龍樂善堂; a pier, known as Longjin Bridge 龍津橋 and Hau Wong Temple were all financially supported by Qing officers, merchants and local villagers. Unfortunately, all of them were demolished in the early 20th century except Hau Wong Temple, while part of the Longjin Bridge was buried underground during the Kai Tak reclamation. Visiting this cluster, people can have a glimpse of a local Chinese community that once was established in Kowloon City District during the late Qing Dynasty.

From the 1930s, Kowloon City was filled with a high concentration of residential buildings, ranging from European houses, pre-war tenement houses and post-war apartments. Nowadays, most of the pre-war residential buildings were demolished with only a few of those preserved, such as Nos. 45-47 Grampian Road and No. 1 and 3 Hau Wong Road. Nos. 31-35 Hau Wong Temple New Village is found on the opposite side of Hau Wong Temple. It is a row of five stone houses built by the Japanese to resettle the inhabitants who lost their homes due to the extension of Kai Tak Airport during the Second World War. Visiting different types of residential buildings, people can have a glance of the diverse cityscape of Kowloon City in different period.

Public facilities were constructed by the Government and charitable organizations to cater the need of the residential area, including Munsang College at the end of Grampian Road, Lee Kee

Memorial Dispensary 李基紀念局 at Carpenter Road and Lok Sin Tong Primary School 樂善堂小學 at Lung Kong Road. The establishment of public facilities reflects the demand of public services in Kowloon City District. It represents that the population kept increase and a flourishing community was well established in Kowloon City after the Second World War.

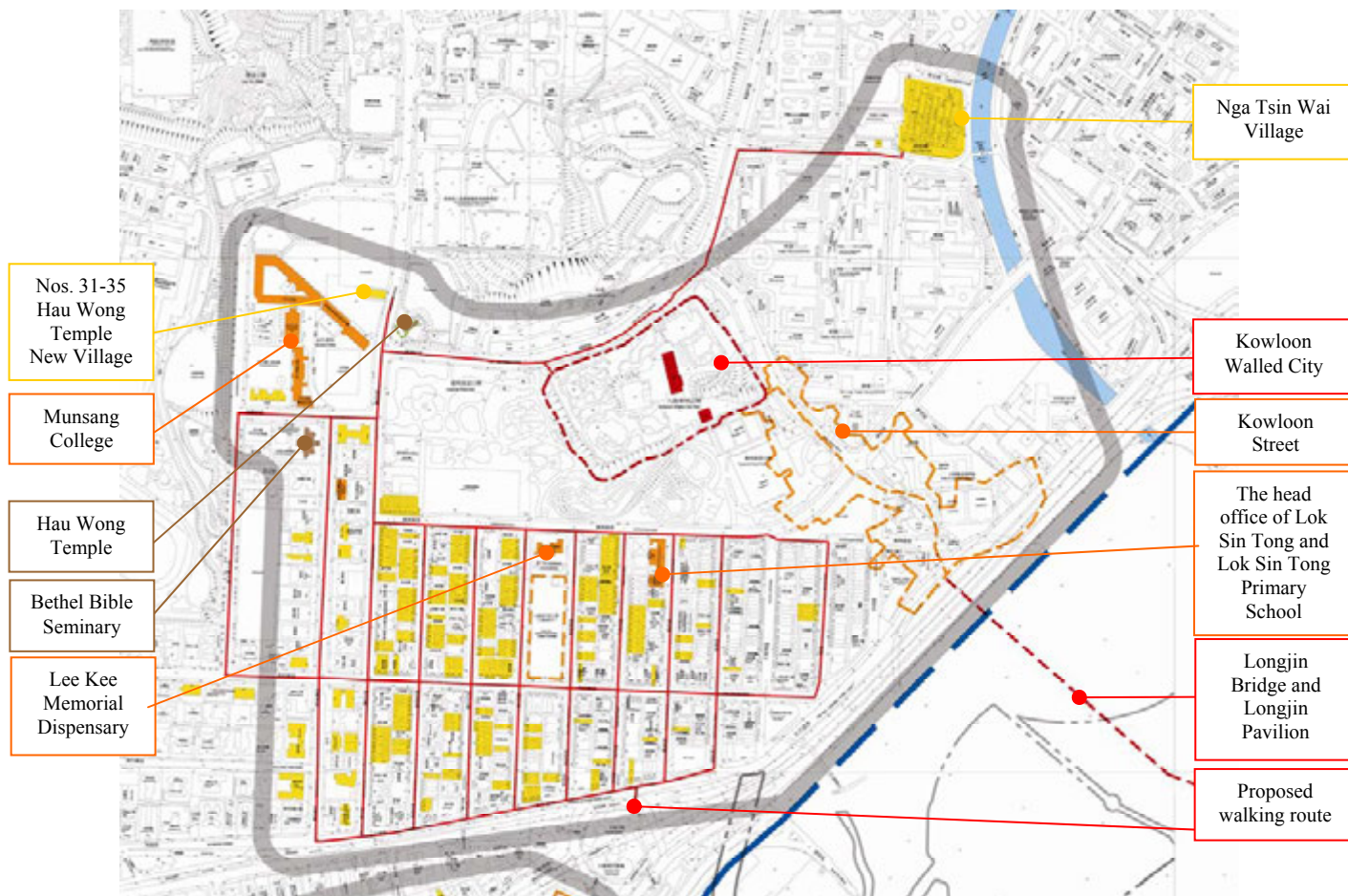


Fig. 170. The sites of heritage and cultural interest in Cluster Three.

3.4.1 Hau Wong Temple, Kowloon City 九龍城侯王古廟

Located at the Junction Road 聯合道 and Tung Tau Tsuen Road 東頭村道 in Kowloon City, Hau Wong Temple was built on an elevated terrace surrounding by trees. Before its construction, a hut was originally built on the site where the Temple currently stands in the late Sung Dynasty.⁸⁰ Subsequently, a temple was built by residents of Kowloon City in the 8th year of Yongzheng 雍正 era (1730).(Fig. 171 and Fig. 172) It was renovated in the 2nd year of Daoguang 道光 era (1822), 9th year of Xianfeng 咸豐 era (1859), 5th year of Guangxu 光緒 era (1879), 1920 and 2005.

⁸⁰ Wong Puikai 黃佩佳, *Xianggang Xinjie feng tu ming sheng da guan jian bao ji* 香港新界風土名勝大觀剪報集 [Collection of newspaper cutting on the scenery and social customs and sights in Hong Kong New Territories], ca. 1930s, p. 113.

The Temple is dedicated to Hau Wong. According to Chen Po Tao 陳伯陶⁸¹, a former Qing officer, the Temple was built to commemorate Yeung Leung Jit 楊亮節, a loyal general and brother of Consort Yeung 楊淑妃.⁸² He accompanied the young Sung emperor to fight against the Mongol invaders, hence he was honoured as Hau Wong 侯王, literally Lord Marquis. Another legend recorded that the Temple was built in the memory of a villager surnamed Yeung who had cured Duanzong 端宗 when the Sung emperor family fled to Kowloon City.



Fig. 171. Hau Wong Temple, Kowloon City, c. 1900.
(from Zheng Baohong 鄭寶鴻, *A Century of Kowloon Roads and Streets*, Hong Kong, Joint Publishing (Hong Kong) Company Limited, 2000, p. 146)

⁸¹ Chan Pak To 陳伯陶 (1855-1930), who obtained the imperial degree of *Jinshi* 進士 in the 18th year of Guangxu 光緒 era in Qing Dynasty (1892), was a Chinese scholar and officer in the late Qing Dynasty. He was appointed as a Hanlin Academy academician 翰林學士 and was subsequently nominated as the Chairman of Educational Association in Guangdong. After the Qing Dynasty was fall in 1911, he migrated to Kowloon City in Hong Kong and died in 1930.

⁸² Consort Yeung was the mother of Zhao Shi 趙昰.



Fig. 172. Hau Wong Temple, Kowloon City, 2009.

Since the Temple was close to Kowloon Walled City, both civilians and officers of the Qing Government frequented the Temple. A number of plaques and ritual implements donated by them are still hanging in the Temple. A path, Temple Road 廟道 that skirted outside the Kowloon Walled City in the westerly direction was built of granite slabs in the 21st year of Guangxi 光緒 era in the Qing Dynasty (1895)⁸³ It is likely that the path was formally built to properly connect the Hau Wong Temple and Kowloon Walled City.⁸⁴

A ceremonial gate was built at the end of Temple Road and located in front of the north gate of Kowloon Walled City. It is said that two Chinese characters 廟道 [Temple Road] inscribed on a granite plaque above the ceremonial gate was written by a famed scholar Cheung San Yan 張壽仁^{85,86} (Fig. 173) The path was demolished due to the urbanization of Kowloon City. Hau Wong Temple was accorded a Grade 1 status, and is now managed by the Chinese Temples Committee.

The story of Hau Wong was another legend that related to the Sung royal family who fled to Kowloon City in the late Southern Sung Dynasty. On the other hand, plaques gifted by officers of Kowloon Walled City were well preserved in the Temple and were evidences to show that Hau Wong Temple was intimately connected with and supported by Qing officers.

⁸³ Chu Wai Tak 朱維德, *Xhianjiang jiumao* 香江舊貌 [The Old Scenery of Hong Kong], Hong Kong, Cosmos Books Ltd., 1993, p. 43.

⁸⁴ Chiu Yu Lok 趙雨樂, Chung Po Yin 鍾寶賢, *Regional Study of Hong Kong History: Kowloon City*, Hong Kong, Joint Publishing (H.K.) Company Limited, 2001, p. 223.

⁸⁵ Cheung San Yan 張壽仁 who was a famed scholar lived in Sau Tau Village 西頭村 in Kowloon City.

⁸⁶ Chiu Yu Lok 趙雨樂, Chung Po Yin 鍾寶賢, *Regional Study of Hong Kong History: Kowloon City*, Hong Kong, Joint Publishing (H.K.) Company Limited, 2001, p. 223.



Fig. 173. Temple Road, which connected Hau Wong Temple and Kowloon Walled City was built in 1897.
 (from Chu Wai Tak 朱維德, *Xhianjiang jiumao* 香江舊貌 [The Old Scenery of Hong Kong], Hong Kong, Cosmos Books Ltd., 1993, p. 44.)

Hau Wong Temple was built on an elevated terrace facing southwest. A flight of stairs give access to the terrace which ends with an entrance gate. The Temple comprises a pavilion, a main temple building, and subsidiary building including side chambers and a keeper's quarters. The pavilion is square in plan which is located in front of the rectangular main temple building. The subsidiary building is to the northwest of the main temple building which is bigger in size. Such setting has been preserved for a very long time as from the old photo dated to c. 1900. Adjacent to the main temple building is a Chinese garden built with another square pavilion. Hau Wong Temple is considered as a medium-scale temple in Hong Kong with its two-hall layout (Fig. 174 - Fig. 175).

The square pavilion at the front is accessible by a flight of steps. It is covered with a hip and gable roof 歇山式屋頂 supporting on a columns-beams-and-struts structural system 抬樑式樑架. Passing through the pavilion is an open courtyard, which give access to the main entrance of the main temple building and the side court of the subsidiary building. On the side walls of the courtyard are pieces of Shiwan glazed pottery 石灣陶塑 with fine depiction of drama episodes,

forming the most significant decoration in the temple compound. It is also rare to find Shiwan glazed pottery at the entrance side walls, as it is more likely to be found on the main ridge. A pair of stone lions can be seen in front of the pavilion.

The main temple building has a two-hall layout of one *jian* 開間 in width with a covered courtyard at the middle. The front hall is the entrance building while the rear hall is the main hall for deity worship. A flight of steps at the front open courtyard leads up to the main entrance of the front hall, and the main hall is further elevated on a platform. The gradual rise in level along the progression into the Temple reflects the hierarchy. The Temple is built of grey bricks. The front hall is an entrance building with a recessed façade. The roof structure is a pitched roof supporting on a composite structural system. The main hall at the rear is the main hall for worshipping the deities. It also has a pitched roof supporting on a purlins-and-load-bearing-wall structural system 直檁式樑架. Both halls have *matou* gable walls 馬頭牆. The main ridges of the two halls have curled-up ends, decorated with glazed pottery dragon fish and plastered relief motifs. This contrasts to the rest of the ridges of the subsidiary buildings, where simple flat ridges are applied. The fascia boards are decorated with rich pattern of flowers and birds as well as auspicious animals. The *tuofeng* is decorated with relief sculpture of *qilin* 麒麟 (Fig. 176).

The side chambers comprises three halls, namely Lohans Hall 羅漢堂, Buddha Hall 佛光堂 and Lung Wah Hall 龍華堂. In front of Lohans Hall and Buddha Hall is the side court, where pieces of Shiwan glazed pottery are also found (Fig. 177).

Two pieces of stone inscriptions of the Chinese characters 鷺 [goose] and 鶴 [crane] were originally situated behind the Temple. (Fig. 178 and Fig. 179) According to the local legend, the inscription of Chinese characters 鷺 was carved by Cheung San Yan 張壽仁⁸⁷ in Guangxu 光緒 era (1875-1908).⁸⁸ The inscription of Chinese characters 鷺 [goose] was destroyed during the Japanese Occupation.⁸⁹ In the 1970s, its replica was placed in the square pavilion standing on the right hand side of the Temple.⁹⁰ The inscription of Chinese character 鶴 [crane] can still be found at the rear of the Temple.

Hau Wong Temple is architecturally significant for its well-preserved setting, a rather special spatial arrangement with a pavilion at the front of the Temple and a group of subsidiary buildings of a considerable size, the irregular plan, and the Shiwan glazed pottery ornamentation on the side walls.

⁸⁷ Cheung San Yan 張壽仁 who was a famed scholar lived in Sau Tau Village 西頭村 in Kowloon City.

⁸⁸ Chiu Yu Lok 趙雨樂, Chung Po Yin 鍾寶賢, Regional Study of Hong Kong History: Kowloon City, Hong Kong, Joint Publishing (H.K.) Company Limited, 2001, p. 222.

⁸⁹ Hong Kong Museum of History, Leisure and Cultural Services Department, ref. no. P1966.0023, Hong Kong Museum of History, Leisure and Cultural Services Department, c.1938.

⁹⁰ Siu Kwok Kin 蕭國健, *Jiulingcheng shilunji* 九龍城史論集 [Studies on the Kowloon Walled City], Hong Kong, Xianchao shushi 顯朝書室, 1987, p. 52.



Fig. 174. Site map of Hau Wong Temple.
 (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.: 11-NW-15B, 2007, Scale 1:1000 (partial))



Fig. 175. Front view of the Hau Wong Temple nowadays.



Fig. 176. *Tuofeng* with relief sculpture of *qilin*.



Fig. 177. Shiwan glazed pottery at the side court.



Fig. 178. The stone inscription of Chinese characters 鵞 [goose].
 (from Chu Wai Tak 朱維德, *Xhianjiang jiumao* 香江舊貌 [The Old Scenery of Hong Kong], Hong Kong, Cosmos Books Ltd., 1993, p. 47.)



Fig. 179. The stone inscription of Chinese characters 鶴 [crane].
 (from Chiu Yu Lok 趙雨樂, Chung Po Yin 鍾寶賢, *Regional Study of Hong Kong History: Kowloon City*, Hong Kong, Joint Publishing (H.K.) Company Limited, 2001, p. 221.)

3.4.2 Nga Tsin Wai Village

Nga Tsin Wai Village is a walled village established by three clans, Chan clan, Lee clan and Ng clan. (Fig. 180) The Chinese characters, 衙前圍 [Nga Tsin Wai], literally mean a walled village

built in front of Yamen [an administrative office].⁹¹ (Fig. 181) Another name of the Walled Village, Hing Yau Yue 慶有餘, literally meaning celebrating abundance can be found at the entrance of the walled village (Fig. 183).

The ancestors of three clans are believed to be settled in the area of the present-day Nga Tsin Wai Village not later than Ming Dynasty (1368-1662). The founding ancestor of Ng Clan, Ng Shing Tat 吳成達 moved in Nga Tsin Village, Kwun Fu Sze 官富司衙前村 from Dongguan 東莞 County in Guangdong Province in the middle of 14th century.⁹² Chan Chiu Yin 陳朝賢, the founding ancestor of Chan Clan, first settled in Kowloon in the 16th century,⁹³ while Lee Shing Gui 李成規, the founding ancestors of Lee Clan moved to the area where Nga Tsin Wai Village now stands during Yongle 永樂 era in the Ming Dynasty (1403-1424).⁹⁴ The inscription on the stone plaque carved in 1972 also gives the construction year of the Walled Village. It reads,

歷史悠久之慶有餘衙前圍村，本建於元末明初年間，時為公元一三五二年，距今六百二十餘年矣。⁹⁵

Hing Yau Yue Nga Tsin Wai Village has a long history, it was originally built between the late Yuan Dynasty and the early Ming Dynasty in around 1352, 620 years ago.

It is believed that the Walled Village was built in Ming Dynasty. In the early Qing Dynasty, the Qing government forced the population to withdraw inland about 17 miles from the coast to stop their collusion with the Ming loyalist Cheng chengong 鄭成功 in Taiwan. Many villages in Xin'an County 新安縣 were affected, including Nga Tsin Wai Village. The evacuation order was

⁹¹ Chiu Yu Lok 趙雨樂, Chung Po Yin 鍾寶賢, *Regional Study of Hong Kong History: Kowloon City*, Hong Kong, Joint Publishing (H.K.) Company Limited, 2001, p. 65.

⁹² The genealogy of the Ng Clan stated that their founding ancestor, namely Ng Shing Tat 吳成達 moved in Nga Tsin Village, Kwun Fu Sze 官富司衙前村 from Dongguan 東莞 County in Guangdong Province. See Chiu Yu Lok 趙雨樂, Chung Po Yin 鍾寶賢, *Regional Study of Hong Kong History: Kowloon City*, Hong Kong, Joint Publishing (H.K.) Company Limited, 2001, p. 70. Dr. Patrick Hase, a local historian, who has researched extensively into the New Territories history. He is Honorary Adviser to the Museums Service, Leisure and Cultural Services Department and Honorary Research Fellow of the Centre for Asian Studies, University of Hong Kong suggested that Ng Shing Tat 吳成達 and his father, Ng Chung Tak 吳從德 settled in Nga Tsin Wai in the middle of 14th century. See Cheung Sui Wai 張瑞威, *The research of Ancestor of Ng Clan of Nga Tsin Wai Village 九龍衙前圍村吳氏祖先的追尋*, Retrieved in South China Research Resource Station Newsletter, Guangzhou, South China Research Resource Station, 2006, vol. 45, p. 6.

⁹³ Dr. Patrick Hase suggested that the first generation of Chan Clan, Chan Chung Hing 陳俊卿 originated from Jiangxi Province 江西 and settled in Nanxiong 南雄 in Guangdong Province during the Southern Sung Dynasty (1127-1279). His son, Chan Mung Lung 陳夢龍 moved from Nanxiong 南雄 to Nga Pin Heung 衙邊鄉 in Xin'an 新安 County. In 16th century, Chan Chiu Yin 陳朝賢, the 11th generation of Chan Clan first settled in Kowloon and is regarded as the founding ancestor of Chan Clan in Nga Tsin Wai Village. See Cheung Sui Wai 張瑞威, *The research of Ancestor of Ng Clan of Nga Tsin Wai Village 九龍衙前圍村吳氏祖先的追尋*, Retrieved in South China Research Resource Station Newsletter, Guangzhou, South China Research Resource Station, 2006, vol. 45, p. 6.

⁹⁴ See Cheung Sui Wai 張瑞威, *The research of Ancestor of Ng Clan of Nga Tsin Wai Village 九龍衙前圍村吳氏祖先的追尋*, Retrieved in South China Research Resource Station Newsletter, Guangzhou, South China Research Resource Station, 2006, vol. 45, p. 4.

⁹⁵ Chiu Yu Lok 趙雨樂, Chung Po Yin 鍾寶賢, *Regional Study of Hong Kong History: Kowloon City*, Hong Kong, Joint Publishing (H.K.) Company Limited, 2001, p. 67.

rescinded in the 8th year of Kangxi 康熙 era (1669). Members of three clans returned to Kowloon City and rebuilt their village in the 2nd year of Yongzheng 雍正 era (1724) in the Qing Dynasty.⁹⁶(Fig. 182)

Tin Hau Temple and Ng Ancestral Hall were built inside and to the west of the Village in the 4th year of Yongzheng era (1726) and the 20th year of Guangxu 光緒 era (1894) in the Qing Dynasty respectively.⁹⁷ The former was renovated during the Qinglong era in the Qing Dynasty (1736-1795)⁹⁸ and 1948⁹⁹, while the latter was torn down in 1962 and was rebuilt on the site where the ancestral hall now stands.

The Chan and Lee clans eventually left the Village which was mainly inhabited by the members of Ng clan in recent years. A redevelopment scheme was proposed by the former Land Development Corporation, now known as the Urban Renewal Authority in 1998. The conservation proposal for Nga Tsin Wai Village was announced by the Urban Renewal Authority in 2007. Tin Hau Temple, the Gatehouse with Hing Yau Yue Inscription “慶有餘” and the gate building will be preserved.

⁹⁶ According to an inscription on the stone plaque carved in 1972 in Tin Hau Temple, the Walled Village was established the 2nd year of Yongzheng 雍正 era (1724) in the Qing Dynasty.

⁹⁷ Cheung Sui Wai 張瑞威, *The research of Ancestor of Ng Clan of Nga Tsin Wai Village* 九龍衙前圍村吳氏祖先的追尋, Retrieved in South China Research Resource Station Newsletter, Guangzhou, South China Research Resource Station, 2006, vol. 45, p.3.

⁹⁸ Xiao Guojian 蕭國健 and Sham Sze 沈思, *Heritage Trails in Urban Hong Kong*, Hong Kong, Wan Li Book Co., Ltd., 2001, p. 172.

⁹⁹ Cheung Sui Wai 張瑞威, *The research of Ancestor of Ng Clan of Nga Tsin Wai Village* 九龍衙前圍村吳氏祖先的追尋, Retrieved in South China Research Resource Station Newsletter, Guangzhou, South China Research Resource Station, 2006, vol. 45, p. 7.



Fig. 180. An overview of Nga Tsin Wai Village.
 (from *Nga Tsin Wai Village Project*, under Urban Renewal Authority, website:
<http://www.ura.org.hk/html/c800000e36e.html>.)

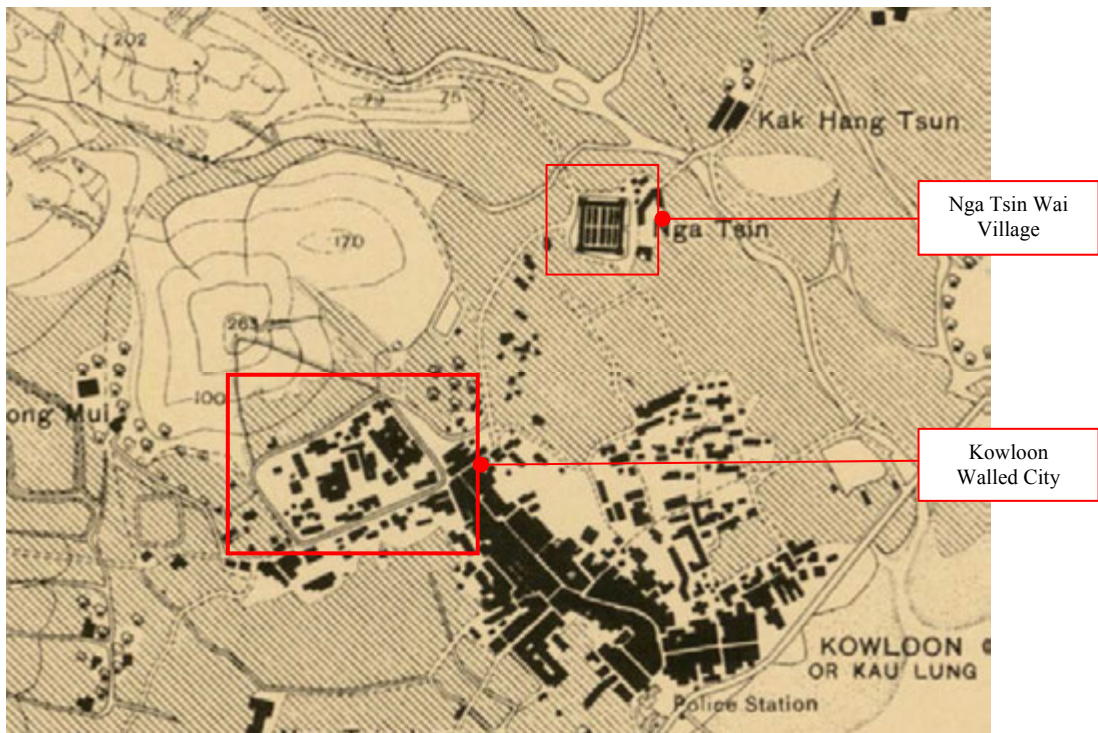


Fig. 181. Nga Tsin Wai Village was located to the northeast of Kowloon Walled City in 1902-03.

(from Empson, Hal, *Mapping Hong Kong: a Historical Atlas*, Hong Kong, Government Information Services, 1992, p. 180)



Fig. 182. An old photo of Nga Tsin Wai Village, 1930s.
 (from Yau Chi On 游子安, *Huangdaxianqu fengwuzhi* 黄大仙區風物志 [A Guide to the Antiquities of Wong Tai Sin District], Hong Kong, Wong Tai Sin District Council, 2003, p. 35.)



Fig. 183. Nga Tsin Wai Village, 2009.

Ng Tsin Wai Village is located at the turning corner of Kai Tak River with Tung Lung Road 東隆道 and Tung Kwong Road 東光道 on both sides.

The site is rectangular with the village houses arranged orderly in seven regular rows (Fig. 184). The periphery of the village is defined by the external walls of the village houses, forming an

enclosed village with the only entrance into the village at the Gatehouse ensuring security. The Gatehouse is located at the middle of the front row. Passing through the Gatehouse is a straight lane directing to the Tin Hau Temple at the middle of the last row. Village houses at each row can be accessed from this central lane. Each village house occupies a small lot of roughly the same size rectangular in profile. They are Chinese village house with a pitched roof laid with Chinese pan and roll tiles, mostly of one to two storeys high.

There were once watchtowers at the four corners of the village with the entire village surrounded by moat and a drawbridge for access, reflecting the high security system it once possessed. The four corner watchtowers could still be traced on the old map in 1902-03 (Fig. 181).

The Gatehouse and Tin Hau Temple are the most outstanding buildings of the village. Their location along the central axial lane, which is the main access of the entire village, reflected their significance. The Gatehouse is a one-hall two-storey building of one *jian* in width. The entrance wall is very thick, of around 1.3 meter thick for security reason. It has a granite door surround. The entrance gate has a pair of timber doors, behind which was where horizontal railed shutter 趟櫳 was once found (Fig. 185). Latch holes are still found on the walls giving traces to the location of the shutter. Above the entrance gate is a parapet on the first floor where the granite plaque inscribed with the characters 'Hing Yau Yue 慶有餘' is found. Inside the Gatehouse, a niche is found on the left for earth god on a granite offering table (Fig. 186). On the right is a concrete staircase leading up to the first floor. A semi-circular archway is opened on the rear wall leading to the central lane of the village (Fig. 187).

Tin Hau Temple is a one-hall temple of one *jian* in width (Fig. 188). The Temple is built of concrete. It has a pitched concrete roof laid with Chinese glazed pan and roll tiles. The Temple is built on a platform where the entrance is accessible through a flight of steps. Four red columns are found at the four corners of the Temple. Concrete corbels imitating the form of Chinese brackets are found under the eaves on the front and rear elevations. Inside the Temple, a timber altar housing Tin Hau is found with exquisite carvings. Externally, decorations are found such as *chiwen* 螭吻 at the ridge ends and ceramic ornament at the middle of the main ridge, and murals with the theme of the Eight Immortals on the front and rear elevations (Fig. 189 - Fig. 190). Internally, paintings are found hanging on the walls on both side of the Temple. There are a number of artifacts found inside the Temple, namely the offering tables, incense burners, insignias, dragonhead and dressing table.

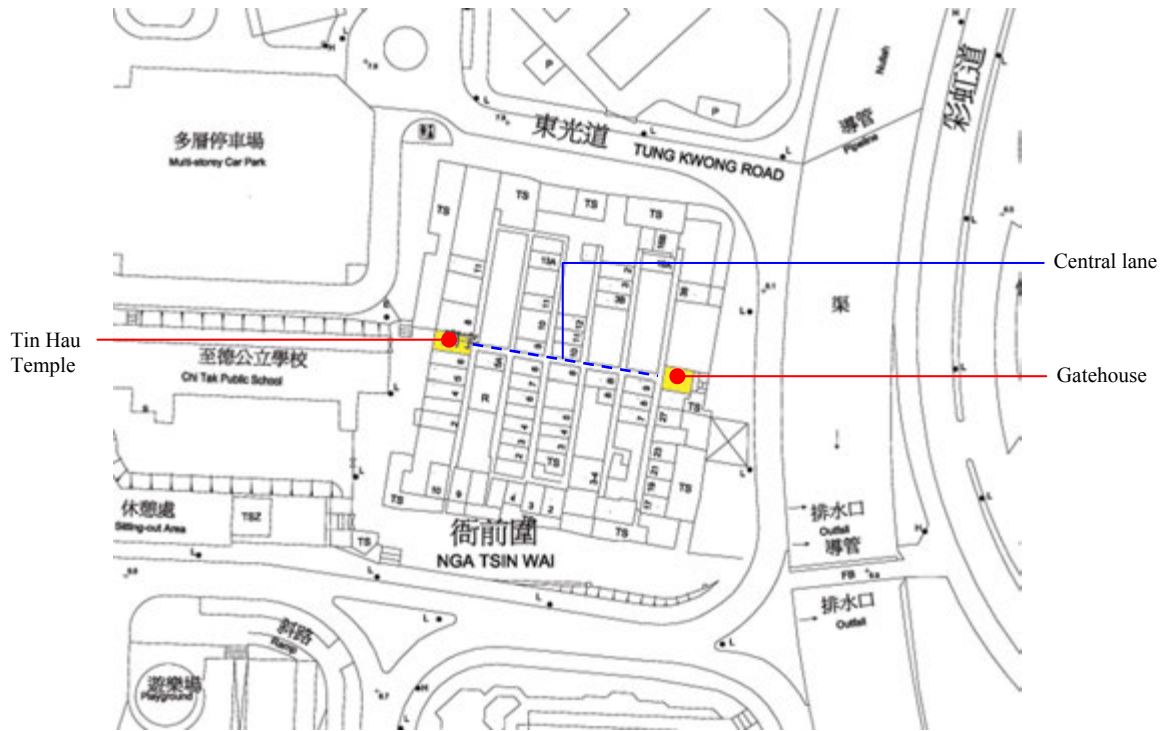


Fig. 184. Site map of Nga Tsin Wai Village.
 (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.: 11-NE-6C, 2007, Scale 1:1000 (partial))



Fig. 185. Interior of the Gatehouse viewing towards the entrance gate.



Fig. 186. Niche for earth god inside the Gatehouse.



Fig. 187. Semi-circular archway viewing towards the central lane.



Fig. 188. Front view of Tin Hau Temple.



Fig. 189. Ornaments on the main ridge of Tin Hau Temple.



Fig. 190. Mural with the theme of the Eight Immortals on the rear elevation of Tin Hau Temple.

3.4.3 Kowloon Fort

In the Qing Dynasty, pirates were frequent and made the Kowloon Peninsula to be their hiding place. In order to guard against robberies, 21 *Dun Tai* 墩台 [Beacon Tower]¹⁰⁰, including Kowloon *Dun Tai* 九龍墩台 [Kowloon Beacon Tower] were constructed in the 7th year of Kangxi 康熙 era (1668) in Xin'an County. It is impossible to locate the location of Kowloon *Dun Tai* 九龍墩台 [Kowloon Beacon Tower]. Thirty soldiers were stationed at Kowloon *Dun Tai* 九龍墩台 [Kowloon Beacon Tower].¹⁰¹ Subsequently, Kowloon *Dun Tai* 九龍墩台 [Kowloon Beacon Tower] was replaced by a guard station, *shuen* 汛 in the 21st year of Kangxi 康熙 era (1682) to protect marine fleets and safeguard the territory.¹⁰²

In the middle Qing Dynasty, problems caused by pirates continued and aggravated. Li Weiyu 李維榆, the County Magistrate proposed to move Fat Tong Mun Fort to the coast near Kowloon

¹⁰⁰ Beacon towers were constructed for the transmission of messages and military intelligence by means of fire or smoke. Most of them were located at strategic points on hills at the frontier. See Siu Kwok Kin 蕭國健, *關城與砲台：明清兩代廣東海防* [Forts and Batteries, Coastal defence in Guangdong During the Ming and Qing Dynasty, Hong Kong, Urban Council, 1997, p. 87.

¹⁰¹ Jin Wenmo 靳文謨 et al., *Xin'an xian zi 新安縣志* [The Record of Xin'an Province], 1662-1722, juan 8, p.3-4, see the edition in Ma Jinke 馬金科 et al., *Zaoqi xianggang shi yanjiu ziliao xuanji 早期香港史研究資料選輯* [A Collection of the Studies in Hong Kong History], Joint Publishing (H.K.) Co., Ltd. 三聯書店(香港)有限公司, 1998, pp. 135-136.

¹⁰² Jin Wenmo 靳文謨 et al., *Xin'an xian zi 新安縣志* [The Record of Xin'an Province], 1662-1722, juan 8, p.6-7, see the edition in Ma Jinke 馬金科 et al., *Zaoqi xianggang shi yanjiu ziliao xuanji 早期香港史研究資料選輯* [A Collection of the Studies in Hong Kong History], Joint Publishing (H.K.) Co., Ltd. 三聯書店(香港)有限公司, 1998, pp. 162-163.

Tsai 九龍寨¹⁰³, the present-day former Kai Tak Airport to reinforce the defense of the Kowloon City in the 15th year of the Jiaqing 嘉慶 era (1810).¹⁰⁴ (Fig. 191 and Fig. 192) The fort, named as Kowloon Fort 九龍砲台 was finished in the 16th year of the Jiaqing 嘉慶 era (1811) where one officer and 42 soldiers were stationed in ten barracks and eight cannons were mounted at strategic points.¹⁰⁵ The original guard station, *shuen* 汛 on the Kowloon Peninsula was renamed as Kowloon *Hoi Hau shuen* 九龍海口汛 [Kowloon Sea Guard Station]¹⁰⁶ and garrisoned by ten soldiers only.

The fort took a square form with walls of 103.23 meters long and 3.66 meters high. 42 battlements each was of one metre high.¹⁰⁷ From the old photo of the Kowloon Fort, there was a gate at the wall (Fig. 192). The gate has a semi-circular archway as the main entrance. Above the archway was the entrance tower covered with a pitched roof.

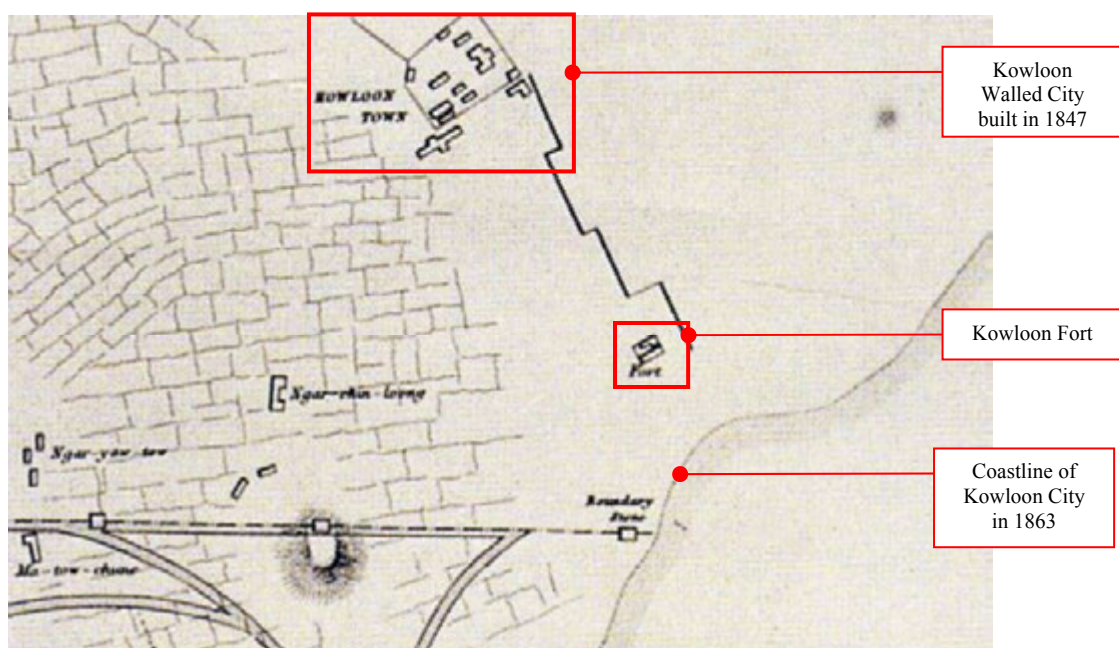


Fig. 191. An old map showing a fort was built to the southeast of Kowloon Walled City in 1863.

(from Empson, Hal, *Mapping Hong Kong: a Historical Atlas, Hong Kong, Government Information Services, 1992, p. 133.*)

¹⁰³ Kowloon Tsai 九龍寨 was located in the present-day Kowloon City. According to a report written by two Qing officers, Kowloon Tsai 九龍寨 was the area at the surroundings of Pak Hok Shan 白鶴山. As cited in Ma Jinke 馬金科 et al., *Zaoqi xianggang shi yanjiu ziliao xuanji* 早期香港史研究資料選輯 [A Collection of the Studies in Hong Kong History], Joint Publishing (H.K.) Co., Ltd. 三聯書店(香港)有限公司, 1998, p. 357.

¹⁰⁴ According to the *Xin'an xian zhi* 新安縣志 [Xin'an County Gazetteer], it reads “嘉慶庚午知縣李維榆詳情移建此臺於九龍寨海旁” On the *kengwu* 庚午 year of Jiaqing era (1810), county magistrate Li Weiyu submitted a petition to move the fort to the sea near Kowloon Tsai. As cited as Wong Chongxi 王崇熙, *Xin'an xian zhi* 新安縣志 [Xin'an County Gazetteer], juan 2, chapter on the geography, 1819, p. 52.

¹⁰⁵ Siu Kwok Kin 蕭國健, *關城與砲台: 明清兩代廣東海防* [Forts and Batteries, Coastal defence in Guangdong During the Ming and Qing Dynasty, 1997, p. 108.

¹⁰⁶ Ruan Yuan 阮元 et al., *Guangdong tong zhi* 廣東通志 [Complete Gazetteer of Guangdong Province], 1822, juan 174, see edition in Taipei, Huawen shuju 臺北華文書局, 1968, p. 3178.

¹⁰⁷ Siu Kwok Kin 蕭國健, *關城與砲台: 明清兩代廣東海防* [Forts and Batteries, Coastal defence in Guangdong During the Ming and Qing Dynasty, 1997, p. 108.



Fig. 192. Kowloon Fort built in the 16th year of the Jiaqing 嘉慶 era (1811) was dilapidated in the end of the 19th century.
 (from Lau Yun Wo 劉潤和, *Jiulongchengqu fengwuzhi* 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 21.)

3.4.4 Kowloon Walled City

The Kowloon Walled City was originally a garrison town located on the present-day Kowloon Walled City Park. After the Hong Kong Island was occupied by the British in 1841, the Qing Government needed to establish a military post to strengthen defense in the Kowloon Peninsula. A walled city was built with the donations from the local merchants and Qing officers in the 27th year of Daoguang era 道光 (1847) (Fig. 193). The Walled City guarded by six watchtowers and four gates was roughly in shape of irregular parallelogram, which measured about 6.5 acres. The Walled City where 150 soldiers were stationed was commanded by the Deputy Commodore of the Dapeng Brigade 大鵬協水師副將 with the support of a sergeant of the Right Company 右哨額外外委.¹⁰⁸ Besides the officers and garrisons, civilians also lived in the Walled City.

More than ten military and administration buildings, including the administrative office of the Assistant Magistrate of Kowloon 九龍司巡檢衙署, commonly known as Yamen 衙門, the mansion of the Commodore of the Dapeng Brigade 大鵬協水師副將府, Military Officer's Yamen 軍官衙門, Gunpowder Factory 火藥局, Armoury 軍裝局, Warehouse, Parade Pavilion 演武亭, Jingxi zizhi ting 敬惜字紙亭 [Pavilion of Respecting Paper], Er Sheng Temple 二聖廟 and Wu Di Temple 武帝廟 were built inside the Walled City. (Fig. 194) All the buildings were now

¹⁰⁸ Siu Kwok Kin 蕭國健, *Studies on the Kowloon Walled City*, Hong Kong, Hin Chiu Institute 顯朝書室, 1987, p. 28.

demolished, except the administrative office of the Kowloon Assistant Magistrate 九龍司巡檢衙署.



Fig. 193. Kowloon Walled City, c. 1868.
(from Lau Yun Wo 劉潤和, *Jiulongchengqu fengwuzhi* 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 25.)

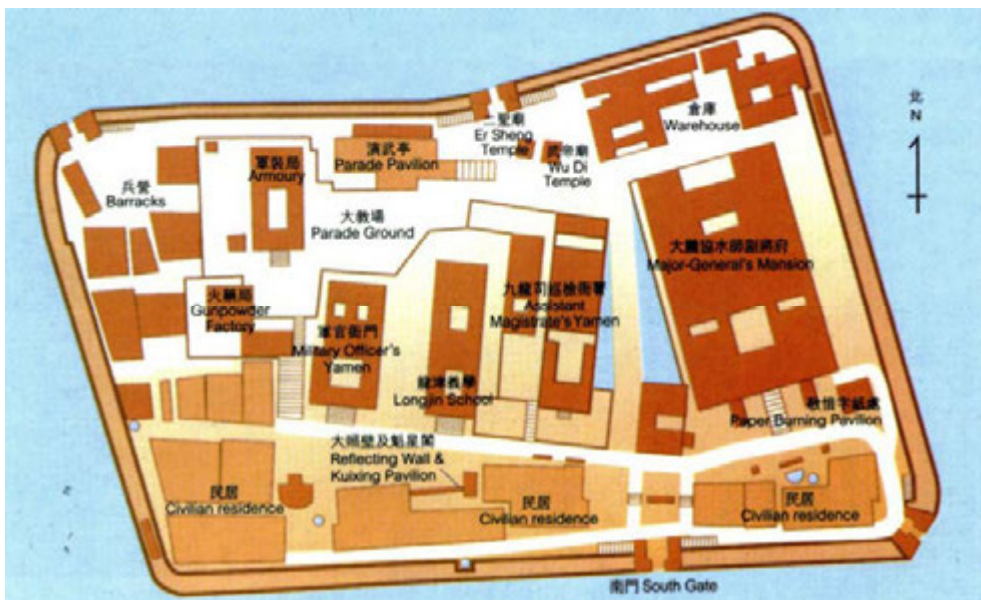


Fig. 194. The floor plan of Kowloon Walled City.
(from Lau Yun Wo 劉潤和, *Jiulongchengqu fengwuzhi* 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 24.)

A school, named as 龍津義學 Longjin Charitable School (Fig. 195), was established inside the Walled City by the donations from the Qing officers and merchants. Prominent scholars were

engaged as lecturers to attract students. The school was also used as a meeting place by the Qing officers, local merchants and villagers to discuss public affairs. The school was demolished, only the stone plaque inscribed with four Chinese characters 龍津義學 [Longjin Charitable School] of the building entrance is preserved in the office of The Lok Sin Tong Benevolent Society, Kowloon.



Fig. 195. Longjin Charitable School, c. 1950.
(from Lau Yun Wo 劉潤和, *Jiulongchengqu fengwuzhi* 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 38.)

In 1898, the New Territories, to the North of Boundary Street 界限街, were leased to the British based on the Convention for the Extension of Hong Kong Territory. According to the terms of the lease, the civil administration over Kowloon Walled City was still reserved to Qing Government and the Qing officers continued to station in the City. The British military took over the New Territories in the following year, but they met strong resistance from the local people. The British government deemed that the Qing Government did not give assistance to quell the resistance. In the same year, the British military took over the City and expelled all Qing officers.

Although the City was taken over by Britain, the sovereignty of Kowloon Walled City was uncertain because the Qing Government, and the later Nationalist Government, claimed that the City was still under their jurisdiction. Nevertheless, the Chinese Government could not gain control of the City because the surrounding area was commended by the British. On the other hand, the Colonial Government could not control the place as well because they were restricted by the lease. The Kowloon Walled City eventually became a place of empty sovereignty. Subsequently, most of the buildings were demolished and squatters soon mushroomed in the Walled City. The former administrative office of the Assistant Magistrate was converted into Kwong Yem Home for the

Aged 廣蔭院 by the Holy Trinity Church in 1902 (Fig. 196), and later by the Hong Kong Chinese Christian Churches Union in 1918. The plaque with characters “ALMSHOUSE” was engraved over the entrance door of the building. The temples in the Walled City were also used by different religious groups. (Fig. 197)



Fig. 196. The administrative office of the Assistant Magistrate was converted into Kwong Yem Home for the Aged 廣蔭院.
(from the history of Kwong Yem Home for the Aged 廣蔭院 (2000), Retrieved May 13, 2009, from The Hong Kong Chinese Christian Churches Union, Web Site: <http://www.hkcccu.org.hk>.)



Fig. 197. The buildings in the Kowloon Walled City were used by benevolent societies, c. 1915.
(from Lau Yun Wo 劉潤和, *Jiulongchengqu fengwuzhi 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District]*, 2005, p. 35.)

During the Japanese Occupation, the enclosing wall of Kowloon Walled City was torn down to provide building materials for the extension of Kai Tak Airport. After the Second World War, multi-storey residential blocks were built illegally in the Kowloon Walled City. (Fig. 198) Lacking proper execution of law and order, the Kowloon Walled City became a haven for drug addicts, criminal hide-outs, vice dens and unlicensed dentists. Thus, the area was known as *Sam But Kwun* 三不管, a place where Chinese, British and Colonial Government ignored. Eventually, an agreement was made between the Chinese and the British Government. All buildings, except Yamen would be pulled down in 1987. After the demolition was completed in 1994, a park, now known as the Kowloon Walled City Park, was built on the original footprint of Kowloon Walled City. The Yamen was declared as a monument and restored in 1996.



Fig. 198. Tenement houses were built in the Kowloon Walled City, 1972.
(from Lau Yun Wo 劉潤和, *Jiulongchengqu fengwuzhi* 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 43.)

The Former Yamen is located at the heart of the Kowloon Walled City at Longjin Road 龍津路, which was the main street of the walled city along which other important buildings were also found such as the Military Officer's Yamen, 龍津義學 Longjin Charitable School and the mansion of the Commodore of the Dapeng Brigade.

The Former Yamen has a three-hall layout with two open courtyards of three *jian* in width. There are side chambers on both sides of the courtyards. The footprint of the Former Yamen occupies an area of roughly 48m x 13m. It is considered as a large scale traditional Chinese architecture in Hong Kong with its three-hall layout like a large ancestral hall or study hall, which is not commonly found in Hong Kong. The first hall is an entrance building, the main hall was an

office and the rear hall used to be the officer's residence. Each hall and courtyard is built a few steps higher than the part in its front, establishing a hierarchy in the spatial arrangement of the building. It is built of grey bricks, with the roofs covered with Chinese pan and roll tiles supporting on timber structures, gable walls, and granite or timber columns.

The entrance building is designed as an entrance porch (Fig. 199). There are two side rooms at the rear of the entrance wall. It has a pitched roof with a composite roof structure of stacked-beams-and-struts system 疊架式樑架 and purlins-and-load-bearing-wall system 直檁式樑架. The main entrance is framed with a granite door surround, where the plaque inscribed with the word 'ALMSHOUSE' is found above probably inscribed when the building was converted into Kwong Yem Home for the Aged. A pair of door drums 門枕石 is found on both side of the main entrance.

Passing through the entrance building is the first courtyard. Recently there are side chambers on both sides of the first courtyard. At the other end of the courtyard is the main hall (Fig. 200).

The main hall also has a pitched roof of a column-beams-and-struts system 抬樑式樑架 (Fig. 201). There is a row of ceremonial screen doors with eight door leaves at the rear of the main hall in order to avoid people viewing the rear hall directly.

Passing through the main hall is the second courtyard. There are also side chambers on both side of the second courtyard nowadays. At the other end of the second courtyard is the officer's residence.

The officer's residence also has a pitched roof with a purlins-and-load-bearing-wall system 直檁式樑架. The interior is divided into three rooms. It has a slightly recessed entrance with the entrance door at the middle.

As a government building, there is not many decoration found within the building. The main ridges of the first two halls have curled-up ends with peach-shaped *diandian* 墊點 decoration symbolizing longevity (Fig. 202). *Tuofeng* of cloud-head motif can be found at the main hall. Plastered reliefs of foliage motif are also found on the gable walls.

The Former Yamen is significant with its rare building type as a Chinese government building and its strategically important location inside the Former Kowloon Walled City. Today, it is the only structure of the Kowloon Walled City preserved in-situ, while only remnants of the foundations of the original South and East Gates can be preserved. The scale of the building is one of the largest in Hong Kong. The scale of three-hall also adds to its rarity.



Fig. 199. The front view of the Former Yamen.



Fig. 200. The first courtyard viewing towards the main hall.



Fig. 201. The column-beams-and-struts system at the main hall.



Fig. 202. The peach-shaped *diandian* decoration and the curled-up ridge end.

3.4.5 Kowloon Street

In the Qing Dynasty, markets were established locally for the exchange and distribution of daily essentials and farm products among villagers in the New Territories, for example Yuen Long Market 元朗墟, Shek Wu Market 石湖墟 and Tai Po Market 大埔墟. A market, known as Kowloon Street was also set up to the southeast of the Kowloon Walled City. According to an old

map, the market place stretched from the Kowloon Walled City to the waterfront of Kowloon City. Shops aligned along sides of the path leading from the Kowloon Walled City to Longjin Bridge, which was a landing pier at the coastline of Kowloon City (Fig. 203). Although Kowloon Street was not recorded formally in the official documents, records were rarely found in the genealogy of the inhabitants in Kowloon City.¹⁰⁹

In the Qing Dynasty, merchant boats had to pass through the channel between Kap Shui Mun 急水門 and Fat Tong Mun 佛堂門 before they travelled to Guangdong 廣東, Fujian 福建 and Zhejiang 浙江 provinces. Before starting a long journey to China, they temporarily anchored off Kowloon City, which is a calm bay geographically favours the ship parking for replenishing their supplements. Thus a busy market was gradually developed at the seaside of Kowloon City in the 18th century.

One of the old photos shows that a main street constructed of stone blocks with confronting shops on either side. The Kowloon Street served the traders with daily commodities and goods, such as oil, fresh meats, fished, vegetables and fruits, clothes, fertilizers and jewellery when they were temporarily resting in Kowloon. (Fig. 204 and Fig. 205)

After the New Territories were leased to the British in 1898, the Kowloon Street started to decline. The Kowloon Street not only lost the support from the Qing officers, but it was also made into an inland area by the reclamation work carried out at the coastline of Kowloon Street in the 1920s. Besides, surrounding villages were also demolished gradually due to the urbanization of Kowloon City

¹⁰⁹ 九龍大磡村朱氏族譜 [Genealogy of Chu Clan in Tai Hom Village, Kowloon].

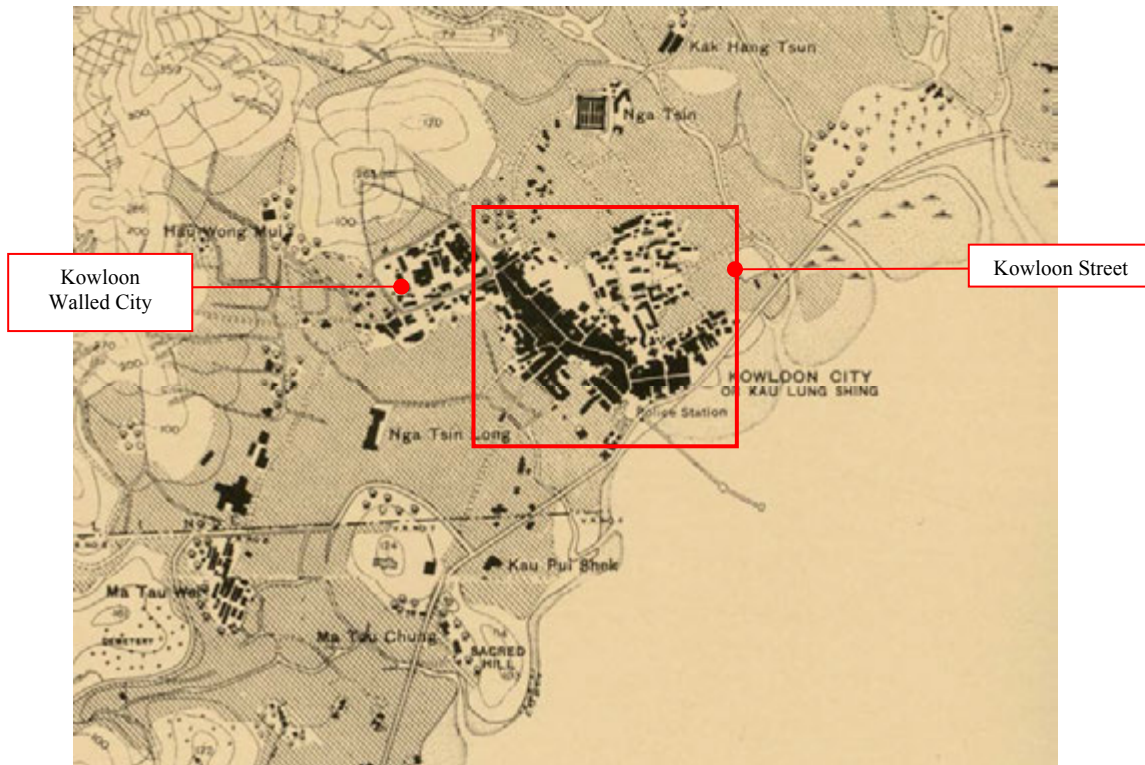


Fig. 203. An old map showing Kowloon Street located to the southeast of Kowloon Walled City in 1902-03.
 (from Empson, Hal, *Mapping Hong Kong: a Historical Atlas*, Hong Kong, Government Information Services, 1992, p. 180.)



Fig. 204. Street scene in Kowloon Street in the early 20th century.
 (from Lau Yun Wo 劉潤和, *Jiulongchengqu fengwuzhi* 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 54.)

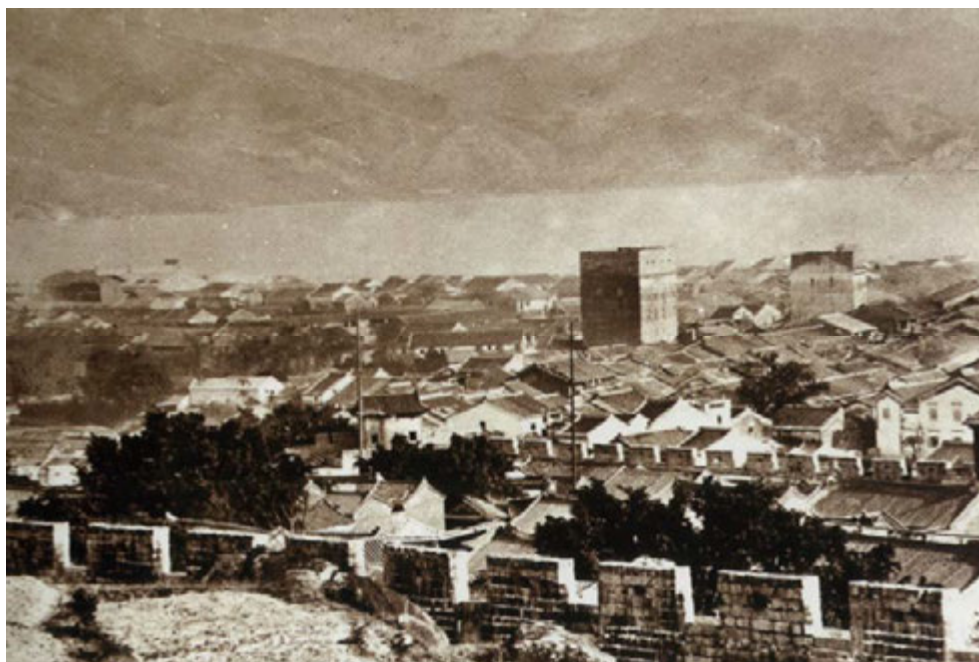


Fig. 205. Kowloon Street, c. 1910.
(from Lau Yun Wo 劉潤和, *Jiulongchengqu fengwuzhi* 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 53.)

3.4.6 Longjin Bridge and Longjin Pavilion 龍津橋, 龍津亭

Longjin Bridge, a landing pier outside the Kowloon Street, was first constructed between the 12th year of Tongzhi 同治 era (1873) and the 1st year of Guangxu 光緒 era (1875) by the Qing officers and merchants.¹¹⁰ (Fig. 206 - Fig. 208) When the Kowloon Street grew up, an increasing number of merchant boats anchored at the Kowloon City in the 19th century. However, the coastal beaches were shallow making landing inconvenient. Hence, it is suggested to build a bridge for providing a mooring place for merchant boats in the Tongzhi 同治 era. The stone Bridge was originally about 213 metres long and two metres wide.¹¹¹ The Bridge was constructed by five granite slabs supporting on two pillars on each segment. There were 21 supporting pillars at the time when the Bridge was first built.¹¹² Each is in the form of an elongated hexagon in plan constructed of stone blocks. A pavilion, named as Longjin Pavilion (龍津亭), also called the Pavilion for Greeting Officials (接官亭), was built at the end of Longjin Bridge to receive the Qing officers arrived in Kowloon City (Fig. 209). The stone inscription with the Chinese characters 龍津 [Longjin] dated

¹¹⁰ *Longjin shiqiao bei* 龍津石橋碑 [The inscription of Longjin Bridge], as cited in David Faure 科大衛, Lu Hongji 陸鴻基, Wu Lun Nixia he 吳倫霓霞, *Xianggang beiming huibian* 香港碑銘彙編 [Collection of Inscriptions in Hong Kong], Hong Kong Urban Council 香港市政局, 1986, pp. 166-167.

¹¹¹ *Discovery of Longjin Bridge in Kai Tak Area (AAB/60/2007-08)*, from Research Resources and Reports, under the Antiquities and Monuments Office, Leisure and Cultural Services Department, Web site: http://www.lcsd.gov.hk/CE/Museum/Monument/form/AAB_134_60_english.pdf.

¹¹² 龍津石橋碑：．．．計長六十丈，廣六尺，為礫二十有一。

the 13th year of Tongzhi 同治 era (1874) was found on the entrance of Longjin Pavilion. This plaque can still be found in the office of The Lok Sin Tong Benevolent Society, Kowloon at present. (Fig. 210)

Due to serious accumulation of muddy sea sediments in the 18th year of Guangxu 光緒 era (1892), the Bridge was elongated 83 metres by wooden extension with a T-shaped pier at the end. The extension was precisely built which saved construction cost. It was built of timber instead of stone to avoid strong collision with the boats.¹¹³

Part of the Longjin Bridge was demolished due to the reclamation works carried out in the 1920s, (Fig. 211) while the rest of the Bridge was overwhelmed by the construction of the extension of Kai Tak Airport during the Japanese Occupation. (Fig. 212)

After the Hong Kong International Airport was relocated to Chek Lap Kok 赤鱘角 in 1998, an archaeological investigation was conducted in 2001, but no remains of the Longjin Bridge was found. Remains of the Bridge including foundation and granite slabs were discovered in 2008.



Fig. 206. Longjin Bridge outside the Kowloon Street. Longjin Pavilion is located at the end of Longjin Bridge, c. 1910.
(from Lau Yun Wo 劉潤和, *Jiulongchengqu fengwuzhi* 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 71.)

¹¹³ 龍津石橋加長碑：．．． 龍津石橋加長碑：．．． 乃仿招商局碼頭之制，續作橋廿四丈；又於其端，為丁字形，寬一丈二尺。其製精而其費較省。且易石而木，泊船時亦無兩堅激撞之患，其為用亦更適。



Fig. 207. Viewing the Longjin Pier from Ma Tau Wai Road.
 (from Chiu Yu Lok 趙雨樂, Chung Po Yin 鍾寶賢, *The Benevolent Society: A Study of the Early Kowloon City and Lok Sin Tong*, Hong Kong, Sunray Publishing Company Limited, 2001, p. 77.)

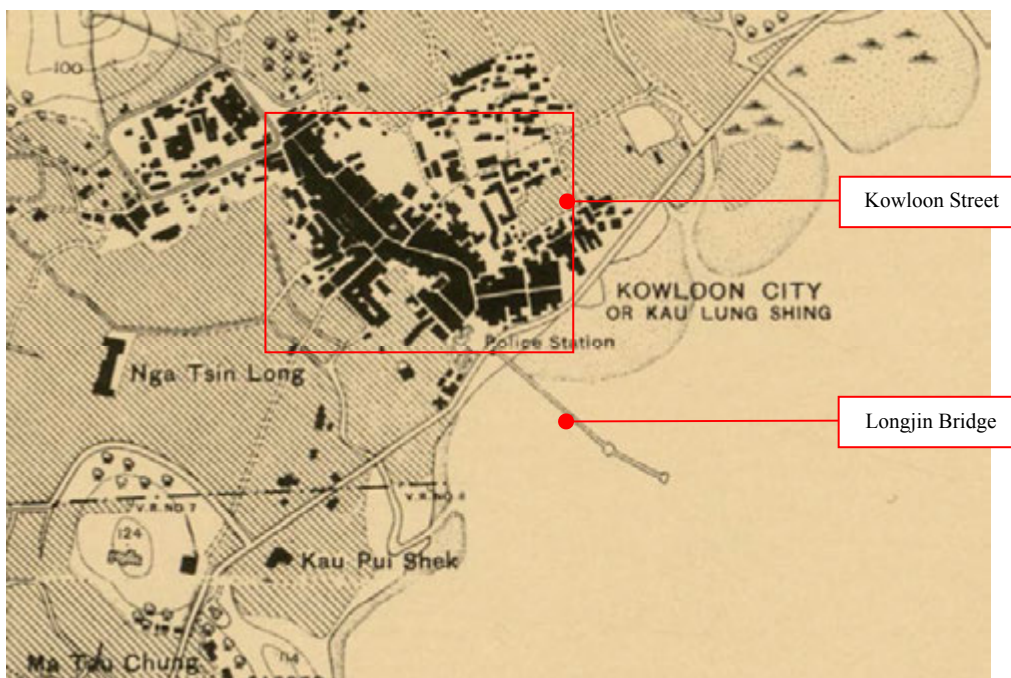


Fig. 208. Map showing the Kowloon Street and Longjin Bridge in 1902-03.
 (from Empson, Hal, *Mapping Hong Kong: a Historical Atlas*, Hong Kong, Government Information Services, 1992, p. 180.)



Fig. 209. Longjin Pavilion, c.1912.
(from Lau Yun Wo 劉潤和, *Jiulongchengqu fengwuzhi* 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 72.)



Fig. 210. The stone inscription with the characters “Longjin”.
(from Lau Yun Wo 劉潤和, *Jiulongchengqu fengwuzhi* 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 72.)



Fig. 211. Map showing part of Longjin Bridge was demolished due to the reclamation in 1924.
 (from Empson, Hal, *Mapping Hong Kong: a Historical Atlas*, Hong Kong, Government Information Services, 1992, p. 181.)

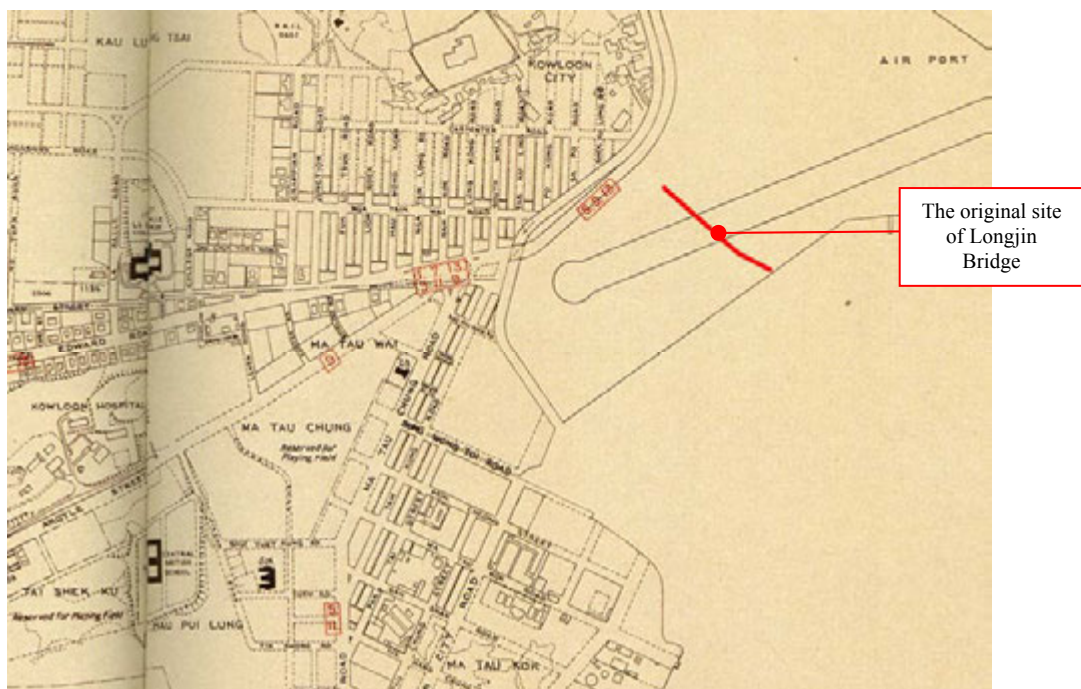


Fig. 212. Longjin Bridge was overwhelmed by the construction of the extension of Kai Tak Airport during the Second World War, 1947.
 (from Empson, Hal, *Mapping Hong Kong: a Historical Atlas*, Hong Kong, Government Information Services, 1992, pp. 184-185.)

3.4.7 The Lok Sin Tong Benevolent Society, Kowloon 九龍樂善堂

The Lok Sin Tong Benevolent Society, Kowloon was a local institution organized by Tong Shu Ming 湯叔明¹¹⁴ and the elders of 23 villages¹¹⁵ in the 23rd year of Daoguang 道光 era in the Qing Dynasty (1843). It served as an organization for handling the village affairs and mediating disputes among villagers. It also provided free medical care to needy patients in the local villages. The Society was formally established in the 6th year of Guangxu 光緒 era in the Qing Dynasty (1880).¹¹⁶

The treasury of The Lok Sin Tong Benevolent Society, Kowloon was mainly derived from fee charged in every trading transaction in Kowloon Street. The first office of the Society was originally located at No. 32 Blacksmith's Street 打鐵街 in Kowloon Street, which was demolished after the Second World War. (Fig. 213) It was a two-storey Chinese styled vernacular house with a recessed entrance. The building was a simple, humble building. The roof was covered with pan and roll tiles with a flat ridge with ridge end ornaments. The village elites would stay overnight in the office when they went to Kowloon Street on business if their homes were too far and could not return in the same day.¹¹⁷

The Society engaged in various kinds of social welfare works to take care of the poor and the sick, such as providing free medical consultation and Chinese medicine, burial services, and education to poor children. When the great plague occurred in 1894, the Society provided medical treatment to local people and set up a free graveyard in Diamond Hill 鑽石山 and Tseng Lan Shue 井欄樹 in Sai Kung 西貢.¹¹⁸

After the New Territories was leased to the British in 1898, the operation of the Society was ceased in 1899 due to the loss of support from the Qing officers. The Society was reopened in 1904. However, the service was stopped again in 1923 because of its messy administration and the decline of Kowloon Street. The Society was reopened in 1929 and took a series of reformation. In the 1920s, the Society established two schools to provide free education to over two hundreds girls and boys. (Fig. 214) Unfortunately, both schools closed before the Second World War.¹¹⁹

After the war, the Society built a new school providing free education in Lung Kong Road 龍崗道, now known as Lok Sin Tong Primary School. The school was finished in 1949 (Fig. 215)

¹¹⁴ He is the major contributor to the Society.

¹¹⁵ These villages were scattered in Kowloon City, Ho Chung 蠓涌, Shatin and Tsuen Wan.

¹¹⁶ Lok Sin Tong Benevolent Society, Kowloon, *A Hundred Years of Lok Sin Tong Benevolent Society, Kowloon 1880-1980*, Hong Kong, Lianyi yinshua youxiangongsi 聯藝印刷有限公司, p. 4.

¹¹⁷ James Hayes, *The Hong Kong Region, 1850-1911: Institutions and Leadership in Town and Countryside*, United States, Archon Books, 1977, p. 170.

¹¹⁸ Lok Sin Tong Benevolent Society, Kowloon, *A Hundred Years of Lok Sin Tong Benevolent Society, Kowloon 1880-1980*, Hong Kong, Lianyi yinshua youxiangongsi 聯藝印刷有限公司, p. 4.

¹¹⁹ Chiu Yu Lok 趙雨樂, Chung Po Yin 鍾寶賢, *The Benevolent Society: A Study of the Early Kowloon City and Lok Sin Tong*, Hong Kong, Sunray Publishing Company Limited, 2001, p. 79.

and extended to 3 storeys in 1951. (Fig. 216) The new head office of the Society was relocated to No. 61 Lung Kong Road, Kowloon City, which was built in 1957.¹²⁰ (Fig. 217) A stone inscription of the Chinese characters 樂善堂 [Lok Sin Tong], which was originally located on the entrance of the old office in Blacksmith's Street 打鐵街, was kept in the present-day office of The Lok Sin Tong Benevolent Society, Kowloon. (Fig. 218) Nowadays, The Lok Sin Tong Benevolent Society, Kowloon become a large charitable organization in Hong Kong operating a total of 33 subsidiary units to offer various social services, including the provision of education, social welfare and medical care.



Fig. 213. The first office of The Lok Sin Tong Benevolent Society, Kowloon at No. 32 Ta Tit Street 打鐵街.
(from Lau Yun Wo 劉潤和, *Jiulongchengqu fengwuzhi* 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 73.)

¹²⁰ Lok Sin Tong Benevolent Society, Kowloon, *A Hundred Years of Lok Sin Tong Benevolent Society, Kowloon 1880-1980*, Hong Kong, Lianyi yinshua youxiangongsi 聯藝印刷有限公司, p. 5.

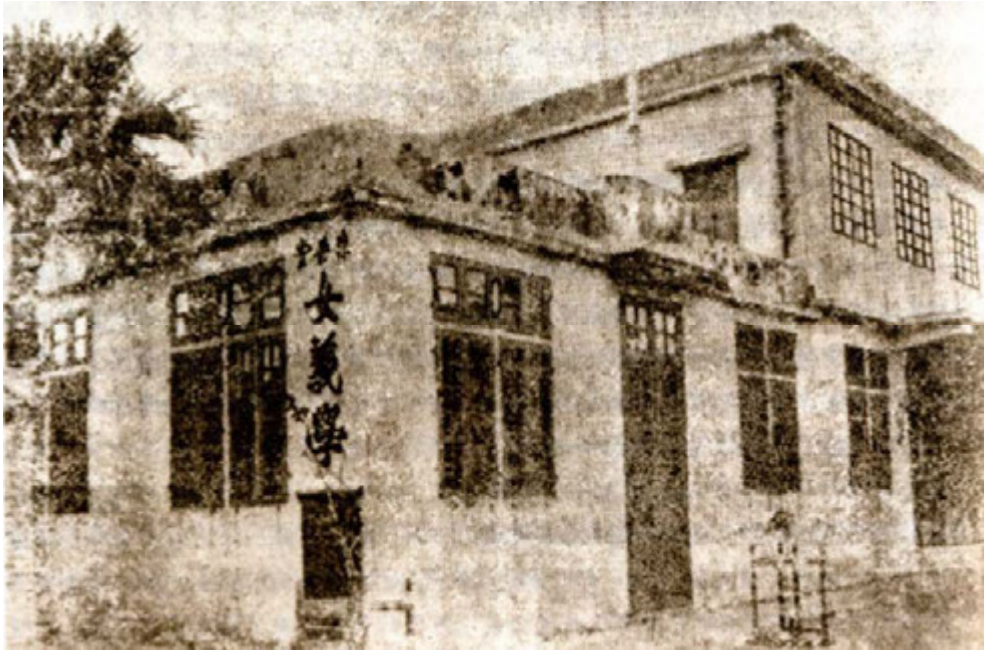


Fig. 214. The school built by The Lok Sin Tong Benevolent Society, Kowloon providing free education to girls in 1927.
 (from Chiu Yu Lok 趙雨樂, Chung Po Yin 鍾寶賢, *The Benevolent Society: A Study of the Early Kowloon City and Lok Sin Tong*, Hong Kong, Sunray Publishing Company Limited, 2001, p. 80.)

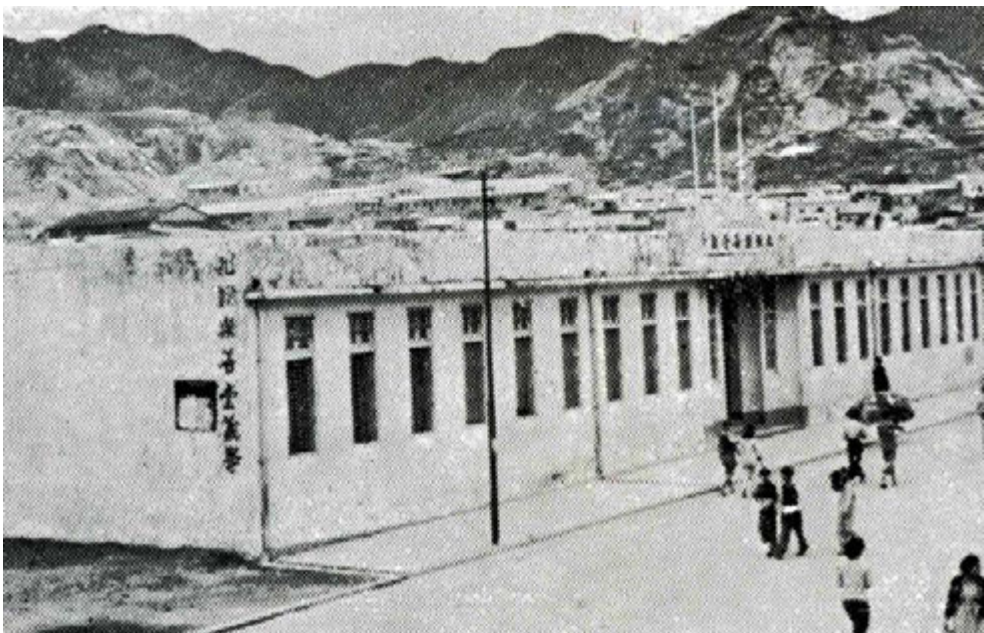


Fig. 215. The Lok Sin Tong Primary School was rebuilt in 1949.
 (from The Lok Sin Tong Benevolent Society, Kowloon, *A Hundred Years of Lok Sin Tong Benevolent Society, Kowloon 1880-1980*, Hong Kong, Lianyi yinshua youxiangongsi 聯藝印刷有限公司, p. 173.)



Fig. 216. The Lok Sin Tong Primary School was extended from one storey to three storeys in 1951, c. 1951.
 (from Chiu Yu Lok 趙雨樂, Chung Po Yin 鍾寶賢, *The Benevolent Society: A Study of the Early Kowloon City and Lok Sin Tong*, Hong Kong, Sunray Publishing Company Limited, 2001, p. 96.)



Fig. 217. The current head office of The Lok Sin Tong Benevolent Society, Kowloon at No. 61 Lung Kong Road, Kowloon City, 1958.
 (from Chiu Yu Lok 趙雨樂, Chung Po Yin 鍾寶賢, *Regional Study of Hong Kong History: Kowloon City*, Hong Kong, Joint Publishing (H.K.) Company Limited, 2001, p. 118.)



Fig. 218. Gateway at the open playground facing Nam Kok Road.

The current head office is a four-storey building, with the ground floor having a mezzanine floor. It was built in a modern style (Fig. 219). The modern style emerged in the early 1950s when there was a great demand in buildings from the society such as schools, residential buildings and office buildings which required the construction of building to be fast and efficient. Buildings were simple and functional. The 1950s was the period when more Chinese architects practiced in Hong Kong, with many popular names such as Robert Fan 范文照 (1893-1979), Luke Him Sau 陸謙受 (1904-1992), Su Gin Djih 徐敬直 (1906-), and architectural firm such as Kwan, Chu and Yang 基泰工程司. Most of the architecture in the 1950s were designed by these Chinese architects. They are considered as the first generation of the Chinese architects.¹²¹ The current head office is a simple rectangular block with little articulation on the front façade. The front façade mainly features sun-shading devices of deep vertical fins and horizontal overhangs forming a grid pattern around the windows at the middle. Rectangular window architraves are also found. The entrances are also framed in architraves on the ground floor.

¹²¹ Wu Qicong 吳啟聰, *Jian wen zhu ji: Xianggang diyidai Huaren jianzhushi de gushi* 建聞築蹟 - 香港第一代華人建築師的故事 [The news and traces of architecture – the story of the first generation Chinese architects], Hong Kong, ET Press, 2007, pp. 19-21.



Fig. 219. Front façade of Lok Sin Tong Benevolent Society.

Lok Sin Tong Primary School

Lok Sin Tong Primary School was originally a charitable school for both primary and secondary students (Fig. 220). The inscription of the original name of the school, 九龍樂善堂中學暨附屬小學 [Kowloon Lok Sin Tong Secondary cum Primary School] is still found on the building façade facing Carpenter Road (Fig. 221). The School was built in two phases. The first phase was completed in 1949 as a single-storey house, while the second phase was completed in 1951 with the addition of the first and second storeys. The construction of the School was commissioned to the contractor, Hop Yick Loong 合益隆.¹²² The School now mainly comprises a three-storey main block, a semi outdoor school hall and an open playground. A gateway is found at the open playground with the original name plaque of Lok Sin Tong from the old site facing Nam Kok Road 南角道 and Longjin Bridge on the other side facing the playground (Fig. 218).



Fig. 220. Overview of Lok Sin Tong Primary School.

¹²² *Jiulong le shan tang bai nian shi shi* 九龍樂善堂百年史略 1880-1980 [Century history of Lok Sin Tong Benevolent Society, Kowloon, 1880-1980], Hong Kong, Lok Sin Tong Benevolent Society, Kowloon, 1981, pp. 5 and 73.



Fig. 221. Inscription of the original school name on the façade facing Carpenter Road.

3.4.8 Bethel Bible Seminary

Nos. 45- 47 Grampian Road, now known as Sun Hok Building is one of the buildings within the building compound of the Bethel Bible Seminary which occupies the piece of land lot within Grampian Road 嘉林邊道, Dumbarton Road 東寶庭道 and Inverness Road 延文禮士道. (Fig. 222) The Bethel Bible Seminary was originally named as Bethel Mission of China founded in Shanghai by Jennie V. Hughes 胡遵理, a missionary from the Methodist Episcopal Church, and Doctor Shi meiyu 石美玉 in 1920.¹²³ The preachers of the Seminary came to Hong Kong and were hosted by the owner of 45 Grampian Road in 1934.¹²⁴ They rent that house and purchased the adjacent land lot at 47 Grampian Road as a temporary seminary site in 1939. The Seminary was closed during the Japanese Occupation. After the war, the Seminary was reopened and operated kindergarten and high school on the site. They brought a piece of vacant land at the back of the Seminary for extension,¹²⁵ where a new two-storey building known as Tze Kwang Lo 慈光樓 was built. In 1993, the high school was moved to Yuen Long,¹²⁶ leaving the Seminary, Kindergarten

¹²³Wu Mei Lam 胡美林, Lam Yu Kai 藍如溪, *We Flee From Hong Kong*, Hong Kong, Bethel Mission of China, 2000, p.129.

¹²⁴ *Ibid.*, p. 133.

¹²⁵ *Ibid.*, p.134.

¹²⁶ *Ibid.*, p. 137.

and Tsun Lei Church 遵理堂 on the site at Grampian Road. (Fig. 223) Nos. 45 – 47 Grampian Road, which was accorded a Grade 2 status, is currently used as a seminary with dormitories.



Fig. 222. Bethel Bible Seminary, 1948.
(from Wu Mei Lam 胡美林, Lam Yu Kai 藍如溪, *We Flee From Hong Kong*, Hong Kong, Bethel Mission of China, 2000, p. 139.)



Fig. 223. Bethel Bible Seminary, 2005.
(Lau Yun Wo 劉潤和, *Jiulongchengqu fengwuzhi 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District]*, 2005, p. 122.)

Bethel Bible Seminary at Nos. 45-47 Grampian Road is originally a pair of semi-detached European houses with a mirrored plan. The building is situated at the corner of Dumbarton Road and Grampian Road, with the main elevation facing Grampian Road (Fig. 224).

Semi-detached houses are less expensive than detached houses because they shared a common wall and only have three sides. This type of house was commonly found at the districts close to Kowloon Tong such as Mongkok and Kowloon City.

The pair at Nos. 45-47 shares a common party wall at the middle. Each house is surrounded by a fence wall defining the garden area, with the entrance porch set side by side with its neighbour entrance at the middle of the pair. Each house has two storeys and a lower ground. The main living area is believed to be located at the front with rooms arranged along a long corridor, and the service area at the rear block (Fig. 225). There are balconies on the front and rear elevations, with some of those enclosed or removed during the expansion of the seminary (Fig. 226). A long balcony is found on each upper floor connecting the main living area to the service area at the rear elevation (Fig. 227). There were originally three staircases: one at the entrance lobby, one at the service area at the rear block, and one at the rear of the living area which is now removed (Fig. 228). A garage was located at the lower ground facing the main gate. There was an outhouse at the rear of each house, which was removed nowadays.

The pair of detached houses is probably built in the 1920s, when Art Deco style was at its peak. The decorative style features strict and angular lines, geometric patterns and the distinctive sunray motif, with classical elements still used in the earlier phase of the Art Deco style. Externally, the highlight of the front façade is the stylized gables above the entrance bay, while balustrades with cross motif at the balconies on the rear elevation are found (Fig. 229). Internally, timber-framed doors and fanlights with sunray motif and the balustrades at the timber staircase at the entrance lobbies are also found with Art Deco style (Fig. 230). Classical features of segmental-arched openings and banded rustication at the entrance bay are found (Fig. 229). The bay windows at the front and side elevations are found to be reminiscent of the Victorian period. Other historic fabric and features are preserved such as architraves around the windows, plastered panels on the front elevation, plastered ceilings and skirtings, cement floor tiles, and fireplaces (Fig. 231). The retained historic fabric reflect the high authenticity of the building, while the architectural features are good examples in demonstrating the Art Deco style adds to the architectural merit of the houses.

The Seminary was stationed in Nos. 45-47 Grampian Road since they came to Hong Kong in the 1930s. Therefore, Sun Hok Building is a physical testimony to the history of the Bethel Mission in Hong Kong. Moreover, Sun Hok Building is the last surviving pair of semi-detached houses that built in the early 20th century in Kowloon City. It is believed that the area where the pair of semi-detached houses at Nos. 45-47 Grampian Road located was a residential area mainly for the middle-class, representing the typical housing for middle-class in Kowloon City. It allows us to recall that the district was once a low density and a middle-class residential area at the beginning of 20th century.



Fig. 226. Original balconies at the front elevation which are now enclosed.



Fig. 227. Rear elevation with balconies.

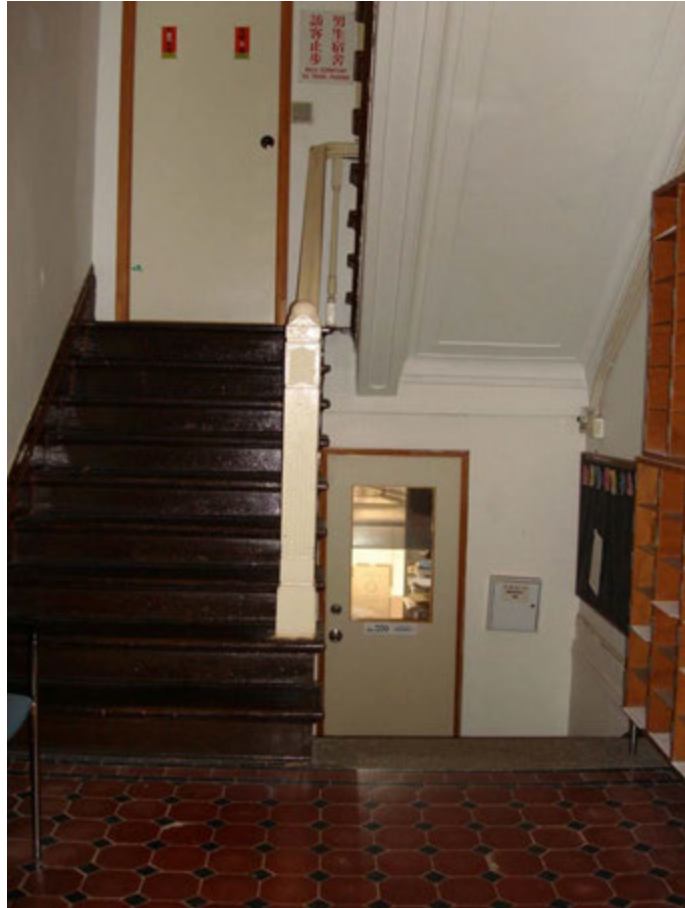


Fig. 228. Internal staircase on the ground floor of Bethel Bible Seminary.



Fig. 229. Stylized gables, segmental arched windows and the banded rustication on the front elevation of Bethel Bible Seminary.



Fig. 230. Original timber doors with sunray motif.



Fig. 231. Fireplace on the ground floor of Bethel Bible Seminary.

3.4.9 Munsang College 民生書院

Building a school in Kowloon City was first suggested in 1916 by Dr. Tso Seen Wan 曹善允.¹²⁷ However, there was no progress until 1920 when Mr. Au Chak Mun 區澤民 and Mr. Mok Kong Sang 莫幹生 offered \$20,000 to finance its establishment. The School was formally established and rented a three-storey building at No. 2 Kai Tack Bund and its neighbouring open area as their school building and playground in 1924.¹²⁸ (Fig. 232) It was named “Munsang” to commemorate the contribution of Mr. Au and Mr Kok.¹²⁹ Only junior secondary curriculum was offered to boys in the beginning.¹³⁰ The kindergarten, primary and boys’ senior secondary sections were set up in 1927-1928. Nos. 45 and 47 Kai Yan Road 啟仁路 in Kai Tack Bund were rented as school

¹²⁷ Fung Sze Man 馮思敏, *Munsang College 75th anniversary, 1926-2001*, Hong Kong, Munsang College, 2001, p. 22.

¹²⁸ Fung Sze Man 馮思敏, *Munsang College 75th anniversary, 1926-2001*, Hong Kong, Munsang College, 2001, p. 22.

¹²⁹ Liu Yue Sheng 劉粵聲, *Xianggnag Jidujiaohui shi* 香港基督教會史 [The History of Hong Kong Church of Christ], Hong Kong, Hong Kong Baptist Church, 1996, pp. 220-221.

¹³⁰ Liu Yue Sheng 劉粵聲, *Xianggnag Jidujiaohui shi* 香港基督教會史 [The History of Hong Kong Church of Christ], Hong Kong, Hong Kong Baptist Church, 1996, pp. 220-221.

buildings to ease increasing number of students.¹³¹ The girls' secondary section was established in 1932.¹³² In the same year, a hall that can accommodate two hundred people was built at the back of the main school building.¹³³



Fig. 232. No. 2 Kai Tack Bund was rented by Munsang College to be its school premise in 1924.

A new campus, including a hall and 12 classrooms, was built at No. 8 Dumbarton Road 東寶庭道 in 1939.¹³⁴ (Fig. 233 - Fig. 235) The School was occupied by the Japanese during the Second World War. After the Japanese Occupation, the School was reopened. The school gate on Grampian Road was built in 1953. It is believed that the school gate is the earliest building structure of Munsang College that still existed on the site. (Fig. 236) A new building was erected for the kindergarten section in 1956. (Fig. 237) The first phase of present-day Block D was built in 1957. In 1962, the present-day Block C (known as Por Yen Building 林百欣樓) and the second phase of Block D were completed. The old hall was rebuilt in 1969 and designated as Lim Por Yen Hall 林百欣堂 (Block B) in 1982. (Fig. 238) Extension works, including six new blocks, now known as Block A (known as Lam Chi Fung Memorial Building 林子豐紀念樓), Block E (known as Rufus Huang Memorial Building 黃映然創校校長紀念樓), Block F (known as The Diamond Jubilee Building 鑽禧紀念樓), Block G (known as Laboratory Building) and Block H (New Annex) were carried out in the campus in 1962-2006 to provide more space for accommodating the increasing numbers of students. (Fig. 239)

¹³¹ Fung Sze Man, *Munsang College 75th anniversary, 1926-2001*, Hong Kong, Munsang College, 2001, p. 23.

¹³² Liu Yue Sheng 劉粵聲, *Xianggnag Jidujiaohui shi* 香港基督教會史 [The History of Hong Kong Church of Christ], Hong Kong, Hong Kong Baptist Church, 1996, pp. 220-221.

¹³³ See *About Munsang*. Retrieved May 13, 2009, from Munsang School, Web Site: http://munsang.edu.hk/secondary/about_munsang/history.php.

¹³⁴ See *About Munsang*. Retrieved May 13, 2009, from Munsang School, Web Site: http://munsang.edu.hk/secondary/about_munsang/history.php.

The establishment of Munsang College reflects the demand of education for children in the area of Kai Tack Bund in the 1920s suggesting that the area was well populated.

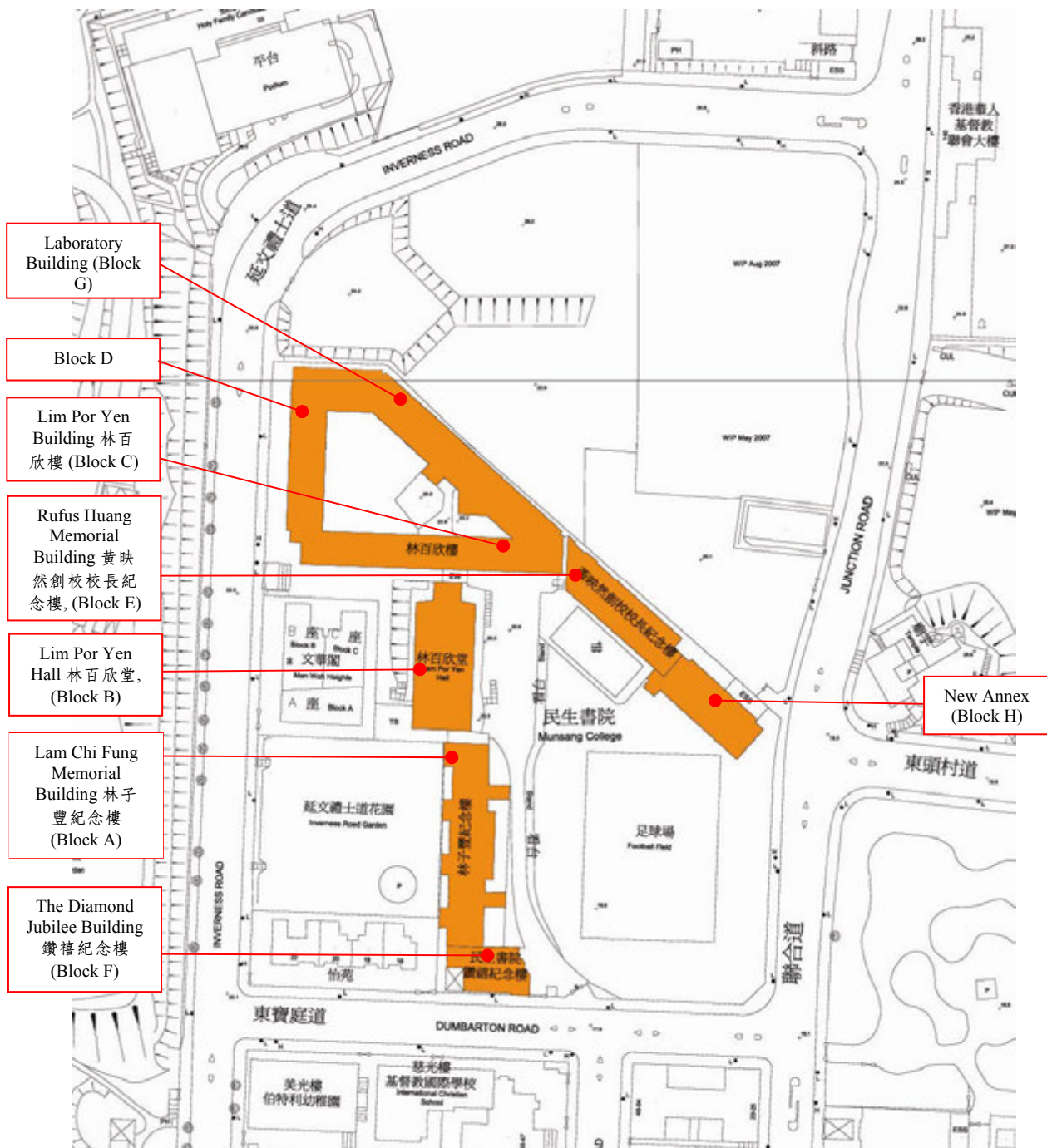


Fig. 233. The sitemap showing various buildings in Munsang College.
 (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.: 11-NW-15B, 2007, Scale 1:1000(partial))



Fig. 234. A hall built in 8 Dumbarton Road 東寶庭道 in 1939.
(from Fung Sze Man 馮思敏, *Munsang College 75th anniversary, 1926-2001*, Hong Kong, Munsang College, 2001, p. 25.)



Fig. 235. New campus of Munsang College built in 8 Dumbarton Road 東寶庭道 in 1939.
(from Fung Sze Man 馮思敏, *Munsang College 75th anniversary, 1926-2001*, Hong Kong, Munsang College, 2001, p. 23.)



Fig. 236. The school gate on Grampian Road was built in 1953.
(from Fung Sze Man 馮思敏, *Munsang College 75th anniversary, 1926-2001*, Hong Kong, Munsang College, 2001, p. 25.)

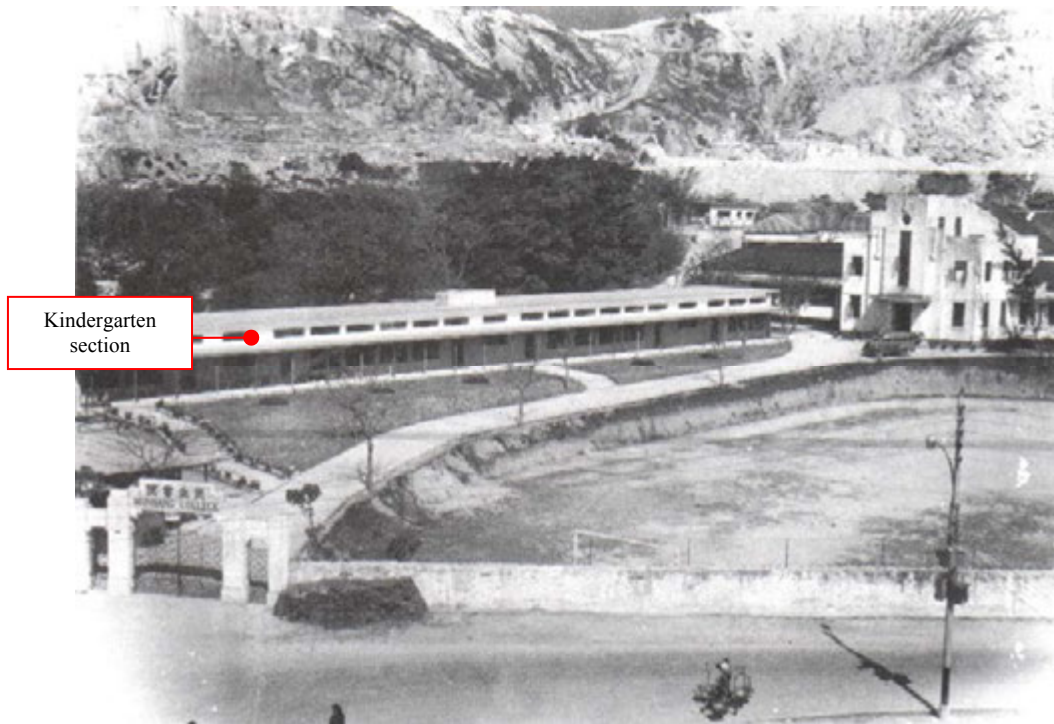


Fig. 237. An overview of Munsang College, new building for kindergarten section is on the left, 1956.
(from Fung Sze Man 馮思敏, *Munsang College 75th anniversary, 1926-2001*, Hong Kong, Munsang College, 2001, p. 24.)



Fig. 238. The overview of Munsang College in 1969.
 (from Fung Sze Man 馮思敏, *Munsang College 75th anniversary, 1926-2001*, Hong Kong, Munsang College, 2001, p. 25.)



Fig. 239. The overview of Munsang College in 2000.
 (from Fung Sze Man 馮思敏, *Munsang College 75th anniversary, 1926-2001*, Hong Kong, Munsang College, 2001, p. 25.)

3.4.10 Stone House (Nos. 31-35 Hau Wong Temple New Village)

The Stone House at Nos. 31-35 Hau Wong Temple New Village 侯王廟新村, is located at the opposite side of Hau Wong Temple, Kowloon City. They are the only remaining structures of the village. The site remained barren in the late Qing Dynasty. After the New Territories was leased to the British, Pak Hok Shan was allotted to the Christian Cemetery in the 1920s. (Fig. 240) During the Japanese Occupation, the Japanese built eleven stone houses on the foot of Pak Hok Shan to settle the villagers who lost their houses due to the extension of Kai Tak Airport.¹³⁵

After the War, the stone houses remained vacant. Due to the influx of migrants from the Mainland, the Hong Kong Government established several cottage areas where squatters could build their own cottages, including the surrounding area of the present-day Stone House.¹³⁶ (Fig. 241) The stone houses built by the Japanese were repaired and let to migrants in the 1940s and 1950s.

During the 1950s and 1960s, several film studios and movie enterprises including Tai Wah 大華, Yau Kiu 友僑, Sai Kwong 世光, Kwok Ka 國家 and Great Wall 長城, operated in the squatter area. Some famous actresses, such as Chan Po Chu 陳寶珠, Siu Fong Fong 蕭芳芳 and Fung Po Po 馮寶寶 once worked in these film studios.¹³⁷ After these film studios and movie enterprises moved out in the 1970s, a number of houses were converted into factories. (Fig. 242)

Hau Wong Temple New Village was cleared by the Housing Authority for new development in 2001. All the buildings in Hau Wong Temple New Village were demolished in 2001, except Nos. 31-35. The Stone House was accorded a Grade 3 status in 2010. The house is the only surviving building built by the Japanese on the foot of Pak Hok Shan. It reflects the resettlement arrangement carried out by the Japanese to settle down the villagers who lost their houses due to the extension of Kai Tak Airport.

¹³⁵ Chiu Yu Lok 趙雨樂, Chung Po Yin 鍾寶賢, *Regional Study of Hong Kong History: Kowloon City*, Hong Kong, Joint Publishing (H.K.) Company Limited, 2001, p. 225.

¹³⁶ Pryor, E. G. *Housing in Hong Kong*, Hong Kong; New York, Oxford University Press, 1973, p. 26.

¹³⁷ Antiquities and Monuments Office, *Historic Building Appraisal – No. 31-35 Hau Wong Temple New Village, Kowloon City*, items 949.



Fig. 240. The Christian Cemetery on the present-day Junction Road and Pak Hok Shan.

(from Zheng Baohong 鄭寶鴻, *A Century of Kowloon Roads and Streets*, Hong Kong, Joint Publishing (Hong Kong) Company Limited, 2000, p. 165.)

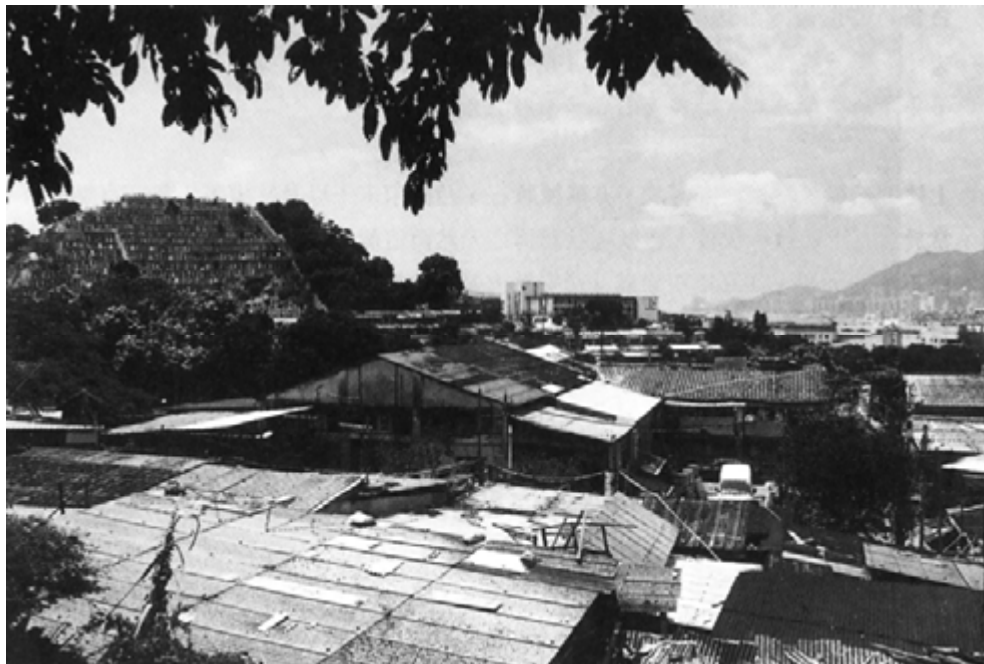


Fig. 241. Squatter huts located in the surroundings of Pak Hok Shan.

(from Chiu Yu Lok 趙雨樂, Chung Po Yin 鍾寶賢, *Regional Study of Hong Kong History: Kowloon City*, Hong Kong, Joint Publishing (H.K.) Company Limited, 2001, p. 226.)



Fig. 242. The building of former Cheung Shing Movie Enterprise Ltd 長城電影公司在 Hau Wong Temple New Village subsequently converted into Kam Yuen Factory. (from Chiu Yu Lok 趙雨樂, Chung Po Yin 鍾寶賢, *Regional Study of Hong Kong History: Kowloon City, Hong Kong*, Joint Publishing (H.K.) Company Limited, 2001, p. 226.)

The Stone House is a row of five continuous units built in a Chinese vernacular style (Fig. 243). It is built of granite blocks and hence the name ‘Stone House’. The row of five units are covered by the same single pitched roof laid with Chinese pan and roll tiles on timber battens and purlins structure. Nos. 31 and 32 are further covered with steel corrugated sheets on top of the original tiled roofs.

The five units have similar design in terms of their layout. Each unit was originally a two-storey building with a rear court. The ground floor comprises a main living area at the front and a kitchen and latrine at the rear. The first floor is accessible by a timber stair, which is mainly used as bedrooms. Later additions are found at some of the rear courts which are covered to provide extra living space on both ground and first floors. Only No. 32 manages to retain the most original layout with the kitchen, latrine and the rear court still present. Original stove, smoke flue and the timber roof structure over the kitchen can still be found.

Mainly used for residential purpose, some of the units were later used for commercial purposes such as the 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 name of the company Nam Yan Kee can still be found on the front elevation of No. 31 Hau Wong Temple New Village (Fig. 244). There is no decoration found at Stone House, reflecting the humble nature of the resettlement building.



Fig. 243. Front view of the Stone Houses at No. 31-35 Hau Wong Temple New Village



Fig. 244. The name plaque of Nam Yan Kee Grave and Tombstone Construction Company on the front elevation of No. 31 Hau Wong Temple New Village.

3.4.11 Lee Kee Memorial Dispensary 李基紀念醫局

The construction of Lee Kee Memorial Dispensary, located at No. 99 Carpenter Road (Fig. 245), was proposed by the Kowloon City District Kaifong Welfare Association in 1951 and sponsored by Dr. Lee Iu Cheung 李耀祥, M.B.E.¹³⁸ and the Hong Kong Government. The building was designed and built by the architectural firm Messrs. Chau and Lee. The Dispensary was completed in 1951 and was named as Lee Kee Memorial Dispensary 李基紀念醫局 to commemorate the late father¹³⁹ of Dr. Lee Iu Cheung. It was opened in 1952 and is managed by the Hospital Authority at present.



Fig. 245. Lee Kee Memorial Dispensary, 2009.

3.4.12 Residential buildings

There are mainly three types of residential building within cluster three, which are European house, apartment, and tenement house.

3.4.13.1 European house

A number of European houses which were built in the early and mid-20th century can still be found in the area of Kowloon Tong and Kowloon City nowadays. Within cluster three, there are two European houses still exist at Grampian Road 嘉林邊道 and Prince Edward Road East 太子道東. Both are of similar design of three-storey high with deep balconies. They are of International style

¹³⁸ Dr. Lee Iu Cheung 李耀祥 is a prominent businessman and philanthropist in Hong Kong. He once was appointed as the Director of the Tung Wah Group of Hospitals. He received his M.B.E and O.B.E. honors from Britain in 1949 and 1952 respectively for his personal involvement in no less than 50 local organizations and associations aimed at establishing anti-corruption practices, offering social services and public assistance in health and education in Hong Kong.

¹³⁹ Mr. Lee Kee, the father of Mr. Lee Iu Cheung, died in 1920.

with features such as the overall functional form and the streamlined balconies with railings similar to those found on a ship. (Fig. 246 - Fig. 247) They are believed to be built for well-off class. They are important historic assets giving us a glimpse of a low density and an upper-class residential area where once established in the district.



Fig. 246. Railing similar to those found on a ship at No. 2 Grampian Road.



Fig. 247. Streamlined balconies at No. 2 Grampian Road.

3.4.13.2 Apartment

The apartments found in cluster three are five to seven storeys high. They are mostly built after the 1950s of modern style. Modern style buildings are simple and functional with little decoration, with most of the articulations at the building elements. Great concerns are shown on sun-shading effect with the use of deep fins and walls, and ventilation through the use of vent holes at balconies and windows opened to staircores (Fig. 248 - Fig. 250).¹⁴⁰



Fig. 248. Deep vertical fins beside windows at Nos. 7-7C Junction Road.

¹⁴⁰ Building Ordinance 1950, section 33 (4): every storey on every staircase hereafter erected adequate light and ventilation shall be provided to the satisfaction of the Building Authority.



Fig. 249. Walls with vent holes providing sun-shading and ventilation to the balconies at Nos. 16-22 Dumbarton Road.



Fig. 250. Staircore on the main elevation at Nos. 3-3A Grampian Road.

3.4.13.3 Tenement house

Tenement house, also commonly known as *Tong Lau* 唐樓, is a type of residential building commonly found before the Second World War and in the 1950s mainly built for the grass-root class. They are mostly three to five storeys high with multi occupancy. They were often built in pairs with a common staircase. Each flat is sub-divided into cubicles to house more families. Tenement houses are often found to have commercial or industrial activities on the ground floor as shops or small factories, while the upper floors still remained as residential use. Tenement houses built in a consecutive row contribute largely to the streetscape in the old days.

Rows of tenement houses were built to the south of Kowloon Walled City between the 1930s and 1950s. Some of these tenement houses can still be found in the area nowadays, such as Nos. 1 and 3 Hau Wong Road. They are found with different designs. The design with cantilevered balcony is the most common type within cluster three. There is little decoration on the front elevation, except some with fenestrations or mouldings at the parapets of the balconies or articulation at the ventilation grilles of the staircores (Fig. 251 - Fig. 252). Pediments can also be found with different styles, such as with sunray pattern and cloud shape (Fig. 253). There is an exceptional case at Nos. 18-20 Junction Road where decorations such as classical columns, moulded door and window surrounds are found (Fig. 254). Concrete staircases are found finished with terrazzo (Fig. 255).



Fig. 251. Mouldings and patterned metal grilles at the parapets of Nos. 18-20 Junction Road.



Fig. 252. Articulation at the staircore at No. 42-44 Lion Rock Road.



Fig. 253. Pediments found at Nos. 9-9A Lion Rock Road (above) and Nos. 29-31 Lion Rock Road (below).



Fig. 254. Classical columns and moulded door surround at Nos. 18-20 Junction Road.



Fig. 255. Concrete staircase finished with terrazzo at Nos. 58-60 Nam Kok Road.

The design with verandah over pedestrian walkways supporting on columns are also found in this cluster. They were built in an earlier period probably before the Second World War. They are mostly found with more decorations on the front elevation, such as pediments, mouldings, and balustrades at verandah with details (Fig. 256). The column capitals are usually sculpted with special features (Fig. 257). A number of examples with timber staircase can be found in this cluster (Fig. 258).




Fig. 256. Pediment with exquisite decoration and mouldings at column capitals with details at No. 3. Nam Kok Road.



Fig. 257. Bamboo-shaped balusters and column capitals sculpted with art deco pattern at Nos. 1-3 Hau Wong Road.




Fig. 258. Timber staircase at No. 68 Nga Tsin Wai Road.

No. 2 Grampian Road 嘉林邊道		
	Construction Year	Before 1949
	Existing use	Residential
	Lot No	N.K.I.L. 2577
	Number of Storey	3


No. 3A Grampian Road 嘉林邊道 (Ka Lee Garden Building 嘉利花園大廈)		
	Construction Year	1957
	Existing use	Residential
	Lot No	N.K.I.L. 1504
	Number of Storey	4

Nos. 4-4A Grampian Road 嘉林邊道 (Camay House 嘉美大廈)		
	Construction Year	1958
	Existing use	Residential and commercial
	Lot No	N.K.I.L. 3566
	Number of Storey	4


Nos. 5-5E Grampian Road 嘉林邊道 (Kelvin Garden 嘉明園)

	Construction Year	1957
	Existing use	Residential
	Lot No	N.K.I.L. 1948
	Number of Storey	3

Nos. 6A Grampian Road 嘉林邊道 (Grampian Court 嘉林大廈)

	Construction Year	1956
	Existing use	Residential and commercial
	Lot No	N.K.I.L. 3565
	Number of Storey	4

Nos. 7-9 Grampian Road 嘉林邊道 (Kalam Court 嘉林閣)

	Construction Year	1965
	Existing use	Residential
	Lot No	N.K.I.L. 2123
	Number of Storey	6

Nos. 8-8A Grampian Road 嘉林邊道





Construction Year	1956
Existing use	Residential and commercial
Lot No	N.K.I.L. 2638
Number of Storey	5

No. 10 Grampian Road 嘉林邊道



Construction Year	1955
Existing use	Residential and commercial
Lot No	N.K.I.L. 2641
Number of Storey	5

Nos. 20-22A Grampian Road 嘉林邊道		
	Construction Year	1956
	Existing use	Residential and commercial
	Lot No	N.K.I.L. 2784
	Number of Storey	5

Nos. 26A-B Grampian Road 嘉林邊道		
	Construction Year	1965
	Existing use	Residential
	Lot No	N.K.I.L. 2801
	Number of Storey	4

Nos. 28A-B Grampian Road 嘉林邊道



Construction Year	--
Existing use	Residential and commercial
Lot No	N.K.I.L. 2801
Number of Storey	3


No. 29 Grampian Road 嘉林邊道



Construction Year	1955
Existing use	Residential
Lot No	N.K.I.L. 2142
Number of Storey	3

No. 32 Grampian Road 嘉林邊道		
	Construction Year	1950s
	Existing use	CLP Power Substation
	Lot No	N.K.I.L. 2142
	Number of Storey	3

Nos. 33-35 Grampian Road 嘉林邊道		
	Construction Year	1955
	Existing use	Residential
	Lot No	N.K.I.L. 2142
	Number of Storey	3

Nos. 48-54 Grampian Road 嘉林邊道		
	Construction Year	1955
	Existing use	Residential and commercial
	Lot No	N.K.I.L. 2142
	Number of Storey	4

Nos. 3-3A Junction Road 聯合道



Construction Year	1958
Existing use	Residential and commercial
Lot No	N.K.I.L. 3566
Number of Storey	5

Nos. 5-5A Junction Road 聯合道




Construction Year	1956
Existing use	Residential and commercial
Lot No	N.K.I.L. 3650 & 3565
Number of Storey	4

Nos. 6-8 Junction Road 聯合道




Construction Year	--
Existing use	Residential and commercial
Lot No	N.K.I.L. 2652
Number of Storey	4

Nos. 7-7C Junction Road 聯合道		
	Construction Year	1956
	Existing use	Residential and commercial
	Lot No	N.K.I.L. 2638
	Number of Storey	5


Nos. 9 Junction Road 聯合道		
	Construction Year	1955
	Existing use	Residential and commercial
	Lot No	N.K.I.L. 2641
	Number of Storey	5

Nos. 18-20 Junction Road 聯合道		
	Construction Year	1954
	Existing use	Residential and commercial
	Lot No	N.K.I.L. 2697 & 2847
	Number of Storey	5

Nos. 22-30 Junction Road 聯合道

	Construction Year	1954
	Existing use	Residential and commercial
	Lot No	N.K.I.L. 2794, 2730 & 2731
	Number of Storey	5

Nos. 23-25 Junction Road 聯合道

	Construction Year	1955
	Existing use	Residential and commercial
	Lot No	N.K.I.L. 1383
	Number of Storey	5

Nos. 48-50 Junction Road 聯合道		
	Construction Year	--
	Existing use	Residential and commercial
	Lot No	N.K.I.L.2747
	Number of Storey	4

Nos. 76-78 Junction Road 聯合道		
	Construction Year	1952
	Existing use	Residential and commercial
	Lot No	N.K.I.L. 3969 & 3658
	Number of Storey	4

Nos. 84-94 Junction Road 聯合道



Construction Year	1952
Existing use	Residential and commercial
Lot No	N.K.I.L. 3967, 3966, 3716, 3964, 3963 & 5228
Number of Storey	3

Nos. 96-98 Junction Road 聯合道



Construction Year	1953
Existing use	Residential and commercial
Lot No	N.K.I.L. 3719
Number of Storey	4

Nos. 2A-C Fuk Lo Tsun Road 福佬村道



Construction Year	1964
Existing use	Residential and commercial
Lot No	N.K.I.L. 1931 & 2748
Number of Storey	5

No. 10 Fuk Lo Tsun Road 福佬村道



Construction Year	--
Existing use	Residential and commercial
Lot No	N.K.I.L. 2724
Number of Storey	3

Nos. 23-25 Fuk Lo Tsun Road 福佬村道




Construction Year	--
Existing use	Residential and commercial
Lot No	N.K.I.L. 2752 & 2613
Number of Storey	4

No. 27 Fuk Lo Tsun Road 福佬村道




Construction Year	--
Existing use	Residential and commercial
Lot No	N.K.I.L. 2753
Number of Storey	4


Nos. 33-35 Fuk Lo Tsun Road 福佬村道

	Construction Year	--
	Existing use	Residential and commercial
	Lot No	N.K.I.L. 2755 & 2756
	Number of Storey	3


Nos. 37-39 Fuk Lo Tsun Road 福佬村道

	Construction Year	--
	Existing use	Residential and commercial
	Lot No	N.K.I.L. 2669 & 2757
	Number of Storey	4


Nos. 41-47 Fuk Lo Tsun Road 福佬村道

	Construction Year	--
	Existing use	Residential and commercial
	Lot No	N.K.I.L. 2668
	Number of Storey	4


Nos. 48-56 Fuk Lo Tsun Road 福佬村道

	Construction Year	--
	Existing use	Residential and commercial
	Lot No	N.K.I.L. 3529
	Number of Storey	4

Nos. 55-57 Fuk Lo Tsun Road 福佬村道

	Construction Year	--
	Existing use	Residential and commercial
	Lot No	N.K.I.L. 3522
	Number of Storey	4

No. 60 Fuk Lo Tsun Road 福佬村道

	Construction Year	--
	Existing use	Residential and commercial
	Lot No	N.K.I.L. 3529
	Number of Storey	4

Nos. 63-65 Fuk Lo Tsun Road 福佬村道




Construction Year	1951
Existing use	Residential and commercial
Lot No	N.K.I.L. 3591 & 3657
Number of Storey	3

Nos. 66-70 Fuk Lo Tsun Road 福佬村道




Construction Year	--
Existing use	Residential and commercial
Lot No	N.K.I.L. 3529
Number of Storey	4

Nos. 67-69 Fuk Lo Tsun Road 福佬村道

	Construction Year	1952
	Existing use	Residential and commercial
	Lot No	N.K.I.L. 3639 & 3641
	Number of Storey	3

Nos. 71-73 Fuk Lo Tsun Road 福佬村道

	Construction Year	1952
	Existing use	Residential and commercial
	Lot No	N.K.I.L. 3606 & 3982
	Number of Storey	3

Nos. 78-80 Fuk Lo Tsun Road 福佬村道




Construction Year	1953
Existing use	Residential and commercial
Lot No	N.K.I.L. 3988 & 3728
Number of Storey	3

Nos. 79-89 Fuk Lo Tsun Road 福佬村道




Construction Year	1952-3
Existing use	Residential and commercial
Lot No	N.K.I.L. 3980, 3979, 3978, 3977, 3976 & 3975
Number of Storey	3

No. 95 Fuk Lo Tsun Road 福佬村道

	Construction Year	1953
	Existing use	Residential and commercial
	Lot No	N.K.I.L. 3973
	Number of Storey	3

Nos. 9-9A Lion Rock Road 獅子石道

	Construction Year	--
	Existing use	Residential and commercial
	Lot No	N.K.I.L. 2655 & 2679
	Number of Storey	5

No. 17 Lion Rock Road 獅子石道





Construction Year	--
Existing use	Residential and commercial
Lot No	N.K.I.L. 2776
Number of Storey	4

Nos. 18-22 Lion Rock Road 獅子石道



Construction Year	No. 22 - 1952
Existing use	Residential and commercial
Lot No	N.K.I.L. 2726
Number of Storey	3

Nos. 24-26 Lion Rock Road 獅子石道		
	Construction Year	1952
	Existing use	Residential and commercial
	Lot No	N.K.I.L. 2726
	Number of Storey	3

Nos. 29-31 Lion Rock Road 獅子石道		
	Construction Year	--
	Existing use	Residential and commercial
	Lot No	N.K.I.L. 2735 & 2736
	Number of Storey	3

Nos. 33-35 Lion Rock Road 獅子石道



Construction Year	--
Existing use	Residential and commercial
Lot No	N.K.I.L.2636 & 2694
Number of Storey	4

Nos. 36-38 Lion Rock Road 獅子石道



Construction Year	1952
Existing use	Residential and commercial
Lot No	N.K.I.L. 2795
Number of Storey	3

Nos. 42-44 Lion Rock Road 獅子石道




Construction Year	--
Existing use	Residential and commercial
Lot No	N.K.I.L. 3527
Number of Storey	4

Nos. 46-48 Lion Rock Road 獅子石道





Construction Year	--
Existing use	Residential and commercial
Lot No	N.K.I.L. 5118 & 5119
Number of Storey	4


Nos. 54-64 Lion Rock Road 獅子石道

	Construction Year	--
	Existing use	Residential and commercial
	Lot No	N.K.I.L. 5122, 3531, 5125, 5216 & 5163
	Number of Storey	4

Nos. 49-51 Lion Rock Road 獅子石道

	Construction Year	No. 49 -unknown / No. 51 -1954
	Existing use	Residential and commercial
	Lot No	N.K.I.L. 3778 & 2796
	Number of Storey	3

Nos. 67-75 Lion Rock Road 獅子石道		
	Construction Year	No. 73-75 - 1954
	Existing use	Residential and commercial
	Lot No	N.K.I.L. 3530 & 3759
	Number of Storey	4

Nos. 81-91 Lion Rock Road 獅子石道		
	Construction Year	1951-52
	Existing use	Residential and commercial
	Lot No	N.K.I.L. 3645, 3714, 3991, 3990 & 3989
	Number of Storey	4

Nos. 1-3 Hau Wong Road 侯王道




Construction Year	Around 1935
Existing use	Residential and commercial
Lot No	N.K.I.L 2348 & 2021
Number of Storey	3

Nos. 2A-2C Hau Wong Road 侯王道




Construction Year	1957
Existing use	Residential and commercial
Lot No	N.K.I.L 1096 & 1192
Number of Storey	4

Nos. 12-18 Hau Wong Road 侯王道

	Construction Year	--
	Existing use	Residential and commercial
	Lot No	N.K.I.L 3521
	Number of Storey	4

Nos. 20-22 Hau Wong Road 侯王道

	Construction Year	1956
	Existing use	Residential and commercial
	Lot No	N.K.I.L 2826 & 2758
	Number of Storey	3

No. 29 Hau Wong Road 侯王道




Construction Year	--
Existing use	Residential and commercial
Lot No	N.K.I.L 2079
Number of Storey	4

Nos. 45-51 Hau Wong Road 侯王道



Construction Year	--
Existing use	Residential and commercial
Lot No	N.K.I.L 2701
Number of Storey	4

Nos. 69-81 Hau Wong Road 侯王道		
	Construction Year	No. 75 – 1953 / No. 81 - 1952
	Existing use	Residential and commercial
	Lot No	N.K.I.L 2824, 2783, 3644, 3559 & 3632
	Number of Storey	4

Nos. 89-95 Hau Wong Road 侯王道		
	Construction Year	1952
	Existing use	Residential and commercial
	Lot No	N.K.I.L 3724, 3775, 3605 & 3996
	Number of Storey	3

Nos. 1A-B Nga Tsin Long Road 衙前墾道



Construction Year	1958
Existing use	Residential and commercial
Lot No	N.K.I.L 1424
Number of Storey	4

Nos. 8-10 Nga Tsin Long Road 衙前墾道



Construction Year	1964
Existing use	Residential and commercial
Lot No	N.K.I.L 2202 & 2203
Number of Storey	4

No. 24 Nga Tsin Long Road 衙前墾道		
	Construction Year	--
	Existing use	Residential and commercial
	Lot No	N.K.I.L 2029
	Number of Storey	3

Nos. 36-38 Nga Tsin Long Road 衙前墾道		
	Construction Year	--
	Existing use	Residential and commercial
	Lot No	N.K.I.L 2634 & 5624
	Number of Storey	3

Nos. 44-46 Nga Tsin Long Road 衙前墾道



Construction Year	--
Existing use	Residential and commercial
Lot No	N.K.I.L 1915 & 2619
Number of Storey	3

No. 50 Nga Tsin Long Road 衙前墾道



Construction Year	--
Existing use	Residential and commercial
Lot No	N.K.I.L 1918
Number of Storey	3

Nos. 58-66 Nga Tsin Long Road 衙前墾道		
	Construction Year	No. 58-60 – 1951
	Existing use	Residential and commercial
	Lot No	N.K.I.L 4031, 3604, 2737, 2738 & 2739
	Number of Storey	3

No. 3 Nam Kok Road 南角道		
	Construction Year	--
	Existing use	Residential and commercial
	Lot No	N.K.I.L 2143
	Number of Storey	2

Nos. 34-62 Nam Kok Road 南角道



Construction Year	1953
Existing use	Residential and commercial
Lot No	N.K.I.L 4051, 3666, 4052, 4053, 4054, 4055, 4056 & 4057
Number of Storey	3

Nos. 43-53 Nam Kok Road 南角道




Construction Year	1952
Existing use	Residential and commercial
Lot No	N.K.I.L 4036, 4037, 4038, 3665, 4039 & 4040
Number of Storey	3

Nos. 47-49 Nam Kok Road 南角道




Construction Year	1952
Existing use	Residential and commercial
Lot No	N.K.I.L 4038 & 3665
Number of Storey	3

No. 57 and Nos. 63-71 Nam Kok Road 南角道

	Construction Year	1952
	Existing use	Residential and commercial
	Lot No	N.K.I.L 4041, 4042, 4043, 4044, 4045, 4046, 4047, 4048, 4049
	Number of Storey	3

No. 50 Nam Kok Road 南角道

	Construction Year	1952
	Existing use	Residential and commercial
	Lot No	N.K.I.L 4058
	Number of Storey	3

No. 57 Nam Kok Road 南角道



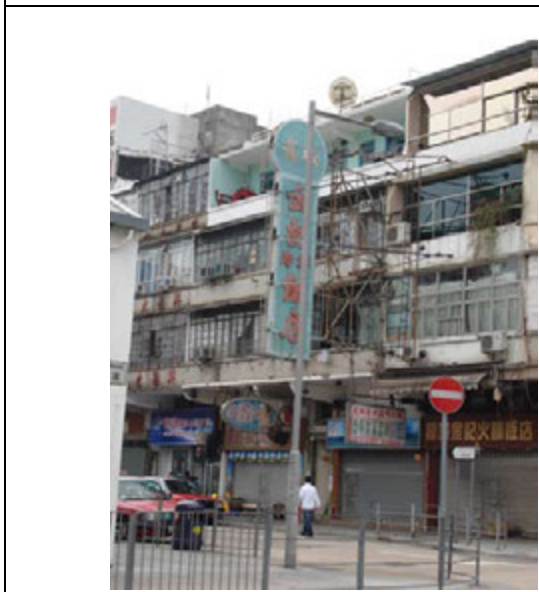
Construction Year	1952
Existing use	Residential and commercial
Lot No	N.K.I.L 4042
Number of Storey	3

No. 65 Nam Kok Road 南角道



Construction Year	1952
Existing use	Residential and commercial
Lot No	N.K.I.L 4046
Number of Storey	3

Nos. 67-71 Nam Kok Road 南角道



Construction Year	1952
Existing use	Residential and commercial
Lot No	N.K.I.L 4047, 4048 & 4049
Number of Storey	3

No. 73 Nam Kok Road 南角道



Construction Year	1952
Existing use	Residential and commercial
Lot No	N.K.I.L 4050
Number of Storey	3

No. 8 Lung Kong Road 龍崗道



Construction Year	--
Existing use	Residential and commercial
Lot No	N.K.I.L 2145
Number of Storey	3

No. 9 Nam Kong Road 龍崗道



Construction Year	--
Existing use	Residential and commercial
Lot No	N.K.I.L 1780
Number of Storey	3

Nos. 16-18 Lung Kong Road 龍崗道



Construction Year	1930s
Existing use	Residential and commercial
Lot No	N.K.I.L 2069 & 2377
Number of Storey	3

Nos. 24-26 Lung Kong Road 龍崗道



Construction Year	1951
Existing use	Residential and commercial
Lot No	N.K.I.L 3552 & 4065
Number of Storey	3

Nos. 53-55 Lung Kong Road 龍崗道




Construction Year	--
Existing use	Residential and commercial
Lot No	N.K.I.L 3557
Number of Storey	4

No. 22 South Wall Road 城南道



Construction Year	--
Existing use	Commercial
Lot No	N.K.I.L 1027
Number of Storey	4

No. 57 South Wall Road 城南道		
	Construction Year	1940s
	Existing use	Residential and commercial
	Lot No	N.K.I.L 1710
	Number of Storey	3

No. 59 South Wall Road 城南道		
	Construction Year	1940s
	Existing use	Commercial
	Lot No	N.K.I.L 2052
	Number of Storey	4

No. 60 South Wall Road 城南道



Construction Year	--
Existing use	Residential and commercial
Lot No	N.K.I.L 3519
Number of Storey	4


Nos. 49-55 Kai Tak Road 啟德道



Construction Year	1956-1957
Existing use	Residential and commercial
Lot No	N.K.I.L 499
Number of Storey	3

No. 53A Nga Tsin Wai Road 衙前圍道		
	Construction Year	1953
	Existing use	Residential and commercial
	Lot No	N.K.I.L 3766
	Number of Storey	3

No. 57A Nga Tsin Wai Road 衙前圍道		
	Construction Year	1952
	Existing use	Residential and commercial
	Lot No	N.K.I.L 3764
	Number of Storey	3

No. 68 Nga Tsin Wai Road 衙前圍道		
	Construction Year	1930s
	Existing use	Residential and commercial
	Lot No	N.K.I.L 2341
	Number of Storey	2

Nos. 110-122 Nga Tsin Wai Road 衙前圍道



Construction Year	--
Existing use	Residential and commercial
Lot No	N.K.I.L 2696
Number of Storey	4

Nos. 124-126 Nga Tsin Wai Road 衙前圍道



Construction Year	--
Existing use	Residential and commercial
Lot No	N.K.I.L 2725
Number of Storey	3

No 140. Nga Tsin Wai Road 衙前圍道



Construction Year	1984
Existing use	Residential and commercial
Lot No	N.K.I.L 3563
Number of Storey	4

Nos. 144-146 Nga Tsin Wai Road 衙前圍道



Construction Year	--
Existing use	Residential and commercial
Lot No	N.K.I.L 3567 & 3561
Number of Storey	3

No. 67 Carpenter Road 賈炳達道



Construction Year	1958
Existing use	Residential and commercial
Lot No	N.K.I.L 2040
Number of Storey	7

Nos. 142-154 Carpenter Road 賈炳達道



Construction Year	1953
Existing use	Residential and commercial
Lot No	N.K.I.L 3715, 3958, 3956 & 3957
Number of Storey	4

No. 322 Prince Edward Road West 太子道西



Construction Year	Before 1949
Existing use	Baptist Press
Lot No	N.K.I.L 1903
Number of Storey	3

Nos. 388-394 Prince Edward Road West 太子道西



Construction Year	1957
Existing use	Residential and commercial
Lot No	N.K.I.L 1096 & 1119
Number of Storey	4

Nos. 412-414 Prince Edward Road West 太子道西



Construction Year	1940s
Existing use	Residential and commercial
Lot No	N.K.I.L 469
Number of Storey	3

No. 422 Prince Edward Road West 太子道西



Construction Year	--
Existing use	Residential and commercial
Lot No	N.K.I.L 1814
Number of Storey	3

Nos. 16-22 Dumbarton Road 東寶庭道 (Yee Court 怡苑)



Construction Year	1962
Existing use	Residential
Lot No	N.K.I.L 6122
Number of Storey	4

3.5 Cluster Four

Cluster Four is an area located at the southwest of To Kwa Wan and bounded by the Amoy College to the north, Lok Man Sun Chuen to the south, King George V School to the west and Ma Tau Wai Road to the east. The cluster is mainly occupied by a large group of residential buildings and school buildings. Seven sites of heritage and cultural interest are included in this cluster.

In the early 20th century, rows of tenement houses were built along Ma Tau Wai Road. Most of them were demolished, except a few that still remains in the area. Multi-storey residential blocks were subsequently constructed to replace tenement houses in the 1950s and 1960s. In the 1970s, the housing estate Lok Man Sun Chuen 樂民新邨 was built by the Housing Authority to provide a better living environment for the public. Visitors can have a glimpse of the housing development in Hong Kong when visiting different types of residential building in this cluster, including tenement houses, residential blocks, apartments and public housing estate.

Schools were also built close to each other forming a school cluster in the northwest corner of cluster four. They were built by various religious and social organizations from the early to mid-20th century in response to the increasing demand of education, such as Heep Yunn School in 1936, King George V School in 1936, Tang King Po School in 1953, The Amoy College in the 1950s and New Asia Middle School in 1973. Their presence reflects the rapidly increased population in Kowloon City District after the Second World War.

Being the oldest building in this cluster, Tin Hau Temple was built by the local villagers to dedicate to Tin Hau in the late 19th century. All the old villages were eventually vanished due to the urbanization in To Kwa Wan. Tin Hau Temple becomes essential remains to let people have a glance of the old villages that once existed in To Kwa Wan. Besides, the Temple is the only extant building along the original shoreline before reclamation works carried out in To Kwa Wan in the 1960s.

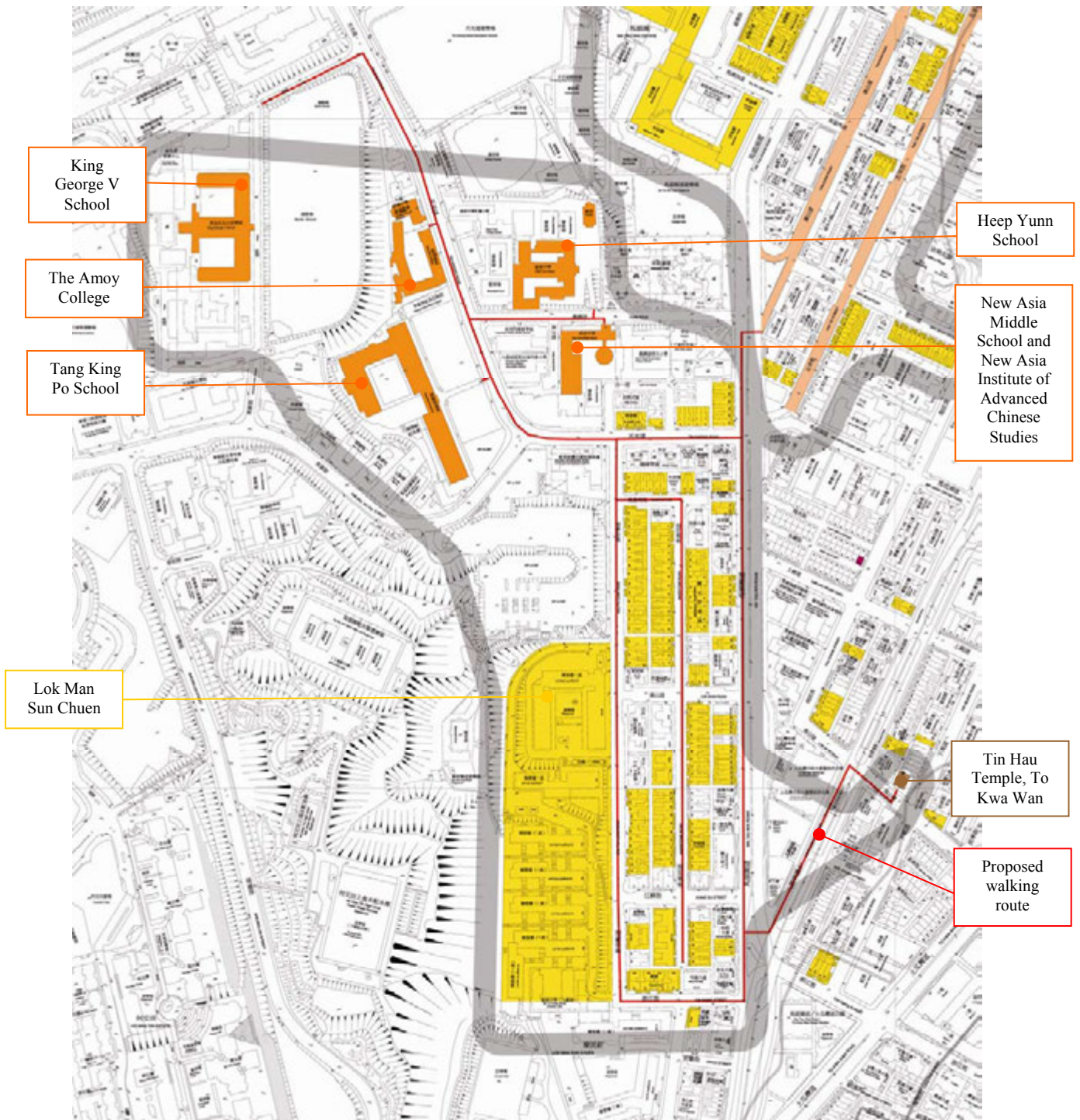


Fig. 259. The site map showing the location of site of heritage and cultural interest in Cluster Four.

3.5.1 Heep Yunn School 協恩中學

Located at No. 1 Farm Road, To Kwa Wan, Heep Yunn School was one of the schools built by the Anglican Province of Hong Kong in 1936.¹⁴¹ (Fig. 260) The School was formed by the amalgamation of Fairlea Girls' School and the Victoria Home and Orphanage.¹⁴² Fairlea Girls' School was a girls' school built on Bonham Road 般咸道 in Sai Ying Pun 西營盤 in 1886 by the Church Missionary Society to provide basic education to the children in Chinese Christian family, while Victoria Home and Orphanage was another girls' school¹⁴³ located on a small hill in Kowloon City in the late 19th century. As the number of students increased, both schools were overcrowded. Therefore, they were amalgamated to form a new school, named as Heep Yunn in 1936.

The School was closed and used as barracks by the Japanese Army during the Second World War. After the war, it was converted into the Indian Army camps and an internment camps to imprison the Japanese troops. The School was reopened with the assistance of the Education Department in 1946 and became the first girls' school on the Kowloon Peninsula. The School consists of a main building and a chapel (Fig. 261), built in 1936 and 1957 respectively.¹⁴⁴ The main building was accorded a Grade 2 status in 2010; while St. Clare Chapel was accorded a Grade 3 status in the same year.

¹⁴¹ Liu Yue Sheng 劉粵聲, *Xianggnag Jidujiaohui shi* 香港基督教會史 [The History of Hong Kong Church of Christ], Hong Kong, Hong Kong Baptist Church, 1996, p. 204.

¹⁴² Antiquities and Monuments Office, *Historic Building Appraisal – Heep Yunn School – Main Building and St. Clare Chapel No. 1 Farm Road, Kowloon*, items 609 and 869.

¹⁴³ *SP 1889 Reports for 1888 Education (1996)*. Retrieved June 26, 2009, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/s1889/1233.pdf>, p. 108.

¹⁴⁴ See *About the School-Milestones (2007)*. Retrieved May 13, 2009, from Heep Yunn School, Web Site: <http://www.hys.edu.hk/english/milestones.html>.



Fig. 260. Heep Yunn School, 2009.



Fig. 261. Front view of St. Clare Chapel.

The school compound of Heep Yunn School is located at the corner site of Farm Road 農圃道 and Tin Kwong Road 天光道. The compound mainly comprises a main building which is the secondary school, St. Clare Chapel and the primary school (Fig. 262). The entrance of the site is at Farm Road, which has an entrance gate with the name and the year of establishment of the School.

From the external appearance of the main building, it is believed to be consisting of a main body of Art Deco style and an annex of modern style. The front and side (facing Farm Road)

elevations are symmetrically designed. The front elevation is facing a forecourt, with the main entrance located at the middle of the elevation on the ground floor. Art Deco features are found namely the strict and angular lines found at the triangular gables, the vertical fins on the front elevation above the main entrance, and the emphasis of horizontal lines with the banded rustication on the side elevation and the horizontal mouldings at the balcony (Fig. 263). Classical features of symmetrical in elevation design, banded rustication elevation treatment and classical columns at the main entrance are also found. The modern style annex appears to be a later addition, probably in 1949.¹⁴⁵ The annex has a simple and functional form, with the side elevation facing Farm Road features a grid pattern with vertical fins, horizontal bands and rectangular architrave around windows which are articulations commonly found in the modern style architecture (Fig. 264).

St. Clare Chapel is a small chapel at the northeast corner of the site. It is also built in modern style with a simple form with a pitched roof (Fig. 261). The plan adopted the common church layout comprising a narthex, a nave and a semi-circular apse. Traditionally a church or chapel should be oriented along the east-west direction, but St. Clare Chapel does not follow this rule by oriented along the north-south direction. The entrance of the chapel features a pitch-roofed canopy. Tall and narrow windows on both side elevations at a regular interval, reminiscent of the lancet windows commonly found in Gothic churches. A large tall and narrow window is also found over the main entrance. The window and the main entrance are recessed, and together with the entrance canopy add visual interest to the chapel.

The primary school at the northwest corner of the school compound was a later construction built in 1954 (Fig. 265). It was designed by Messrs. Chau and Lee 周李建築工程師事務所, which was set up by Chinese architects in the 1920s to 1930s in Hong Kong. The two partners were Chau Iu Nin 周耀年 (Fig. 266) and Richard Lee 李禮之. The primary school adopted a modern style features a simple and functional form with little articulation at the deep vertical fins and architraves around the windows. Verandahs and covered walkways are found along the building elevations for sheltering from sunlight.

The compound with the main building, the chapel and the primary school has a group value. Their different time of construction and addition are the physical evidence to the history and evolution of Heep Yunn School. The primary school is a physical testimony to Chau and Lee architectural firm which was one of the few architectural firms set up by Chinese architects before the Second World War in Hong Kong.¹⁴⁶

¹⁴⁵ A new gymnasium was said to be built in 1949 as well as some additional classrooms. The modern style annex is estimated to be built during the time. See Antiquities and Monuments Office, *Historic Building Appraisal – Heep Yunn School – Main Building and St. Clare Chapel No. 1 Farm Road, Kowloon*, items 609 and 869.

¹⁴⁶ Wu, Qicong, *Jianwen zhuji: Ziangang diyidai huaren jianzhushi de gushi 建聞築蹟 – 香港第一代華人建築師的故事* [The storey of the first generation Chinese architects], Hong Kong, et press, 2007, p. 86.



Fig. 262. Site map of Heep Yunn School.
 (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.: 11-NW-20B, 2007, Scale 1:1000 (partial))



Fig. 263. Side elevation of the main building of Art Deco style facing Farm Road.



Fig. 264. Annex of modern style at the main building facing Farm Road.

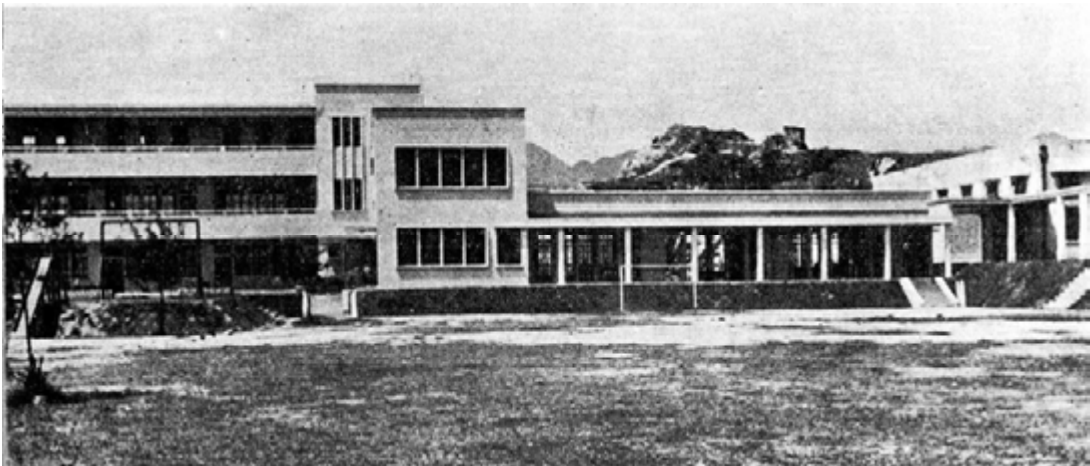


Fig. 265. Heep Yunn Primary School (1954).
(from *Jianwen zhuji: Ziengang diyidai huarenj jianzhushi de gushi* 建聞築蹟－香港
第一代華人建築師的故事, 2007, p. 94.)



Fig. 266. The portrait of Chau Iu Nin.
(from *Jianwen zhuji: Ziangang diyidai huarenj jianzhushi de gushi* 建閣築蹟 – 香港第一代華人建築師的故事 [The storey of the first generation Chinese architects], 2007, p. 85.)

3.5.2 King George V School 英皇佐治五世學校

The King George V School, a co-educational international secondary school of the English Schools Foundation, was built in 1936. The School formerly named as Kowloon College originally opened on Nathan Road in Tsim Sha Tsui to provide education for foreign residents living in Hong Kong in 1894. The School was demolished by a typhoon in 1896. A new school building was constructed at No. 136 Nathan Road in Tsim Sha Tsui where houses the Antiquities and Monuments Office at present with donation from Sir Ho Tung. It was named as the Kowloon British School in 1902¹⁴⁷ and was renamed again as the Central British School in 1923.¹⁴⁸ By 1930, the School had over three hundred students. To ease the increasing number of students, a new school building was built on the site where the school now stands in 1936.¹⁴⁹

The School was closed and turned into a military hospital during the Japanese Occupation. Subsequently, it was used as a military hospital by the Royal Air Force after the war. The School

¹⁴⁷ *History*. Retrieved 18 May 2009, from King George V School, Web Site: http://www.kgv.edu.hk/about_kgv/history.html.

¹⁴⁸ See *AR 1923 Education (1996)*. Retrieved May 13, 2009, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/a1923/511.pdf>, p. O3.

¹⁴⁹ *History*. Retrieved 18 May 2009, from King George V School, Web Site: http://www.kgv.edu.hk/about_kgv/history.html.

was reopened in 1946 to students of all nationalities.¹⁵⁰ In 1948, the School was renamed as King George V School in honour of the King George V who was crowned in 1935. King George V School was accorded a Grade 2 status.

The school compound of King George V School is a very large site comprising a large main school building known as Peel Block, a number of annex blocks for classrooms and other ancillary facilities, and a sports ground at the front of Peel Block. (Fig. 267) The scale of the sports ground is very large, which is almost the same size as the site where Peel Block and other annex blocks are located. A pavilion is found at the southwest corner of the sports ground, which is now converted into changing rooms.

Peel Block is a two-storey school block with an 'E-shaped' plan with two courts at the rear. It is symmetrically planned with an entrance porch and a clock tower at the middle. The name plaques of the school can be found on the three sides of the entrance porch. Three flagpoles can be found above the entrance porch. Verandahs are found surrounding the block.

Peel Block is designed by the architecture W.A. Cornell of the firm Palmer and Turner, one of the oldest architectural firms in Hong Kong (Fig. 268). It is built of Art Deco style, with decorative features of the streamlined mouldings at the parapets and geometric square motifs around the top of the clock tower. The clock towers, the central core and the two wings on both sides are designed to have a stepped front elevation, which is commonly found in Art Deco architecture. Angular lines are also found at the archways of the entrance porch. The clock faces at all the four sides of the clock towers are found with squares indicating the 12-hour cycle, matching the square motifs around the clock tower and the Art Deco design. Classical features can still be traced at Art Deco architecture namely the symmetrical planning, the banded rustication and the entrance porch design. Palmer and Turner built many Art Deco architecture in early 20th century, such as the Hong Kong and Shanghai Bank building in Hong Kong in 1935 and the Peace Hotel in Shanghai in 1932.

King George V School is a rare example of the British school from the colonial period which is still operating in its original function. Peel Block is also one of the last surviving examples of Art Deco architecture designed by Palmer and Turner in Hong Kong.

¹⁵⁰ *History*. Retrieved 18 May 2009, from King George V School, Web Site: http://www.kgv.edu.hk/about_kgv/history.html.

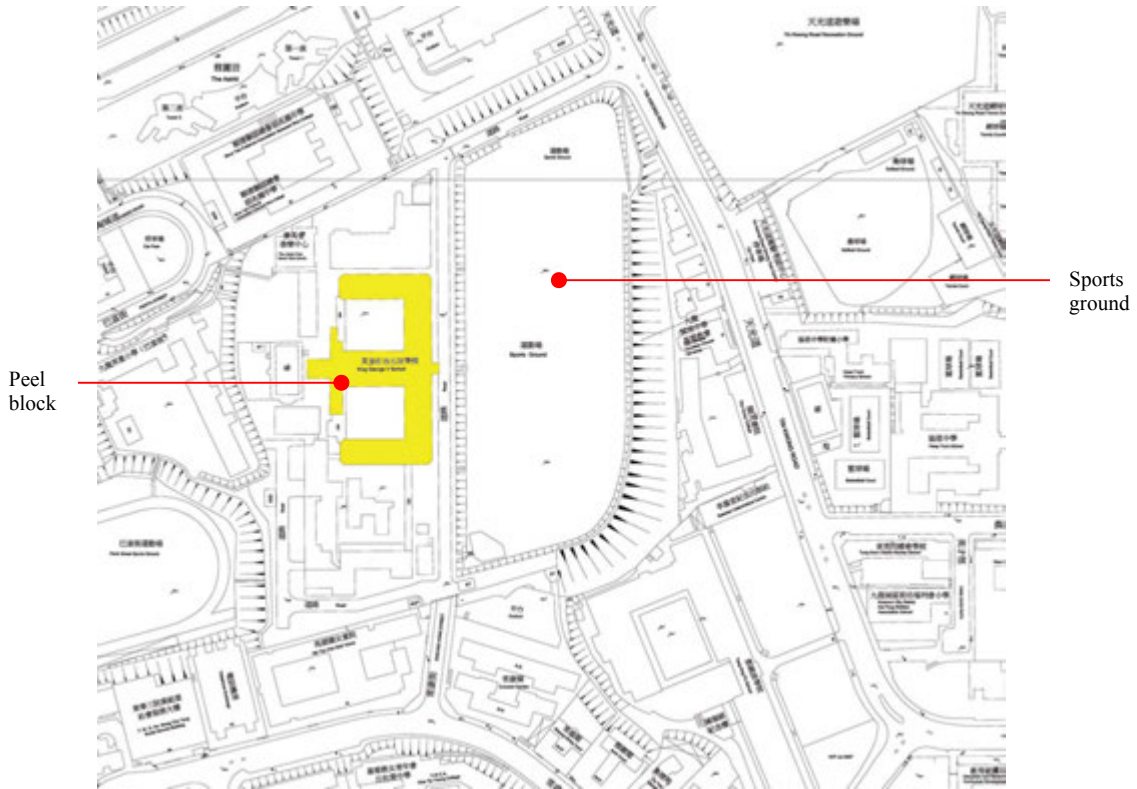


Fig. 267. Site map of King George V School.
 (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.:11-NE-16A and 11-NE-11C, 2007, Scale 1:1000(partial))



Fig. 268. Front view of the Peel Block at King George V School.

3.5.3 Tang King Po School 鄧鏡波學校

Tang King Po School was established by the Salesians of Don Bosco, Roman Catholic at No. 16 Tin Kwong Road 天光道, Homantin in 1953 with donation from Mr. Tang King Po, a famous Hong Kong industrialist. A grand opening ceremony was hosted by Alexander Grantham, the Governor of Hong Kong on the 23rd July, 1953. The curriculums of garment, printing and shoes industries were provided when the School started. Tang King Po School is proposed to be Grade 3 under the list of 1,444 Historic Buildings

The school compound of Tang King Po School mainly comprises the main building, a new wing and an open ground at the front for various sports facilities such as football field and basketball courts. (Fig. 269)

The main building has a long and rectangular form originally designed with an L-shaped plan, which now have later-additions. It is of three-storey high with a flat roof. The building was built in a modern style with a simple and functional form. The only decorative feature is found at the middle of the front elevation above the main entrance, where vertical fins and a flag pole are found. The articulation of this part is reminiscent of those features commonly found during the Art Deco period.

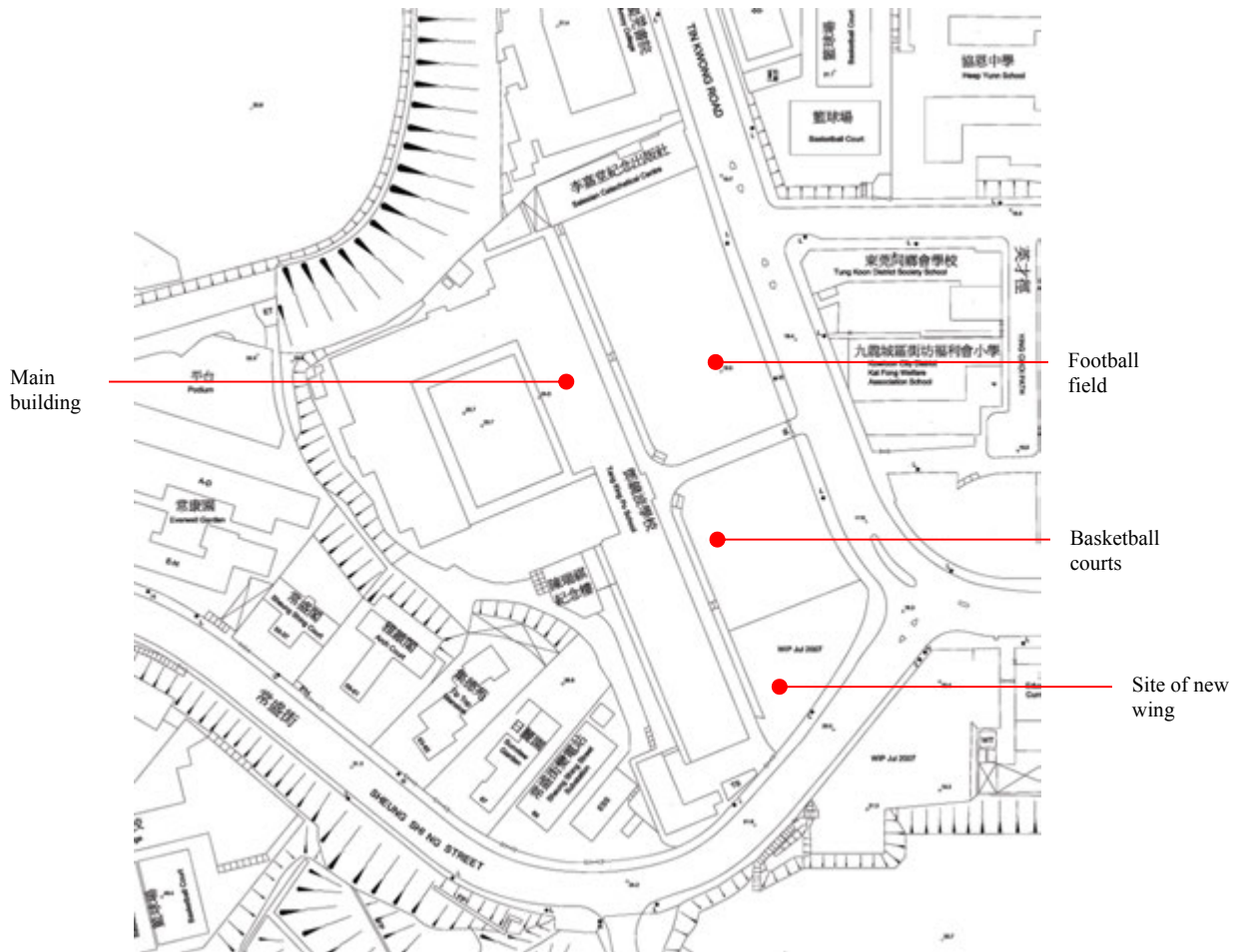


Fig. 269. Site map of Tang King Po School.
 (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.:11-NE-16A, 2007, Scale 1:1000(partial))

3.5.4 New Asia Middle School 新亞中學 and New Asia Institute of Advanced Chinese Studies 新亞研究所

New Asia Middle School was established by the Board of Governors of New Asia College in 1973.¹⁵¹ (Fig. 270) Located at No. 6 Farm Road, the School buildings were originally erected by the New Asia College with the donations from the Ford Foundation, Yale-in-China Association and the Hong Kong Government between 1956 and 1963. In 1959, it was proposed to elevate New Asia College to a post-secondary institution. In 1963, the New Asia College, Chung Chi College and United College formed The Chinese University of Hong Kong. Its campus was completed at Ma Liu Shui 馬料水 in 1973. After the New Asia College was moved, the Board of Governors of New Asia College established a new school, named as the New Asia Middle School in the same site in 1973.¹⁵²

¹⁵¹ *Introduction.* Retrieved 18 May 2009, from New Asia Middle School, Web Site: http://www.nams.edu.hk/web_content/main/intro_1.html.

¹⁵² *Introduction.* Retrieved 18 May 2009, from New Asia Middle School, Web Site: http://www.nams.edu.hk/web_content/main/intro_1.html.

The New Asia Institute of Advanced Chinese Studies 新亞研究所 was also relocated to No. 6 Farm Road in 1956, which was originally established on Prince Edward Road by the New Asia College in 1953 to build up its library collection.¹⁵³ The institute undertakes research training of postgraduate studies in Literature, Histology and Philology at present.

The eminent Chinese philosopher Mo Zong San 牟宗三 who lived in To Kwa Wan for many years taught in The New Asia Institute of Advanced Chinese Studies 新亞研究所 from 1974 to 1994. He lived in the old buildings along the Kau Pui Lung Road where just took few minutes walks to the College. One of his student Sai Sai 西西, who is a brilliant poet, lived in To Kwa Wan for over 40 years as well.¹⁵⁴

New Asia College has a long history of providing education in Hong Kong since its establishment in 1949. The college did not have a permanent campus at the beginning. The School building built in 1956-1963 at No. 6 Farm Road was the first permanent campus of New Asia College, which marks a significant milestone in the development of the College. Other than Mo Zong San 牟宗三, distinguished scholars, including Dr. Ch'ien Mu 錢穆, Dr. Tang Chun-i 唐君毅 and Dr. Tchang Pi-kai 張丕介 once taught in the college.



Fig. 270. New Asia Middle School, 2009.

¹⁵³ *History of New Asia College*. Retrieved 18 May 2009, from New Asia College, Web Site: <http://www3.cuhk.edu.hk/na/index.php?lang=en&id=12>.

¹⁵⁴ Xixi 西西, *Xixi shiji 1959-1999* 西西詩集 1959-1999 [The Poem Collection of Xixi 1959-1999], Taipei, Hongfan shudian youxian gongsi 洪範書店有限公司, 2000, pp. 177-178.

New Asia Middle School, originally the New Asia College was designed by the famous Chinese architect Su Gin Djih 徐敬直. Su Gin Djih (1906 - unknown) was one of the first generation Chinese architects who studied abroad in the early 20th century. He moved to Hong Kong after 1949 and continued his business here (Fig. 271). Another example of his works still retained in Hong Kong is Seventh-Day Adventist Church, Kowloon Church 基督復臨安息日會九龍教會 (Fig. 272). The buildings he designed in Hong Kong were of modern style, having a simple and functional form with articulation only from the building elements such as the sun shading devices and coursed rubble wall material on the building elevations.

The School has an L-shaped plan with the main entrance located at Farm Road. There is an inner court at the rear of the school building, where a library with a circular plan can be seen. Another block, known as Block B is found along Tin Kwong Road 天光道 (Fig. 273).

The school compound was built of modern style. It has a functional form with a clean and simple form. Verandahs are found along the building elevations for sheltering from direct sunlight and also help in emphasizing the horizontality of the building (Fig. 274). Deep regular vertical fins are found all around the wing facing the inner court (Fig. 275). A several vaulted canopies are found on the roof terrace which adds visual interest to the building. From the old photo of the school compound, Block B appears to be a later construction, with a style similar to that of the main building (Fig. 276). The round library, known as 'round pavilion 圓亭', is the icon of the school compound which is of great architectural interest (Fig. 277). The whole volume is elevated one storey high supported by piers below. Deep vertical fins for sun shading are widely adopted on the elevation to prevent direct sunlight onto the bookshelves. The school compound is mainly built of reinforced concrete, with some of the area highlighted with coursed rubble walls such as the main entrance porch at Farm Road, the elevation on the ground floor and the fence wall around the school at Hop Yat Road.

Block B was designed in a similar style as the main building which also has a simple and functional form (Fig. 278). Verandahs are also found on the building elevations, while vaulted canopies are also found on the roof terrace. Several parts of the building are highlighted with different building materials, such as the coursed rubble wall on the front elevation at Tin Kwong Road and blue mosaic tile finishes on the columns at the verandahs.



Fig. 271. The portrait of Su Gin Djih.

(from *Jianwen zhuji: Ziangang diyidai huarenj jianzhushi de gushi* 建聞築蹟－香港第一代華人建築師的故事 [The storey of the first generation Chinese architects], 2007, p. 62.)



Fig. 272. Front view of Seventh-Day Adventist Church, Kowloon Church 基督復臨安息日會九龍教會.

(from *Jianwen zhuji: Ziangang diyidai huarenj jianzhushi de gushi* 建聞築蹟－香港第一代華人建築師的故事 [The storey of the first generation Chinese architects], 2007, p. 64.)

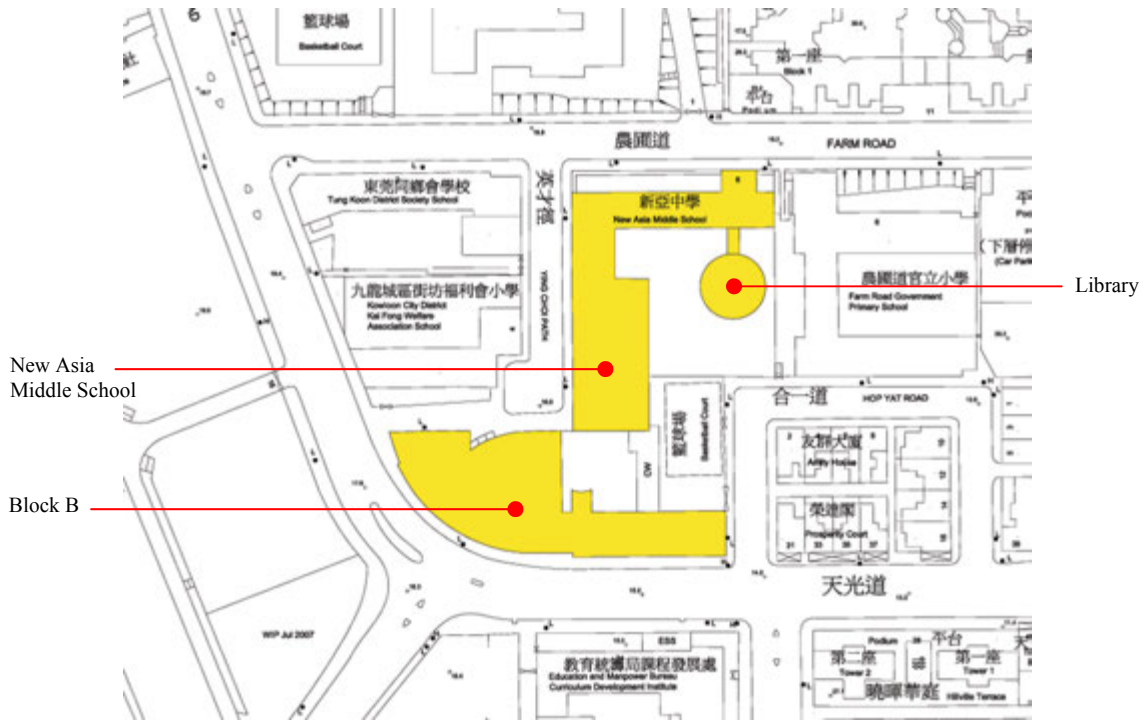


Fig. 273. Site map of New Asia Middle School and New Asia Institute of Advanced Chinese Studies.

(Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.:11-NW-20B, 2007, Scale 1:1000(partial))



Fig. 274. Front elevation of the main building at Farm Road.



Fig. 275. Rear view of the school compound from Hop Yat Road.



Fig. 276. Old photo of the school compound in the 1950s.
(from *Jianwen zhuji: Ziengang diyidai huarenj jianzhushi de gushi* 建聞築蹟 – 香港
第一代華人建築師的故事, 2007, p. 66.)



Fig. 277. The round library at the inner court of the New Asia Middle School.
(from *Panoramio – Photo of the New Asia Middle School round pavilion 新亞中學圓亭*, website: <http://www.panoramio.com/photo/14840710>.)



Fig. 278. Front view of block B at Tin Kwong Road.

3.5.5 The Amoy College 閩光中學

The Amoy College was built by The Chinese Christian Church of Amoy at No. 14 Tin Kwong Road, Homanti in 1955-57.¹⁵⁵ (Fig. 279) When the Fujian Province was invaded by the Japanese in 1938, a large number of Fujian people escaped from the mainland to Hong Kong and settled in To Kwa Wan and Kowloon City. The Chinese Christian Church of Amoy was subsequently established by the Fujian people in Kowloon City in 1938. The predicants of the church preached the Christian gospel in Stirling Road 士他令道 and Prince Edward Road at the beginning. They subsequently moved to Tak Ku Ling Road 打鼓嶺道¹⁵⁶, and finally erected their church and school in Tin Kwong Road in 1957 and 1959 respectively.¹⁵⁷ The School operated both secondary and primary curriculums in the beginning,¹⁵⁸ and later became a secondary school. In the following years, extension works were carried out in the School and the scale of existing school was completed in 1975.¹⁵⁹

The Amoy College School compound has a U-shaped plan with an internal court at the middle. The School is of three-storey high with a flat roof. The School was built in a modern style with a simple and functional design without any decoration. The vertical fins and ventilation grilles found on the front elevation are the only articulation to the building, which is a common elevation treatment of the modern style architecture.

¹⁵⁵ *History of The Amoy College*. Retrieved 18 May 2009, from The Amoy College, Web Site: <http://www.amoycollege.edu.hk/>.

¹⁵⁶ Wong Choi Lin 黄彩蓮, *Research on Hong Kong Min-nam Church*, Hong Kong, Alliance Bible Seminary, 2005, p. 96.

¹⁵⁷ *History of The Chinese Christian Church of Amoy*. Retrieved 18 May 2009, from The Chinese Christian Church of Amoy, Web Site: http://cccamoy.church.org.hk/new_website/page_2/intro.htm.

¹⁵⁸ Wong Choi Lin 黄彩蓮, *Research on Hong Kong Min-nam Church*, Hong Kong, Alliance Bible Seminary, 2005, p. 104.

¹⁵⁹ *History of The Amoy College*. Retrieved 18 May 2009, from The Amoy College, Web Site: <http://www.amoycollege.edu.hk/>.



Fig. 279. Site map of the Amoy College.
 (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.:11-NE-16A, 2007, Scale 1:1000(partial))

3.5.6 Tin Hau Temple, To Kwa Wan

Tin Hau Temple located at No. 49 Ha Heung Road, To Kwa Wan, is believed to be built in or before the 11th year of Guangxu 光緒 era in the Qing Dynasty (1885) by the local villagers. A bronze bell cast in the same year was found in the Temple. The inscription on the name plaque atop the entrance shows that the Temple was renovated in the 14th year of Guangxu era in the Qing Dynasty (1888). The Temple was originally located on the seashore of To Kwa Wan, facing Hoi Sum Island. (Fig. 280) After the reclamation work carried out in the 1960s, Tin Hau Temple became an inland temple. The Temple is the only extant building that built along the original shoreline of 1920s in To Kwa Wan.

The Temple is mainly dedicated to Tin Hau 天后 [Goddess of the Sea], other deity include Lung Mo 龍母 [Dragon Mother].¹⁶⁰ This image of Lung Mo 龍母 [Dragon Mother] was originally enshrined in Hoi Sham Temple initially located on Hoi Sham Island. Hoi Sham Temple was

¹⁶⁰ Lung Mo is the goddess of the river whose mortal name is Wenao 溫嫗. It is said that she was born in Tengxian, Wuzhou 梧州市藤縣 in Guangxi Province 廣西 during Qin and Han Dynasty 秦漢 (221B.C-220A.D). The legend described that Lung Mo once picked up a stone, which had light all over the surface by the waterfront. The stone subsequently split open and five little dragons came out. Lung Mo raised them and they lingered at Lung Mo's side. After Lung Mo died of old age, five dragons transformed themselves into scholars and handled the funeral ritual. Lung Mo was conferred many imperial titles by successive emperors from Han to Qing Dynasty. As cited in Xie Yongchang 謝永昌, *Longmu zinyang yu gangrene zhi baysi* 龍母信仰與港人之拜祀, Hong Kong, Zhonghua wenjiao jaoliu fuwu zhongxin 中華文教交流服務中心, 2007, pp. 33-35.

demolished in 1964 due to land reclamation and the image of Lung Mo 龍母 [Dragon Mother] was moved to the subsidiary building of Tin Hau Temple. (Fig. 281 and Fig. 282)

Rituals and ceremonies are held in the birthday of Tin Hau on the 23rd day of the third month and the birthday of Lung Mo on the 8th day of the fifth month and 15th day of the eighth month in every lunar year. Tin Hau Temple was accorded a Grade 3 status; it is managed by the Chinese Temples Committee at present.

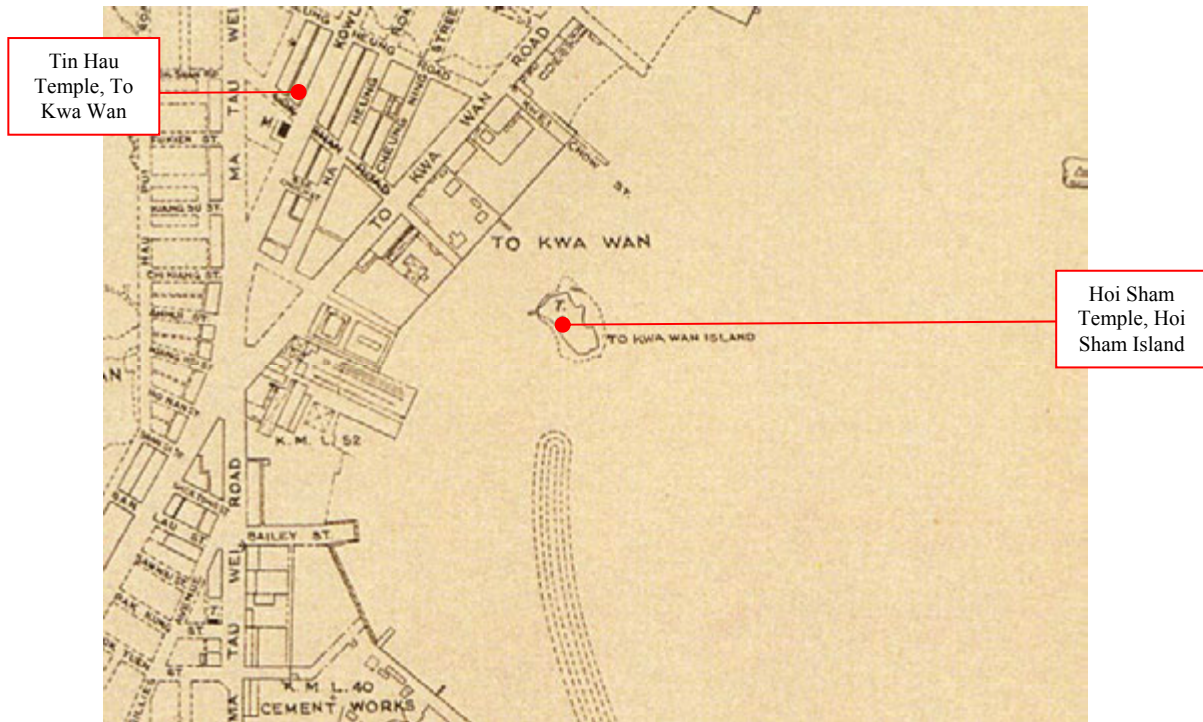


Fig. 280. The map showing the location of Tin Hau Temple, To Kwa Wan and Hoi Sham Temple, Hoi Sham Island, 1947. (from Empson, Hal, *Mapping Hong Kong: a Historical Atlas*, Hong Kong, Government Information Services, 1992, pp. 184-185.)



Fig. 281. Tin Hau Temple, To Kwa Wan, 2009.

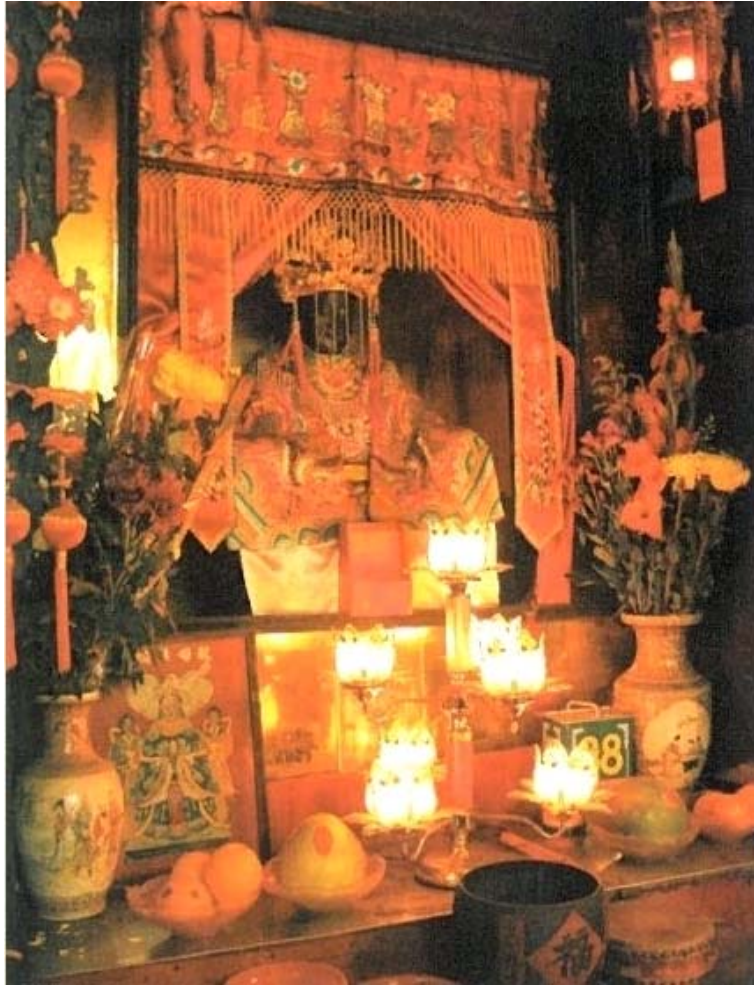


Fig. 282. The image of Lung Mo in Lung Mo Temple adjacent to Tin Hau Temple, To Kwa Wan.
(from Lau Yun Wo 劉潤和, *Jiulongchengqu fengwuzhi* 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005, p. 116.)

The Tin Hau Temple is a two-hall temple with a covered courtyard between the halls. It comprises a main temple at the middle and two side chambers on both sides, each of one *jian* in width sharing the same roof. In front of the Temple is a forecourt surrounded by surrounding walls. It is considered as a medium scale temple in Hong Kong. The main temple houses the main deity Tin Hau, while the left side chamber houses other secondary deities such as Lung Mo and Kwun Yum. The Temple has a simple architectural layout commonly found in Hong Kong, without much fine decoration.

The Temple is a rectangular building with a pitched roof. It is built of bricks, with the entrance of the main temple for Tin Hau framed with granite. The roof is covered with Chinese pan and roll tiles supporting on a purlins-and-load-bearing-wall structural system 直櫺式樑架. The front halls are entrance buildings each with a recessed façade. At the front hall of the main temple, there is a ceremonial screen door. The rear halls of the main temple and left side chamber are for housing deities.

The main ridges of the front and rear halls are flat ridges decorated with *kuilong* ridge end ornaments. The gable ridges are also decorated with *kuilong* ridge end ornaments, with sculptures of auspicious animals also found at the front halls. The name of the Temple is inscribed on the plaque over the entrance of the main temple, while a pair of couplet is also found inscribed on both side of the granite door surround.

3.5.7 Lok Man Sun Chuen 樂民新村

Lok Man Sun Chuen 樂民新村 was built by the Hong Kong Housing Society between 1970 and 1974. (Fig. 283 and Fig. 284) It is a subsidized housing estate of nine blocks located at Kau Pui Lung Road and Ko Shan Road, which are Lok Kei Lau 樂基樓, Lok Tak Lau 樂德樓, Lok Fung Lau 樂豐樓, Lok Kwan Lau 樂群愛樓, Lok Lun Lau 樂鄰樓, Lok Seen Lau 樂善樓, Lok Chee Lau 樂智樓, and Lok Oi Lau 樂愛樓.¹⁶¹ There are totally 3676 flats (including elderly person flats), with the flat size (internal floor area) ranges from 198.06 sq ft to 608.17 sq ft.¹⁶² The entire estate was built on an elevated site. Lok Seen Lau and Lok Oi Lau are located at the two ends of the estate, which has three wings and two wings respectively forming internal courts for playgrounds. Other blocks are basically linear blocks arranged parallel to each other. There are shops on the ground floor of the blocks, and a market is found between Lok Lun Lau and Lok Seen Lau.

¹⁶¹ Two of the nine blocks share the same name of Lok Kei Lau.

¹⁶² Lok Man Sun Chuen, from Hong Kong Housing Society. Website: <http://www.hkhs.com/eng/business/08.asp?contentid=1&estid=08>.



Fig. 283. Site map of Lok Man Sun Chuen.
 (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR
 Government, survey sheet no.:11-NW-20B and 11-NW-20D, 2007, Scale
 1:1000(partial))



Fig. 284. Overview of Lok Man Sun Chuen.

3.5.8 Residential buildings

A large cluster of residential buildings, including apartments, tenement houses and residential blocks were built along Ma Tau Wai Road, Kowloon City Road, Ha Heung Road, To Kwa Wan Road, Tin Kwong Road, Kau Pui Lung Road and Maidstone Road in the 1960s and 1970s.

3.5.8.1 Apartments

The apartments are mostly found in cluster four of five to nine storeys high. They are mainly built after the 1950s of modern style. Modern style buildings are simple and functional with most of the articulations at the building elements such as architraves surrounding the windows or the pattern of the grilles at staircores or balcony walls (Fig. 285). Little decoration can be found at the balcony parapets (Fig. 286). Great concerns are shown on sun-shading effect with the use of deep fins and walls, and ventilation through the use of vent holes at balconies and windows opened to staircores (Fig. 287 -Fig. 288).



Fig. 285. Architrave surrounding the windows at Nos. 58-58A Chi Kiang Street.



Fig. 286. Vertical banded mouldings at balconies of Nos. 107-109 Maidstone Road.



Fig. 287. Walls with vent holes providing sun-shading and ventilation to the balconies at Nos. 38-44 (above) and 106-108 (below) Maidstone Road.



Fig. 288. Staircore on the main elevation at Nos. 452-462 Ma Tau Wai Road.

3.5.8.2 Tenement house

Tenement houses are mostly found within the cluster with different designs. The design with cantilevered balcony is the most common type. Those higher than three storeys are mostly found with set-back upper storeys. This type of tenement house is found with a functional form, mostly with staircores visible on the front elevation with articulation at the ventilation grilles (Fig. 289). Little decoration can be found with simple mouldings at the parapets of the balconies or staircores (Fig. 290). Concrete staircases are found finished with terrazzo (Fig. 291).



Fig. 289. Articulation at the staircore at Nos. 6-12 Maidstone Road.



Fig. 290. Rhombus motif at the staircore of Nos. 162-168 Pau Chung Street.



Fig. 291. Concrete staircase finished with terrazzo at Nos. 191-195 Ma Tau Wai Road.

The design with verandah over pedestrian walkways supporting on columns are relatively rare in this cluster. There is only two of the type left which are less decorative than those found in cluster three. Both are found with column highlighted by classical capitals and simple decorations at the parapets (Fig. 292- Fig. 293). Traces of the tenement houses of this type could still be found at several locations within this cluster, where the columns are remained (Fig. 294 - Fig. 295).



Fig. 292. Parapet with ventilation grilles and column highlighted with classical capitals at No. 65 Ha Heung Road.



Fig. 293. Banded mouldings at parapets of No. 344 Ma Tau Wai Road.



Fig. 294. The remains of the column of a tenement house at No. 20 Pau Chung Street.



Fig. 295. The remains of the column of a tenement house at No. 324 Ma Tau Wai Road.

3.5.8.3 Residential blocks

Multi-storey residential blocks are found within cluster four of around six to eight-storey high. They are simple and functional with the staircore being the only articulation of the main elevation (Fig. 296).



Fig. 296. Staircore with ventilation grilles at the front elevation of Nos. 38-40A Pak Tai Street.

Nos. 43-45 Kowloon City Road 九龍城道



Construction Year	1951
Existing use	Residential and commercial
Lot No	K.I.L 6508 & 6509
Number of Storey	2

Nos. 58-60 Kowloon City Road 九龍城道



Construction Year	--
Existing use	Residential and commercial
Lot No	K.I.L 4210
Number of Storey	3

Nos. 42A-44 Chi Kiang Street 浙江街



Construction Year	1956
Existing use	Residential and commercial
Lot No	K.I.L 4241
Number of Storey	6

Nos. 58-58A Chi Kiang Street 浙江街 (Popular Court 廣廈)



Construction Year	1963
Existing use	Residential
Lot No	K.I.L 6842
Number of Storey	5

Nos. 1-1A Ha Heung Road 下鄉道



Construction Year	1956
Existing use	Residential and commercial
Lot No	K.I.L 4241
Number of Storey	5

No. 65 Ha Heung Road 下鄉道



Construction Year	--
Existing use	Residential and commercial
Lot No	K.I.L 1834
Number of Storey	2


Nos. 9-9A Lok Shan Road 落山道



Construction Year	1956
Existing use	Residential and commercial
Lot No	K.I.L 3324
Number of Storey	5

Nos. 1A - C Lok Shan Road 落山道		
	Construction Year	1954
	Existing use	Residential and commercial
	Lot No	K.I.L 7392, 7393 & 7394
	Number of Storey	4

Nos. 191-195 Ma Tau Wai Road 馬頭圍道		
	Construction Year	1954
	Existing use	Residential and commercial
	Lot No	K.I.L 6225, 6472 & 6473
	Number of Storey	4

Nos. 284-286 Ma Tau Wai Road 馬頭圍道		
	Construction Year	1954
	Existing use	Residential and commercial
	Lot No	K.I.L 2552
	Number of Storey	3

Nos. 324-338 Ma Tau Wai Road 馬頭圍道




Construction Year	1955-1963
Existing use	Residential and commercial
Lot No	K.I.L 2091, 2181, 2089, 1846, 1826, 2104, 1827 & 2103
Number of Storey	3

No. 344 Ma Tau Wai Road 馬頭圍道




Construction Year	--
Existing use	Residential and commercial
Lot No	K.I.L 2105
Number of Storey	3

Nos. 346-350 Ma Tau Wai Road 馬頭圍道

	Construction Year	1957-69
	Existing use	Residential and commercial
	Lot No	K.I.L 1806, 1692 & 1782
	Number of Storey	4 - 5

Nos. 366 – 368 Ma Tau Wai Road 馬頭圍道

	Construction Year	1954
	Existing use	Residential and commercial
	Lot No	K.I.L 7364 & 7365
	Number of Storey	3

No. 378 and Nos. 404-410 Ma Tau Wai Road 馬頭圍道




Construction Year	1953-56
Existing use	Residential and commercial
Lot No	K.I.L 6503, 6376 & 7371
Number of Storey	4

Nos. 432-434 Ma Tau Wai Road 馬頭圍道




Construction Year	1953
Existing use	Residential and commercial
Lot No	K.I.L 7380 & 7381
Number of Storey	4

Nos. 438-440 Ma Tau Wai Road 馬頭圍道

	Construction Year	1953
	Existing use	Residential and commercial
	Lot No	K.I.L 7382 & 7383
	Number of Storey	4

Nos. 452-462 Ma Tau Wai Road 馬頭圍道

	Construction Year	1959
	Existing use	Residential and commercial
	Lot No	K.I.L 6808
	Number of Storey	6

Nos. 17-19 Pak Tai Street 北帝街



Construction Year	1954
Existing use	Residential and commercial
Lot No	K.I.L 6470 & 6471
Number of Storey	4

Nos. 32-36 Pak Tai Street 北帝街




Construction Year	1957
Existing use	Residential and commercial
Lot No	K.I.L 1445
Number of Storey	7

Nos. 36A-40A Pak Tai Street 北帝街




Construction Year	1957
Existing use	Residential and commercial
Lot No	K.I.L 1445
Number of Storey	7

Nos. 2-4 Pau Chung Street 炮仗街

	Construction Year	--
	Existing use	Residential and commercial
	Lot No	K.I.L 1901
	Number of Storey	7
<div style="border: 1px solid black; height: 150px;"></div>		

Nos. 6-12 Pau Chung Street 炮仗街

	Construction Year	1960
	Existing use	Residential and commercial
	Lot No	K.I.L 1661
	Number of Storey	5
<div style="border: 1px solid black; height: 150px;"></div>		

Nos. 30-32 Pau Chung Street 炮仗街



Construction Year	No. 32 -1952
Existing use	Residential and commercial
Lot No	K.I.L 1247
Number of Storey	2

Nos. 162-168 Pau Chung Street 炮仗街



Construction Year	1956
Existing use	Residential and commercial
Lot No	K.I.L 1109
Number of Storey	4

Nos. 180-188 Pau Chung Street 炮仗街



Construction Year	1956
Existing use	Residential and commercial
Lot No	K.I.L 1109
Number of Storey	4

Nos. 31-37 Tin Kwong Road 天光道 (Prosperity Court 榮達閣)



Construction Year	1959
Existing use	Residential
Lot No	K.I.L 6844
Number of Storey	5

Nos. 39-45 Tin Kwong Road 天光道




Construction Year	1959
Existing use	Residential
Lot No	K.I.L 6808
Number of Storey	6

Nos. 1-7 Maidstone Lane 美善同里




Construction Year	1955
Existing use	Residential and commercial
Lot No	K.I.L 6398, 7447 & 7448
Number of Storey	3


Nos. 13-15 Maidstone Lane 美善同里

	Construction Year	1955
	Existing use	Residential and commercial
	Lot No	K.I.L 7451 & 6396
	Number of Storey	3

No. 16 Hop Yat Road 合一道

	Construction Year	1959
	Existing use	Residential
	Lot No	K.I.L 6810
	Number of Storey	5

Nos. 81-83 Kau Pui Lung Road 靠背壟道

	Construction Year	1954
	Existing use	Residential
	Lot No	K.I.L 7444 & 7445
	Number of Storey	5

Nos. 85-91 Kau Pui Lung Road 靠背壆道		
	Construction Year	1958
	Existing use	Residential and commercial
	Lot No	K.I.L 6773, 7753, 7754 & 7755
	Number of Storey	5

Nos. 93-101 Kau Pui Lung Road 靠背壆道		
	Construction Year	1962
	Existing use	Residential
	Lot No	K.I.L 8020
	Number of Storey	6

Nos. 103-105 Kau Pui Lung Road 靠背壆道		
	Construction Year	1964
	Existing use	Residential
	Lot No	K.I.L 8155
	Number of Storey	5

Nos. 107-113 Kau Pui Lung Road 靠背壟道



Construction Year	1963
Existing use	Residential
Lot No	K.I.L 8104
Number of Storey	5

Nos. 115-119 Kau Pui Lung Road 靠背壟道




Construction Year	1964
Existing use	Residential
Lot No	K.I.L 8787 & 10479
Number of Storey	6

Nos. 153-155 Kau Pui Lung Road 靠背壟道




Construction Year	1962
Existing use	Residential
Lot No	K.I.L 7965
Number of Storey	6


Nos. 157-163 Kau Pui Lung Road 靠背壆道

	Construction Year	1964
	Existing use	Residential
	Lot No	K.I.L 8149
	Number of Storey	6

Nos. 165-167 Kau Pui Lung Road 靠背壆道

	Construction Year	1963
	Existing use	Residential
	Lot No	K.I.L 8019
	Number of Storey	6

Nos. 169-175 Kau Pui Lung Road 靠背壆道

	Construction Year	1965
	Existing use	Residential
	Lot No	K.I.L 8572
	Number of Storey	6

Nos. 181-185 Kau Pui Lung Road 靠背壟道




Construction Year	1965
Existing use	Residential
Lot No	K.I.L 8597
Number of Storey	6

Nos. 94-96 Ko Shan Road 高山道




Construction Year	1959
Existing use	Residential
Lot No	K.I.L 7336
Number of Storey	6

Nos. 6-12 Maidstone Road 美善同道

	Construction Year	1956
	Existing use	Residential and commercial
	Lot No	K.I.L 7456, 7455, 6466, 7453
	Number of Storey	4

Nos. 14-16 Maidstone Road 美善同道

	Construction Year	1963
	Existing use	Residential
	Lot No	K.I.L 8061
	Number of Storey	6

Nos. 18-24 Maidstone Road 美善同道




Construction Year	1964
Existing use	Residential
Lot No	K.I.L 8043
Number of Storey	5

Nos. 21-25 Maidstone Road 美善同道



Construction Year	1961
Existing use	Residential
Lot No	K.I.L 7732
Number of Storey	5

Nos. 26-32 Maidstone Road 美善同道		
	Construction Year	1964
	Existing use	Residential
	Lot No	K.I.L 8213
	Number of Storey	6

Nos. 27-33 Maidstone Road 美善同道 (Maidstone Apartments 美善同大廈)		
	Construction Year	1957
	Existing use	Residential and commercial
	Lot No	K.I.L 6601
	Number of Storey	9

Nos. 35-49 Maidstone Road 美善同道 (Maidstone Apartments 美善同大廈)




Construction Year	1957
Existing use	Residential and commercial
Lot No	K.I.L 6601
Number of Storey	9

Nos. 38-44 Maidstone Road 美善同道




Construction Year	1961
Existing use	Residential
Lot No	K.I.L 8012
Number of Storey	5


No. 59 Maidstone Road 美善同道		
	Construction Year	1961
	Existing use	Residential
	Lot No	K.I.L 7585
	Number of Storey	6

Nos. 61-65 Maidstone Road 美善同道		
	Construction Year	1961
	Existing use	Residential
	Lot No	K.I.L 7585
	Number of Storey	6


Nos. 67-69 Maidstone Road 美善同道

	Construction Year	1965
	Existing use	Residential
	Lot No	K.I.L 7889
	Number of Storey	6

Nos. 71-77 Maidstone Road 美善同道

	Construction Year	1963
	Existing use	Residential
	Lot No	K.I.L 8016
	Number of Storey	5

Nos. 88-92 Maidstone Road 美善同道 (Galaxy 家樂)

	Construction Year	1967-68
	Existing use	Residential
	Lot No	K.I.L 9540
	Number of Storey	6

Nos. 94-96 Maidstone Road 美善同道



Construction Year	1968
Existing use	Residential
Lot No	K.I.L 11026
Number of Storey	6

Nos. 98-100 Maidstone Road 美善同道



Construction Year	1962
Existing use	Residential
Lot No	K.I.L 7966
Number of Storey	5

Nos. 102-104 Maidstone Road 美善同道

Construction Year	1962
Existing use	Residential
Lot No	K.I.L 7958
Number of Storey	6


Nos. 106-108 Maidstone Road 美善同道

Construction Year	1963
Existing use	Residential
Lot No	K.I.L 8015
Number of Storey	5

Nos. 107-109 Maidstone Road 美善同道


Construction Year	1961
Existing use	Residential
Lot No	K.I.L 7888
Number of Storey	5

Nos. 110-116 Maidstone Road 美善同道		
	Construction Year	1963
	Existing use	Residential
	Lot No	K.I.L 8039
	Number of Storey	5


Nos. 111-113 Maidstone Road 美善同道 (Fortunatus 幸福閣)		
	Construction Year	1961
	Existing use	Residential
	Lot No	K.I.L 7911
	Number of Storey	5

Nos. 115-117 Maidstone Road 美善同道		
	Construction Year	1962
	Existing use	Residential
	Lot No	K.I.L 7947
	Number of Storey	5


Nos. 118-128 Maidstone Road 美善同道

	Construction Year	1963
	Existing use	Residential
	Lot No	K.I.L 6809
	Number of Storey	5

Nos. 123-125 Maidstone Road 美善同道

	Construction Year	1963
	Existing use	Residential
	Lot No	K.I.L 8024
	Number of Storey	5

Nos. 127-133 Maidstone Road 美善同道 (Nos. 131-133 Maidstone Road – Merri Court 美麗苑)

	Construction Year	1960
	Existing use	Residential
	Lot No	K.I.L 7614 & 7086
	Number of Storey	5

3.6 Other Sites of Heritage and Cultural Interest in the Area in Connection With Kai Tak Area

Apart from the four clusters, other sites of heritage and cultural interest can also be found in the area in connection with Kai Tak area, such as Wong Tai Sin Temple, Chi Lin Nunnery, Old Pillbox, the former Royal Air Force Hangar, Stone House, No. 4 Tai Koon Yuen 大觀園 and Wing Heung Ping Sat 永香冰室 [Wing Heung Cafe].

Wong Tai Sin District is located to the northeast of the Kowloon Peninsula. It is surrounded by the Lion Rock Mountain 獅子山 at the north, Kowloon City at the south, Fei Ngor Shan 飛鵝山 at the east and Kowloon Tong at the west. The District used to be a rural area until the Hong Kong Government carried out urban development in the 1930s. Wong Tai Sin Temple and Chi Lin Nunnery are two of the most renowned temples and large-scale temples in Hong Kong. Visiting the two temples can let the people explore the culture of Buddhism and Taoism.

Two military structures, Old Pillbox and the former Royal Air Force Hangar are two witnesses to show that the old site of Tai Hom Tsuen was once a strategic nodal point of the Ex-Royal Air Force Station and Kai Tak Airport. Both are rare pre-war military structures in Hong Kong which have architectural significance.

The Stone House at No. 4 Tai Koon Yuen 大觀園 opposite to the Hangar is the only building still exists in the area, reminding us a low-density residential area once located in Diamond Hill. The Stone House was old residence of Roy Chiao 喬宏, who is one of the famous artists in Hong Kong. It is a witness to show that Tai Koon Yuen and Tai Hom Tsuen once was a place where resided by many artists and movie producers.

Located at the junction of Wing Yiu Street 永耀街 and Pau Chung Street 炮仗街, Wing Heung Ping Sat 永香冰室 [Wing Heung Cafe] is an old cafe opened in the Kowloon City District, which is a living witness to the local catering trade still survived nowadays.

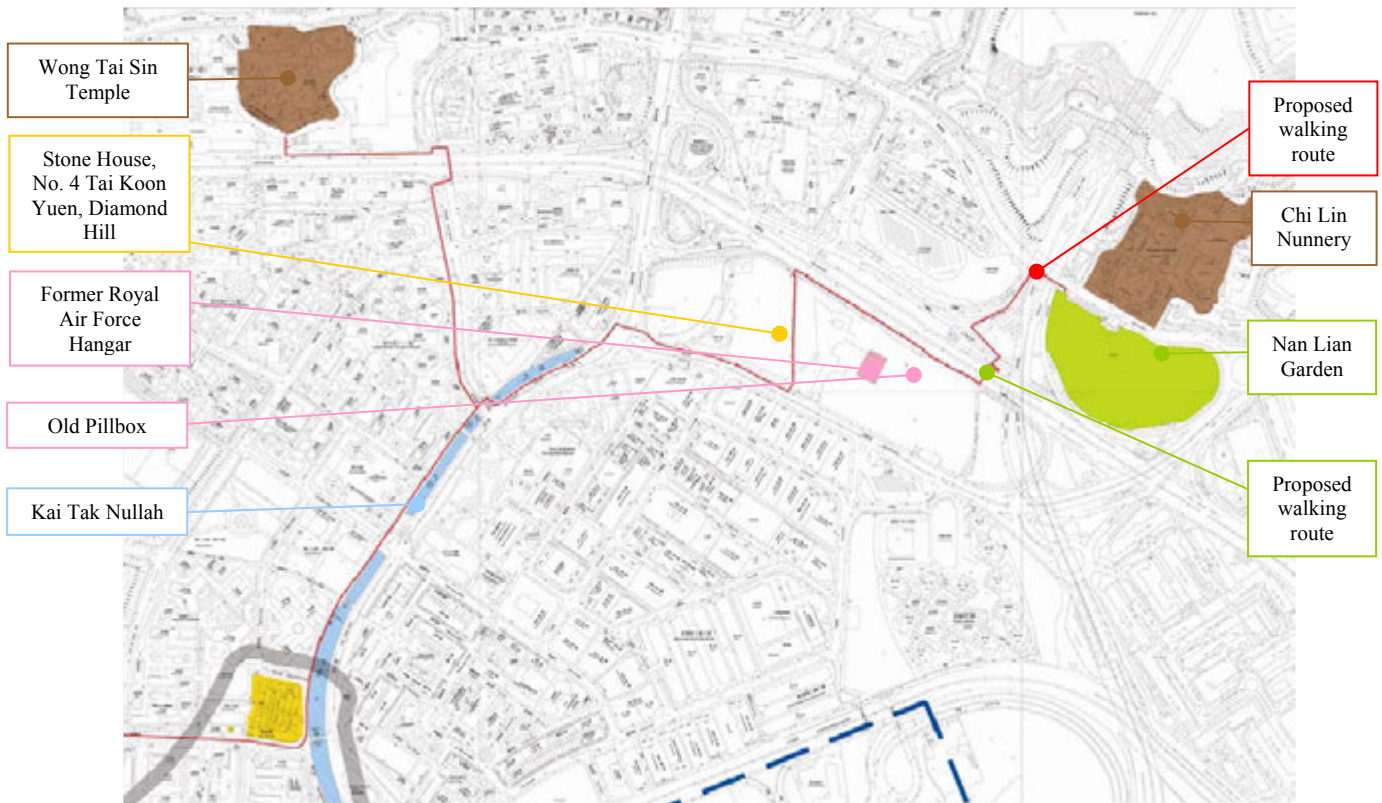


Fig. 297. The site map showing the location of site of heritage and cultural interest in Wong Tai Sin and Diamond Hill.

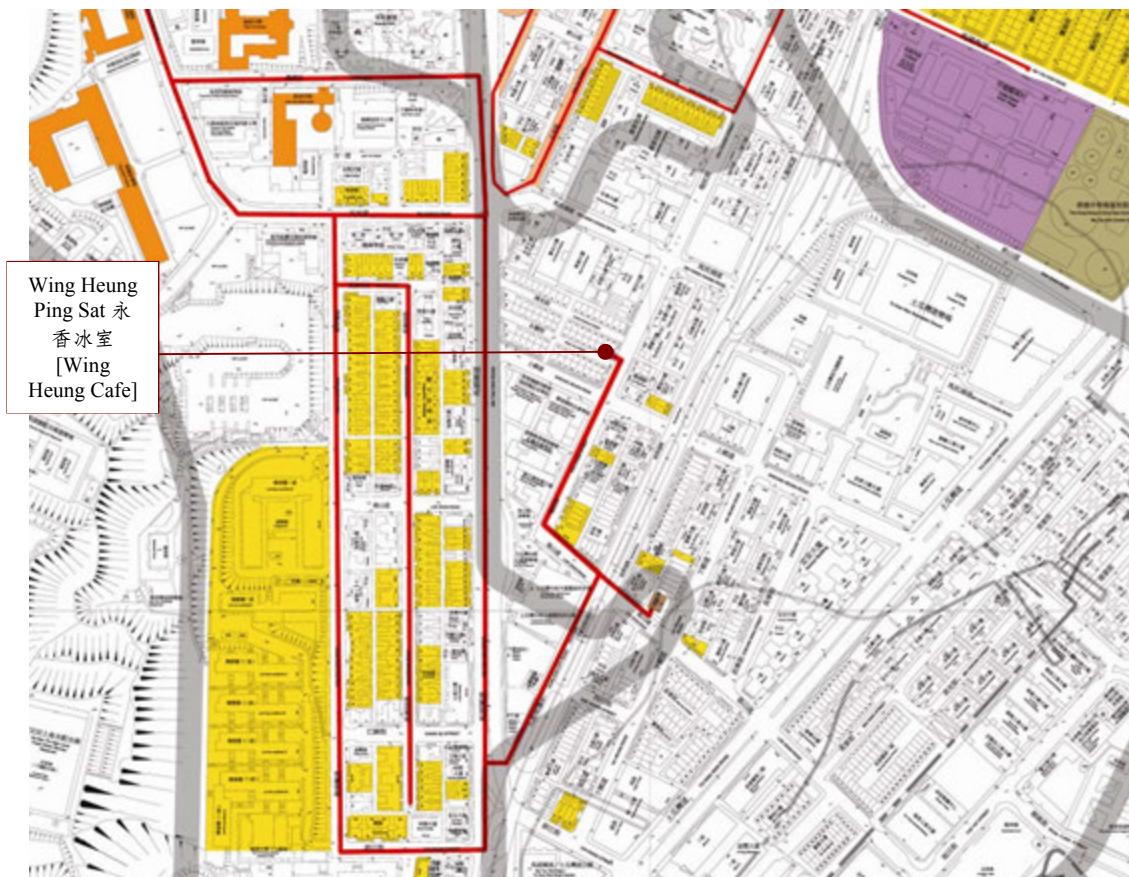


Fig. 298. The site map showing the location of other sites of heritage and cultural interest in To Kwa Wan.

3.6.1 Kai Tak Nullah

Kai Tak Nullah, with a length of 1.5 kilometres, is originally a river meandered through the area of the present-day San Po Kong 新蒲崗, Diamond Hill 鑽石山, Tsz Wan Shan 慈雲山, Wong Tai Sin 黃大仙 and Kowloon City 九龍城. During the Japanese Occupation, the river along the present-day Choi Hung Road 彩虹道 was converted into a stone nullah by the Imperial Japanese Army to prevent flooding in Kai Tak Airport. (Fig. 299) The masonry parapet of the nullah was constructed by the boulders from the Kowloon Walled City. (Fig. 300)

In the 1960s and 1970s, the Nullah suffered severe pollution due to reasons of illegal disposal of raw sewage and industrial waste from factories and untamed domestic sewage from squatter huts. In the 1990s, various sewerage works were carried out to improve the pollution problem, the Kai Tak Nullah substantially resumes its water quality at present. (Fig. 301 and Fig. 302)



Fig. 299. Site map of Kai Tak Nullah.
(Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.: 11-NE-11A, 11-NE-6C, 11-NE-6D and 11-NE-6B, 2007, Scale 1:1000(partial))



Fig. 300. The masonry parapet of the nullah was constructed by the boulders from the Kowloon Walled City, 2009.



Fig. 301. Kai Tak Nullah, 2009.



Fig. 302. Kai Tak Nullah, 2009.

3.6.2 Former Royal Air Force Hangar and Old Pillbox

Former Royal Air Force Hangar and Old Pillbox are located where Tai Hom Village used to be located (Fig. 303). Due to the expansion work at Kai Tak Airport, the Former Royal Air Force Hangar was dismantled and reassembled in the present site in 1943 by the Japanese Army to replace the old hangar, which was built at Kai Tak Airport by the British in 1934. (Fig. 304) The Hangar was believed to house Japanese military aircrafts during the Second World War. After the War, the Hangar was used as a warehouse by various organizations and government departments.

The Hangar is a utilitarian structure built with steel structure which allows the Hangar to be dismantled and reassembled efficiently. The pre-fabricated steel sections were shipped in from the United Kingdom.¹⁶³ External claddings are corrugated steel sheeting. The structure is surrounded by earth on three sides retained by concrete walls.

¹⁶³ 'Historic Building Appraisal – Former Royal Air Force hangar, Diamond Hill (Item 1134), Kowloon' under *Brief Information on Proposed Grade III Items*, Antiquities and Monuments Office, 2009. See website: http://www.lcsd.gov.hk/CE/Museum/Monument/form/Brief_Information_on_proposed_Grade_III_Items.pdf.

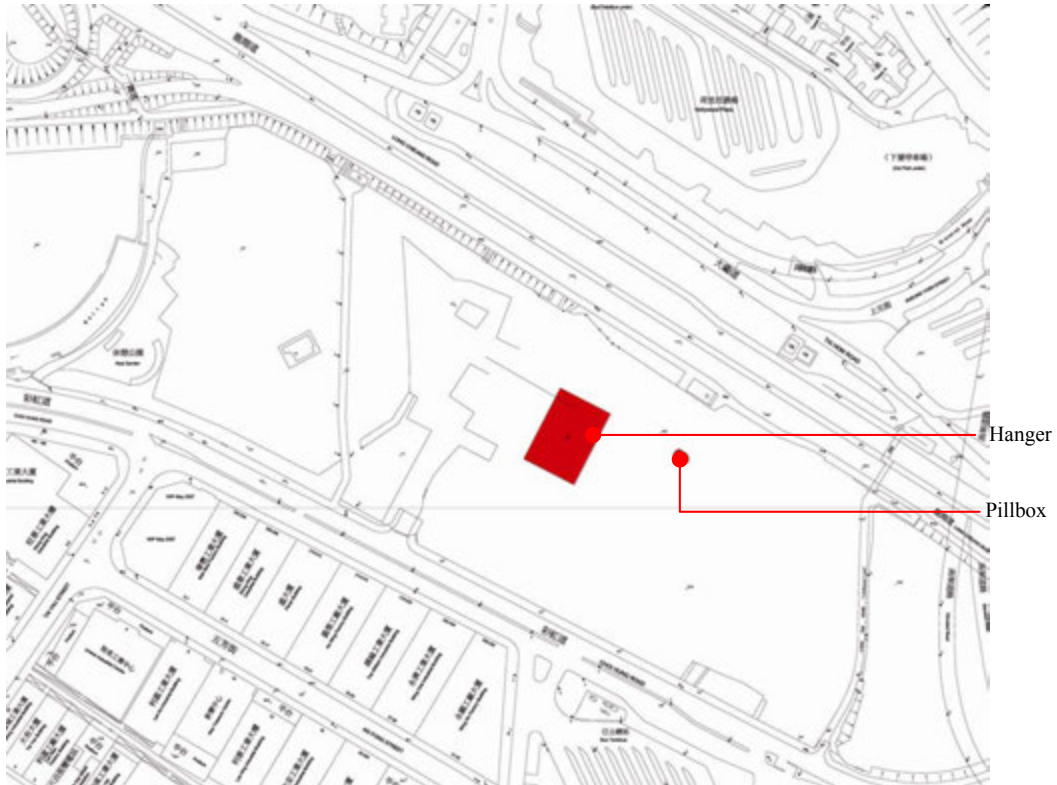


Fig. 303. Site map of Tai Hom Village.
 (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.: 11-NE-6B, 2007, Scale 1:1000(partial))



Fig. 304. Former Royal Air Force Hanger, Diamond Hill.
 (from *Former Royal Air Force Hanger, Photo of Historic Building, Part C, Historic Building Assessment (as at 2009.03.18)*, Antiquities and Monuments Office, Leisure and Cultural Services Department, HKSAR Government.)

Not far from the Hanger is the Old Pillbox. The Old Pillbox was also built by the Royal British Air Force in the late 1930s. (Fig. 305) It was built there as part of a defence system for the

Royal Air Force Station which was situated at a strategic nodal point of the Ex-Royal Air Force Station and the roads connected to the Kai Tak Airport (Fig. 306). It is believed that the Pillbox was used as an air-raid shelter for the Japanese aircrew and technicians who worked in the hanger in Diamond Hill during the Second World War. After the war, many squatter huts were built to its surroundings and one of those even built on top of it.

The Old Pillbox is a hemispherical cupola with part of it sunk into the ground. Its low profile reduced shadow effect when viewing from the air. A layer of earth was believed to be once present on top of the Pillbox for camouflage. It is accessible through a flight of steps. Loopholes are found for firing guns. It is a granite and reinforced concrete structure.

The two military structures are physical testimony to the history of the Royal Air Force and the Japanese Occupation. They are also considered as rare building types in Hong Kong.



Fig. 305. Old Pillbox, Diamond Hill.
(from *Old Pillbox, Photo of Historic Building, Part C, Historic Building Assessment (as at 2009.03.18)*, Antiquities and Monuments Office, Leisure and Cultural Services Department, HKSAR Government.)

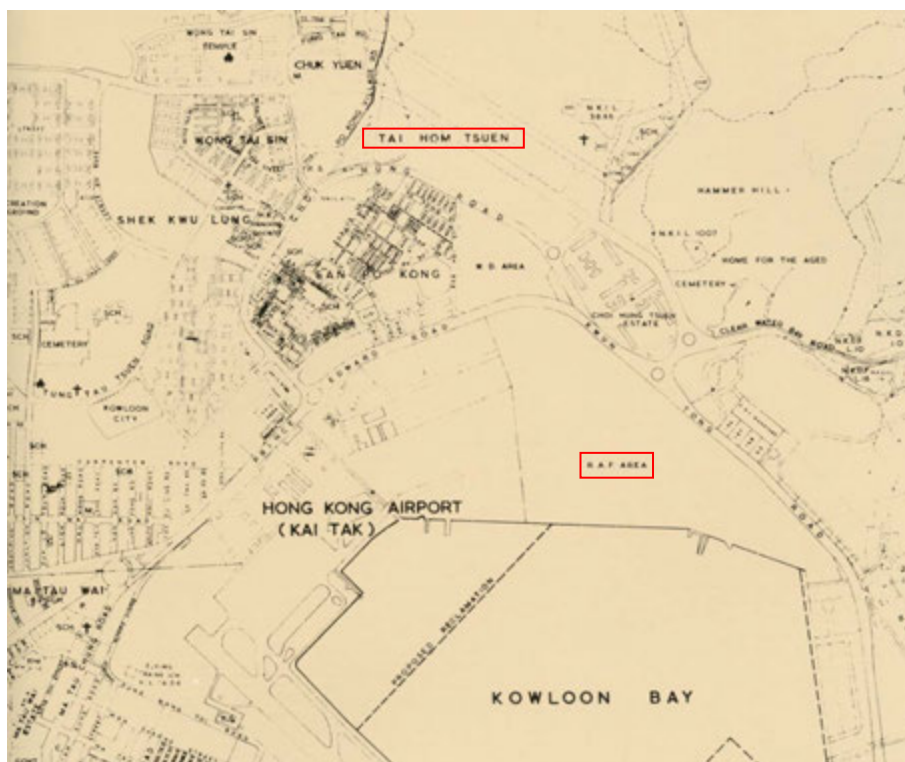


Fig. 306. Old map of 1964 showing Tai Hom Village was built to the northwest of the Royal Air Force area.

(from Empson, Hal, *Mapping Hong Kong: a Historical Atlas, Hong Kong, Government Information Services, 1992, pp. 186-187.*)

3.6.3 Stone House, No. 4 Tai Koon Yuen, Diamond Hill

The Stone House (No. 4 Tai Koon Yuen) was built in the 1940s in Tai Hom Village, Diamond Hill. (Fig. 307 and Fig. 308) Tai Hom Village was originally established by Chu Clan in the Qianlong 乾隆 era in the Qing Dynasty (1736-1795).¹⁶⁴ The founding ancestor, Chu Kui Yuen 朱居元 originally came from Zhangle County 長樂縣, Guangdong 廣東. He first settled in Shek Tong Tsui 石塘咀 on the Hong Kong Island and subsequently moved to Sha Po Tsai 沙埔仔 on the Kowloon Peninsula. His eighth son, Chu Yan Fung 朱仁鳳 eventually settled in Tai Hom Village. (Fig. 309)

The village was demolished during the Second World War. After the War, Tai Koon Yuen 大觀園, a low density and upper-class residential area was built at the site. About twenty families who came from Beijing and Shanghai lived in Tai Koon Yuen in the 1940s-50s. (Fig. 310) Subsequently, squatter huts were built in the surroundings of Tai Koon Yuen 大觀園 forming a village, also namely Tai Hom Village 大磡村. (Fig. 311)¹⁶⁵ During this period, many famous film studios were set up near Tai Hom Village, including Grandview Studios 大觀片場 and Kin Shing

¹⁶⁴ *The History of Shap Sam Heung* 十三鄉的由來. Retrieved May 13, 2009, from East Kowloon District Residents' Committee, Web Site: <http://www.eastkowloon.org.hk/?action-viewnews-itemid-62>.

¹⁶⁵ Yau Chi On 游子安, *Huangdaxianqu fengwuzhi* 黃大仙區風物志 [A Guide to the Antiquities of Wong Tai Sin District], Hong Kong, Wong Tai Sin District Council, 2003, p. 50.

Studios 堅成片場. Thereafter, Tai Koon Yuen became the home to many artists and movie producers, such as Roy Chiao 喬宏¹⁶⁶ and Li Han-hsiang 李翰祥.¹⁶⁷

The village was pulled down for urban development by the Hong Kong Government in 2000. Only No. 4 Tai Koon Yuen, which was the old residence of Roy Chiao 喬宏 still remained in the area.

The Stone House is roughly rectangular in plan originally of two-storey high with a later-added additional one-storey. It is a granite structure with the granite believed to be supplied from the quarry nearby.

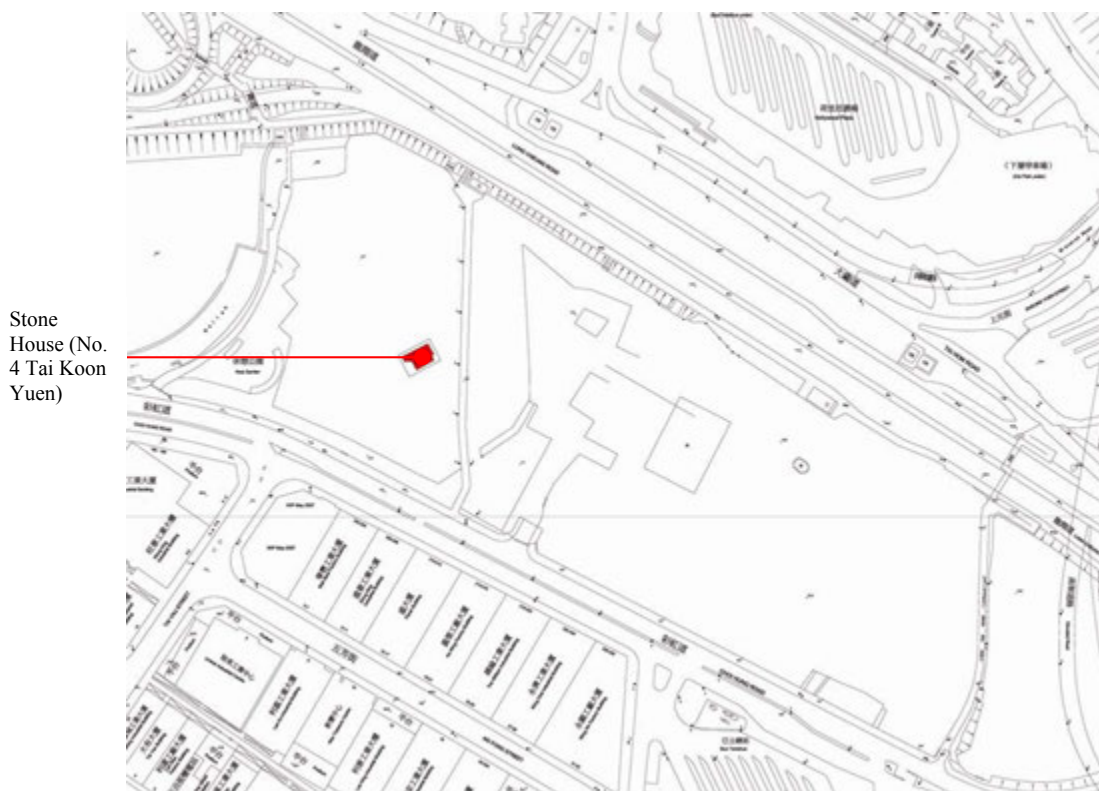


Fig. 307. Site map of Stone House, No. 4 Tai Koon Yuen.
(Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.: 11-NE-6B, 2007, Scale 1:1000(partial))

¹⁶⁶ Roy Chiao 喬宏 (1927-1999) was a famous Chinese actor. He started his movie career in 1949 and won the Hong Kong Film Award for Best Actor in 1995.

¹⁶⁷ Li Han-hsiang 李翰祥 (1926-1996) was a remarkable Chinese film director. He directed more than seventy movies in his career.



Fig. 308. Stone House (No. 4 Tai Koon Yuen), Diamond Hill.
 (from *Stone House (No. 4 Tai Koon Yuen), Diamond Hill, Photo of Historic Building, Part C, Historic Building Assessment (as at 2009.03.18)*, Antiquities and Monuments Office, Leisure and Cultural Services Department, HKSAR Government.)

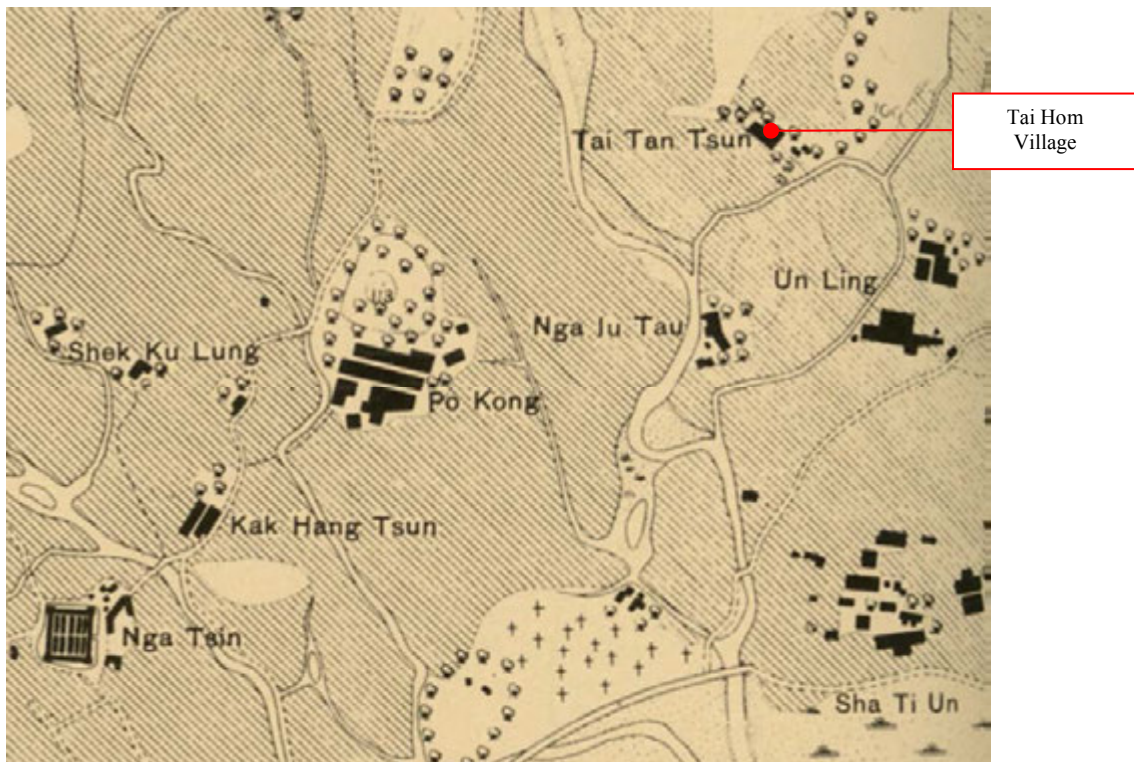


Fig. 309. An old map of 1902-03 showing the location of Tai Hom Village, shown as Tai Tan Tsun.
 (from Empson, Hal, *Mapping Hong Kong: a Historical Atlas*, Hong Kong, Government Information Services, 1992, p.180)



Fig. 310. One of the residential houses located in Tai Koon Yuen 大觀園, 2000.
(from Yau Chi On 游子安, *Huangdaxianqu fengwuzhi* 黃大仙區風物志 [A Guide to the Antiquities of Wong Tai Sin District], Hong Kong, Wong Tai Sin District Council, 2003, p. 50.)



Fig. 311. An old aerial photo of Tai Hom Village, 1970.
(from Yau Chi On 游子安, *Huangdaxianqu fengwuzhi* 黃大仙區風物志 [A Guide to the Antiquities of Wong Tai Sin District], Hong Kong, Wong Tai Sin District Council, 2003, p. 46.)

3.6.4 Wong Tai Sin Temple 黃大仙祠

Located on the foot of Lion Rock 獅子山, Wong Tai Sin Temple is one of the most famous Taoist temples in Hong Kong. It was established in the 1920s when the social unrest caused by warlords in Mainland in the early 20th century. Many Taoist priests came from Guangdong to establish

Taoist monasteries and temples in Hong Kong, including Wong Tai Sin Temple 黃大仙祠, Fung Ying Seen Koon 蓬瀛仙館 and Wun Chuen Sin Koon 雲泉仙館.

In 1915, Taoist priests Liang Renan 梁仁菴 and Liang Junzhan 梁鈞轉 brought an image of Wong Tai Sin¹⁶⁸ from Guangdong Province 廣東省 to Hong Kong.¹⁶⁹ They first set up a small shrine in Jervois Street 蘇杭街 and subsequently moved to Dai Tat Dei 大笪地, now known as Hollywood Road Park in Sheung Wan 上環.¹⁷⁰ Subsequently, they moved the shrine to Queen's Road East 皇后大道東, Wan Chai 灣仔 and opened an herbal medicine shop there to provide medical services to the local Chinese. When the shop was destroyed by fire in 1918, they eventually moved the shrine to an apartment at Praya East, now known as Johnston Road 莊士敦道, Wan Chai 灣仔.¹⁷¹ Three years later, Taoists obtained divine guidance from Wong Tai Sin to build a new shrine near Kowloon City. They finally built a new shrine with an altar named as Pu Yi Tan 普宜壇 and a temple on the site where Wong Tai Sin Temple currently stands.¹⁷² (Fig. 312 and Fig. 313) An organization, known as Sik Sik Yuen 齋色園, was established to manage the temple in the same year.

In 1922, the Temple was destroyed by typhoon and was reconstructed in the following year.¹⁷³ The newly-built temple buildings including the Main Altar, the Unicorn Hall, General Office, Quarters, the Front Gate and the well were built.¹⁷⁴ At the beginning, Wong Tai Sin Temple was a private temple only for its Taoists and their family members. In 1934, the Temple applied to the Government for opening to the public in every Chinese Lunar New Year.¹⁷⁵ In 1937, extension

¹⁶⁸ Wong Tai Sin is a Chinese deity whose mortal name is Wong Cho Ping 黃初平. He was born in Lanxi, Jinhua County 金華縣蘭溪市, Zhejiang Province 浙江省 in the 4th year of Xiankang 咸康 in the Eastern Jin Dynasty (338). He began practicing Taoism at fifteen. He is also known as Immortal Chisong 赤松仙子, which was named after his recluse mountain.

¹⁶⁹ See *History*. Retrieved Jun 29, 2009, from Sik Sik Yuen, Web Site: <http://www.siksikyuen.org.hk/public/contents/article?ha=&wc=0&hb=&hc=&revision%5fid=3841&item%5fid=2015>.

¹⁷⁰ See *History*. Retrieved Jun 29, 2009, from Sik Sik Yuen, Web Site: <http://www.siksikyuen.org.hk/public/contents/article?ha=&wc=0&hb=&hc=&revision%5fid=3841&item%5fid=2015>.

¹⁷¹ See *History*. Retrieved Jun 29, 2009, from Sik Sik Yuen, Web Site: <http://www.siksikyuen.org.hk/public/contents/article?ha=&wc=0&hb=&hc=&revision%5fid=3841&item%5fid=2015>.

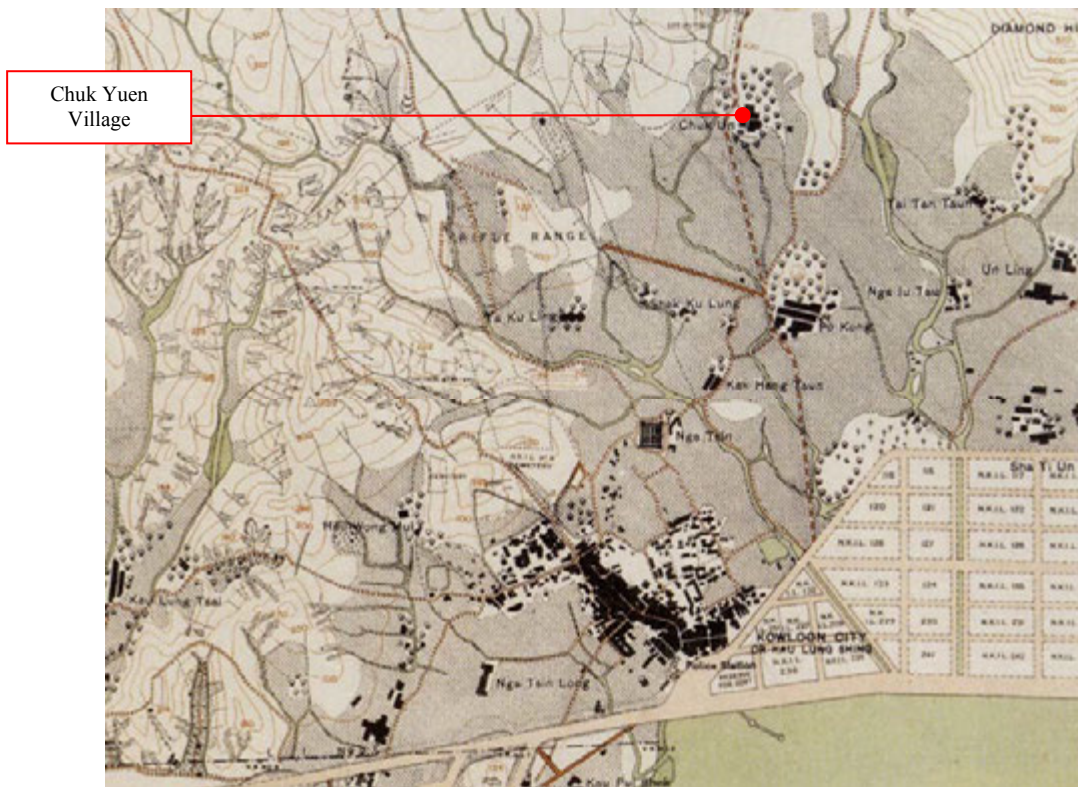
¹⁷² Yau Chi On 游子安, *Daofeng bainian: Xianggang daojiao yu daoguan* 道風百年:香港道教與道觀 [Hundred Years of Taoism: Hong Kong Taoism and Taoist Monastery], Hong Kong, The Fung Ying Seen Koon and The Daoist Culture Database and Lee Man chubanshe 利文出版社, 2002, p. 99.

¹⁷³ Yau Chi On 游子安, *Daofeng bainian: Xianggang daojiao yu daoguan* 道風百年:香港道教與道觀 [Hundred Years of Taoism: Hong Kong Taoism and Taoist Monastery], Hong Kong, The Fung Ying Seen Koon and The Daoist Culture Database and Lee Man chubanshe 利文出版社, 2002, p. 99.

¹⁷⁴ See *About the temple*. Retrieved Jun 29, 2009, from Sik Sik Yuen, Web Site: <http://www.siksikyuen.org.hk/public/contents/category?cid=724&lang=iso-8859-1>.

¹⁷⁵ See *History*. Retrieved Jun 29, 2009, from Sik Sik Yuen, Web Site: <http://www.siksikyuen.org.hk/public/contents/article?ha=&wc=0&hb=&hc=&revision%5fid=3841&item%5fid=2015>.

works were carried out according to the divine guidance from Wong Tai Sin.¹⁷⁶ Bronze Pavilion 飛鸞台, Archives Hall 經堂, Yuk Yik Fountain 玉液池, Yue Heung Shrine 孟香亭 and Earth Wall 照壁 were constructed representing the five elements in Fung Shui, including metal, wood, water, fire and earth.¹⁷⁷



**Fig. 312. An old map of 1924 showing the location of Chuk Yuen Village, where was Wong Tai Sin Temple currently stands.
(from Empson, Hal, *Mapping Hong Kong: a Historical Atlas*, Hong Kong, Government Information Services, 1992, p. 181.)**

¹⁷⁶ See *About the temple*. Retrieved Jun 29, 2009, from Sik Sik Yuen, Web Site: <http://www.siksikyuen.org.hk/public/contents/category?cid=724&lang=iso-8859-1>.

¹⁷⁷ See *About the temple*. Retrieved Jun 29, 2009, from Sik Sik Yuen, Web Site: <http://www.siksikyuen.org.hk/public/contents/category?cid=724&lang=iso-8859-1>.

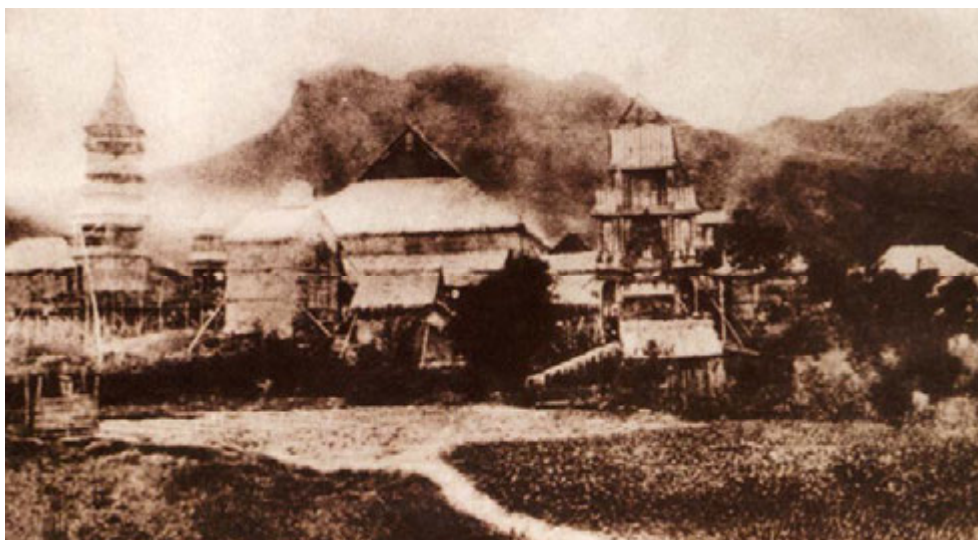


Fig. 313. The temple buildings of Wong Tai Sin Temple built by Taoist priests, 1924. (from Yau Chi On 游子安, *Daofeng bainian: Xianggang dao jiao yu daoguan* 道風百年: 香港道教與道觀 [Hundred Years of Taoism: Hong Kong Taoism and Taoist Monastery], Hong Kong, The Fung Ying Seen Koon and The Daoist Culture Database and Lee Man chubanshe 利文出版社, 2002, p. 100.)

In 1956, the Government proposed to retrieve the temple site for public housing development. The Chairman of Sik Sik Yuen, Mr. Wong Wan Tin 黃允畋 appealed to the Government and applied for permanent opening the Temple to the public to barter for keeping the site. With the permission from the Government, the Temple was opened to the public in 1956. 10-cent admission fee was charged for charity's use to the Tung Wah Group of Hospitals (Fig. 314). The Temple was registered as a limited company of charitable nature in 1965.¹⁷⁸ Wong Tai Sin Temple was further expanded and most of the buildings were reconstructed in recent years. (Fig. 315)

It is said that Wong Tai Sin is able to “make every wish come true upon request”. Therefore, it attracts thousands of believers to pray for divine guidance and good fortune. The Temple became a very popular worship place in Hong Kong. The Wong Tai Sin District is also named after the Wong Tai Sin Temple.

Wong Tai Sin Temple is one of the largest Taoist temples in Hong Kong. It is a physical testimony to the influx of Taoist priests into Hong Kong due to the social unrest in the Mainland in the early 20th century.

¹⁷⁸ See *History*. Retrieved Jun 29, 2009, from Sik Sik Yuen, Web Site: <http://www.siksikyuen.org.hk/public/contents/article?ha=&wc=0&hb=&hc=&revision%5fid=3841&item%5fid=2015>.



Fig. 314. An old photo showing the crowd gathered in Wong Tai Sin Temple, 1956.
(from Yau Chi On 游子安, *Huangdaxianqu fengwuzhi* 黄大仙區風物志 [A Guide to the Antiquities of Wong Tai Sin District], Hong Kong, Wong Tai Sin District Council, 2003, p. 100.)

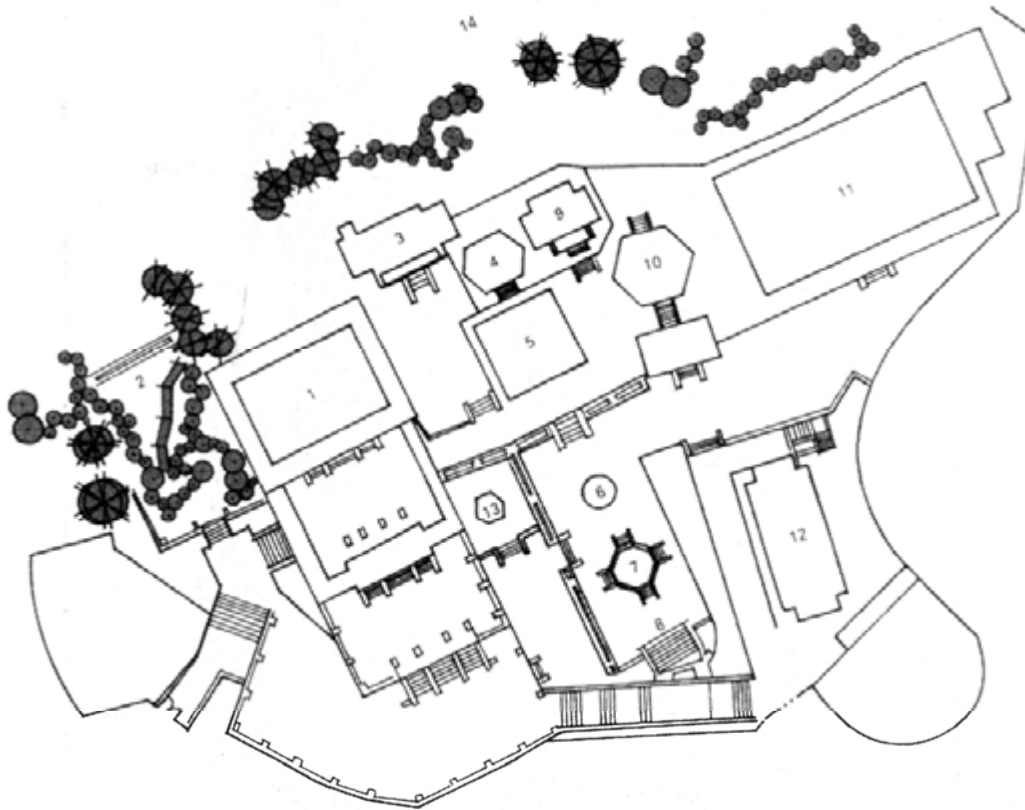


Fig. 315. An overview of Wong Tai Sin Temple, 2000.
(from Yau Chi On 游子安, *Huangdaxianqu fengwuzhi* 黄大仙區風物志 [A Guide to the Antiquities of Wong Tai Sin District], Hong Kong, Wong Tai Sin District Council, 2003, p. 98.)

Wong Tai Sin Temple is a large Taoist temple compound in Hong Kong having a total site area of approximately 18285 square metres. It has major buildings for worship namely the Main Altar, Three Saints Hall and Confucian Halls; ancillary buildings such as the Bronze pavilion, Yue Heung Shrine, Memorial Hall, Archives Hall, Fung Ming Hall, Po Chai Hall; and landscape features such as the Earth Wall, Nine Dragon Wall, Yuk Yik Fountain, Turtle Pond and Good Wish Garden (Fig. 316).

The layout of the Main Altar has three tiers of platform with ascending levels. The first platform has a ceremonial arch as the entrance to the Main Altar. At the end of the first platform is a flight of steps leading to the second platform which is a court surrounded by covered corridors. At the end of the court is another flight of steps to the third platform where the Main Altar is sit on. The Main Altar is a large scale hall of seven *jian* in width. It has a double hip and gable roof 重檐歇山式屋頂 (Fig. 317).

The other two worship halls are the Three Saints Hall and the Confucian Hall. The Three Saints Hall is another major building adjacent to the Main Altar. It is a one-hall three-*jian* building with a pitched roof (Fig. 318). The Confucian Hall is in a form of a hexagonal pavilion with a *zanjian* 攢尖 roof form.



- | | | |
|-------------------------|--------------------------|--------------------------|
| 1. Main Altar 大殿 | 2. Nine Dragon Wall 九龍壁 | 3. Three Saints Hall 三聖堂 |
| 4. Bronze Pavilion 飛鸞台 | 5. Archives Hall 經堂 | 6. Yuk Yik Fountain 玉液池 |
| 7. Yue Heung Shrine 孟香亭 | 8. Earth Wall 照壁 | 9. Memorial Hall 意密堂 |
| 10. Confucian Hall 麟閣 | 11. Fung Ming Hall 鳳鳴樓 | 12. Po Chai Hall 普濟樓 |
| 13. Turtle Pond 龜池 | 14. Good Wish Garden 從心苑 | |

Fig. 316. Site map of Wong Tai Sin Temple.
 (from Yau Chi On 游子安, *Huangdaxianqu fengwuzhi* 黃大仙區風物志 [A Guide to the Antiquities of Wong Tai Sin District], Hong Kong, Wong Tai Sin District Council, 2003, p. 220.)



Fig. 317. The Main Altar.

(from Yau Chi On 游子安, *Daofeng bainian: Xianggang daojiao yu daoguan 道風百年: 香港道教與道觀* [Hundred Years of Taoism: Hong Kong Taoism and Taoist Monastery], Hong Kong, The Fung Ying Seen Koon and The Daoist Culture Database and Lee Man chubanshe 利文出版社, 2002, p. 101.)



Fig. 318. The Three Saints Hall.

(from Yau Chi On 游子安, *Daofeng bainian: Xianggang daojiao yu daoguan 道風百年: 香港道教與道觀* [Hundred Years of Taoism: Hong Kong Taoism and Taoist Monastery], Hong Kong, The Fung Ying Seen Koon and The Daoist Culture Database and Lee Man chubanshe 利文出版社, 2002, p. 99.)

3.6.5 Chi Lin Nunnery 志蓮淨苑

First established in 1936, Chi Lin Nunnery is another large-scale temple compound located in Wong Tai Sin District with a total site area of 33000 square metres.¹⁷⁹ It was founded by Kok Yi Fa Shi 覺一法師 and her student Wei Um Fa Shi 葦庵法師 in 1936. They bought a villa from a business magnate, Chan Tsat 陳七 with a discounted price as a site for nunnery. (Fig. 319)

The Nunnery was designated as a *nu zhong shi fang cong lin* 女衆十方叢林 [the Nunnery was opened to nuns from all quarters] in 1946. A school, named Chi Lin School 志蓮學校 was set up in the Nunnery with donations from benefactors. In 1948, the main hall of the Nunnery was rebuilt and extension works were also carried out. Hall of Amitābha 彌陀殿, Hall of Guanyin 觀音殿 and Hall of Kṣitigarbha 地藏殿 were built.¹⁸⁰ (Fig. 320) Subsequently, Chi Lin Nunnery was reconstructed in 1995 - 1998.¹⁸¹ After its completion, the Nunnery was opened to the public.

Chi Lin Nunnery is a large monastic compound comprises different parts: a temple, a pagoda, a care and attention home, a centre, and a secondary school (Fig. 321). The monastery is modeled on the standard of Tang Dynasty monastic architecture. The temple has a three-hall layout with the buildings and open spaces organized with a strong central axis. The first structure, mountain gatehouse 山門 is the gate separating the inside of the monastic compound from the outside. Passing through which is the first courtyard where lotus ponds are found. At the end of the first courtyard is the Hall of Heavenly Kings 天王殿 flanked by a drum tower 鐘樓 and bell tower 鼓樓 on each side. Passing through the Hall of Heavenly Kings is the second courtyard, where the Hall of Guanyin 觀音殿 and the Hall of Bhaisajyagura Buddha 藥師殿 are located on each side. At the end of the second courtyard is the Main Hall 大雄寶殿. Passing through the Main Hall is the third courtyard, the end of which is a building housing sutra depository, refectory and abbot's residence (Fig. 322). The structures are connected with covered walkways. To the west of the temple is a seven-storey square pagoda, known as the Pagoda of Ten Thousand Buddha 萬佛塔 (Fig. 323).

Along the central axis are the most important buildings. Built along the central axis of the temple, the mountain gatehouse has its religious significance in Buddhist teaching with the word *shanmen* 山門 in Chinese which is phonetically similar to the word *sanmen* 三門, symbolizing San

¹⁷⁹ Xianggang Zhi lian jing yuan fang Tang jianzhu yingzao 香港志蓮淨苑仿唐建築營造 [Hong Kong Chi Lin Nunnery modeled after Tang dynasty architecture construction], Hefei City, Anhui kexue jishu chubanshe 安徽科學技術出版社, 1999, p. 44.

¹⁸⁰ Xiao Guojian 蕭國健 and Sham Sze 沈思, Heritage Trails in Urban Hong Kong, Hong Kong, Wan Li Book Co., Ltd., 2001, p. 172.

¹⁸¹ Yau Chi On 游子安, Huangdaxianqu fengwuzhi 黃大仙區風物志 [A Guide to the Antiquities of Wong Tai Sin District], Hong Kong, Wong Tai Sin District Council, 2003, p. 106.

Jietuo Men 三解脱門 [Three Gates to Deliverance].¹⁸² It is three *jian* in width covered with a hip and gable roof 歇山式屋頂 (Fig. 324). The Hall of the Heavenly Kings is also three *jian* in width covered with a double hip and gable roof 重檐歇山式屋頂. It housed four heavenly kings who are the guardians of the four quarters of the cosmic mountain Mount Sumeru 須彌山. At the centre is the image of Maitreya 彌勒菩薩, while at the back is the image of Skanda 韋陀. The image of Skanda is facing the Main Hall, who is the personal guardian of the Buddha (Fig. 325). The Main Hall is five *jian* in width with a hipped roof 廡殿式屋頂. It is the main altar and platform on which Sakyamuni Buddha 釋迦牟尼佛 and two Bodhisattvas, Manjusri 文殊菩薩 and Samantabhadra 普賢菩薩 are worshipped. At the back of the three images is a wall painting on the scene of Pure Land 觀無量壽佛經淨土變 depicting from Cave Mogao 172 at Dunhuang Grotto 敦煌莫高窟 (Fig. 326).



Fig. 319. The villa bought by the nuns as a nunnery in 1936.
 (from Yau Chi On 游子安, *Huangdaxianqu fengwuzhi* 黄大仙區風物志 [A Guide to the Antiquities of Wong Tai Sin District], Hong Kong, Wong Tai Sin District Council, 2003, p. 106.)

182 「山門 <一>又作三門。禪刹七堂伽藍之一。指寺院正面之樓門。以寺院多居山林之處，故有此名。一般有三個門，象徵三解脱門（空門、無相門、無作門），<二>又作山寺。乃寺院之一般稱呼。蓋古來寺院多築於山林之間，故以山門為寺院之別名，唯後世造於平地、市井中之寺院，亦得汎稱山門。又一寺住持以下之全體修行者，亦總稱山門。〔禪林象器箋殿堂門〕<三>日本天台宗之山門派。指比叡山延曆寺派，乃相對於三井園城寺之寺門派而言。」，第947頁。



Fig. 320. An overview of Chi Lin Nunnery before the reconstruction works commenced in 1995.

(from Yau Chi On 游子安, *Huangdaxianqu fengwuzhi* 黄大仙區風物志 [A Guide to the Antiquities of Wong Tai Sin District], Hong Kong, Wong Tai Sin District Council, 2003, p. 107)

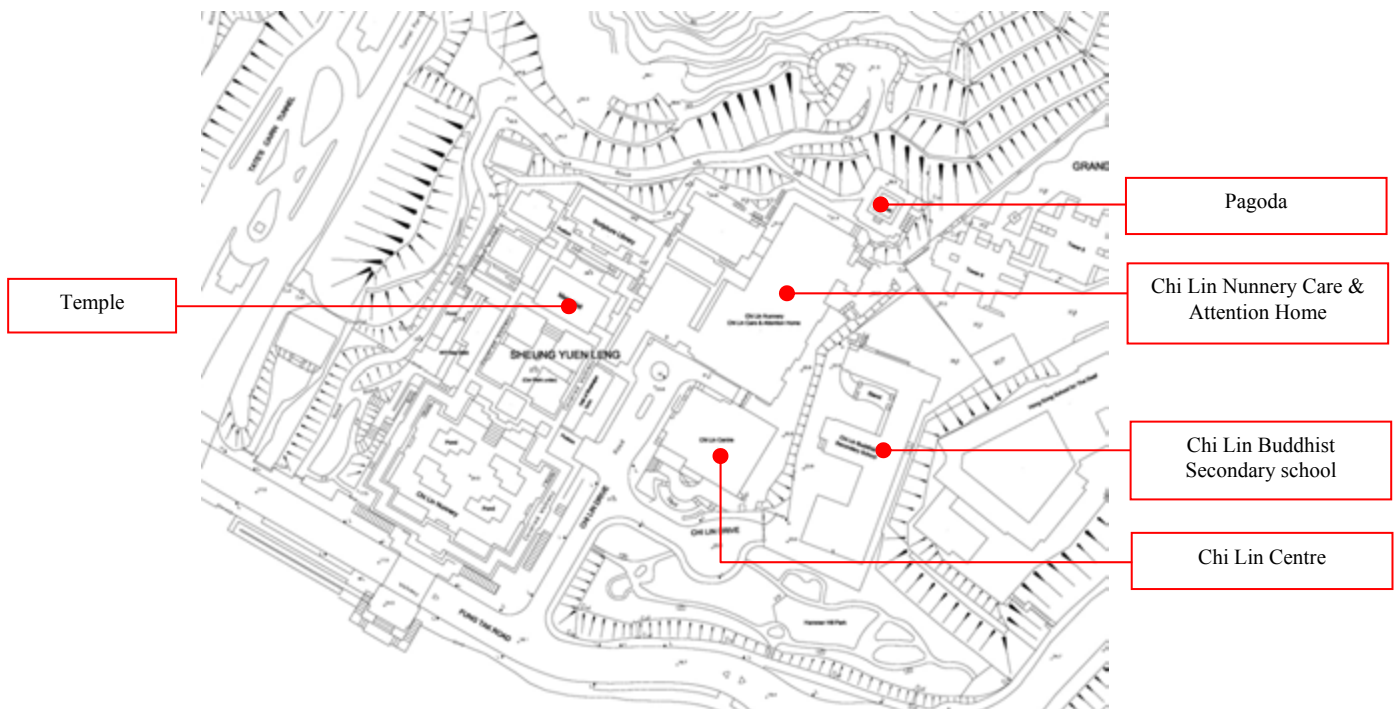


Fig. 321. Site map of Chi Lin Nunnery.

(Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.: 11-NE-7A and 11-NE-6B, 2007, Scale 1:1000(partial))

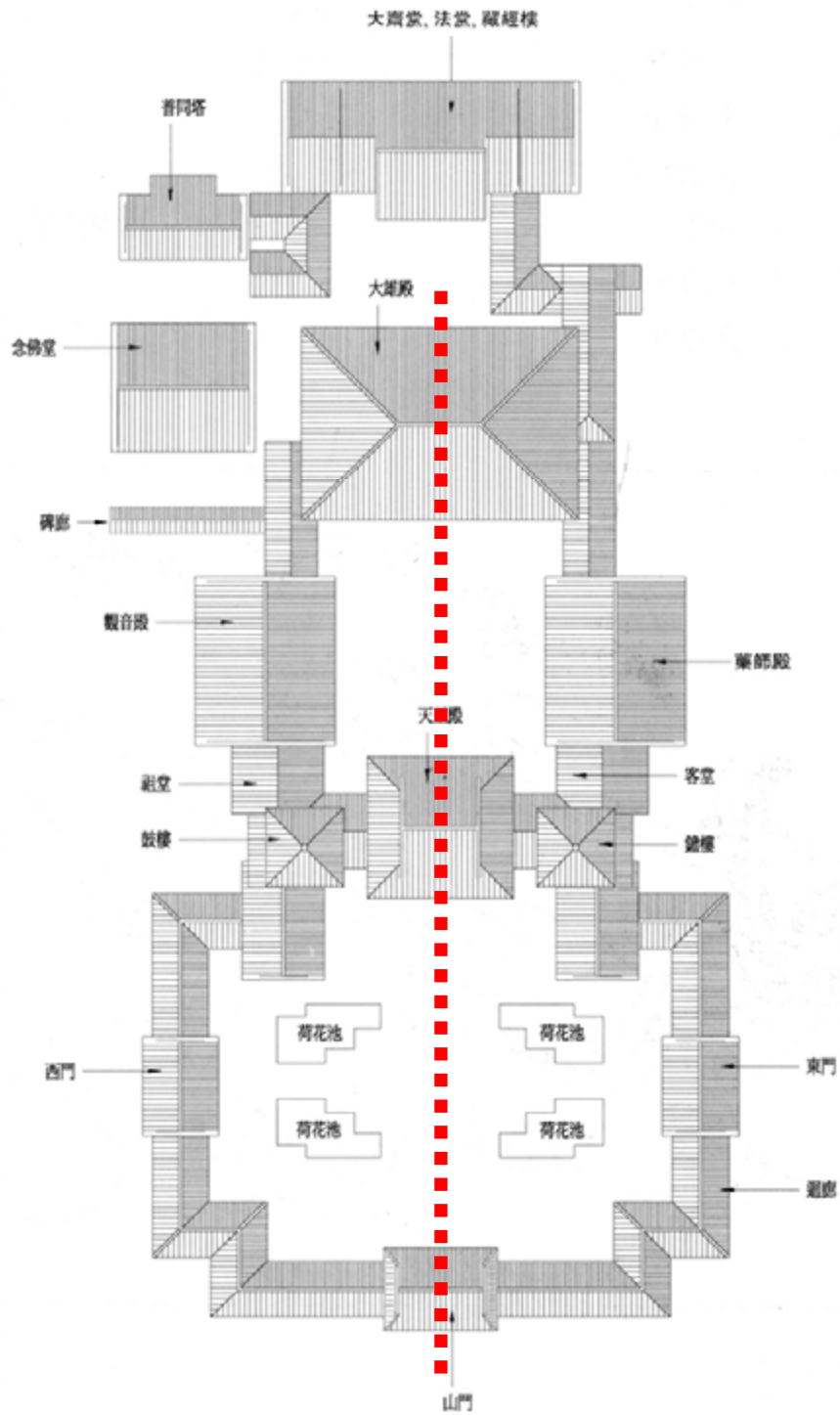


Fig. 322. Layout plan of the temple.
 (from Yau Chi On 游子安, *Huangdaxianqu fengwuzhi* 黃大仙區風物志 [A Guide to the Antiquities of Wong Tai Sin District], Hong Kong, Wong Tai Sin District Council, 2003, p. 221.)



Fig. 323. Pagoda of Ten Thousand Buddha.
(from *Xianggang Zhi lian jing yuan fang Tang jianzhu yingzao* 香港志蓮淨苑仿唐建築營造 [Hong Kong Chi Lin Nunnery modeled after Tang dynasty architecture construction], 1999, p. 19.)



Fig. 324. Mountain gatehouse.
(from *Xianggang Zhi lian jing yuan fang Tang jianzhu yingzao* 香港志蓮淨苑仿唐建築營造 [Hong Kong Chi Lin Nunnery modeled after Tang dynasty architecture construction], 1999, p. 14.)



Fig. 325. Hall of the Heavenly Kings.
 (from *Xianggang Zhi lian jing yuan fang Tang jianzhu yingzao* 香港志蓮淨苑仿唐建築營造 [Hong Kong Chi Lin Nunnery modeled after Tang dynasty architecture construction], 1999, p. 12.)



Fig. 326. Main Hall.
 (from *Xianggang Zhi lian jing yuan fang Tang jianzhu yingzao* 香港志蓮淨苑仿唐建築營造 [Hong Kong Chi Lin Nunnery modeled after Tang dynasty architecture construction], 1999, p. 39.)

3.6.6 Nan Lian Garden 南蓮園池

Situated to the south of Chi Lin Nunnery, Nan Lian Garden was built by the Chi Lin Nunnery, which was entrusted by the Government from 2003 to 2006. (Fig. 327) Nan Lian Garden is currently managed by the Chi Lin Nunnery and is opened to the public. The Garden can be

approached from Sheung Yuen Street 上元街 where a car park is found in front of the main gate to the west of the Garden. A one-way route is designed for the visitors to tour in the Garden, which ends at the northeast gate. The end of the route also leads to a bridge connecting to the mountain gatehouse of Chi Lin Nunnery.

The Garden covers an area of about 35,000 square metres. It is built on the blue print of Jiangshouju 絳守居¹⁸³, which is the only Tang landscape garden with its original layout still traceable at present. The Garden is regarded as a Tang garden built in modern times. It is rather special in Hong Kong with its location right in the midst of the urban city hustle and bustle, while its architecture and landscape design are reminiscent of nature and conducive towards a sense of serenity and tranquillity. There are rocks, hills, waters, plants and structures within the Garden (Fig. 328).

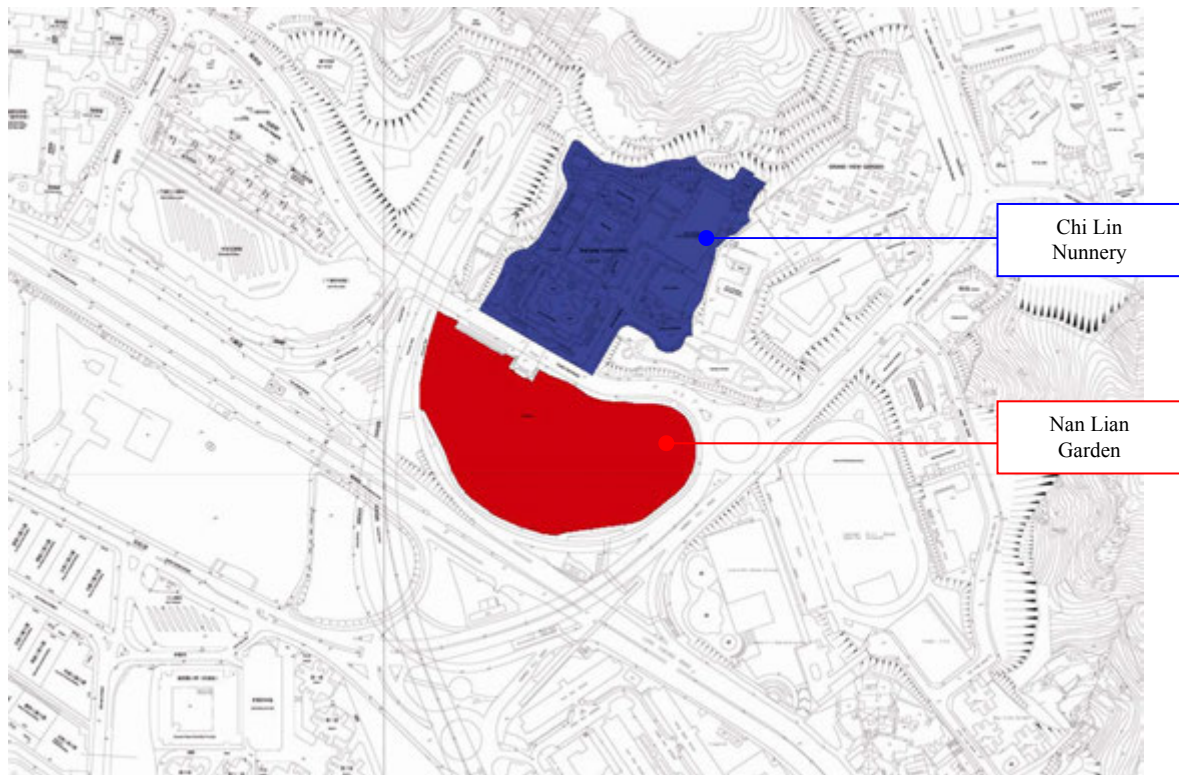


Fig. 327. Site map of Chi Lin Nunnery and Nan Lian Garden.
 (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.: 11-NE-7A and 11-NE-6B, 2007, Scale 1:1000(partial))Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.:11-NE-7A.)

¹⁸³ Jiangahouju located in Jiangzhou 絳州, now known as County of Xinjiang in Shanxi Province 山西省絳縣 was built in the Wendi era 文帝 in the Sui Dynasty 隋 (581-604). It was built to the northern part of the governor's court and residence and was served as a part of the official residence for the recreation of the governor, his officers and their families.

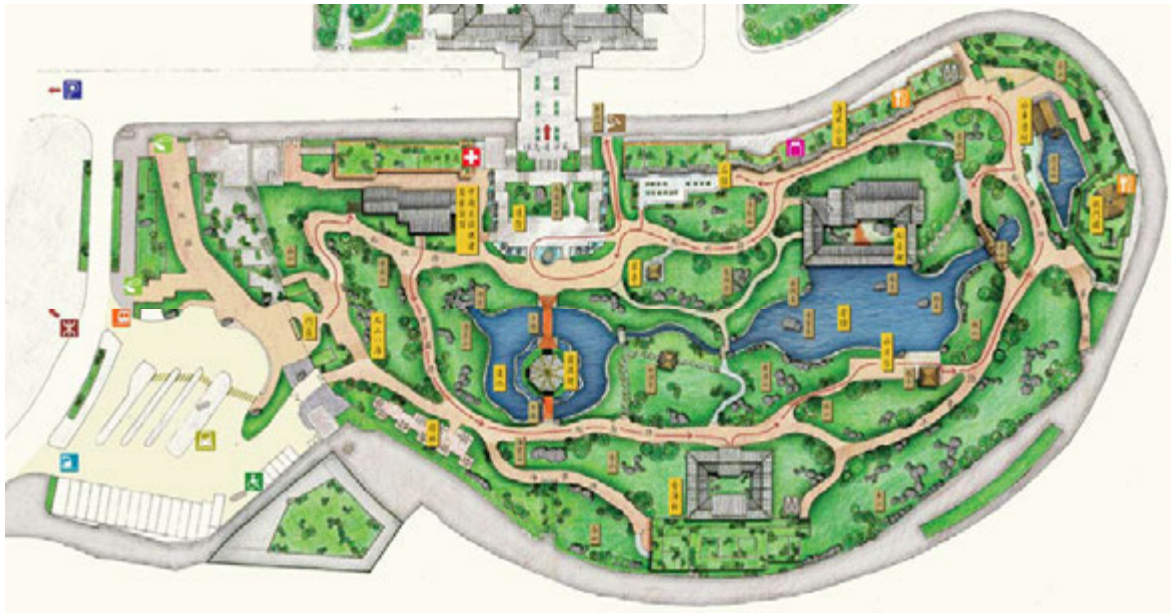


Fig. 328. Layout plan of Nan Lian Garden.
 (from Nan Lian Garden, website: <http://www.nanliangarden.org/co>)

3.6.7 No. 29 Wing Yiu Street

No. 29 Wing Yiu Street is a cafe similar to Pak Kung Cafe in cluster one which mainly offers bread, coffee and tea. It is located at the corner of Wing Yiu Street and Pau Chung Street on the ground floor of an eight-storey residential block which was built in 1958 (Fig. 329). It has two entrances each opened to Wing Yiu Street and Pau Chung Street respectively (Fig. 330).

The cafe appears to be retaining the furnishing at the time when it started running the business. Externally, green and white mosaic tiles are used as the wall finishes (Fig. 331). Windows with iron window grilles with colourful patterns and timber-framed windows are retained (Fig. 332). The name of the cafe, 'Wing Heung Ping Sat 永香冰室 [Wing Heung Cafe]' are found above the shopfronts. The name is also found painted on the balcony on the first floor of the residential block, which is a treatment commonly found in most of the cafes located on the ground floor of a residential building. The collapsible metal gate is perforated with the name of the cafe as well.

Internally, the cafe has simple decoration. The floor is finished with white, pink and blue rhombus tiles. Timber doors are still retained (Fig. 333).

No. 29 Wing Yiu Street is another old cafe apart from Pak Kung Cafe in the district. It is also a living testimony to the local catering trade still survived nowadays.



Fig. 331. Side view of No. 29 Wing Yiu Street.

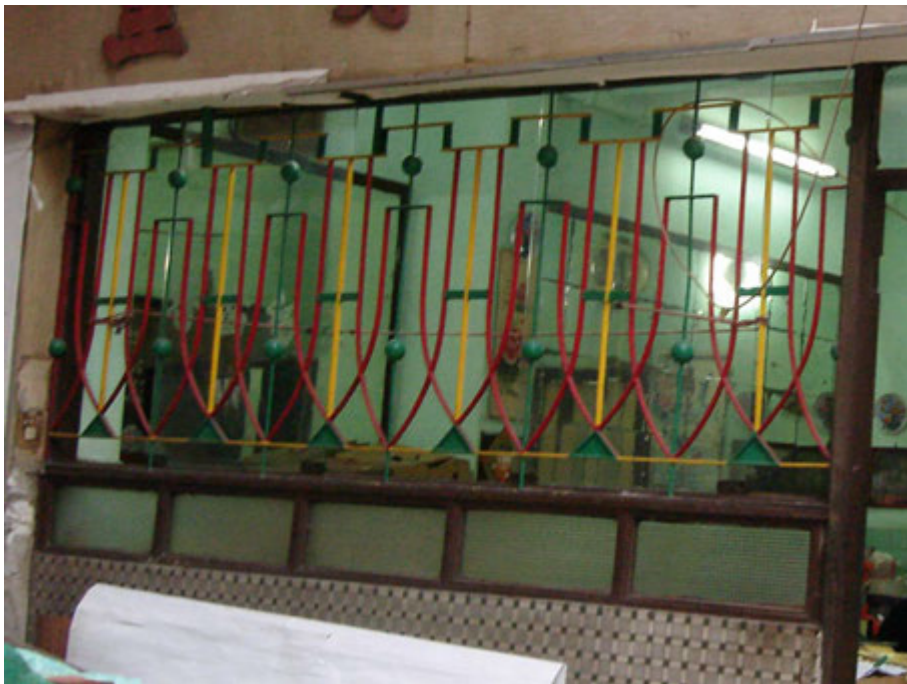


Fig. 332. Window at the side elevation.



Fig. 333. Interior of No. 29 Wing Heung Street.
(from *Wing Heung Cafe*, from website: <http://www.pbasehk.com/Macy/Macy1556>.)

4

REVITALIZATION CATALYST: CATTLE

DEPOT ARTIST VILLAGE

4.1 Positioning Cattle Depot Artist Village as a world standard artist village mode

Cattle Depot Artist Village is formally opened in 2003 after 2 years' preparation. With a decade's development since 1997 striving for alternative ways of art and culture representation, it is leading the local contemporary art towards a milestone. It is now in a hybrid mode of experimental art spaces, media art space, performing art theatre and artist studios / workshops. Artist in residency programme is held annually by several spaces.

According to 1992-formed ACC by American artist village's union, which defines artist village into various modes like *Artist-in residency*, *Artist Community* and *Artist Colony*¹⁸⁴, Cattle Depot Artist Village should be understood as an artist village.

According to the mission stated by 1992-formed Res Artis², the most important function of an artist village is "to represent and support the needs of residential arts centres and programs internationally through dynamic exchange of information and face-to-face meetings,"¹⁸⁵ the Cattle Depot Artist Village in Hong Kong actually has already started this approach since 1998 when it was formerly started in the Former Government Supplies Department at Oil Street, North Point. The Cattle Depot Artist Village is definitely contributing in the above scopes, but not yet included in Res Artis as a member.

¹⁸⁴ See TAIA official blogsite: http://arttaia2008.blogspot.com/2008/04/blog-post_23.html.

¹⁸⁵ Res Artis by European: Res Artis by European Commission is the world largest existing network of artist residency programmes, representing the interests of more than 200 centres and organizations in 50 countries worldwide that offer to international artist facilities and conditions conducive for making art. Res Artis official website: <http://www.resartis.org/>.



Fig. 334. Photos of different art groups and programs in Cattle Depot Artist Village.

4.2 Proposal: establishing a creative artist village

4.2.1 Scenario 1: Cattle Depot Artist Village expansion

Currently a large backyard is still undeveloped, and there are two playgrounds and two parks nearby as open spaces. If the underused backyard is opened and redeveloped as artist studios / workshops, the front studios could be reformed as art shops, so as to brand Cattle Depot Artist Village into a well-known landmark to tourists. Meanwhile a local contemporary art market could be in parallel explored and promoted.



Fig. 335. The To Kwa Wan Playground could be connected Cattle Depot Artist Village backyard and renewal as a greenery cultural park.

Cohering Cattle Depot Artist Village and its backyard, together with the opening up of the To Kwa Wan Playground into:

- a green cultural park at their back
- forming a complex of multi-functional alternative art centre, including exhibition spaces, theatres, research centers and art shops in the front.
- enclosed private working studios for artists at the back.
- connecting the Ma Tau Kok Animal Quarantine Depot with a greenery cultural park, where experimental performances, plus regular ritual Cantonese operas.



Fig. 336. Aerial photo of Cattle Depot Artist Village and To Kwa Wan Playground.



Fig. 337. Proposed cultural activities in the cultural park.

4.2.2 Scenario 2: Cattle Depot Artist Village + 13 Streets buildings

Currently, because of the lack of lifts and aging building fabrics, the rental rates of the buildings in 13 Streets especially the rooftop floors are quite low. As there are large unblocked platforms at the rooftop of each block, it is possible to link up the art community by renting the whole floor beneath the rooftop, so as to accommodate the artist-in-residency programs and working space demands.

On the contrary, the residents of 13 streets could make use of the public spaces in Cattle Depot Artist Village and its connecting pedestrianized street. The opening up of spaces will benefit both blocked situation of Cattle Depot Artist Village and 13 Streets inhabitants, so as to build up a harmonious connection between different social groups.



Fig. 338. The Ma Tau Kok Road should be reserved for pedestrian use, and develop specific art shops along the road.



Fig. 339. The public space in the Cattle Depot Artist Village should be opened to public, the most frequent users will be the elderly living in the neighbourhood.

4.2.3 Scenario 3: Cattle Depot Artist Village + Mau Tau Kok Gas Plant

In respect to the unique typology of the adjacent Mau Tau Kok Gas Plant in Hong Kong industrial history, it could be combined with Cattle Depot Artist Village to form a unique artist village. Similar modes could be found in a coal mine monument -- The Zollverein Industrial Complex in Land Nordrhein-Westfale in Essen, Germany.

Gas Plant + Cattle Depot Artist Village

- a unique mode of contemporary art centre
- an authentic cultural landmark in Hong Kong



Fig. 340. A mixture of industrial icon and contemporary art icon of Hong Kong could be created.

Case Study No. 4 > The coal mine monument

It consists of the complete infrastructure of a historical coal-mining site, with some 20th-century buildings of outstanding architectural merit. It constitutes remarkable material evidence of the evolution and decline of an essential industry over the past 150 years.¹⁸⁶



Fig. 341. Photos of the Zollverein Industrial Complex in Land Nordrhein-Westfale in Essen, Germany.

¹⁸⁶ <http://whc.unesco.org/en/list/975>

4.2.4 Scenario 4: Cattle Depot Artist Village + Back yard + Gas Depot + 13 Streets

To include the surrounding and public areas together, it is possible to expand Cattle Depot Artist Village into a sizable art colony with a multiple use of art exhibition, communal uses, commercial precinct and creative quarters. The full scope of art display, art market, and cultural facilities will develop the whole district into a hub of creativity for the next stage of urban regeneration.

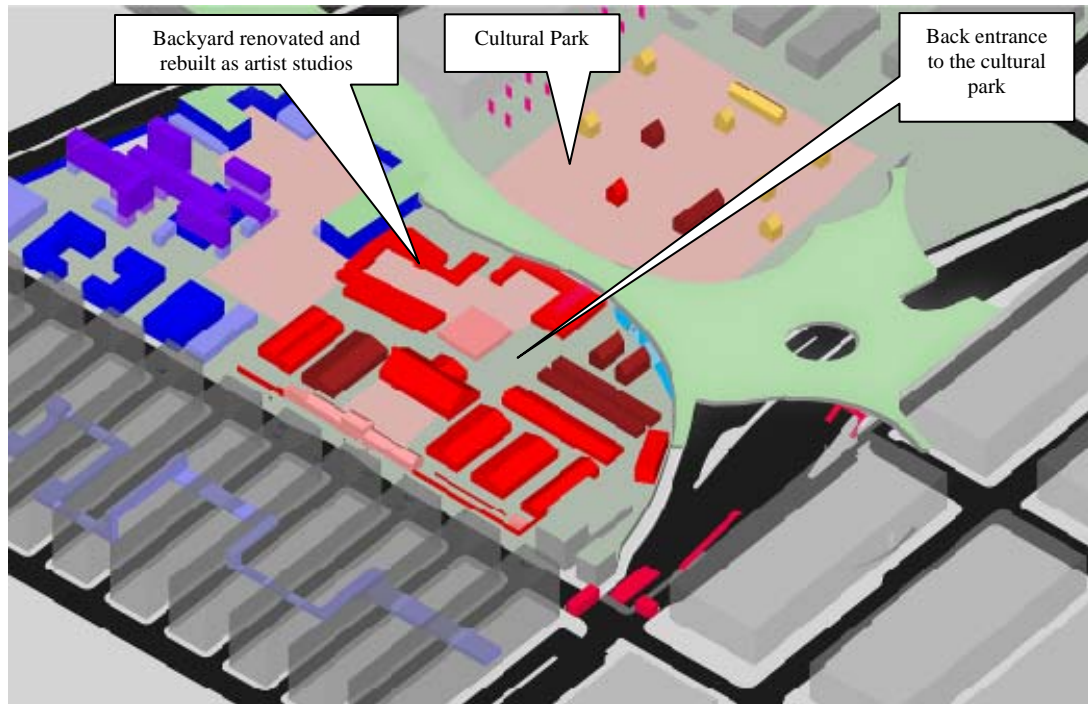


Fig. 342. Proposed full scope of the cultural Park.

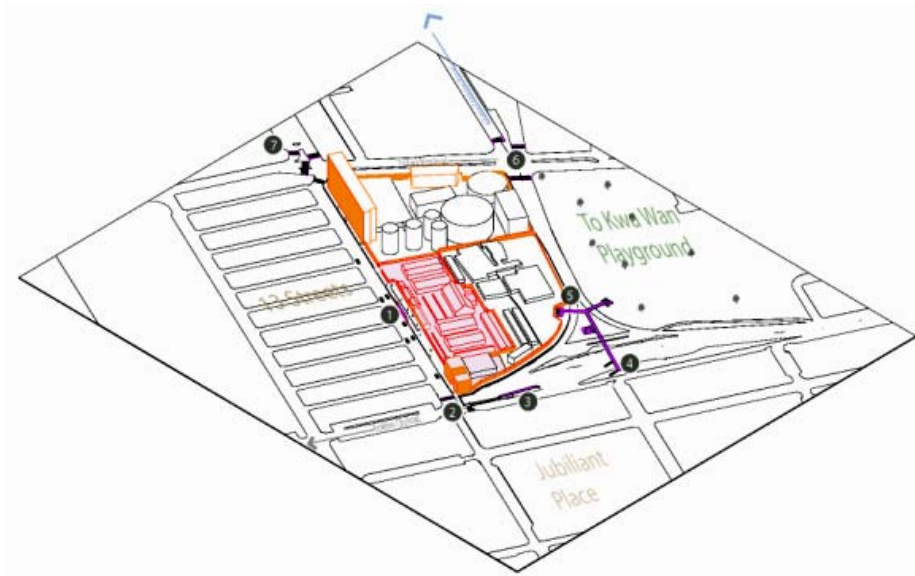
4.2.5 Connection with the former Vehicle Pier

The former vehicle pier could be revitalized into a modern performance stage, for its large space will be good for performance areas. There are many skylights upstairs, which could be well used as management offices, workshops and exhibition spaces. The original car parking area on the roof top will be the best place for unsheltered stage for concert / dance / drama / experimental performances / film or video screening etc.



Fig. 343. Interior of former Vehicle Pier.

4.2.6 Analysis on specific sites and blockage / connections:



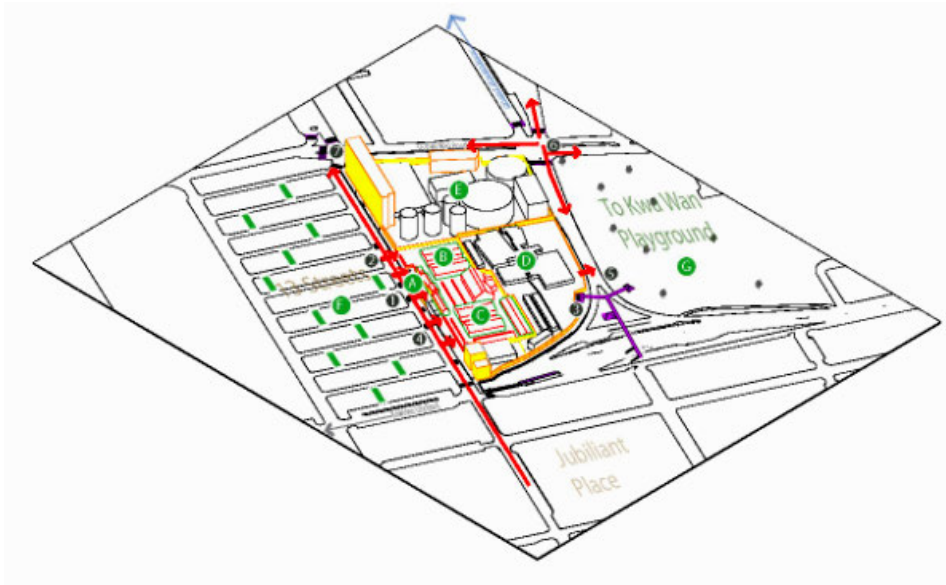
Barriers of Road Street

1. Main entrance, parking area
2. Connection to opposite streets
3. Flyover bridge crossing Kai Tak Tunnel
4. A long narrow bridge connected to the backyard of Ma Tau Kok Animal Quarantine Depot and playground
5. Back entrance to Ma Tau Kok Animal Quarantine Depot is blocked
6. Three crossings needed reach the opposite streets
7. Four crossings to reach the way to Ferry Terminal

Suggested infrastructural solutions to open up the blocked road spots:

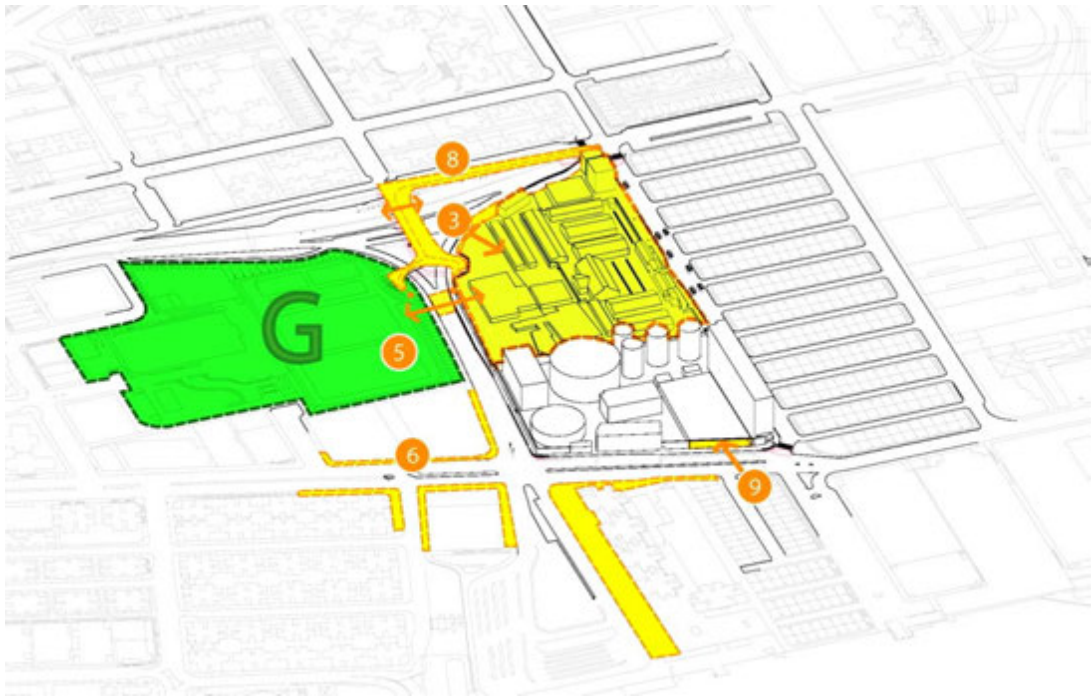
1. Open main entrance to pedestrians
2. Open the cattle entrance for public admission
3. Dismantle the fence of backyard
4. Explore Ma Tau Kok Road into pedestrian art and culture corridor
5. Set up a main crossing spot across San Shan Road
6. Pedestrian areas connected to the pier and waterfront
7. Pedestrian areas connected to shopping streets and residential areas

Art Connection Zones



- A. Management office, ticket box
- B. Exhibition spaces
- C. Theatre spaces
- D. Artist studios / workshop
- E. Gas plant industrial + art creative centre
- F. 13 streets inhabited with artist - in- residency / workshop art shops at ground floor
- G. Cultural park (performance and bamboo theatre)
- H. The main pedestrian corridor passes through the new district of Sky Tower and Grand Waterfront. A commercial art market / gourmet area formed.

Open-Up Areas



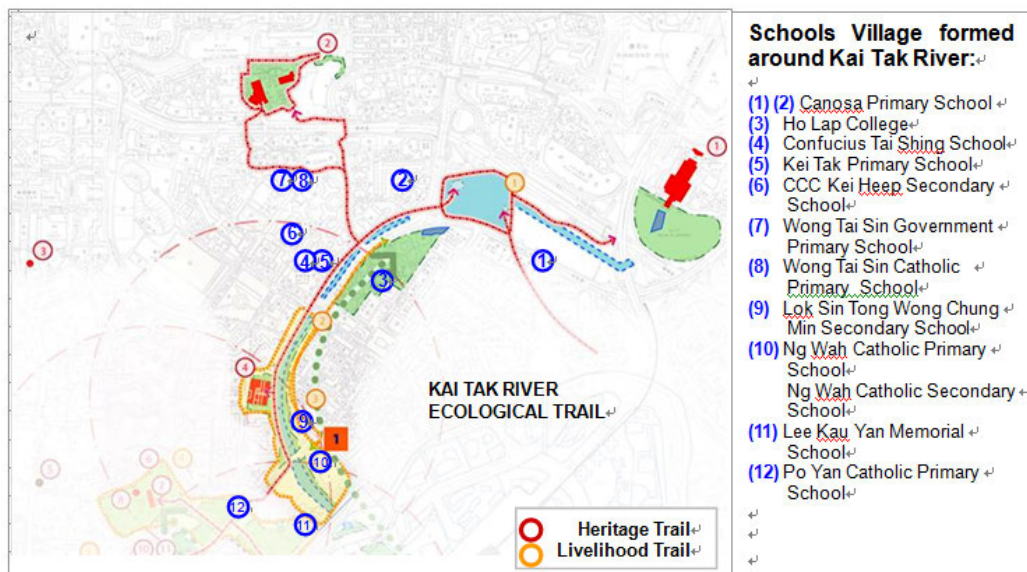
3. Dismantle the Ma Tau Kok Animal Quarantine Depot backyard fence, set back entrance
4. Set up a main road crossing spot linked to San Shan Road
5. Ma Tau Kok Road pedestrian art and culture corridor
6. Broaden the flyover bridge to link up Kowloon City Road
7. Open the Gas Plant entrance
- G. Cultural Park (public space, greenery corridor open space for performance, street art, drama, bamboo theatre)

4.3 Reconnecting the surrounding blockages centred by Ma Tau Kok Animal Quarantine Depot

We have suggestions on infrastructural facilities improvements in 5 scopes:

1. Artist-in-residency / artist studios in the neighbourhood areas:
 - 13 streets - it should be operated in coordination with Public-Private Partnership (PPP) redevelopment mode. To rejuvenate a portion of the empty flats into artist studios and for artist-in-residency use, that should be a complementary development with the Cattle Depot Artist Village's demands.
 - To pedestrianize the corresponding section of Ma Tau Kok Road between Ma Tau Kok Animal Quarantine Depot and 13 Streets, with authentic art shops and cultural venues.
2. Define an Industrial Heritage Trail with connection to the only natural waterfront within the Victoria Harbour
 - To resolve the crossover blockage, and open up the linkage to harbour front, obvious indicator should be installed, so as to form a water-land connecting passage, directing to the natural waterfront: Hoi Sum Park
 - Explore the Gas Plant into art space, together with the backyard of Ma Tau Kok Animal Quarantine Depot, a special complex of industrial creative art centre could be formed.
 - The abandoned large space of former vehicle pier will be an ideal venue for grand art events
3. Build a Green Deck connecting to To Kwa Wan Playground around Ma Tau Kok Animal Quarantine Depot
 - Reconnecting parks to build a green corridor, green deck, to expand the artist village into a continuation to Sung Wong Toi Park, Kowloon Walled City, Longjin Bridge and Kai Tak River.
 - The green corridor connection is retailing the "Historical Footsteps of Cattle" (the cattle transportation route in 1900s) to reconnect the waterfront, pier and parks with Ma Tau Kok Animal Quarantine Depot.
 - Connecting to To Kwa Wan Playground and Ma Tau Kok Animal Quarantine Depot, a Cultural Park could be formed (public space, greenery corridor open space for performance, street art, drama, bamboo theatre).
4. Build a Semi-sunken Garden, connecting Sung Wong Toi Park to Kowloon City
 - To reconsider the situation of Sung Wong Toi Park, a semi-sunken path is suggested to connect the new MTR station and Kowloon City.

- The problematic Prince Edward Road passage should be considered through the redevelopment plan of MTR Co.
- To reserve Lee Kau Yan Memorial School and its surroundings as a green corridor, and pedestrianize the connection through the area. Therefore, two “T-shaped” junctions will be formed, one to view Kowloon Walled City and Longjin River clearly; the other “T-shaped” connections at **Kai Tak River** and Tung Tau Estate Block 23 Redevelopment.
- Based on the concept of **School Village**, there are at least 12 schools could be linked up along the Kai Tak River, from Kowloon City to To Kwa Wan, to enjoy the vivid lessons from the nearby heritage sites and ecological habitat.



5. Access the Gourmet Streets area to Kowloon City
 - To the densely populated clusters of To Kwa Wan, with emerging vitality along the streets, the hidden market under the bridge, the gourmet streets area centred by Pak Tai Street should be further enlivened to create a connected district between To Kwa Wan and Kowloon City.

4.4 Future Vision with a compensative art spectacle

4.4.1 Comparison of Cattle Depot Artist Village Parallel with 798 Art Zone

While Hong Kong Chief Executive Mr. Donald Tsang tempting to create Central Police Station into an Arts and Cultural Hub similar to 798 Art Zone in Beijing, we propose to consider the possibility in sense of whole district instead of one site. Since Cattle Depot Artist Village's organic modeling in 2001, art community clusters were budding simultaneously but with very different characteristics. For example, the artist-studio clusters in Fotan industrial area and Kwun Tong industrial area, Government initiated JCCAC, so as the Central Police Station revival plan etc. However, in reality, there is not enough space for Cattle Depot Artist Village or any unique site to envelope the art market scale like 798 Art Zone. But when taking the strengths of each art community clusters, viewing the Hong Kong contemporary art scene in a compensative spectacle, all of the clusters could be connected together respective to Hong Kong space style.

Status Comparison:

Current status	798 Art Zone (Dashanzi Art district)	Cattle Depot Artist Village
Building Significance	Military Factory Complex to Art factory Beijing, China	Ma Tau Kok Animal Quarantine Depot, Hong Kong
Established year	1950s	1907
Occupied Area	384,030m ²	7,840 m ²
Art Units	251	19 (5 are underused)*
Condensation ratio	--	62.5% condensed (Cattle Depot Artist Village have five major alternative art spaces in Hong Kong)
Area Comparison:	Cattle Depot Artist Village / 798 Area ratio: 2% Cattle Depot Artist Village /798 Units Ratio: 6%	

*The policy under Government Property Authority's management is not allowing new tenant to move in if any original tenant moved out

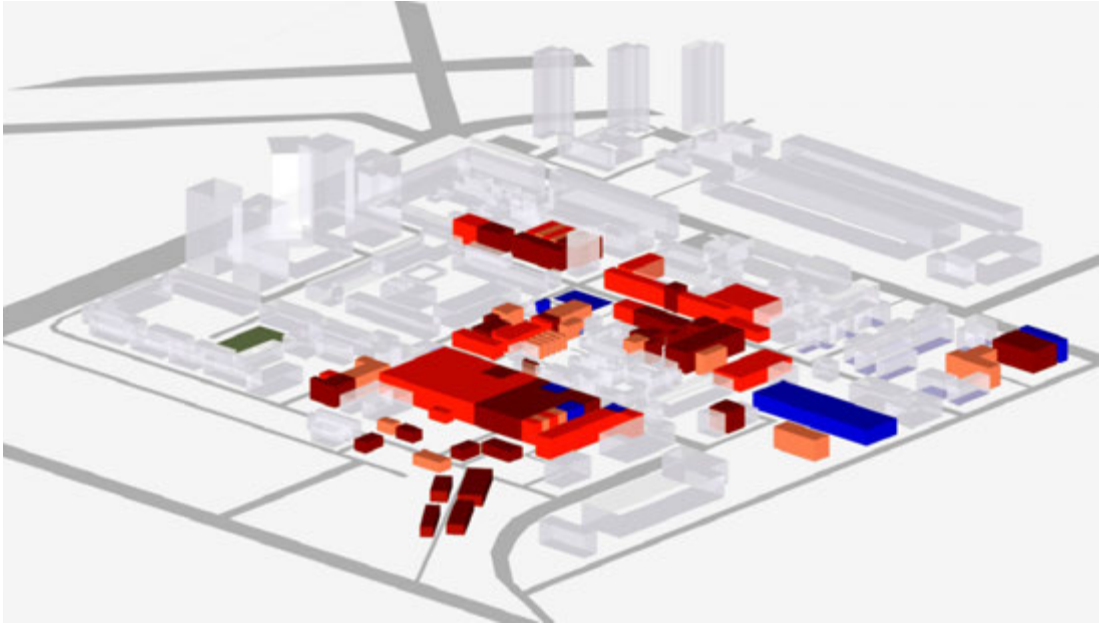


Fig. 344. 798 Art Zone (Galleries/art spaces).

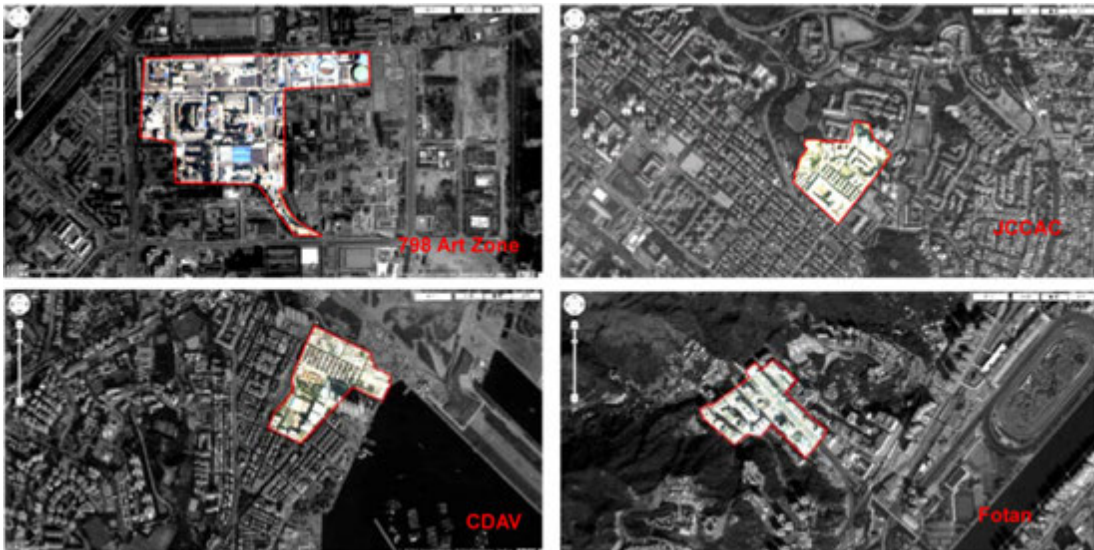


Fig. 345. Area comparison of 798 Art Zone and Hong Kong art community clusters.

Cattle Depot Artist Village + Backyard + To Kwa Wan Playground + Gas Plant + 13 Streets Area + Industrial Area / Together with JCCAC and Fotan

- Total Area: 125,550 m²
- Cattle Depot Artist Village + JCCAC + Fotan / 798 Area ratio: 32.7%

The data indicates that Cattle Depot Artist Village is actually more densely occupied than 798 Art Zone at a cityscape scale. After expansion, with the complement of JCCAC and Fotan or more new budding alternative art spaces, the scale and variety of art community will be much more diversified and rich in art context.

5

CONCLUSION

The study is from a cultural and heritage perspective to understand the district. We found that the most valuable aspect is the rediscovery of the authentic identity of Hong Kong people. It can be reinstated into the heritage and livelihood sites that the focus is to develop the community resources into the future development of the related districts. Within the given time and resources, the understanding of the district is correspondingly limited, so what is reported is an outline framework of our understanding. For more comprehension, an extended scope of study is needed.

5.1 Human basis

- To induce people to experience the vital history through their own initiative observations and recognition of the cultural resources.
- To develop physical linkages for people to walk through, to absorb the perceptual knowledge.
- To enable people to become the next successor to carry on the inheriting mission, as they are not only visitors, but also the crucial elements of the local community.

5.2 Observation

- To look into the future development with wide-vision and in-depth perspectives, we need to have common consensus: participating workshops and seminars for policy makers, inter-departmental discussions, cross-disciplinary and community representation.
- To connect people with the above issues into a coherent scenario.
- To empower individual to transform into any visible entity as well as the driving force.
- To provide assistance in envisaging social aspects such as policy and government efforts.

5.3 Clusters

- There are sites identified and explored in context.
- The potential exploration sites in context could be defined by 4 clusters.

5.4 Suggestion for the next stage

1. Conducting more in-depth scientific social networking research:
e.g. A ONE YEAR research period should be conducted with necessary enhancing resources.
2. In developing social axis and cultural axis, it should have a TRI-PARTITE co-operative mode through workshop and consensus building of the following parties:
 - Government (official party)
 - Professionals / consultants plus NGO such as artists / art groups
 - Community leaders



3. It is suggested that the research and development to be experimented via a pilot scheme:
 - Selecting one of the clusters as a testing ground, in order to address a focus and core issue for its viability.
 - The scheme supposed to be held in ONE year or ONE and a half year more.
4. Enabling a cultural predominant community:
 - Cultural plus community buildings to re-examine the district development concept.
 - Including different people's negotiation and engagement through forums, formal and informal discussions, etc.

- Try out more alternative methods to collect and develop suggestions, such as emerging public art, installation art or heritage education trail into the community in various ways.

Upon the above analysis, it is strongly suggested that the present condition is NOT YET MATURE to put the Cattle Depot Artist Village into the “Revitalising Historic Buildings Through Partnership Scheme”. Because of the short-time research and insufficient data collected from the social network of the district, many aspects in terms of humanity could not be surveyed and explored in-depth. However, the main purpose of renewal and revitalization is indeed for a sustaining development in attentive care about local people’s life quality. We would recommend a more comprehensive study and evolving planning process to be put forward to generate a dynamic social engagement in the district. We hope that the report will enable a better understanding of our cultural concerns of historic sites as an inseparable part of our city, and inform the imperative needs in broader and wider researches on the district.

BIBLIOGRAPHY

Official Document

- Antiquities and Monuments Office, *Historic Building Appraisal – Heep Yunn School – Main Building and St. Clare Chapel No. 1 Farm Road, Kowloon*, items 609 and 869.
- Antiquities and Monuments Office, *Historic Building Appraisal – No. 31-35 Hau Wong Temple New Village, Kowloon City*, items 949.
- AR 1923 Education (1996). Retrieved May 13, 2009, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/a1923/511.pdf>, p. O3.
- Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.: 11-NE-6C, 2007.
- Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.: 11-NE-16A, 2007.
- Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.: 11-NE-11C, 2007.
- Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.: 11-NW-15B, 2007.
- Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.: 11-NW-15D, 2007.
- Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.: 11-NW-20B, 2007.
- Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.: 11-NE-6B, 2007.
- Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, survey sheet no.: 11-NE-7A, 2007.
- Courtesy of the Buildings Department, *Proposed New Buildings on K.I.L. No.s 1094 & 1992 and Extensions at Kowloon City Road, Ma Tau Kok Road, To Kwa Wan Road. And Mok Cheong ST.*, B.O.O. Ref. No. 2/4862/57.
- Discovery of Longjin Bridge in Kai Tak Area (AAB/60/2007-08)*, from Research Resources and Reports, under the Antiquities and Monuments Office, Leisure and Cultural Services Department, Web site: http://www.lcsd.gov.hk/CE/Museum/Monument/form/AAB_134_60_english.pdf.
- Former Royal Air Force Hangar, Photo of Historic Building, Part C, Historic Building Assessment (as at 2009.03.18)*, Antiquities and Monuments Office, Leisure and Cultural Services Department, HKSAR Government.
- GA 1899 no.35 Bill read first time, *Sung Wong Toi Reservation* (1996). Retrieved on 27 April 2006 from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/g1899/627895.pdf>.
- GAI907 no. 585 *Tenders for Erection of Cattle Depots, &c., and Slaughter-house at Ma Tau Kok* (1996). Retrieved May 13, 2009, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/g1907/6873.pdf>.
- Historic Building Appraisal, The Hong Kong Aviation Club, Olympic Avenue, Kowloon City, Kowloon (as at 2009.03.18)*, AM05-2149, Antiquities and Monuments Office, Leisure and Cultural Services Department, HKSAR Government.
- Hong Kong Museum of History, Leisure and Cultural Services Department, ref. no. P1966.0019, Hong Kong Museum of History, Leisure and Cultural Services Department, c.1925-30.

- Hong Kong Museum of History, Leisure and Cultural Services Department, ref. no. P1966.0023, Hong Kong Museum of History, Leisure and Cultural Services Department, c.1938.
- Hong Kong Public Records Office, *Extension to Kowloon Inland Lot No. 1094-Application from Messrs. Punchard & Lowther & Co. For An-(Sold as K.I.L. 1109) 31-07.1900-23.06.1908, Reference File HKRS 58-1-16-30* from Hong Kong Public Records Office, Hong Kong SAR Government.
- Hong Kong Public Records Office, *Extension to Kowloon Inland Lot No. 1094- Application from Messrs. Punchard & Lowther & Co. for an-(sold as K.I.L.1109), Reference File HKRS 58-1-16-30* from Hong Kong Public Records Office, Hong Kong SAR Government.
- Hong Kong Public Records Office, *Ferry Pier at Kowloon City-Construction of -, 12.07.1947-21.12.1956, Reference File HKRS 156-1-1104* from Hong Kong Public Records Office, Hong Kong SAR Government.
- Hong Kong Public Records Office, *K.I.L. No 1094-Surrender of K.I.L. No. 1266 for the Grant of... 14.02.1949-06.02.1974, Reference File HKRS 337-4-132* from Hong Kong Public Records Office, Hong Kong SAR Government.
- Hong Kong Public Records Office, *K.I.L. No. 1094-Surrender of K.I.L. No. 1266 for the Grant of..., 14-02.1949-06.02.1974, Reference File HKRS 337-4-132* from Hong Kong Public Records Office, Hong Kong SAR Government.
- Hong Kong Public Records Office, *K.I.L. No. 1094-Surrender of K.I.L. No. 1266 for the Grant of..., 14-02.1949-06.02.1974, Reference File HKRS 337-4-132* from Hong Kong Public Records Office, Hong Kong SAR Government.
- Hong Kong Public Records Office, *Public Reclamations and Works Ordinance-Proposed Reclamation at Ma Tau Kok in Kln. Bay for the Construction of a Public Pier, 13.12.1971-15.03.1972, Reference File HKRS 337-4-3949* from Hong Kong Public Records Office, Hong Kong SAR Government.
- Hong Kong Public Records Office, *Public Reclamations and Works Ordinance-Proposed Reclamation at Ma Tau Kok in Kln. Bay for the Construction of a Public Pier, Reference File HKRS 337-4-3949* from Hong Kong Public Records Office, Hong Kong SAR Government.
- Hong Kong Public Records Office, *Site for Fixed Pitch Hawkers Adjacent to the Kowloon City Market – Provision of- 25-04.1951-03.09.1951, Reference File HKRS 156-1-3351* from Hong Kong Public Records Office, Hong Kong SAR Government.
- K.I.L. No 1094-Surrender of K.I.L. No. 1266 for the Grant of... 14.02.1949-06.02.1974, Reference File HKRS 337-4-132* from Hong Kong Public Records Office, Hong Kong SAR Government.
- Liu Yue Sheng 劉粵聲, *Xianggnag Jidujiaohui shi* 香港基督教會史 [The History of Hong Kong Church of Christ], Hong Kong, Hong Kong Baptist Church, 1996.
- Old Pillbox, Photo of Historic Building, Part C, Historic Building Assessment (as at 2009.03.18)*, Antiquities and Monuments Office, Leisure and Cultural Services Department, HKSAR Government.
- Public Piers Maintained by CEDD* (2008). Retrieved 13 May 2009, from Civil Engineering and Development Department, Hong Kong SAR Government, Web Site: http://www.cedd.gov.hk/eng/about/organisation/public_piers.htm.
- Rationalisation of HYF's Franchised Routes* (1997-98). Retrieved 13 May 2009, from Provisional Legislative Council under the Legislative Council, Web Site: <http://www.legco.gov.hk/yr97-98/english/panels/tp/papers/tp1212-6.htm>.
- Rationalisation of HYF's Franchised Routes* (1997-98). Retrieved 13 May 2009, from Provisional Legislative Council under the Legislative Council, Web Site: <http://www.legco.gov.hk/yr97-98/english/panels/tp/papers/tp1212-6.htm>.
- See *SP 1895 Report for 1894 Veterinary Surgeon's (1996)*. Retrieved May 13, 2009, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/s1895/1478.pdf>.
- SP 1891 Report for 1890 Veterinary Surgeon's (1996)*. Retrieved May 13, 2009, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/s1891/1340.pdf>.

SP 1893 Report for 1892 Veterinary Surgeon's (1996). Retrieved May 13, 2009, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/s1893/1408.pdf>.

SP 1898 Report for 1897 Sanitary (1996). Retrieved May 13, 2009, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/s1891/1340.pdf>.

SP 1908 Report of the Director of Public Works for the year 1907 (1996). Retrieved May 19, 2009, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/s1908/2044.pdf>.

Stone House (No. 4 Tai Koon Yuen), Diamond Hill, Photo of Historic Building, Part C, Historic Building Assessment (as at 2009.03.18), Antiquities and Monuments Office, Leisure and Cultural Services Department, HKSAR Government.

Survey and Mapping Office, Lands Department, series HM50CL, Sheet 1, 12th Edition, 2005.

The Land Registry, *The Remaining Portion of Section E of Kowloon Inland Lot No. 1094 and the Extensions Thereto, YLC090327000172* from The Land Registry, Hong Kong SAR Government.

Wu Mei Lam 胡美林, Lam Yu Kai 藍如溪, *We Flee From Hong Kong*, Hong Kong, Bethel Mission of China, 2000.

Books before 1911

Tuotuo 脱脱, *Song Shi* 宋史 [History of Sung], Shanghai, Chung Hwa Book Co., 193-.

Wong Chongxi 王崇熙, *Xin'an xian zhi* 新安縣志 [Xin'an County Gazetteer], *juan 2*, chapter on the geography, 1819, pp. 11-13, see edition in Hong Kong, s.n., 1979.

Qu Dajun, 屈大均, *Guangdong xinyu* 廣東新語 [New Sayings of Guangdong (province)], 1819, see edition in Taiwan xuesheng shudian 台灣學生書店, 1968.

Books after 1911

Cheung Sui Wai 張瑞威, *The research of Ancestor of Ng Clan of Nga Tsin Wai Village* 九龍衙前圍村吳氏祖先的追尋, Retrieved in South China Research Resource Station Newsletter, Guangzhou, South China Research Resource Station, 2006, vol. 45.

Chiu Yu Lok 趙雨樂, Chung Po Yin 鍾寶賢, *Regional Study of Hong Kong History: Kowloon City*, Hong Kong, Joint Publishing (H.K.) Company Limited, 2001.

Chiu Yu Lok 趙雨樂, Chung Po Yin 鍾寶賢, *The Benevolent Society: A Study of the Early Kowloon City and Lok Sin Tong*, Hong Kong, Sunray Publishing Company Limited, 2001.

Chu Wai Tak 朱維德, *Xhianjiang jiumao* 香江舊貌 [The Old Scenery of Hong Kong], Hong Kong, Cosmos Books Ltd., 1997.

David Faure 科大衛, Lu Hongji 陸鴻基, Wu Lun Nixia he 吳倫霓霞, *Xianggang beiming huibian* 香港碑銘彙編 [Collection of Inscriptions in Hong Kong], Hong Kong Urban Council 香港市政局, 1986.

Empson, Hal, *Mapping Hong Kong: a Historical Atlas*, Hong Kong, Government Information Services, 1992.

Fung Sze Man 馮思敏, *Munsang College 75th anniversary, 1926-2001*, Hong Kong, Munsang College, 2001.

Hong Kong Housing Authority, *The First Two Million*, Hong Kong, Hong Kong Housing Authority, 1980?.

Hong Kong Year Book, Hong Kong, *Wah Kiu Yat Po* 華僑日報 [Overseas Chinese Daily News], 1971.

- James Hayes, *The Hong Kong Region, 1850-1911: Institutions and Leadership in Town and Countryside*, United States, Archon Books, 1977.
- Jian Youwen 簡又文, *Songhuangtai jinianji* 宋皇臺紀念集 [Memorial Collection to Sung Wong Toi], Hong Kong, Hong Kong Chiu Clansmen Association, 1960.
- Jiulong le shan tang bai nian shi shi* 九龍樂善堂百年史略 1880-1980 [Century history of Lok Sin Tong Benevolent Society, Kowloon, 1880-1980], Hong Kong, Lok Sin Tong Benevolent Society, Kowloon, 1981.
- Kwok She Him 郭書謙, *Sheung Kung Hui Holy Trinity Church, 110th Anniversary*, Hong Kong, Sheung Kung Hui Holy Trinity Church, 2000.
- Lau S.Y. Stephen, PLATTEN Andrew K, LAU T.Erica, WANG Jun, *International Sustainable and Urban Regeneration – Case Studies and Lessons Learned 2008*, conus Conference, HK, 2008.
- Lau Suk Wing, *To set up a separatist regime on Kowloon*, Joint Publishing, HK, 1995.
- Lau Yun Wo 劉潤和, *Jiulongchengqu fengwuzhi* 九龍城區風物志 [A Guide to the Antiquities of Kowloon City District], 2005.
- Leung Kwong Hen 梁廣漢, *A Profile of Historic Relics in the Early Stage of Hong Kong*, Xuejin shudian 學津書店, 1980.
- Leung Wing Heng, *Enterprise in HK Countryside*, Yau Shing Publishing, HK, 2000.
- Lok Sin Tong Benevolent Society, Kowloon, *A Hundred Years of Lok Sin Tong Benevolent Society, Kowloon 1880-1980*, Hong Kong, Lianyi yinshua youxiangongsi 聯藝印刷有限公司.
- Luo Xianglin 羅香林 et al., *1842 nian yiqian zhi Xianggang ji qi duiwai jiaotong – Xianggang qiandai shi* 1842年以前之香港及其對外交通 – 香港前代史 [Hong Kong and Its External Communications Before 1842: the History of Hong Kong Prior to British Arrival], Hong Kong, Xianggang xueshe, 香港, 中國學社 1959.
- Luo Xiao Wei, Li De Hua, *The Yesterday, Today, Tomorrow of Old Shanghai Hongkoe District*, Tong Ji University Publishing, Shanghai, 2003.
- Luo Xiao Wei, Sha Yong Jie, *Shanghai Xintiandi- a research of Architectural History and Exploration of Old District*, Dong Nan University Publishing, Shanghai, 2002.
- Ma Jinke 馬金科 et al., *Zaoqi xianggang shi yanjiu ziliao xuanji* 早期香港史研究資料選輯 [A Collection of the Studies in Hong Kong History], Joint Publishing (H.K.) Co., Ltd. 三聯書店(香港)有限公司, 1998.
- Pryor, E. G. *Housing in Hong Kong*, Hong Kong; New York, Oxford University Press, 1973.
- Pun Lee Lam, Sylvia Chan, *Competition in Hong Kong's Gas Industry*, Hong Kong The Hong Kong Centre for Economic Research by the Chinese University Press, 2000.
- Ruan Yuan 阮元 et al., *Guangdong tong zhi* 廣東通志 [Complete Gazetteer of Guangdong Province], 1822, juan 174, see edition in Taipei, Huawen shuju 臺北華文書局, 1968.
- Sheng Kung Hui Holy Trinity Church, *Sheng Gong Hui Sheng San Yi Tang Yibai yishi zhounian tangqing tekan* 聖公會聖三一堂一百一十周年堂慶特 [The 110th Anniversary of SKH Holy Trinity Church], Hong Kong, SKH Holy Trinity Church, 2000.
- Siu Kwok Kin 蕭國健, *Jiulingcheng shilunji* 九龍城史論集 [Studies on the Kowloon Walled City], Hong Kong, Xianchao shushi 顯朝書室, 1987.
- Siu Kwok Kin 蕭國健, *Youjianwangqu fengwuzhi* 油尖旺區風物志 [A Guide to the Antiquities of Yau Tsim Mong District], Hong Kong, Yau Tsim Mong District Council, 1999.
- Siu Kwok Kin 蕭國健, *關城與砲台: 明清兩代廣東海防* [Forts and Batteries, Coastal defence in Guangdong During the Ming and Qing Dynasty, 1997.
- Siu Kwok Kin 蕭國健, *關城與砲台: 明清兩代廣東海防* [Forts and Batteries, Coastal defence in Guangdong During the Ming and Qing Dynasty, Hong Kong, Urban Council, 1997.
- Siu Kwok Kin 蕭國健, *Kowloon History Thesis Collection*, Hin Wu Bookshop, Hong Kong, 1987.

- Smith, Peter Cookson, *The Urban Design of Impermanence – Streets, places & Spaces of HK*, MCCM Creations, HK, 2006.
- Tse Yin Mo, *A Study of Alternative Art Community in HK (HK/Beijing/Singapore)*, Blue Sky Publishing, HK, 2008.
- Wings Over Hong Kong: A Tribute to Kai Tak: An Aviation History 1891-1998*, Hong Kong, Odyssey, 1998.
- Wong Choi Lin 黃彩蓮, *Research on Hong Kong Min-nam Church*, Hong Kong, Alliance Bible Seminary, 2005.
- Wong Puikai 黃佩佳, *Xianggang Xinjie feng tu ming sheng da guan jian bao ji* 香港新界風土名勝大觀剪報集 [Collection of newspaper cutting on the scenery and social customs and sights in Hong Kong New Territories], ca. 1930s.
- Wu Qicong 吳啟聰, *Jian wen zhu ji: Xianggang diyidai Huaren jianzhushi de gushi* 建聞築蹟 - 香港第一代華人建築師的故事 [The news and traces of architecture – the story of the first generation Chinese architects], Hong Kong, ET Press, 2007.
- Xianggang shangye huibao 香港商業彙報 [Hong Kong Commercial Press], *Xianggang jianzaoye nainian shi* 香港建造業百年史 [One Hundred Years of Building Construction in Hong Kong], Hong Kong, Xianggang gongshangye huibao, 1958.
- Xianggang Zhi lian jing yuan fang Tang jianzhu yingzao* 香港志蓮淨苑仿唐建築營造 [Hong Kong Chi Lin Nunnery modeled after Tang dynasty architecture construction], Hefei City, Anhui kexue jishu chubanshe 安徽科學技術出版社, 1999.
- Xiao Guojian 蕭國健 and Sham Sze 沈思, *Heritage Trails in Urban Hong Kong*, Hong Kong, Wan Li Book Co., Ltd., 2001.
- Xie Yongchang 謝永昌, *Longmu zinyang yu gangrene zhi baysi* 龍母信仰與港人之拜祀, Hong Kong, Zhonghua wenjiao jaoliu fuwu zhongxin 中華文教交流服務中心, 2007.
- Xixi 西西, *Xixi shiji 1959-1999* 西西詩集 1959-1999 [The Poem Collection of Xixi 1959-1999], Taipei, Hongfan shudian youxian gongsi 洪範書店有限公司, 2000, pp. 177-178.
- Yau Chi On 游子安, *Daofeng bainian: Xianggang dao jiao yu daoguan* 道風百年: 香港道教與道觀 [Hundred Years of Taoism: Hong Kong Taoism and Taoist Monastery], Hong Kong, The Fung Ying Seen Koon and The Daoist Culture Database and Lee Man chubanshe 利文出版社, 2002.
- Yau Chi On 游子安, *Huangdaxianqu fengwuzhi* 黃大仙區風物志 [A Guide to the Antiquities of Wong Tai Sin District], Hong Kong, Wong Tai Sin District Council, 2003.
- Yau Wing On, Cheung Shui Wai, Bok Wing Kin, *Wong Tai Sin Ritual Record*, Wong Tai Sin Regional Council, HK, 2003.
- Yi Tong 爾東, *Qutan jiulong jiedao* 趣談九龍街道, Hong Kong, Ming Pao publishing Limited, 2004.
- Zheng Baohong 鄭寶鴻, *A Century of Kowloon Roads and Streets*, Hong Kong, Joint Publishing (Hong Kong) Company Limited, 2000.
- Zheng Baohong 鄭寶鴻, *Early Hong Kong's Kowloon Peninsula*, Hong Kong, University Museum and Art Gallery, The University of Hong Kong, 2007.

Other Manuscripts

- Ta Kung Po* 大公報, 04-07-1956.
- 九龍大磡村朱氏族譜 [Genealogy of Chu Clan in Tai Hom Village, Kowloon].

Websites

- About Munsang.* Retrieved May 13, 2009, from Munsang School, Web Site: http://munsang.edu.hk/secondary/about_munsang/history.php.
- About Munsang. Retrieved May 13, 2009, from Munsang School, Web Site: http://munsang.edu.hk/secondary/about_munsang/history.php.
- About the School-Milestones(2007). Retrieved May 13, 2009, from Heep Yunn School, Web Site: <http://www.hys.edu.hk/english/milestones.html>.
- Airport. Retrieved 19 May 2009, from Civil Aviation Department, Web Site: <http://www.cad.gov.hk/english/kaitak.html>.
- Chun Seen Mei Chuen, from Hong Kong Housing Society. Website: <http://www.hkhs.com/chi/business/04.asp?contentid=1&estid=04>.
- Cite des Arts in Paris, Web Site: : (<http://www.citedesarts.com>.)
- Delfina Studio Trust in London, Web Site: : (<http://www.delfina.org.uk>).
- Gas Production and Network (2004). Retrieved 13 May 2009, from Towngas under Hong Kong and China Gas Company Ltd., Web Site: http://www.towngas.com/tgweb/eng/ab_towngas/company_profile.asp?level=32&position=left.
- History of New Asia College. Retrieved 18 May 2009, from New Asia College, Web Site: <http://www3.cuhk.edu.hk/na/index.php?lang=en&id=12>.
- History of The Amoy College. Retrieved 18 May 2009, from The Amoy College, Web Site: <http://www.amoycollege.edu.hk/>.
- History of The Chinese Christian Church of Amoy. Retrieved 18 May 2009, from The Chinese Christian Church of Amoy, Web Site: http://cccamoy.church.org.hk/new_website/page_2/intro.htm.
- History.* Retrieved 18 May 2009, from King George V School, Web Site: http://www.kgv.edu.hk/about_kgv/history.html.
- Introduction. Retrieved 18 May 2009, from New Asia Middle School, Web Site: http://www.nams.edu.hk/web_content/main/intro_1.html.
- Kunstlerhaus Bethanien in Berlin, Web Site: : (<http://www.bethanien.de>.)
- Lok Man Sun Chuen, from Hong Kong Housing Society. Website: <http://www.hkhs.com/eng/business/08.asp?contentid=1&estid=08>.
- Ma Tau Wai Estate, from Hong Kong Housing Society. Website: <http://www.hkhs.com/eng/business/44.asp?contentid=1&estid=44>.
- Mun Sang College, Web Site: : <http://munsang.edu.hk>.
- New Asia Secondary School Web Site: <http://www.nams.edu.hk>.
- Panoramio – Photo of the New Asia Middle School round pavilion 新亞中學圓亭*, website: <http://www.panoramio.com/photo/14840710>.
- Property location and profile – Ma Tau Wai Estate, Kowloon City, Kowloon*, from Hong Kong Housing Authority. Website: http://www.housingauthority.gov.hk/en/interactivemap/estate/0,,1-347-11_5058,00.html.
- PS1 Web Site: : <http://www.ps1.org>.
- Res Artis official website: <http://www.resartis.org>.
- Sik Yuen, Web Site: <http://www.siksikyuen.org.hk/public/contents/article?ha=&wc=0&hb=&hc=&revision%5fid=3841&item%5fid=2015>.
- TAIA official blogsite:, Web Site: http://arttaia2008.blogspot.com/2008/04/blog-post_23.html.
- The History of Kwong Yem Home for the Aged 廣蔭院 (2000), Retrieved May 13, 2009, from The Hong Kong Chinese Christian Churches Union, Web Site: <http://www.hkcccu.org.hk>.

The History of Shap Sam Heung 十三鄉的由來. Retrieved May 13, 2009, from East Kowloon District Residents' Committee, Web Site: <http://www.eastkowloon.org.hk/?action-viewnews-itemid-62>.

The Zollverein industrial complex, Germany, Web Site: [:http://whc.unesco.org/en/list/975](http://whc.unesco.org/en/list/975).

Wing Heung Cafe, from website: <http://www.pbasehk.com/Macy/Macy1556>.