

# **Revitalising Historic Buildings Through Partnership Scheme**

## **Mei Ho House**

### **Resource Kit**



## **Table of Contents**

- I. Introduction**
- II. Historical Background and Architectural Merits**
  - 2.1 Historical Background
  - 2.2 Architectural Merits
- III. Site Information**
  - 3.1 Location
  - 3.2 Site Boundary
  - 3.3 Site Area
  - 3.4 Major Datum Levels
- IV. Building Information**
  - 4.1 Building Description
  - 4.2 Historic Grading
  - 4.3 Schedule of Accommodation
  - 4.4 Materials of Construction
  - 4.5 Internal Circulation
  - 4.6 Major Alterations and Additions
  - 4.7 Structural Appraisal
  - 4.8 Building Services and Utilities
- V. Vicinity and Access**
  - 5.1 Immediate Surrounding
  - 5.2 Access
- VI. Conservation Guidelines**
  - 6.1 General Conservation Approach
  - 6.2 Specific Conservation Requirements
- VII. Town Planning Issues**
- VIII. Land and Tree Preservation Issues**
  - 8.1 Land Issues
  - 8.2 Tree Issues

**IX. Slope Maintenance**

**X. Technical Compliance for Possible Uses**

- 10.1 Uses That Can Possibly be Considered
- 10.2 Technical Considerations
- 10.3 Further Information on Possible Uses

**XI. Special Requirements for Museum of Public Housing**

**List of Appendices**

Appendix I	Location Plan
Appendix II	Site Boundary Plan
Appendix III	Datum Levels Plan
Appendix IV	Summary of Site and Building Information
Appendix V	Architectural Drawings
Appendix VI	Photos of Building
Appendix VII	Grading Boundary Plan
Appendix VIII	Plan Showing Immediate Surrounding
Appendix IX	Access Plan
Appendix X	List of Architectural Features to be Preserved
Appendix XI	List of Required Treatment to Architectural Features
Appendix XII	List of Recommended Treatment to Architectural Features
Appendix XIII	Outline Zoning Plan
Appendix XIV	Slope Features

## **I. Introduction**

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

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

- 1.2 In drawing up proposals, applicants should in particular endeavour to:
- (a) bring out the historical significance of the buildings;
  - (b) follow the conservation guidelines; and
  - (c) strike a balance between maintaining the architectural authenticity of the buildings and complying with current statutory building control requirements.

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

- (a) As long as the site allows and there are technically feasible solutions within reasonable cost, the proposal should aim to comply with the statutory building control requirements through suitable modification works subject to essential historic features being preserved; and
- (b) Every effort should be made to preserve the facade of the historic buildings. Addition and alteration works, if necessary, should be undertaken at the back or other less visually prominent locations of the buildings concerned.

- 1.3 For each historic building, we have suggested a number of uses which appear to

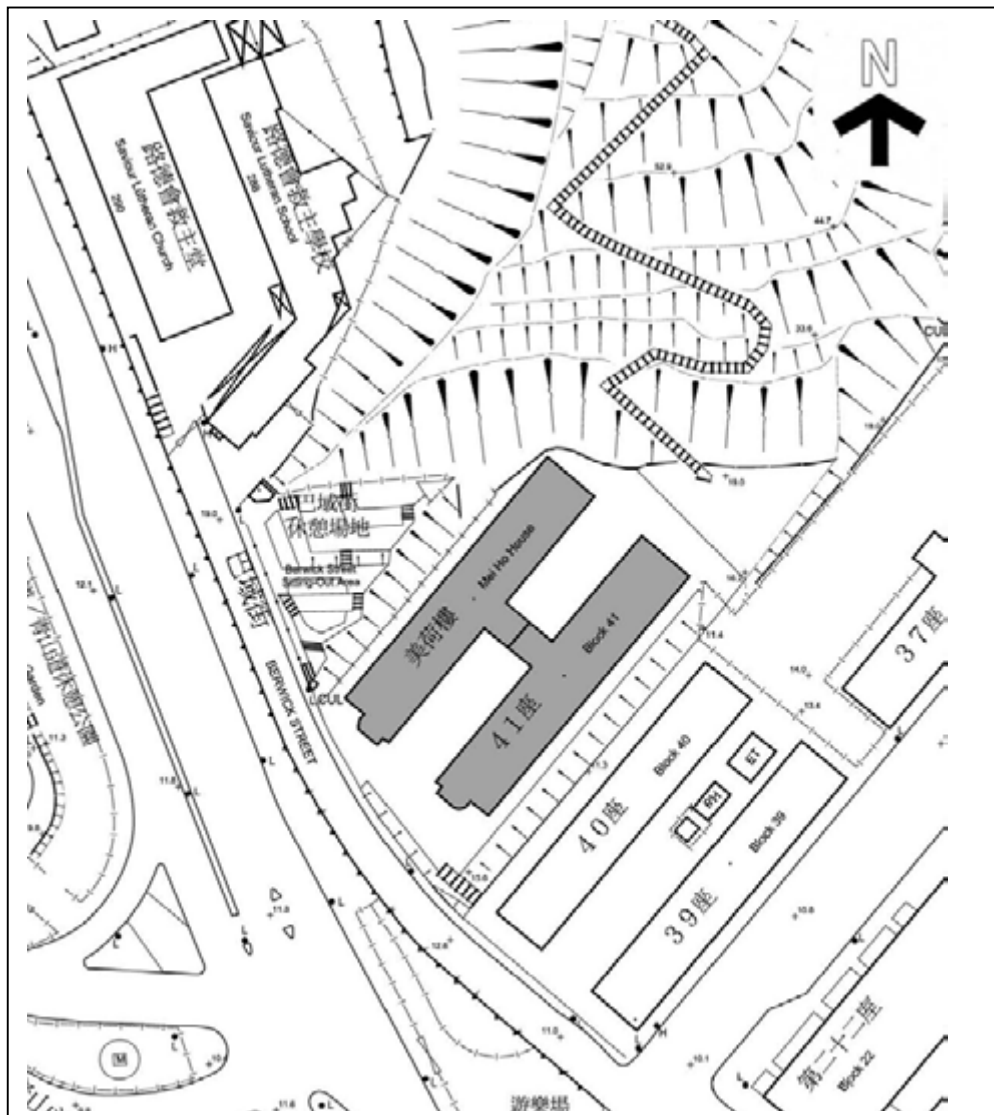
be pursuable based on information on hand. However, the technical feasibility of such case will need to be further examined.

- 1.4 The information we have provided is meant to be helpful. Applicants are advised to verify it before finalizing their proposals. In particular, information given in Section 4.7 - “Structural Appraisal” is a rough estimate only.
- 1.5 The Scheme Secretariat will provide a one-stop service to assist applicants and where necessary, refer them to concerned departments. Applicants may contact the Scheme Secretariat at :-

Address:	Revitalising Historic Buildings Through Partnership Scheme Secretariat 21/F., Murray Building, Central Hong Kong
Email:	<a href="mailto:rhb_enquiry@devb.gov.hk">rhb_enquiry@devb.gov.hk</a>
Phone.:	2848 6230
Fax:	3167 2665

## II. Historical Background and Architectural Merits

### 2.1 Historical Background



Map showing location of Mei Ho House

Address of Mei Ho House: Block 41, Shek Kip Mei Estate, Sham Shui Po.

Shek Kip Mei Estate marked the beginning of the government public housing scheme, and Mei Ho House was one of the first eight blocks built in 1954 by the Hong Kong Government for Shek Kip Mei Estate. The construction of resettlement blocks could be traced back to the Shek Kip Mei Fire in 1953. After World War II, there was an influx of immigrants from China and they resided in squatters, built with iron sheets and wooden planks. Shek Kip Mei was one of the squatter areas where these immigrants inhabited.

A disastrous fire struck on 25<sup>th</sup> December 1953 and almost 58,000 people lost their homes. After the fire, the then Public Works Department built a series of buildings, known as the Bowring Bungalows, to serve as temporary shelters for the fire victims. The bungalows were two-storey buildings, constructed with brick and concrete. A temporary Department of Resettlement under the general control of the Urban Council was set up, for administering squatter clearance and resettlement, and providing long term housing for the victims. The eight permanent six-storey resettlement blocks, each accommodating over 2,000 people, were constructed in 1954 and Wan Hin & Co. was the contractor.

The eight six-storey resettlement blocks, including Mei Ho House, were constructed by reinforced concrete frame and floors with concrete block walls and partitions. The buildings were referred as Mark I H-shaped as they resembled the letter “H” (Mark I was a reference to the design of the resettlement block). Two water standpipes and six communal flush latrines had been installed at each floor. All flats were facing a long open corridor and cooking was possible at the corridors. Each building contained 384 units and each unit could house five adults. The charge had been fixed at ten dollars per unit per month plus an additional one dollar per month for water.

The six-storey blocks were labelled in accordance with letters of the alphabetical order. Mei Ho House was completed in 1954 and named as Block H. In the following years, the bungalows were all demolished and 21 new resettlement blocks were built at the site of Shek Kip Mei Estate in the following eight years. These new blocks were different from the eight blocks in the first phase as they consisted of seven storeys. The rooms at ground floor of each block were usually used as shops and workshops while some were used as private welfare organizations, such as clinics and nurseries. The rooftops were allocated to voluntary agencies which would operate schools or children’s clubs. After the completion of the 21 resettlement blocks, the housing blocks in Shek Kip Mei Estate were re-ordered by numbers. Mei Ho House was renamed as Block 15.

To cope with the great demands for public housing, a Ten-Year Housing Target Programme was launched in 1972. The Housing Authority was set up for planning, building and managing all public housing estates in the following year. As the Shek Kip Mei Estate was one of the most overcrowded estates, it was the first redevelopment target under the management of the Urban Council. The redevelopment of Shek Kip Mei Estate was carried out between 1972 and 1984.

A total of 11 resettlement blocks were demolished for a large commercial and social centre with community facilities incorporated. Six new blocks had been constructed and 18 original resettlement blocks, including Mei Ho House, were converted to self-contained flats by joining two units into one with its own toilet, shower and kitchen space. Mei Ho House was re-numbered as Block 41 after the redevelopment and conversion works.

Another redevelopment scheme in Shek Kip Mei Estate started in 2000. All six to seven-storey resettlement blocks were vacated by stages. The first stage was implemented in 2000 with Blocks 1-13 demolished and redeveloped into two high-rise public rental housing blocks. Blocks 35, 36 and 38 were demolished in 2000 as a result of a landslide in 1999. Blocks 37, 39 and 40 were vacated in the subsequent stage in 2004. Blocks 14 to 18 and 25 to 34 were included in the last stage and were vacated in 2006.

Shek Kip Mei Estate plays a remarkable role in the public housing history as it is the first one built in Hong Kong. As most of the resettlement blocks will be/had been demolished, Mei Ho House will be the only Mark I H-shaped resettlement block remained in Hong Kong. It was designated as a Grade I Historic Building in 2005.

## **2.2 Architectural Merits**

The building was designed as a resettlement with basic and simple features. It is a six-storey building characterized by two identical wings (or linear blocks) linked up by a cross piece forming the H-shaped plan. Each block consisted of dwelling units arranged in a back-to-back manner. The access balcony ran around the perimeter of each floor. The building was converted in 1970s with partition walls at the rear of units removed forming new flats of larger sizes. Balconies facing the courtyard were preserved, while those facing outwards were enclosed by windows forming the cooking areas.



### **III. Site Information**

#### **3.1 Location**

Mei Ho House (Block 41 of Shek Kip Mei Estate) is located at Shek Kip Mei Estate, Sham Shui Po. The Location Plan of Mei Ho House is shown at **Appendix I.**

#### **3.2 Site Boundary**

The Site Boundary Plan of Mei Ho House is shown at **Appendix II.**

#### **3.3 Site Area**

The site area is approximately 2,765 sq. metres.

#### **3.4 Major Datum Levels**

The major datum level of the site is approximately 16.0mPD as shown at **Appendix III.**

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

## **IV. Building Information**

### **4.1 Building Description**

Mei Ho House is six-storey high. It consists of two linear blocks connected by a central block forming a H-shaped plan, which is also commonly known as Mark I H-shaped resettlement block. Between the two linear blocks are two open courtyards. Each block is about 52 metres long and 10 metres wide. The size of the latest typical unit is about 27.5 sq. metres.

The latest typical layout of each unit is that the private bathroom is located next to the entrance and the private balcony at the rear of the unit is used for cooking purpose.

The architectural drawings of Mei Ho House, consisting of general layout plans, elevations and sections, are shown at **Appendix V**.

The photos showing the general appearance and internal layout of Mei Ho House are attached at **Appendix VI**.

### **4.2 Historic Grading**

As Mei Ho House will be the only Mark I H-shaped resettlement block remained in Hong Kong, it was designated as a Grade I Historic Building by the Antiquities Advisory Board in May 2005. “Grade I Historic Building” is defined as “Building of outstanding merit, which every effort should be made to preserve if possible.”

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

### **4.3 Schedule of Accommodation**

The schedule of accommodation and the respective floor areas are summarized in the following table.

<b>Floor</b>	<b>Accommodation</b>	<b>Approximate Floor Areas</b>
<b>Two linear blocks</b>		
G/F	Residential flat,	543 sq.m / linear block

1/F-5/F	Residential flats	540 sq.m / floor / linear block
1/F-5/F	Typical one single flat	22 sq.m (internal area of flat) 3 sq.m (rear balcony) (the internal area of the flat excludes wall thickness)
R/F	Only accessible by cat ladder for maintenance	N/A
<b>Central connecting block</b>		
G/F	E&M rooms, office	45 sq.m
1/F-5/F	2 residential units with E&M rooms	45 sq.m / floor
R/F	Only accessible by cat ladder for maintenance	N/A
<b>“H” Block (including the two linear blocks and the central connecting block)</b>		
G/F	Residential Flats	1,131 sq.m
1/F-5/F	Residential Flats	5,625 sq.m
	<b>Total Gross floor area</b>	6,756 sq.m

#### 4.4 Materials of Construction

			<b>Finishes</b>	
<b>Roof</b>	<b>Wall</b>	<b>Floor</b>	<b>Exterior</b>	<b>Interior</b>
Reinforced concrete	Reinforced concrete Parapet of open corridor – concrete block (~100mm thick)	Reinforced concrete	Wall painted white with parapet wall at open corridor painted pale orange	Various materials Emulsion paint on wall generally with various floor finishes such as vinyl floor tiles, ceramic floor tiles

#### 4.5 Internal Circulation

##### 4.5.1 General Description

Each floor of the two linear blocks is connected by two staircases at two ends, with a central connecting block connecting the two linear blocks. The two linear blocks and the connecting block are connected at each floor by an open balcony facing the courtyard. Access to the flat is through the open balcony. The four staircases connect all floors from ground floor to the uppermost floor. The roof floor is currently only accessible by a cat ladder for maintenance.

#### **4.5.2 Barrier Free Access**

Barrier free access is only available for ground floor. There is no barrier free access connected from ground floor to upper floors.

#### **4.6 Major Alterations and Additions**

Under the conversion and redevelopment of Shek Kip Mei Estate between 70s and 80s, private toilets, shower and cooking spaces were provided for each flat.

Original communal bathrooms and flush latrines located at the central connecting blocks were converted into small flats. The communal washing areas located at the middle of the two linear blocks, close to the central connecting blocks were also converted into residential flats.

The original cooking spaces along the open corridor which had blocked the circulation were relocated to inside the flat.

Original back-to-back arrangement of two units were combined to become one larger unit, the balcony facing outside were enclosed to form the private balcony of individual unit with private cooking space.

The rear walls of each flat were provided with windows to improve natural ventilation and lighting.

#### **4.7 Structural Appraisal**

##### **4.7.1 Structural System**

The structural system for Mei Ho House consists of reinforced concrete shallow pad foundations supporting reinforced concrete walls, beams and slabs as the superstructure.

The two wings were used as residential units. Based on the record drawings retrieved from Housing Department, the shallow pad foundations are approximately 2.7m wide and 7.8m long each. Each foundation supports a reinforced concrete wall from ground floor to roof floor, which was also used for partitioning the flats. The balconies are supported by reinforced concrete cantilever beams.

For the central connecting block, as indicated in the record drawings, the shallow pad foundations contain two configurations: (1) 1.8m wide and 3m long and (2) 2.1m wide and 6.9m long. Each foundation supports either a reinforced concrete column or a reinforced concrete wall from ground floor to roof floor, which is connected by reinforced concrete beams. During the site visit, it was noted that there were five deteriorated reinforced concrete columns at both sides of the central connecting block. It seems that they were constructed as the strengthening works to the building at an intermediate date of its history.

#### **4.7.2 Major Defects**

Visual inspection revealed many minor cracks and spalling at ceilings, walls and beams of each floor. Concrete repair works had recently been completed for the building by Housing Department. The structural slabs, beams, columns and walls appeared in fair conditions but frequent maintenance of these structural elements is recommended.

#### **4.7.3 Loading Assessment**

The building was built in 1954, the design of which believed to follow the London County Council (LCC) – 1952. In LCC 1952, it specified 40 lb./sq. ft (= 1.9 kPa) for floor loading of domestic buildings.

Based on visual inspection and the age of building, it is possible that a reduction factor of 40% to the original design loading is applicable for this building. The estimated loading capacity of each floor would thus be 1.1 kPa.

#### **4.7.4 Recommendations**

Further site investigation and some laboratory testing should be carried out by the successful applicant to determine the existing conditions of the building, the allowable loading capacity of the floor and other important structural information for the adaptive re-use of the building.

### **4.8 Building Services and Utilities**

A list of existing provisions of building services and utilities for Mei Ho House is as follows:

		Remarks
MVAC Installation	No air-conditioning and ventilation system is found in the building.	
Fire Services Installation	<ol style="list-style-type: none"> <li><u>FH/HR system</u> <ol style="list-style-type: none"> <li>Dry pipe system for FH/HR system is installed.</li> <li>Total 4 nos. F.S. inlet are installed. The F.S. inlets are located at G/F of each staircase entrance.</li> <li>Fire hydrants are provided at staircase landing.</li> <li>2 nos. hose reel are installed at G/F. No hose reel is installed at upper floors.</li> </ol> </li> <li>No sprinkler system is installed.</li> <li>Manual call breakglass units and alarm bells are installed at each floor.</li> <li>No visual alarm nor automatic fire alarm (AFA) system has been installed.</li> </ol>	Dry pipe system will not be accepted under current F.S. regulation.
Electricity Supply	<ol style="list-style-type: none"> <li>Two switch rooms are found at G/F. Each switch room is terminated with a 300A three phase power supply cable.</li> <li>No genset or essential power is provided for the building.</li> </ol>	The electrical installation inside each unit has been removed.
Lift	The building is not served by any lift or escalator	
Plumbing & Drainage Installation	<ol style="list-style-type: none"> <li>A 80mm dia. potable water supply connection with check meter position is installed. The building is served by direct supply. No water storage tank for potable water .</li> <li>A 80mm dia. flush water supply connection with check meter position is installed. The flush water will be delivered to storage tank at roof. The flush water will then be delivered to the sanitary fittings by gravity.</li> <li>Storm water within the site is collected by the underground storm water and pipework / manholes and then discharged to government drain.</li> <li>Upvc sewage down pipe and anti-syphonage vent pipe are installed for each flat units and located at the corridors of each floor. The sewage down stacks are connected to the underground pipework / manholes and discharged to Government drain.</li> </ol>	Both the potable and flush water supply pipes for each unit have already been disconnected.
Gas Installation	Gas connection is available for the building. However, all the existing gas pipework within the site have been removed.	

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

## **V. Vicinity and Access**

### **5.1 Immediate Surrounding**

Mei Ho House is located at Shek Kip Mei Estate, and its surrounding is mainly public housing and residential area. Adjacent to Mei Ho House, there are other resettlement blocks (Blocks 37, 39 and 40) similar to Mei Ho House. These resettlement blocks will be demolished for redevelopment of new public housing. The resettlement blocks to be demolished are shown at **Appendix VIII**.

At the north-west of Mei Ho House is Berwick Street Sitting Out area, a small garden for leisure. Within a few minutes walk from Mei Ho House stands North Kowloon Magistracy which is also one of the seven historic buildings under the “Revitalising Historic Buildings Through Partnership Scheme”. The area across Tai Po Road and Castle Peak Road is mainly residential and commercial areas.

### **5.2 Accessibility**

Information on the access to the site is summarized below and shown at **Appendix IX**.

#### **5.2.1 Vehicular Access**

There is no vehicular access within the site, but vehicular access to Berwick Street adjacent to the site is available.

#### **5.2.2 Emergency Vehicular Access (EVA)**

Presumably, an EVA leading from Berwick Street to the front paved courtyard, reaching the major facade of the two linear housing blocks is available. However, whether loading capacity of the courtyard is adequate for EVA is subject to further verification.

#### **5.2.3 Loading and Unloading Area**

Loading and unloading area is not provided within the site. Loading and unloading could be carried out at the section of Berwick Street next to the site.

#### **5.2.4 Parking**

Car park is not provided within the site.



### **5.2.5 Pedestrian Access**

Existing chain link fence with entrance gate limited the access to a single point at Berwick Street. Pedestrian can also reach the entrance gate through an external staircase which is connected to the adjoining housing site.

### **5.2.6 Barrier Free Access (Site)**

A barrier free access point leading to the ground floor of the site is available from Berwick Street. There is no barrier free access to other floors currently.

### **5.2.7 Refuse Collection Point**

There is one refuse chute at the end of the linear block facing Berwick Street on each floor. The refuse collection point is provided on ground floor.

## **VI. Conservation Guidelines**

### **6.1 General Conservation Approach**

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

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

- (a) As long as the site allows and there are technically feasible solutions within reasonable cost, the proposal should aim to comply with the statutory building control requirements through suitable modification works subject to essential historic features being preserved; and
- (b) Every effort should be made to preserve the facade of the historic buildings. Addition and alteration works, if necessary, should be undertaken at the back or other less visually prominent location of the buildings concerned. The original external façades of the buildings should generally be left unaltered and must not be disturbed; i.e., no major external additions or alterations to the premises will be allowed, unless permitted under these Conservation Guidelines. External redecoration is restricted to colours that are compatible with the age and character of the buildings and the paint system is to be reversible<sup>1</sup>. Any fixed signage should match the age and character of the external of the building(s) and is to be approved by the Antiquities and Monuments Office (AMO) prior to installation. But, there is no restriction on the type/design of temporary signage, e.g. banners, displays, etc.,

---

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

provided that the number of such signs is not excessive.

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

Possible Building Works	Conservation Guidelines
a) Means of Escape	Any improvement works recommended to doorway openings, steps, etc. must require the prior approval of AMO.
b) Emergency Vehicular Access (EVA)	EVA should blend in with surroundings to preserve landscape and wildlife habitat.
c) Natural Lighting and Ventilation	Alteration or enlargement of any original windows or provision of any new window openings will not be permitted, unless approved by AMO.
d) Barrier Free Access	Any proposed access improvement for disabled must respect historical integrity of the building(s) and its (their) surroundings, in particular the external elevation(s) of the building(s).
e) Fire Resisting Construction to Floors, Doors, Walls and Staircase	Any necessary upgrading works proposed to meet current requirements must respect the historical integrity and materials of the element concerned, which will probably be required to be retained in-situ.
f) Floor Loadings	Any proposed upgrading works necessary to meet “change of use” requirements must respect the historical integrity and materials of the floor concerned. Advice of Registered Structural Engineer should be sought.
g) Building Services	Any proposed upgrading of electrical supply, air conditioning and fire services installations should ensure that no “non-reversible” works are carried out to the historic building(s).
h) Plumbing and Sanitary	No existing fittings are considered to be “historic

Fitments	features” and therefore they may be re-used, replaced or increased in number as required.
i) Sewage, Drainage System and Waste Disposal Facilities	All drainage services that are to be retained should be checked and overhauled as necessary; the capacity of the existing system and adequacy of authorised waste disposal methods should also be confirmed and upgraded as necessary.

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

6.1.5 All required building works should be carried out by a specialist contractor on the Development Bureau (Works Branch) List of Specialist Contractors for Repair and Restoration of Historic Buildings, and such works shall be to the satisfaction of AMO. For details on the engagement of the above Specialist Contractor, please refer to paragraph 6.1 of the “Guide to Revitalising Historic Buildings Through Partnership Scheme”.

## **6.2 Specific Conservation Requirements**

6.2.1 Mei Ho House was one of the first 8 six-storey H-shaped blocks adapting the earliest design of resettlement building (Mark I) and will be the only surviving block of its type in Hong Kong. It is a six-storey building characterized by two identical wings linked up by a cross piece forming the H-shaped plan. The H-shape and the two wings of the building shall generally be preserved, but the cross piece i.e. the central connecting block may be reconstructed depending on the structural conditions. The courtyards shall be generally left open. However, in order to cater for the needs for vertical circulation, new access facilities may be constructed at the rear courtyard (i.e. the one facing the slope).

6.2.2 The building was designed as a resettlement housing block with basic and simple features. There are no elegant architectural features, but the

simple construction still comprises a number of character defining elements which must be preserved in-situ and maintained as necessary. They are listed at **Appendix X**.

- 6.2.3 Some alterations and additions, which are inappropriate from heritage conservation angle, have been carried out to the original buildings over the years and it is recommended that these should be removed where possible and the building fabric restored and reinstated to reveal the full cultural significance of Mei Ho House. Please refer to **Appendices XI** and **XII** for the required and recommended conservation treatment respectively.
- 6.2.4 Every effort should be made to carry out all “required treatment” set out at **Appendix XI** of the Conservation Guidelines. If compliance with the “required treatment” cannot be achieved, justifications should be given to AMO for their consideration. **Appendix XII** of the Conservation Guidelines set out some “recommended treatment” to the historic building, which should be carried out as far as practicable.

## **VII. Town Planning Issues**

Mei Ho House falls within an area zoned “Residential (Group A)” (“R(A)”) on the Shek Kip Mei Outline Zoning Plan (OZP) No. S/K4/22. The full set of the OZP including the plan, Notes and Explanatory Statement is available at the Town Planning Board’s (TPB’s) website (<http://www.info.gov.hk/tpb/>). Relevant extract of the OZP and Notes for the “R(A)” zone are shown at **Appendix XIII**.

The planning intention of the “R(A)” zone is primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

The “Cultural Heritage” Section in the Explanatory Statement of the OZP states that “Prior consultation with the Antiquities and Monuments Office of the Leisure and Cultural Services Department should be made if any development or rezoning proposal might affect this building”.

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

Prior to the submission of an application, advice could be sought from the Tsuen Wan & West Kowloon District Planning Office of the Planning Department at 27/F, Tsuen Wan Government Offices, 38 Sai Lau Kok Road, Tsuen Wan, New Territories (Tel: 2417 6261).

All applications for permission under section 16 of the Town Planning Ordinance will be considered by the TPB within 2 months of their receipt. The TPB may reject or approve an application, with or without conditions. The applicant will be notified in writing of the TPB’s decision after confirmation of the minutes of the meeting at which the decision is made (normally 2 weeks

after the meeting).

## **VIII. Land and Tree Preservation Issues**

### **8.1 Land Issues**

The site is currently under the management of Housing Authority. A Site Boundary Plan is shown at **Appendix II**.

A set of engineering conditions together with the allocation plan for the adaptive re-use of this premises will be prepared by the Lands Department.

### **8.2 Tree Issues**

At the site, there is no Old and Valuable Tree (OVT) in the OVT Register maintained by the Leisure and Cultural Services Department. However, there are two mature trees within the site. One of them is located near Berwick Street and another is located at the backyard.

In general, no tree growing on the site or adjacent thereto shall be interfered with without the prior written consent of the District Lands Officer or the appropriate authority who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.



## **IX. Slope Maintenance**

Mei Ho House is located at the toe of a hillside and are surrounded by three registered slope features. These slope features are at the south-east, north-west and north of Mei Ho House respectively. The slope features are under Government maintenance.

The locations of the slope features are shown at **Appendix XIV**.

### **Slope Feature 1: Slope Feature at the South-east of Mei Ho House**

Slope No.:	11NW-B/C572
Location:	Within VO32 to the north & east of Block 40
Responsible Lot/Party:	Housing Department
Maintenance Agent	Housing Department
Slope Maintenance Responsibility Category	Government

### **Slope Feature 2: Slope Feature at the North-west of Mei Ho House**

Slope No.:	11NW-B/C574
Location:	Within GLA-TNK315 to the west of Mei Ho House
Responsible Lot/Party:	LCSD
Maintenance Agent	Architectural Services Department
Slope Maintenance Responsibility Category	Government

### **Slope Feature 3: Slope Feature at the North of Mei Ho House**

Slope No.:	11NW-B/C68	11NW-B/C68
Sub-Division:	1	2
Location:	Within GLA-TNK315 and Government Land	Within GLA-TNK315 and Government Land
Responsible Lot/Party:	Lands Department	LCSD
Maintenance Agent	Lands Department	Lands Department

Slope Maintenance Responsibility Category	Government	Government
--	------------	------------

It is the responsibility of Government to maintain the slope features listed above. However, the successful applicant should allow Government to gain access to the slope features concerned to carry out required slope maintenance works.

Should the successful applicant's proposal for adaptive re-use of the site affects the existing slope features, corresponding slope upgrading works should be carried out by the successful applicant to suit his proposal.

## **X. Technical Compliance for Possible Uses**

### **10.1 Uses That Can Possibly be Considered**

Possible adaptive re-use of this building includes:

- (a) Art Centre; and
- (b) Youth Hostel.

The uses suggested above appear to be pursuable based on information on hand. However, the technical feasibility of such case will need to be further examined. Applicants are welcome to come up with suggestions on possible uses that they consider are most suitable for the building.

### **10.2 Technical Considerations**

Technical considerations to be given due regard include:

- (a) Compliance with the requirements under the Buildings Ordinance. These requirements include but are not limited to:
  - means of escape;
  - fire resisting construction;
  - means of access for firefighting and rescue;
  - barrier free access and facilities;
  - protection against falling from height;
  - structural adequacy; and
  - fire services installation requirements.
- (b) Compliance with licensing requirements (for uses requiring issue of licence for their operation);
- (c) Compliance with planning requirements (Approval by TPB is required for any proposed uses not falling under Column 1 in the Notes to the OZP); and
- (d) Compliance with the Conservation Guidelines in Section VI of this resource kit;

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

considerations in preparing their proposals.

### **10.3 Further Information on Possible Uses**

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

#### **(a) Heritage Conservation**

The Antiquities and Monuments Office has no objection in principle to all the examples of uses listed in paragraph 10.1.

#### **(b) Planning**

With reference to the examples of uses in paragraph 10.1, uses as arts centre (as a kind of Place of Recreation, Sports or Culture) and youth hostel (as a kind of Residential Institution) are under Column 1 of the Notes to the OZP in which uses are always permitted.

#### **(c) Fire Services Requirements**

The site is accessible from Berwick Street to the hard-paved courtyard. As information on the loading capacity of the courtyard is not available, it is unable to confirm the adequacy of the emergency vehicular access (EVA). If the loading capacity of the courtyard is inadequate for EVA purpose, fast response type sprinkler heads and direct line to Fire Services Communication Centre to the satisfaction of Fire Services Department could serve as compensation.

#### **(d) Licensing**

If the building is to be used as a youth hostel, the successful applicant is required to check whether the proposed mode of operation falls within the definition of a “hotel” or “guesthouse” under the Hotel and Guesthouse Accommodation Ordinance. If affirmative, the successful applicant shall be required to obtain a licence from the Office of the Licensing Authority under the Home Affairs Department.

#### **(e) Structural Limitations**

The required loading capacity for the possible uses are as follows:

- |      |              |        |
|------|--------------|--------|
| (i)  | Art Centre   | 5.0kPa |
| (ii) | Youth Hostel | 2.0kPa |

Based on the estimated loading capacity of the building mentioned in paragraph 4.7 (1.1kPa), structural strengthening works will be necessary for all the examples of uses listed above.

To accommodate the proposed uses with loading requirements much higher than the existing structure of Mei Ho House can take, the applicants can consider rebuilding the connecting block linking the two linear blocks of Mei Ho House.

## **XI. Special Requirements for Museum of Public Housing**

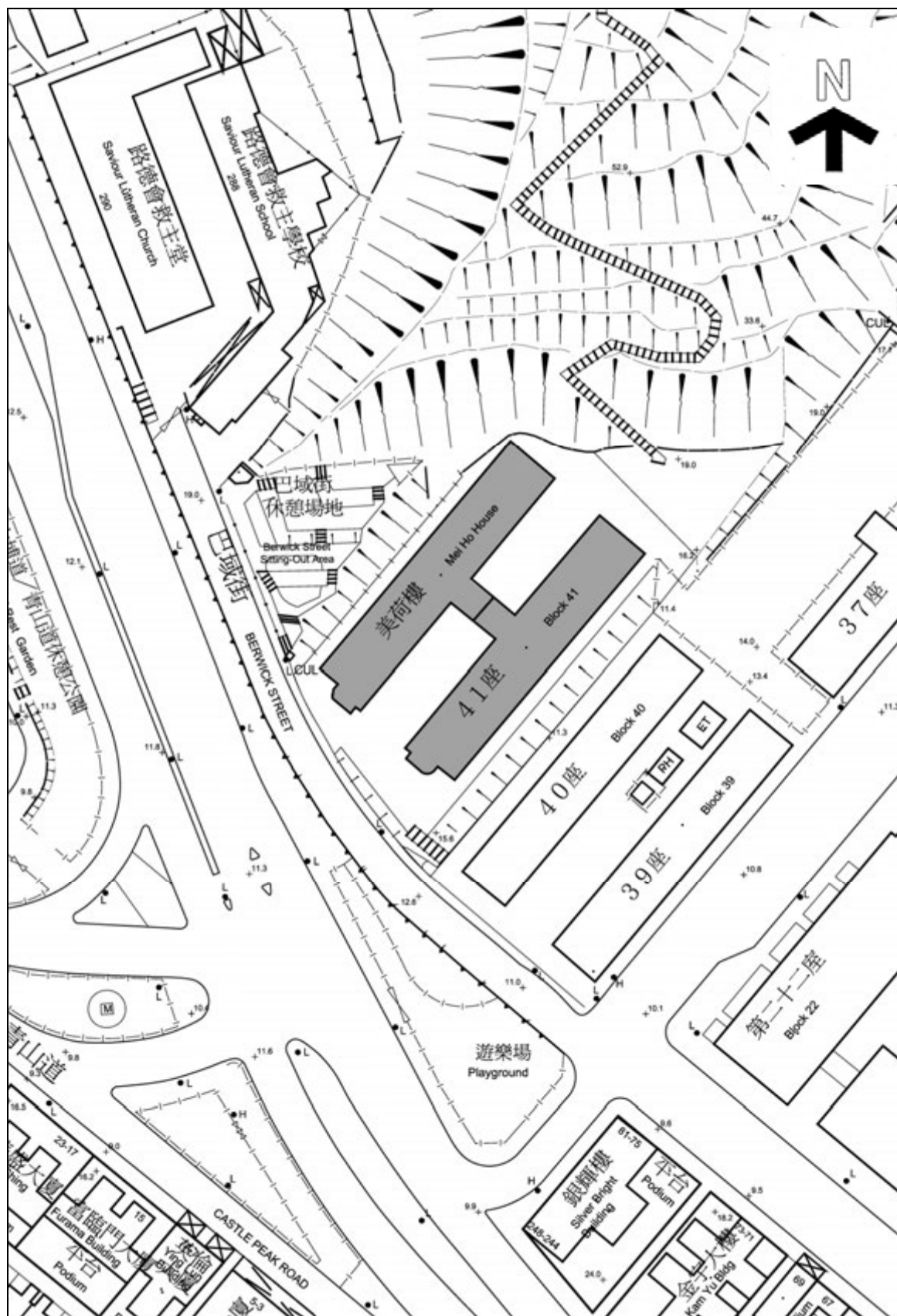
Since Mei Ho House marks the beginning of public housing development in Hong Kong, opportunities should be taken to capture the historical past and to showcase the lifestyle of public housing tenants in the early days in the adaptive reuse of the building. As such, provision of a “Museum of Public Housing” in part of the premises will be strongly preferred.

In developing this concept, the applicants can adapt part of the domestic units on ground floor and first floor [Note: to demonstrate the corridor cooking in the old days] (approximately 300 square metres floor space, about a quarter of a wing of the H-Block) as the “Museum of Public Housing” in the form of an Exhibition Centre (the Centre) open for public visit. The design and operation of the Centre shall be well integrated with the proposed use of the building. The exact location will be subject to design by the applicants and to the satisfaction of Government.

In planning and designing the Centre, the applicants are most welcome to consult the Hong Kong Housing Authority which is in possession of valuable information on Hong Kong’s public housing history and is willing to offer materials for display. The applicants may contact Ms Y.S. CHIN of the Housing Department at Tel. No. 2761 5358 for details.

In the event that no proposal on the “Museum of Public Housing” has been received or the successful applicant has submitted a design of the Centre which is not to the satisfaction of the Government, the Government or the Hong Kong Housing Authority may elect to set up the Centre itself, in which case the said portion of the building shall be excluded from the tenancy.

**Appendix I**  
**Location Plan**

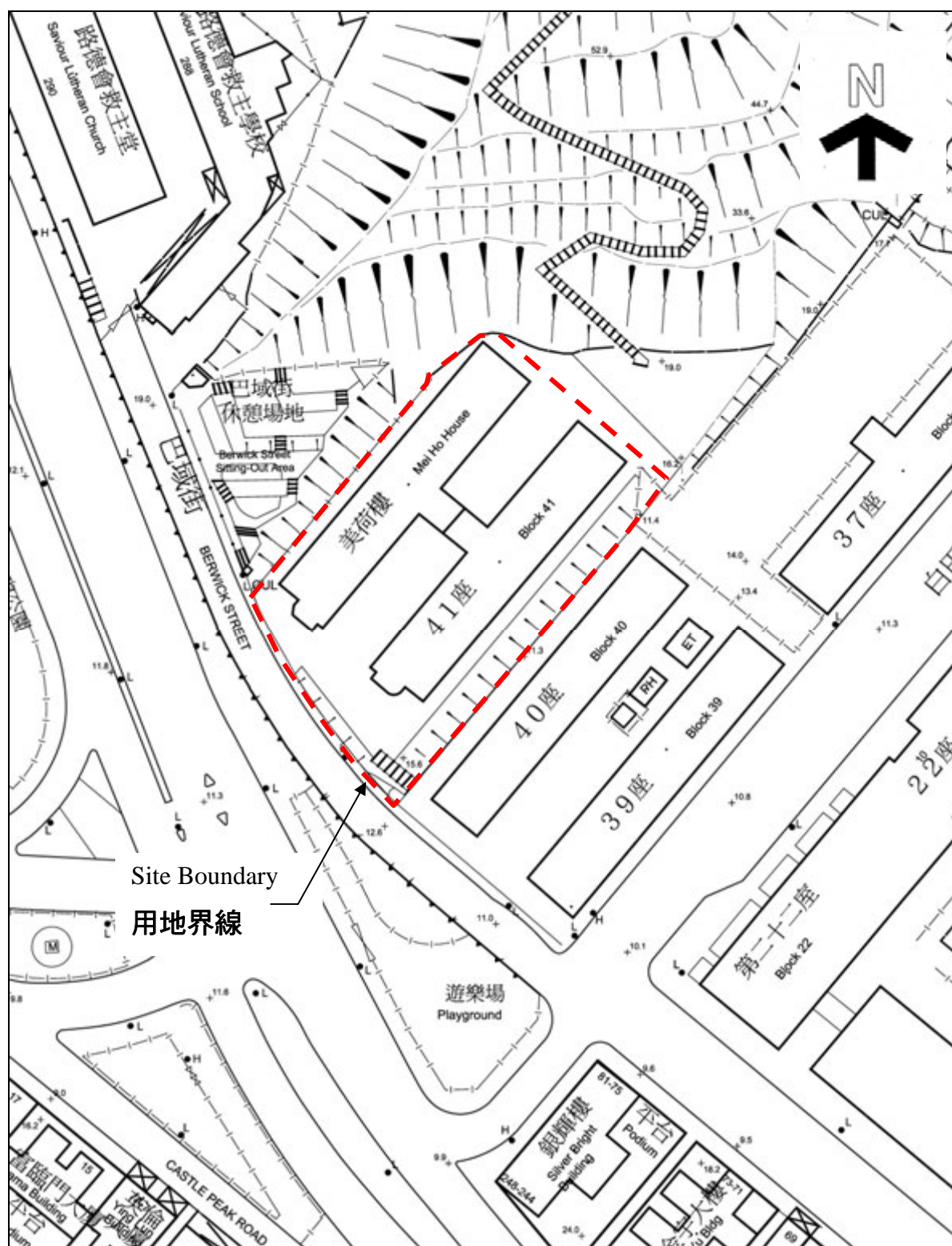


Not to Scale  
不按比例



## **Appendix II**

### **Site Boundary Plan**



Not to Scale  
 不按比例

## **Appendix III**

### **Datum Levels Plan**



## **Appendix IV**

### **Summary of Site and Building Information**

**Summary of site information is listed below:**

Building Name	Mei Ho House
Address	Block 41, Shek Kip Mei Estate, Sham Shui Po
Lot Number	Currently held under Housing Authority's Vesting Order No. V.O. 32 and new allocation number will be granted
Site Area	Approximately 2,765 sq. metres
Major Datum Level	Approximately +16.0mPD
Zoning Permissible Uses	Residential (Group A)

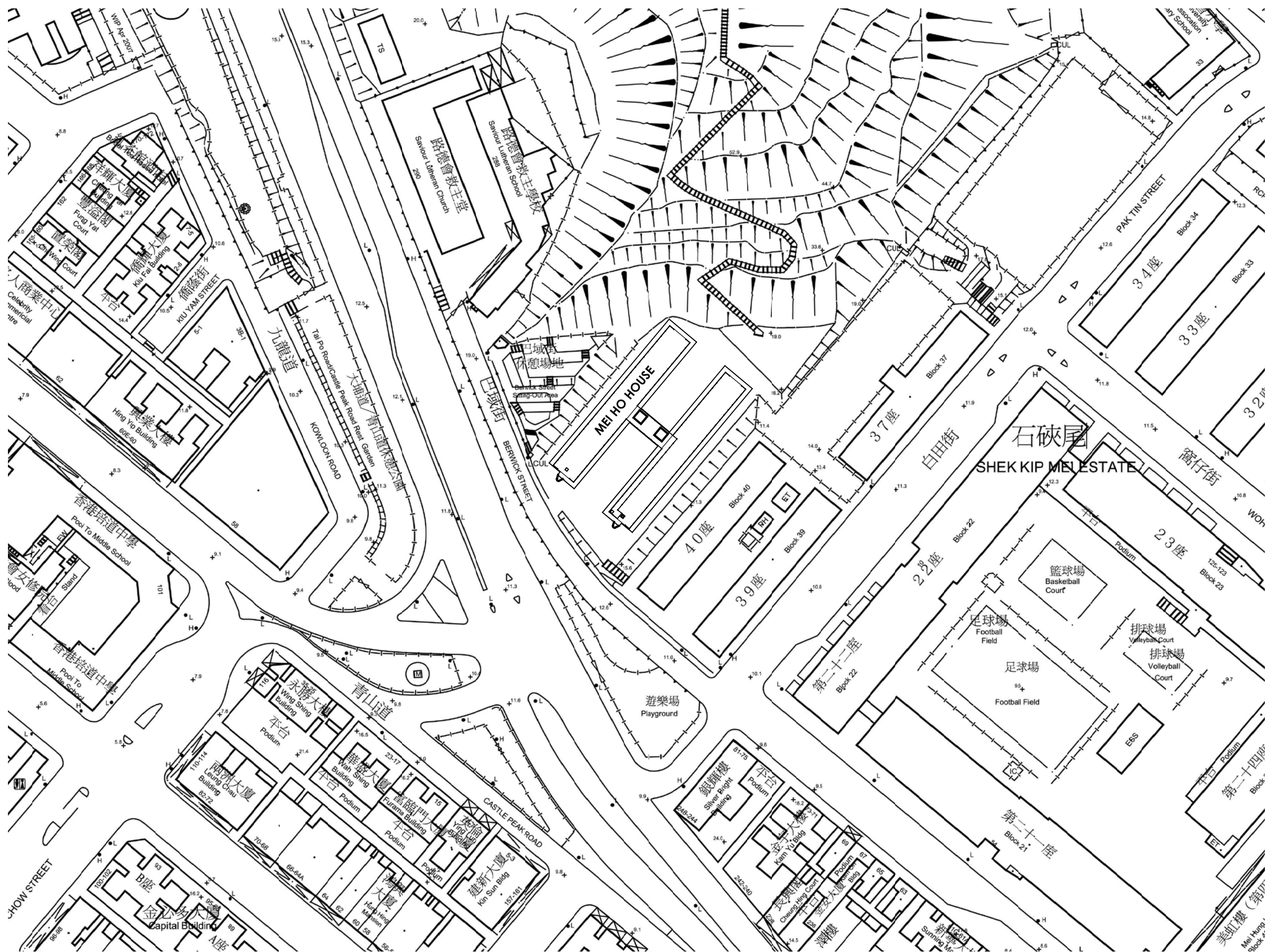
**Summary of building information is listed below:**

Number of Blocks	One six-storey H-shaped building
Year of Completion	1954
Gross Floor Area	Approximately 6,755 sq. metres
Historic Grading	Grade I
Original Use	Residential use
Recent Uses	Residential use and vacant since 2004
Schedule of Accommodation	Two linear blocks: G/F, 1/F to 5/F – residential flats  Central connecting block: G/F – E&M rooms and office 1/F to 5/F – residential flats and E&M rooms
Materials of Construction	Reinforced concrete floor, wall and roof
Internal Circulation	Each floor of the two linear blocks is connected by two staircases at two ends, with a central block connecting the two linear blocks.

**Appendix V**

**Architectural Drawings**

Drawing No.	Drawing Title
MHH-P-00	Site Plan
MHH-P-01	Ground Floor Plan
MHH-P-02	Typical Floor Plan (First Floor to Fifth Floor)
MHH-P-03	Roof Plan
MHH-E-01	Front Elevation
MHH-E-02	Side Elevation
MHH-S-01	Section A-A'
MHH-S-02	Section B-B'
MHH-S-03	Section C-C'



\* SITE PLAN BASED ON SURVEY PLAN NO.11-NW-9C AND 14A (1:1000) PROVIDED BY LANDS DEPARTMENT, HONG KONG SAR GOVERNMENT.

\* ALL DIMENSIONS TO BE VERIFIED ON SITE.  
DO NOT TAKE MEASUREMENTS DIRECTLY  
FROM THIS DRAWING.

\* ALL DIMENSIONS SHOWN ARE IN MILLIMETERS.

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



ARCHITECTURAL  
SERVICES  
DEPARTMENT

CARTOGRAPHIC SURVEY OF  
MEI HO HOUSE  
SHAM SHUI PO

drawing title  
**SITE PLAN**

scale 1 : 1000 (A3)

drawing no. MHH-P-00

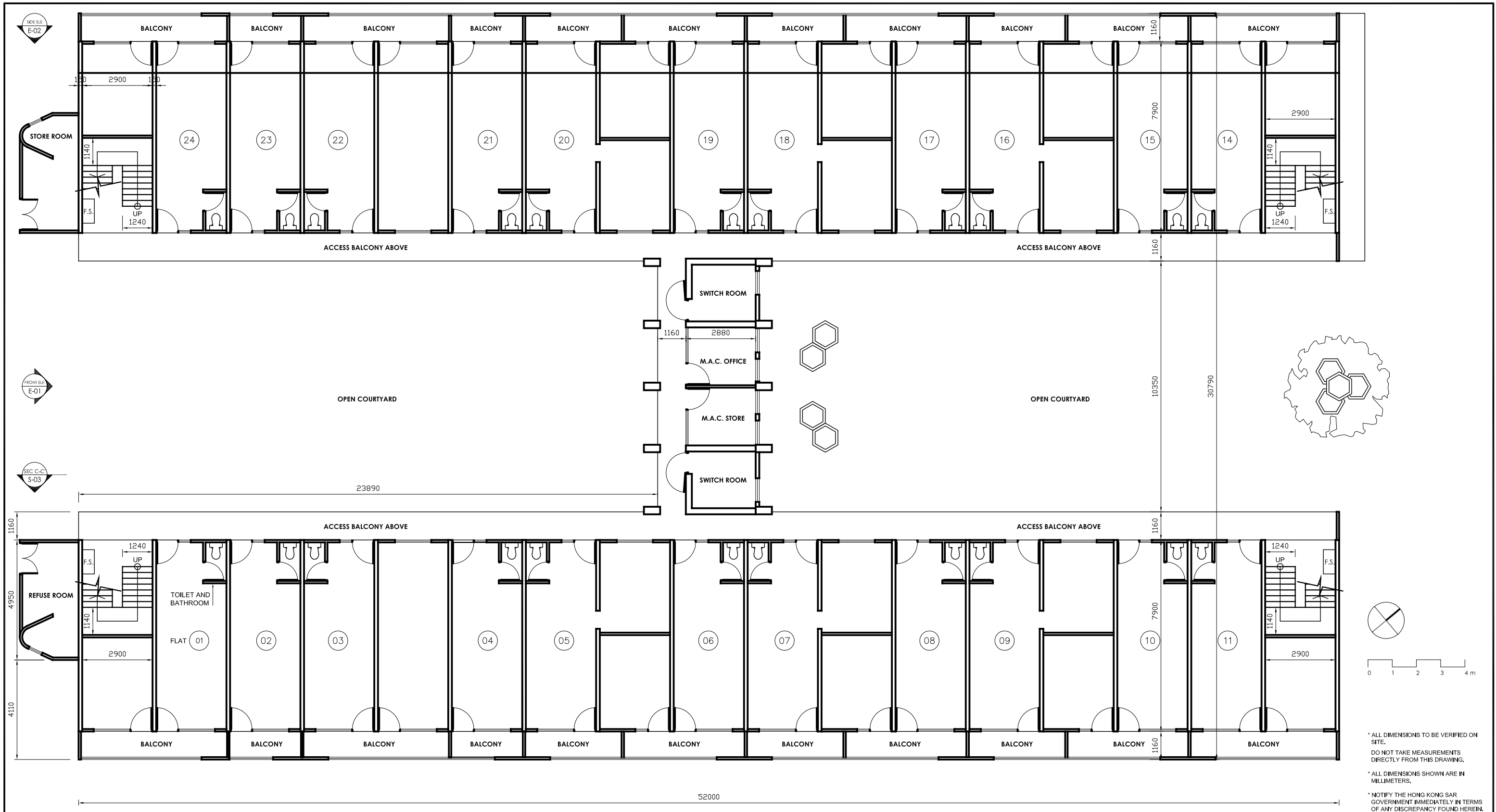
date 28 JAN 2008

submitted by



歷史建築研究組  
Chinese Architectural Heritage Unit  
ARCHITECTURE, CUHK





ARCHITECTURAL  
SERVICES  
DEPARTMENT

project

CARTOGRAPHIC SURVEY OF  
MEI HO HOUSE  
SHAM SHUI PO

drawing title

GROUND FLOOR PLAN

scale

1 : 150 (A3)

drawing no

MHH-P-01

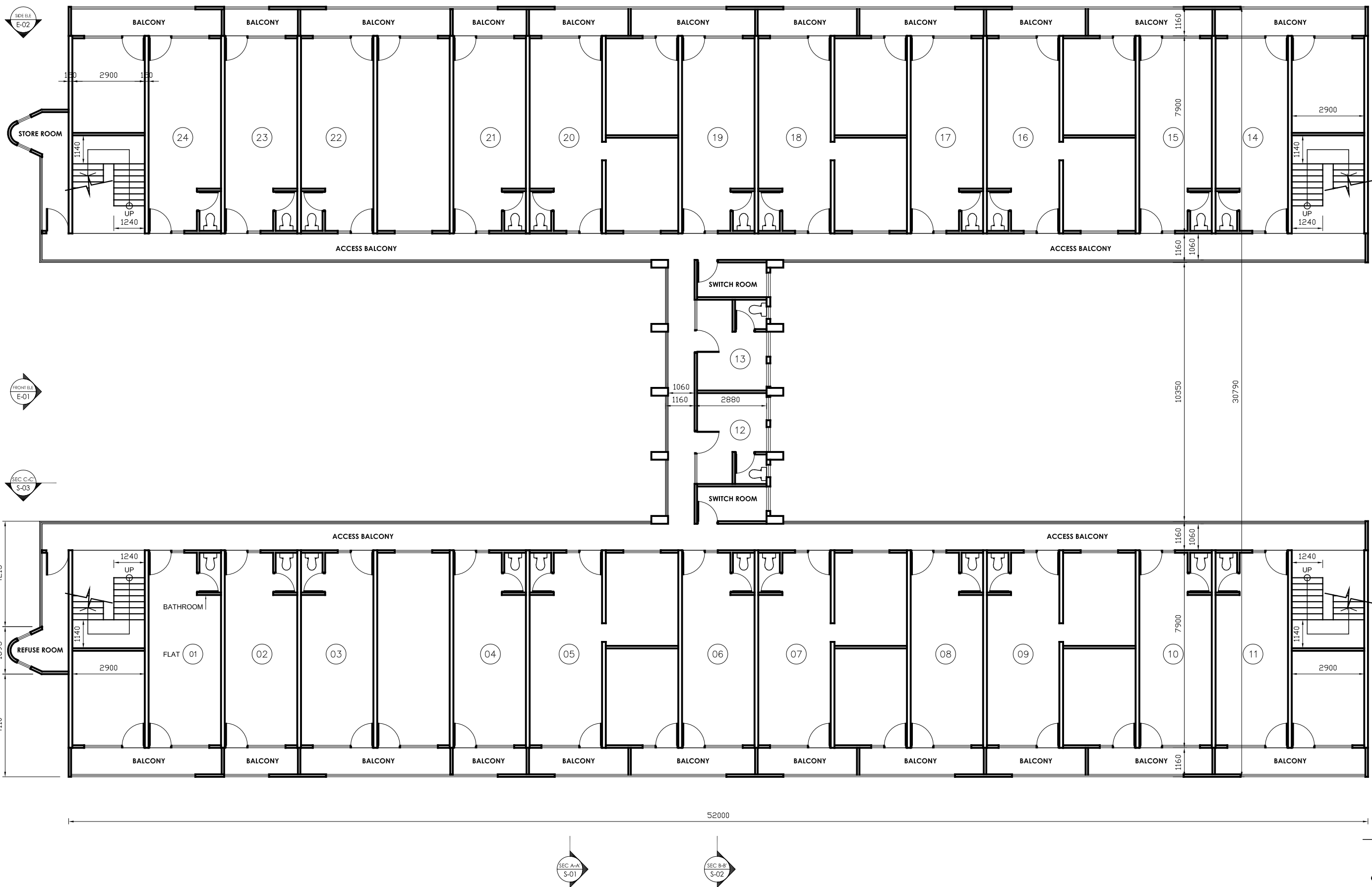
date

28 JAN 2008

submitted by



歷史建築研究組  
CUHK  
ARCHITECTURE . CUHK



TYPICAL FLOOR PLAN (FIRST FLOOR TO FIFTH FLOOR)

\* ALL DIMENSIONS TO BE VERIFIED ON SITE.  
DO NOT TAKE MEASUREMENTS DIRECTLY FROM THIS DRAWING.  
\* ALL DIMENSIONS SHOWN ARE IN MILLIMETERS.  
\* NOTIFY THE HONG KONG SAR GOVERNMENT IMMEDIATELY IN TERMS OF ANY DISCREPANCY FOUND HEREIN.

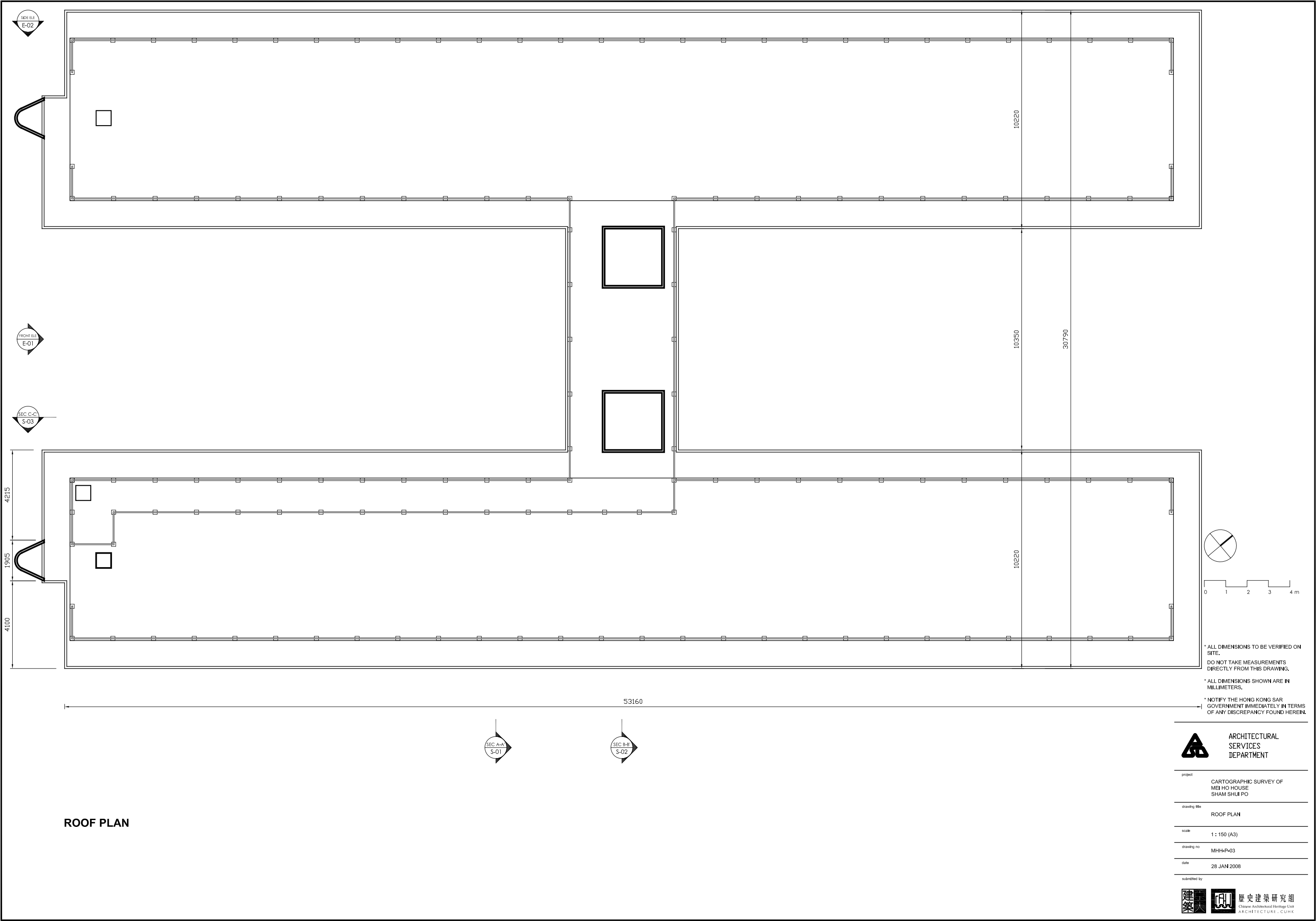


ARCHITECTURAL  
SERVICES  
DEPARTMENT


project	CARTOGRAPHIC SURVEY OF MEI HO HOUSE SHAM SHUI PO
drawing title	TYPICAL FLOOR PLAN (FIRST FLOOR TO FIFTH FLOOR)
scale	1 : 150 (A3)
drawing no	MHH-P-02
date	28 JAN 2008
submitted by	



歷史建築研究組  
Chinese Architectural Heritage Unit  
ARCHITECTURE . CUHK



\* ALL DIMENSIONS TO BE VERIFIED ON SITE.  
DO NOT TAKE MEASUREMENTS DIRECTLY FROM THIS DRAWING.  
\* ALL DIMENSIONS SHOWN ARE IN MILLIMETERS.  
\* NOTIFY THE HONG KONG SAR GOVERNMENT IMMEDIATELY IN TERMS OF ANY DISCREPANCY FOUND HEREIN.



ARCHITECTURAL  
SERVICES  
DEPARTMENT

project

CARTOGRAPHIC SURVEY OF  
MEI HO HOUSE  
SHAM SHUI PO

drawing title

ROOF PLAN

scale

1 : 150 (A3)


drawing no

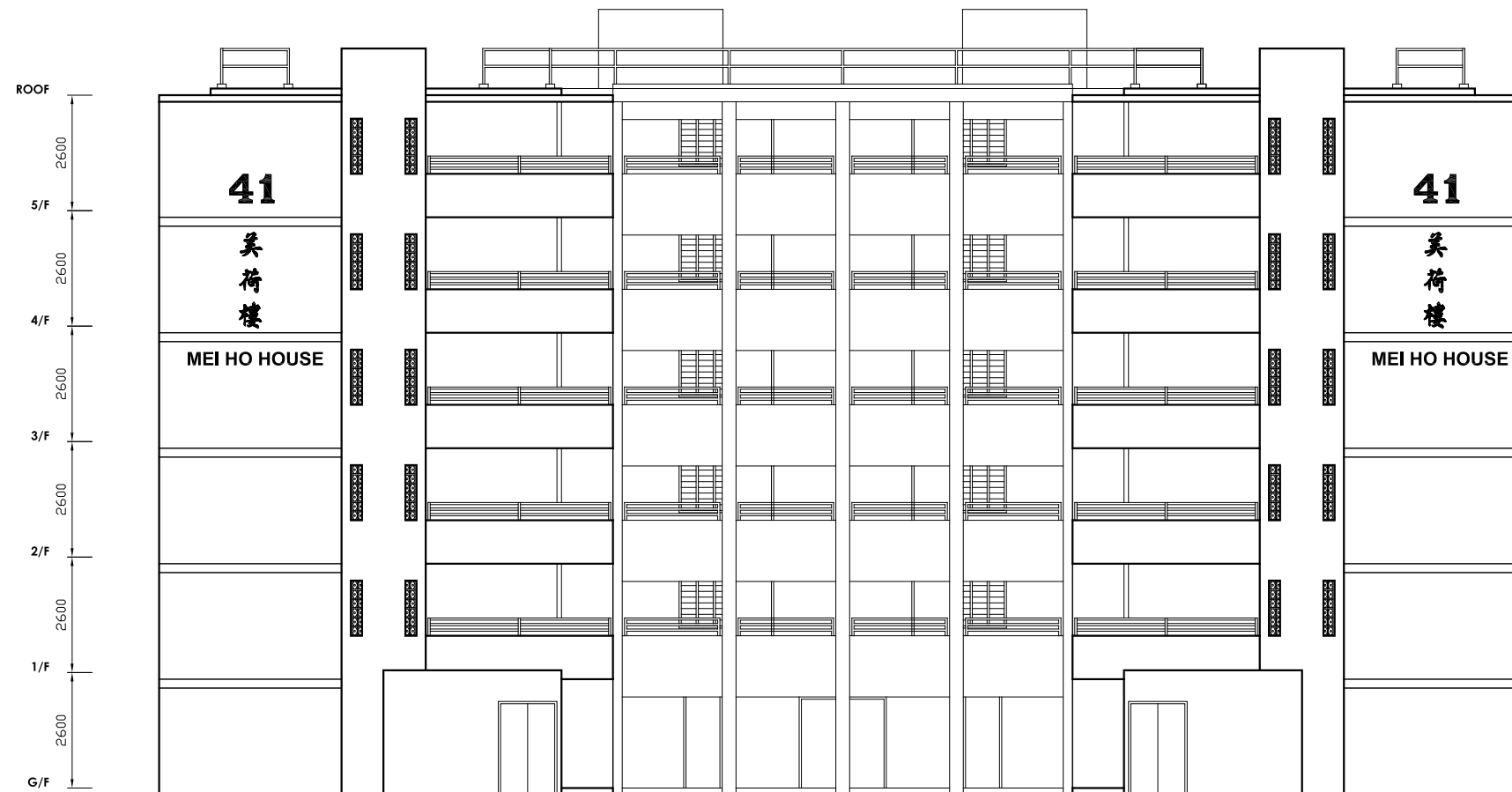
MHH-P-03

date

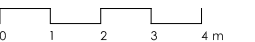
28 JAN 2008

submitted by

 歷史建築研究組  
Chinese Architectural Heritage Unit  
ARCHITECTURE . CUHK



FRONT ELEVATION



\* ALL DIMENSIONS TO BE VERIFIED ON SITE.  
DO NOT TAKE MEASUREMENTS DIRECTLY  
FROM THIS DRAWING.  
\* ALL DIMENSIONS SHOWN ARE IN MILLIMETERS.  
\* NOTIFY THE HONG KONG SAR GOVERNMENT  
IMMEDIATELY IN TERMS OF ANY DISCREPANCY  
FOUND HEREIN.

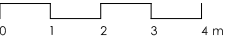
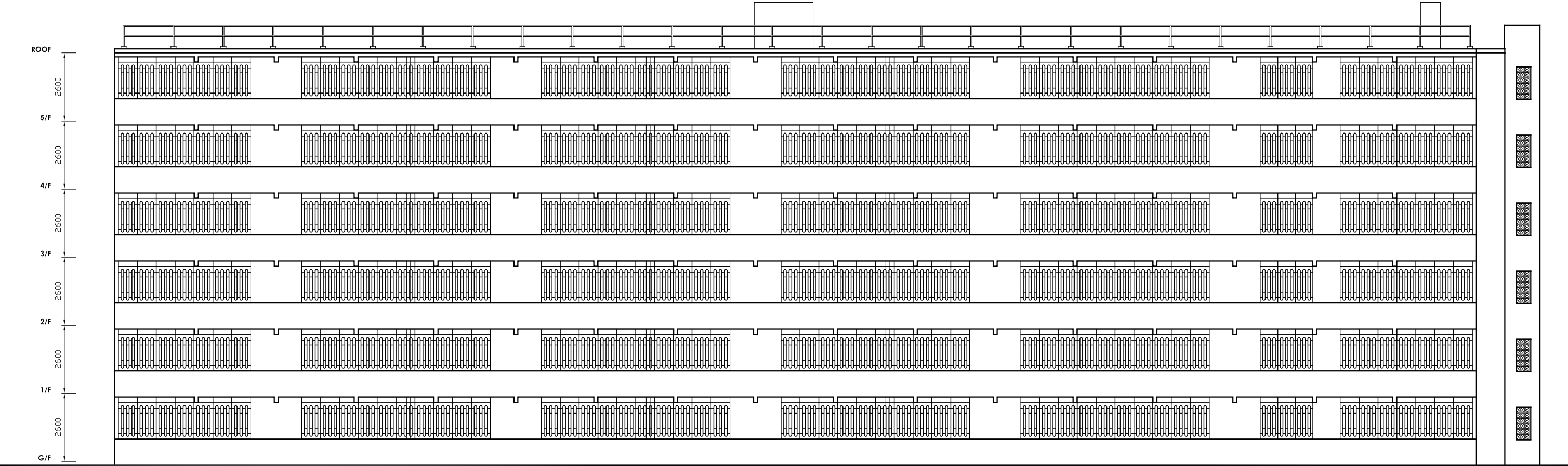


ARCHITECTURAL  
SERVICES  
DEPARTMENT

project	CARTOGRAPHIC SURVEY OF MEI HO HOUSE SHAM SHUI PO
drawing title	FRONT ELEVATION
scale	1 : 150 (A3)
drawing no	MHH-E-01
date	28 JAN 2008
submitted by	



歷史建築研究組  
Chinese Architectural Heritage Unit  
ARCHITECTURE . CUHK



\* ALL DIMENSIONS TO BE VERIFIED ON SITE.  
DO NOT TAKE MEASUREMENTS DIRECTLY  
FROM THIS DRAWING.

\* ALL DIMENSIONS SHOWN ARE IN MILLIMETERS.

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

SIDE ELEVATION



ARCHITECTURAL  
SERVICES  
DEPARTMENT

project  
CARTOGRAPHIC SURVEY OF  
MEI HO HOUSE  
SHAM SHUI PO

drawing title  
SIDE ELEVATION

scale  
1 : 150 (A3)

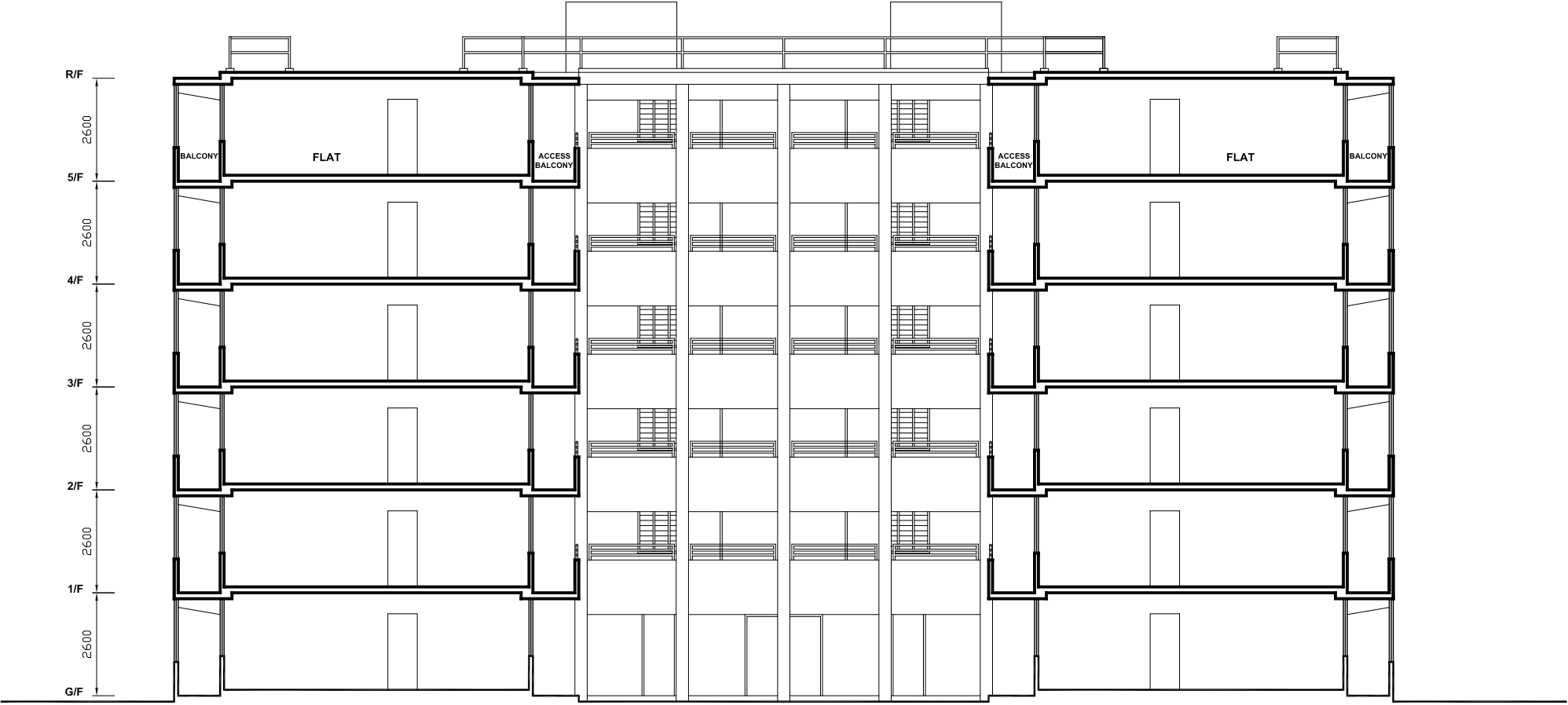
drawing no  
MHH-E-02

date  
28 JAN 2008

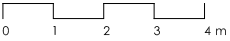
submitted by



歷史建築研究組  
Chinese Architectural Heritage Unit  
ARCHITECTURE . CUHK



SECTION A-A'



\* ALL DIMENSIONS TO BE VERIFIED ON SITE.  
DO NOT TAKE MEASUREMENTS DIRECTLY  
FROM THIS DRAWING.

\* ALL DIMENSIONS SHOWN ARE IN MILLIMETERS.

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



ARCHITECTURAL  
SERVICES  
DEPARTMENT

project  
CARTOGRAPHIC SURVEY OF  
MEI HO HOUSE  
SHAM SHUI PO

drawing title  
SECTION A-A'

scale  
1 : 150 (A3)

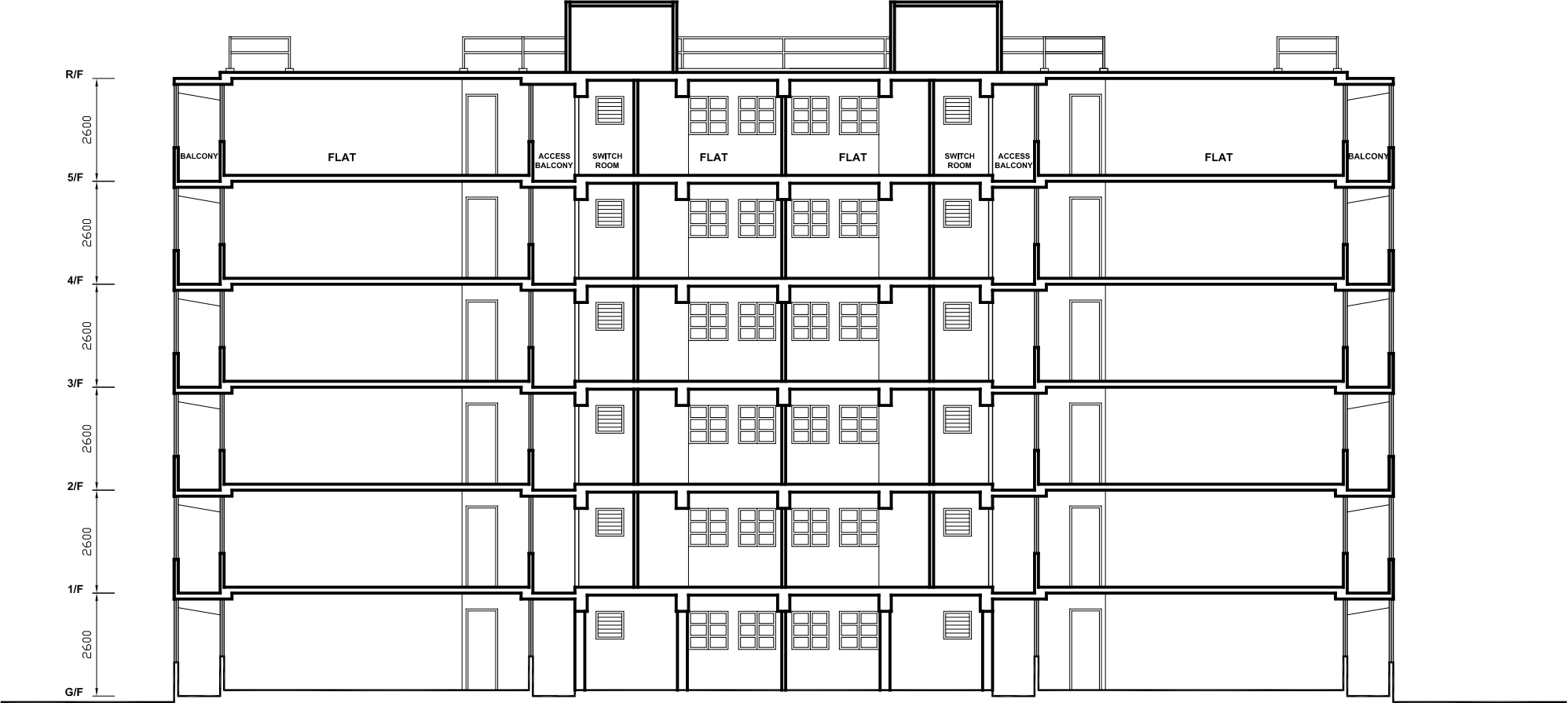
drawing no  
MHH-S-01

date  
28 JAN 2008

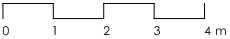
submitted by



歷史建築研究組  
Chinese Architectural Heritage Unit  
ARCHITECTURE . CUHK



SECTION B-B'



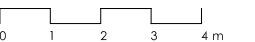
\* ALL DIMENSIONS TO BE VERIFIED ON SITE.  
DO NOT TAKE MEASUREMENTS DIRECTLY  
FROM THIS DRAWING.

\* ALL DIMENSIONS SHOWN ARE IN MILLIMETERS.

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

 ARCHITECTURAL  
SERVICES  
DEPARTMENT

project	CARTOGRAPHIC SURVEY OF MEI HO HOUSE SHAM SHUI PO
drawing title	SECTION B-B'
scale	1 : 150 (A3)
drawing no	MHH-S-02
date	28 JAN 2008
submitted by	



\* ALL DIMENSIONS TO BE VERIFIED ON SITE.  
DO NOT TAKE MEASUREMENTS DIRECTLY  
FROM THIS DRAWING.

\* ALL DIMENSIONS SHOWN ARE IN MILLIMETERS.

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



ARCHITECTURAL  
SERVICES  
DEPARTMENT

project	CARTOGRAPHIC SURVEY OF MEI HO HOUSE SHAM SHUI PO
drawing title	SECTION C-C'
scale	1 : 150 (A3)
drawing no	MHH-S-03
date	28 JAN 2008
submitted by	



歷史建築研究組  
Chinese Architectural Heritage Unit  
ARCHITECTURE . CUHK

SECTION C-C'



## **Appendix VI**

### **Photos of Building**



Elevation of Mei House House from open courtyard



Elevation of upper floors of linear block



Elevation of central block



View of corridor at G/F



View of corridor at upper floor



View of staircase at upper floor

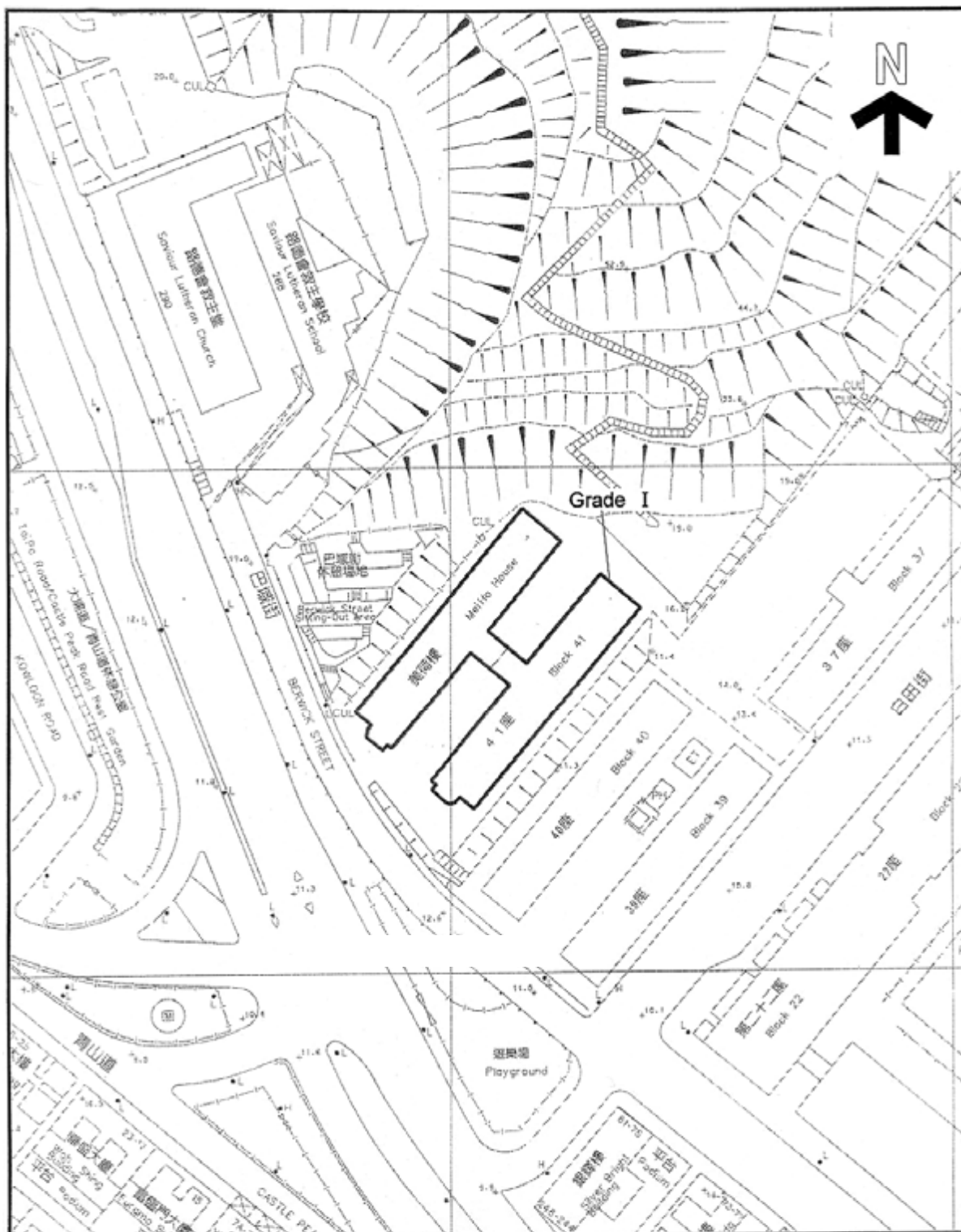




Typical layout of a unit

## **Appendix VII**

### **Grading Boundary Plan**



評級界線

EXTRACT PLAN PREPARED ON 25.10.07  
BASED ON SURVEY SHEET Nos.  
11-NW-9C & 14A

美荷樓：深水埗石硤尾邨第41座  
MEI HO HOUSE & BLOCK 41  
SHEK KIP MEI ESTATE,  
SHAM SHUI PO

SCALE 1:1 000  
METRES 20 0 20 40 METRES

PLANNING  
DEPARTMENT

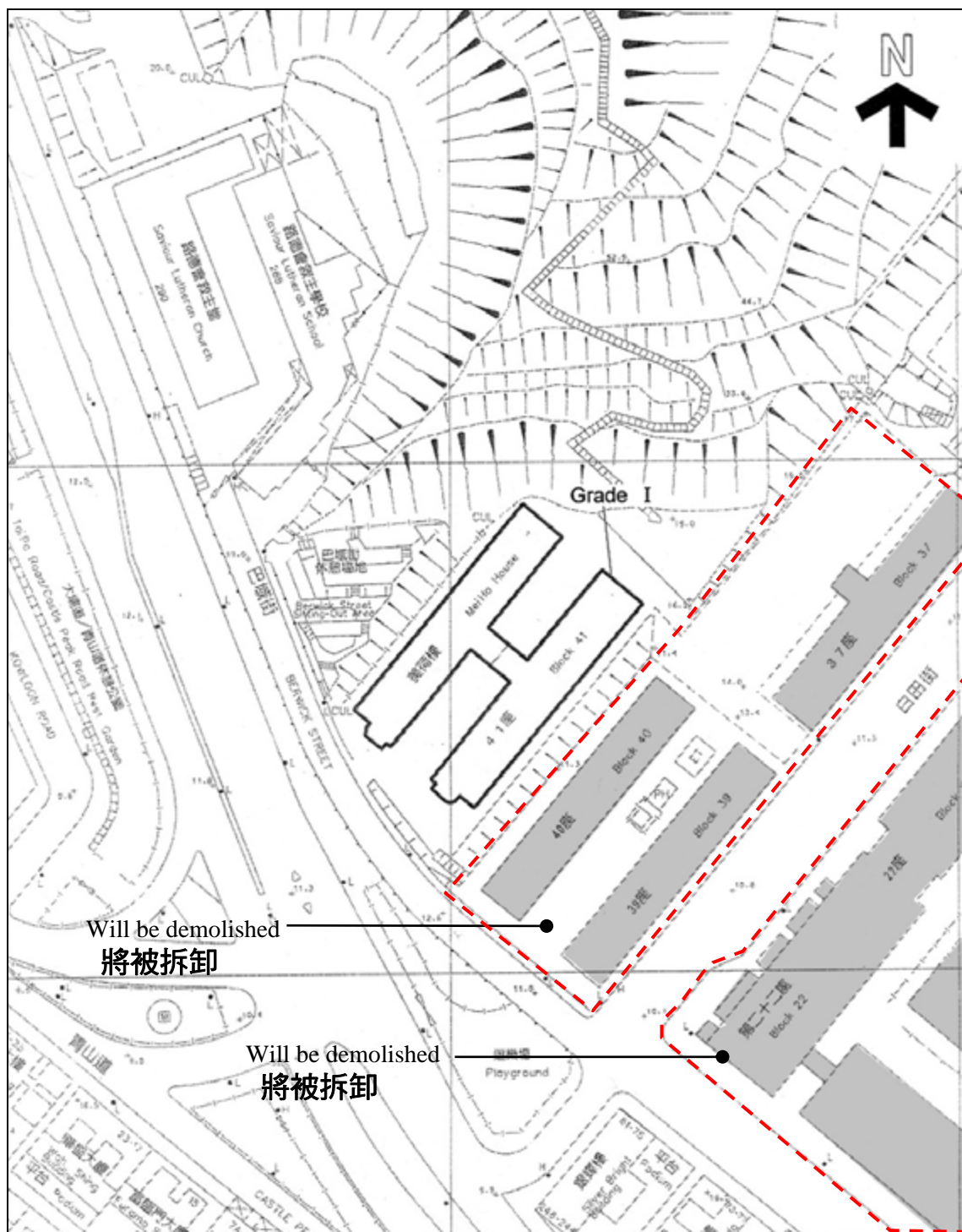
AMO REF. AM01-1641

M/UR/07/1200 PLAN  
13

## **Appendix VIII**

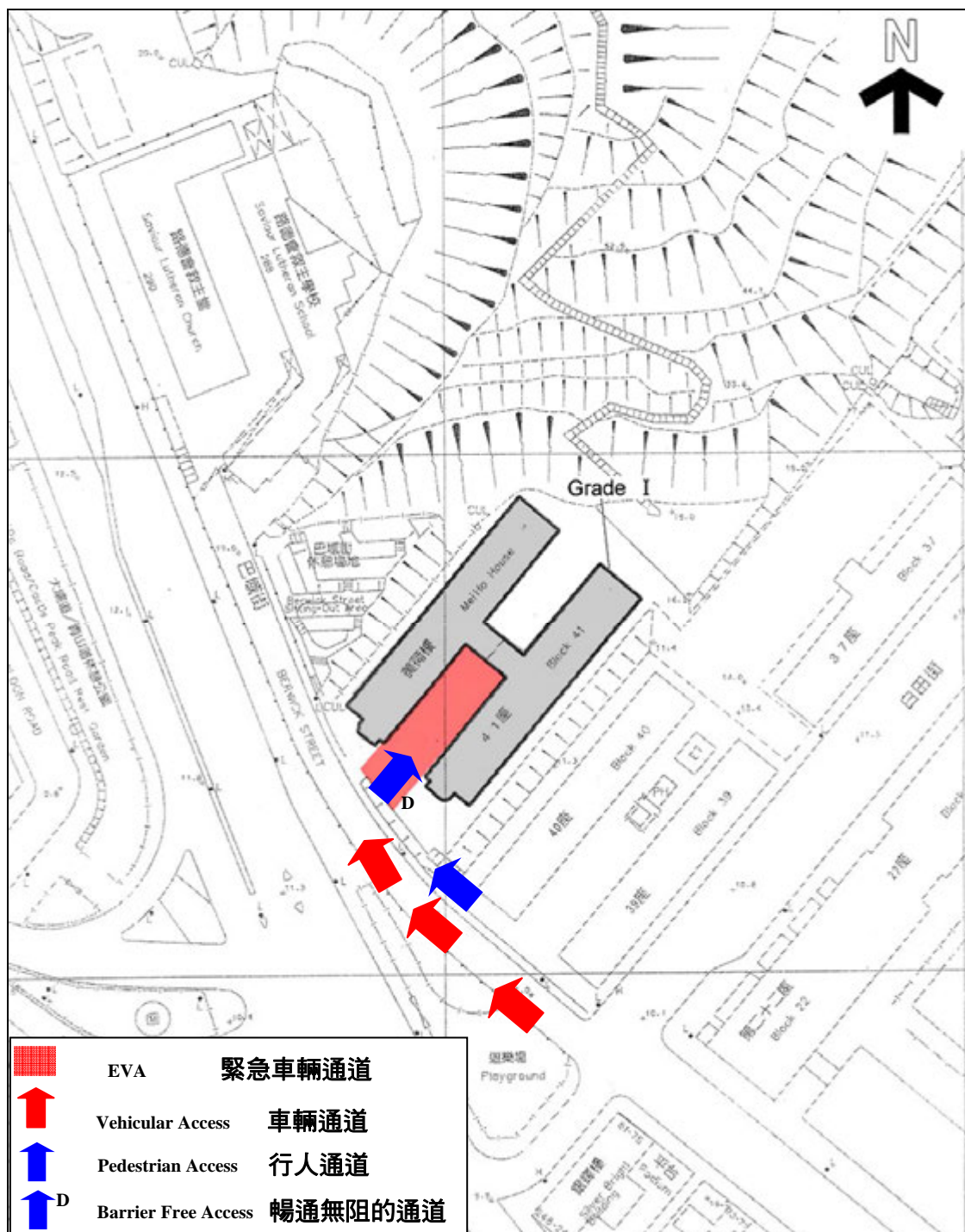
### **Plan Showing Immediate Surrounding**





## **Appendix IX**

### **Access Plan**



## **Appendix X**

### **List of Architectural Features to be Preserved**

**Mei Ho House**  
**Architectural Features to be Preserved**

**1. EXTERNAL**

1.1) External façades of the two blocks



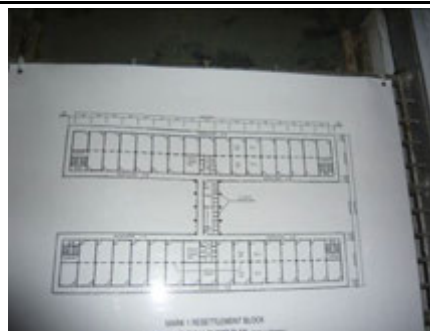
1.2) Concrete verandahs and metal handrails (all floors) (except the central block which may be reconstructed)



1.3) Old style lettering “Mei Ho House 美荷樓” in English and Chinese on the elevations



**1.4) “H-Shape” layout of the block**



**2. INTERNAL**

2.1) At least one example of typical dwelling unit of each size (e.g. family size and single person, etc.) with its standard provisions, including their wooden doors, sliding metal gates, windows, kitchen benches, clothes hanging hooks, etc., to be retained for heritage interest purposes



**3. COURTYARD AREA**

3.1) The mature tree at the rear of the Courtyard




## **Appendix XI**



### **List of Required Treatment to Architectural Features**




**Mei Ho House**  
**Required Treatment to Architectural Features**


**1. EXTERNAL AREA**


Architectural Feature	Required Treatment
a) External walls	Repaint with reversible matt emulsion paint. No restriction on the colour scheme but no permanent paint/ coating system should be used. Due to the poor structural condition of the central connecting block, there is no objection to rebuilding the central block following the same design, layout and architectural details of the existing block, in order to make it structural capable for some other new uses which demand higher loading capacities.
	

Architectural Feature	Required Treatment
b) Concrete verandahs	The concrete verandahs and the metal hand railing should be repaired as necessary and preserved. The access corridor should be kept opened.
 	



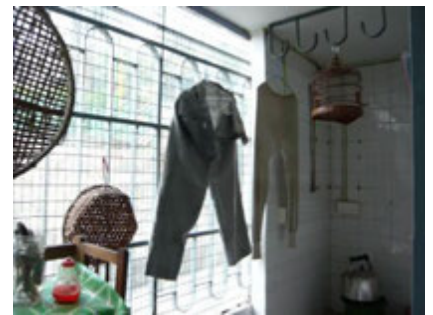
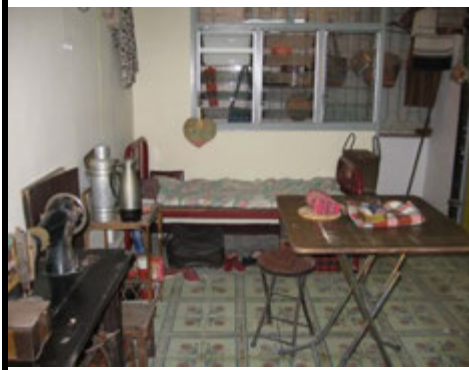
Architectural Feature	Required Treatment
c) Security spikes “fans”	No objection to removing them if necessary. Alternatively, repair and repaint as necessary
	

Architectural Feature	Required Treatment
d) Old style lettering “Mei Ho House 美荷樓” on the elevations	Repaint in same style and colour when necessary. Do not cover up the existing name and numbering of the building by advertising or other signage.
	

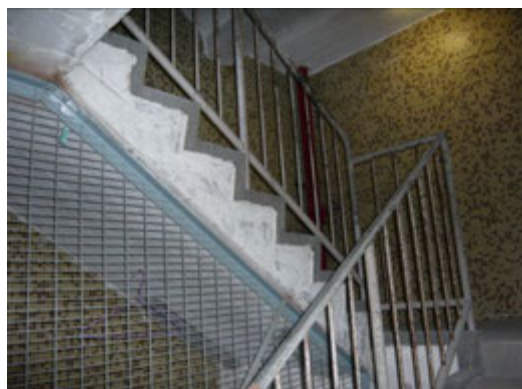
Architectural Feature	Required Treatment
e) Downpipes	Downpipes should be checked and no objection to their removal if necessary.
	


## 2. INTERNAL


Architectural Feature	Required Treatment
a) Example of typical dwelling unit with its standard provisions including wooden doors, sliding metal gates, windows, kitchen benches, security grills, clothes hanging hooks, etc.	At least one example of typical dwelling unit of each size (e.g. family size and single person, etc.), to be retained for heritage interest purposes. Floors to be cleaned with clean water and corrosive chemicals must not be used; doors and windows to be repainted as necessary; metal sliding doors to be eased oiled, adjusted and overhauled if required.




Architectural Feature	Required Treatment
b) Staircase	Should be checked and upgraded in accordance with the current safety standards; railings are not historic and no conservation requirement for them. No objection to making openings at staircase walls if required under the Building Ordinance.




<b>Architectural Feature</b>	<b>Required Treatment</b>
c) Metal gates to concert rubbish chutes	Can be removed if necessary.
	

<b>Architectural Feature</b>	<b>Required Treatment</b>
d) Safety mesh screens in staircase voids	They are not historic and may be removed if required, but alternative safety measures should be introduced if they are removed.
	

<b>Architectural Feature</b>	<b>Required Treatment</b>
e) Floors and internal walls	Demolition/ openings made to the non-loading bearing internal walls and floor slabs may be allowed subject to the advice of a Registered Structural Engineer.
	

### **3. COURTYARD**

<b>Architectural Feature</b>	<b>Required Treatment</b>
a) Open courtyard between the two residential blocks	Paving at the two courtyards should be repaved.
	


<b>Architectural Feature</b>	<b>Required Treatment</b>
b) Mature tree at the rear of the Courtyard	The tree at the rear courtyard should be retained and maintained
	


## **Appendix XII**

### **List of Recommended Treatment to Architectural Features**


**Mei Ho House**  
**Recommended Treatment to Architectural Features**

**1. EXTERNAL AREA**


Architectural Feature	Recommended Treatment
a) External walls	Recommended that at least a section of the front elevation be painted in the original light-green and light-pink colours as reference to the block's original appearance.
	

Architectural Feature	Recommended Treatment
b) Security railings and grilles (at Rear Elevation)	Recommended to be replaced by new security frame or dismantled them in order to keep the balcony opened.
	

## 2. INTERNAL

Architectural Feature	Recommended Treatment
a) Concrete corner rubbish chutes with decorative grilles	They were constructed in the 70s and have some historical merits being reference to the evolution of the building. Therefore, recommended to be retained for re-use as far as practicable.
	

## 3. COURTYARD

Architectural Feature	Recommended Treatment
a) Open courtyard between the two residential blocks	Recommended that the majority of the space around the block should be left open if possible, especially the areas between the two long wings of the building, in order to retain the original appearance of the setting. However, no objection to the construction of barrier free access facilities and new structure in order to comply with the Building Ordinance and Fire Safety Regulation for adaptive re-use.
	

## **Appendix XIII**

### **Outline Zoning Plan**





EXTRACT PLAN PREPARED ON 12.02.08  
 BASED ON OUTLINE ZONING PLAN No.  
 S/K4/22 EXHIBITED ON 06.02.08

美荷樓  
 深水埗石硤尾邨  
 MEI HO HOUSE  
 SHEK KIP MEI ESTATE, SHAM SHUI PO

SCALE 1 : 2 000  
 METRES 20 0 20 40 60 80 100 METRES

PLANNING  
 DEPARTMENT

AMO REF. AM01-1641

M/UR/08/0005

PLAN

RESIDENTIAL (GROUP A)

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

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

---

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

---

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

Planning Intention

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

(Please see next page)

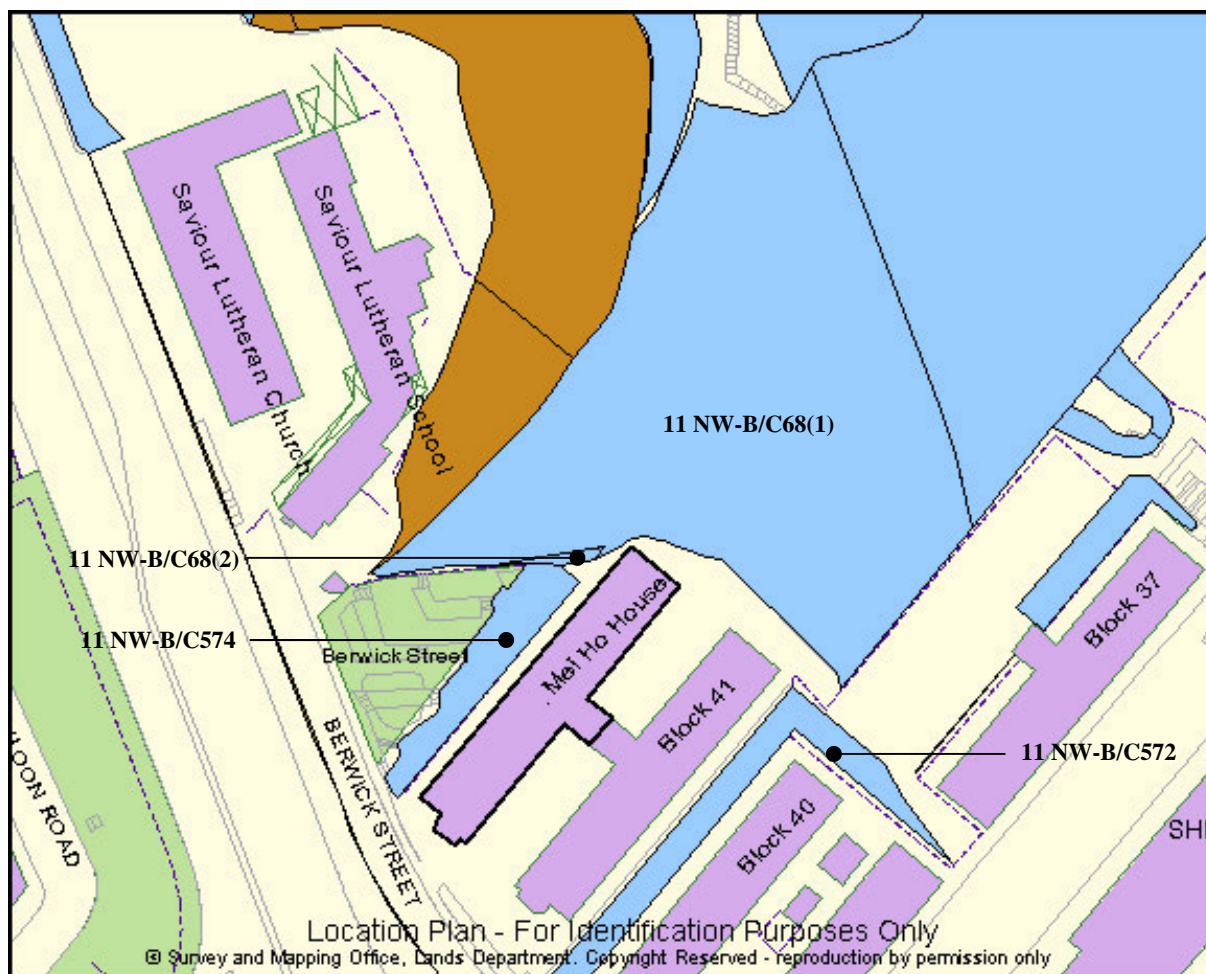
RESIDENTIAL (GROUP A) (Cont'd)

Remarks

- (1) No new development or addition, alteration and/or modification to or redevelopment of an existing building shall result in the plot ratio for the building upon development and/or redevelopment in excess of 7.5 for a domestic building or 9.0 for a building that is partly domestic and partly non-domestic, or the plot ratio of the existing building, whichever is the greater. Except where the plot ratio is permitted to be exceeded under paragraph (5) hereof, under no circumstances shall the plot ratio for the domestic part of any building, to which this paragraph applies, exceed 7.5.
- (2) For a non-domestic building to be erected on the site, the maximum plot ratio shall not exceed 9.0 except where the plot ratio is permitted to be exceeded under paragraph (5) hereof.
- (3) In determining the relevant maximum plot ratio for the purposes of paragraphs (1) and (2), area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating Government, institution or community facilities including school(s) as may be required by Government shall be deducted in calculating the relevant site area.
- (4) In determining the relevant maximum plot ratio for the purposes of paragraphs (1) and (2), any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (5) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) or (2) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in the paragraphs (1) and (2) above may thereby be exceeded.

## **Appendix XIV**

### **Slope Features**



顯示美荷樓周圍所有斜坡的用地地圖

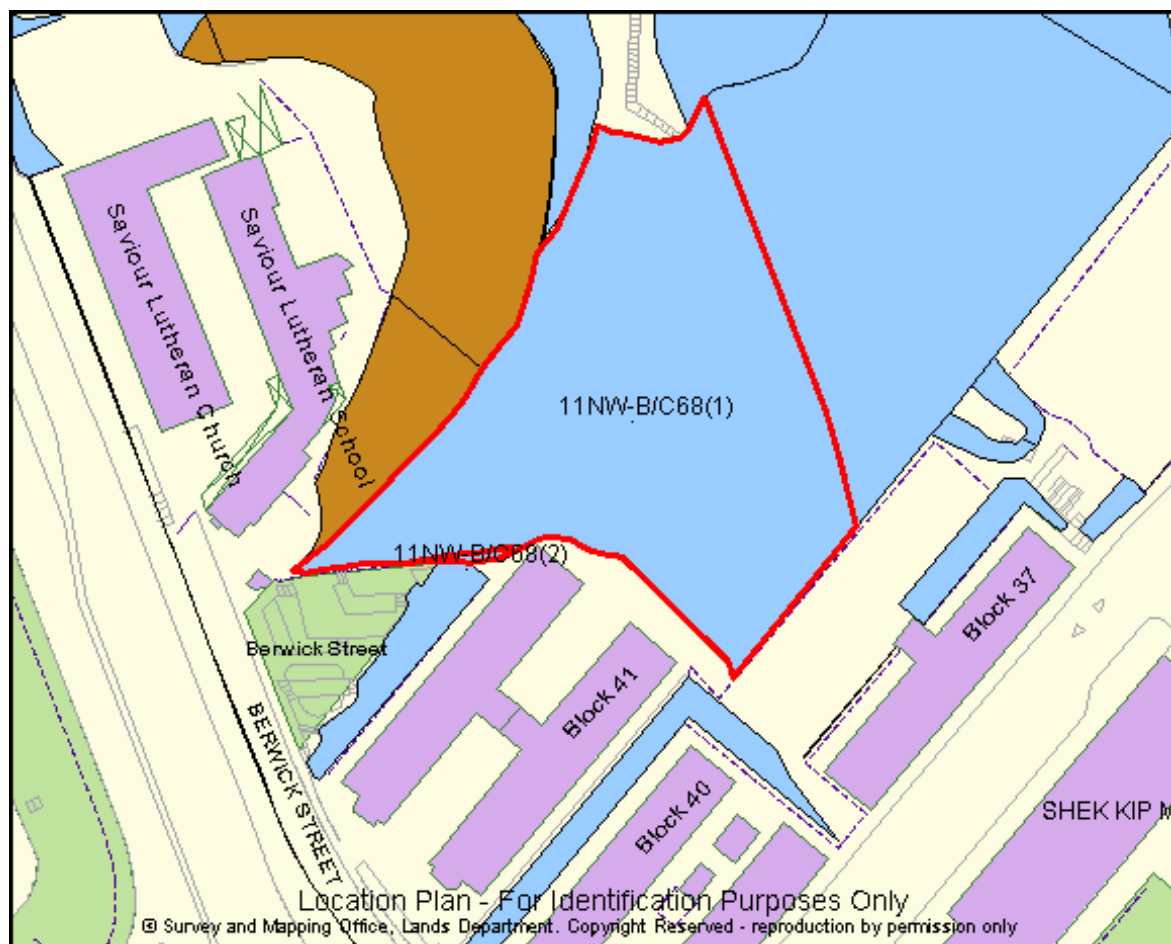
Site map showing all the slopes around Mei Ho House



斜坡第 11NW-B/C574 號位置圖

Location plan of slope 11NW-B/C574

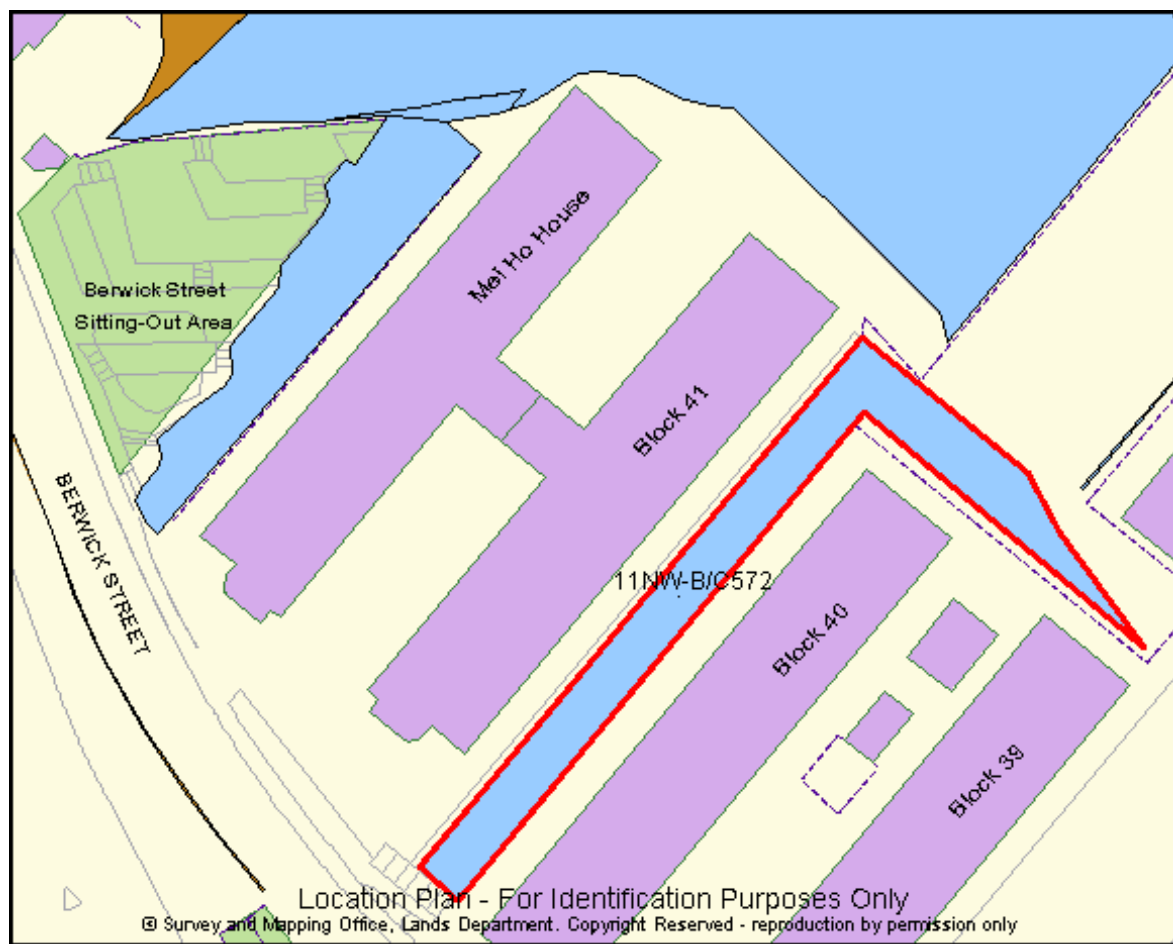




斜坡第 11NW-B/C68 號位置圖

Location plan of slope 11NW-B/C68





斜坡第 11NW-B/C572 號位置圖

Location plan of slope 11NW-B/C572