

# 銅鑼灣

# Causeway Bay

## Annex I

## Approved Conservation Management Plan





MASONRY WALLS AND ASSOCIATED EARTHENWARE PIPES AT CAROLINE HILL, H.K  
CONSERVATION MANAGEMENT PLAN  
FOR PATCHWAY HOLDINGS (HK) LIMITED  
JULY 2022



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**Issue 05 - Final Rev. 2**

July 2022

**Issue 04 - Final Rev. 1**

May 2022

**Issue 03 - Final**

December 2021

**Issue 02 - Draft Final**

November 2021

**Issue 01 - Preliminary Draft**

October 2021

# CAROLINE HILL, HK: CONSERVATION MANAGEMENT PLAN

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## HOW TO USE THIS DOCUMENT

An overview of this CMP, what its aims and objectives are and how it has been structured, can be found on pages **06-07**. The document is of considerable size and for ease of use has been produced to be read on-screen as a PDF. It contains a series of features that make it easier to use and navigate between the sections.

- The contents page allows users to navigate directly to the required section by clicking on the required section.
- The descriptions section for each component allows you to navigate directly to the significance for that component.

- The buttons along the bottom of each page will allow you to navigate around the document as follows:
  - Contents: This will take you to the contents page which is also hyperlinked, so you can jump to a different section.
  - Introduction: This will take you to the Introduction section.
  - Understanding: This will take you to the Understanding section.
  - History and Context: This will take you to the History and Context section.
  - Significance: This will take you to the Significance section.
  - Conservation Framework: This will take you to the Conservation Framework section.
  - Issues and Opportunities: This will take you to the Issues and Opportunities section.
  - Next Steps: This will take you to the Action Plan and the individual actions ordered by priority.

### ABBREVIATIONS

<b>CMP</b>	Conservation Management Plan
<b>CDE</b>	Character Defining Element
<b>HIA</b>	Heritage Impact Assessment
<b>AAB</b>	Antiquities Advisory Board
<b>AMO</b>	Antiquities and Monuments Office
<b>ASD</b>	Architectural Services Department
<b>EMSD</b>	Electrical and Mechanical Services Department
<b>CEDD</b>	Civil Engineering and Development Department
<b>PWD</b>	Public Works Department (1883 to 2002)
<b>CWC</b>	Cable and Wireless Club
<b>PORC</b>	Post Office Recreation Club

# CHAPTER 01: INTRODUCTION

# INTRODUCTION

## 1.1 PURPOSE AND SCOPE OF CMP

The historic masonry walls and earthenware pipes at Caroline Hill are one of the few surviving fabrics within the Site demonstrating its linkage with the historical evolution of the Sookunpoo area and Causeway Bay district.

This CMP has been commissioned by Patchway Holdings (HK) Limited. The purpose of this CMP is to understand the historic development of the site and manage any change to the historic masonry walls in relation to slope no. IISW-B/FR 193 and IISW-B/FR 32 as well as the associated earthenware pipes sensitively.

A CMP is a detailed strategic non-statutory document that reports the findings of archival research, which is then used to present a clear understanding of the historic element so that informed decisions can be made about its future. The objective is to manage sensitively any change that is essential to its future, so that the restored element is fit for purpose in the long term and able to be appreciated by the public as a heritage asset. At the simplest level a CMP describes:

- What your heritage is;
- Why it matters and to whom;
- What is happening to it;
- What the key issues are you need to be aware of to look after it; and
- What should be done to preserve and enhance it;

A CMP must be a living document, having a clearly defined purpose, to be used and updated as required. The preparation of this document is not an end in itself, but will inform and shape future decision-making through understanding and specifically, the assessment of significance. Having a robust CMP will pay dividends in the long-term by providing a firm foundation for management and expenditure decisions.

The principal chapters of the CMP encompass:

- **Understanding (Chapter 2):** describing the Site and its setting, management, use and designations.
- **History (Chapter 3):** detailing the development of the Site within its wider historical context.
- **Significance (Chapter 4):** assessing what makes the Site important from an aesthetic, historic, scientific and social point of view in order to establish the heritage value of the building/structure.
- **Issues and Opportunities (Chapter 5):** Identifies and discusses the issues raised by the emerging proposals for the building in the statutory, commercial, and cultural context. It also identifies opportunities to preserve or enhance cultural value.
- **Conservation Framework (Chapter 6):** Provides a high-level strategy for the long-term management of the building/structure, which is presented as a series of policy statements, including nontechnical guidelines.

The CMP study area (shown on Fig. 2.1.2) focuses on the graded historic building boundary, with considerations given to the immediate setting where this is necessary to inform the management of the Site.

## 1.2 METHODOLOGY

This CMP follows the research and assessment methodology set out in The Burra Charter 2013,<sup>01</sup> and uses the Burra Charter terminology where otherwise noted.

The first step in the Burra charter process is understanding. The following sources of information were consulted to research the history, use, associations, and fabric of the site:

- A Archival and desktop study. Archives, documents, maps, plans, and photographs available are obtained from sources including:
  - Antiquities and Monuments Office (AMO); historic plans, articles and reports, architectural plans
  - Architectural Services Department (ASD); architectural plans
  - Hong Kong Museum of History's Resource Centre (HKMHRC); historic photographs
  - Hong Kong Public Library (HKPL) and its website (MMIS); historic photographs, old HK newspaper
  - Hong Kong University Library (HKUL) and its website (Digital Repository @ HKUL); historic photographs, Public Works Department Annual Reports, Hong Kong and Far East Builder
  - Information Services Department (ISD); historic photographs
  - Lands Department (LD) and its website (HKMS 2.0); aerial photographs, ordinance and gazette plans
  - National Archives, Kew (NA); historic plans of Hong Kong

<sup>01</sup> The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 2013

- Public Records Office (PRO); Government Correspondence, architectural plans, historic photographs
- HK Government Gazette
- HK Journals Online

## B Site inspections

Next, the site's cultural significance and character were assessed, and a Statement of Significance and Schedule of Character-defining Elements were developed. An assessment of the significance of the whole site, as well as for individual buildings and features was also undertaken.

Issues and Opportunities were identified and the constraints of the site in its current condition were analysed. These provide insight into opportunities available for the site, especially with regards to possible future development.

A Conservation Framework, including Conservation Policies, was developed to guide the future use and maintenance of the site and to protect its the heritage and significance.

## 1.3 EXISTING INFORMATION

This report is based on readily available information. It should not be regarded as a definitive history of the site. The major construction and alteration activities within the site and on adjacent areas are generally well documented within the Hong Kong Gazette, Public Works Report and Architectural Services Department archives. However, original construction drawings of the masonry walls and earthenware pipes could not be sourced when this CMP was prepared. While further research may uncover more historical documents, reports, and publication, it is beyond the scope of this CMP. However, the research carried out to date, as expressed in this report, is considered sufficient for the current purposes.

## 1.4 GAPS IN KNOWLEDGE

At the time of publication, the following gaps in knowledge are as follows:

- Historic record drawings of the masonry walls and earthenware pipes
- Maintenance information of the masonry walls from 1920 to 1980

## 1.5 AUTHORSHIP

Purcell, specialist conservation architects and heritage consultants based in Hong Kong, UK and Australia, researched and wrote this CMP. A team of experienced consultants from Purcell jointly contributed to the completion of this CMP including:

- Steve Phillips, BA(Hons) IntArch MA/DipArch RIBA HKICON(Assoc.), Associate Partner
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- Ella Chan, BA(Cons.), Architectural Conservationist

## 1.6 COPYRIGHT

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# CHAPTER 02: UNDERSTANDING

## 2.1 LOCATION AND SETTING

The Site is located at Caroline Hill Road (Inland Lot No. 8945), on Caroline Hill, Causeway Bay, Hong Kong Island.

Caroline Hill is in the Sookunpoo area, which is located on the southern end of East Point, now Causeway Bay (originally named Tung Lo Wan). To the west is Leighton Hill with Morrison Hill further west. The Tai Hang and Tin Hau areas are to the east of Caroline Hill (see Fig. 2.1.1).

From historic maps before the 20th century, Caroline Hill was two hills separated by a narrow road.

The area began to develop from the late 19th century to 1930s. Key constructions of buildings in different typologies/uses, such as industry, education, institution and recreation during this period included:

- **1840s**  
Morgan's bungalow (residential)
- **1898**  
Hong Kong Cotton Spinning, Weaving and Dyeing Company (industrial)
- **1914 to 1920**  
St. Paul's Hospital, Convent and Convent School (institutional)
- **1916**  
Ellis Kadoorie School for Indians (institutional)
- **1917**  
Indian Recreation Club (recreational)
- **1922-24**  
Queen's College (institutional) site formation and preparation works.
- **1927**  
South China Athletic Association (SCAA) (recreational) on the southern part of the Caroline Hill
- **1928**  
Christ the King Chapel (Grade I) (religious)

Part of Caroline Hill, namely I.L. 358 was surrendered by the HongKong Land Investment and Agency Company Limited (now known as Hongkong Land Holdings Limited) to the government in 1921. The site formation works carried out directly afterwards for the Queen's College, have largely shaped the current appearance of Caroline Hill. Caroline Hill is now divided into three platforms, stepping up the hill from the north to the south.

By the 1940s, four schools had opened and then closed in Caroline Hill. This included:

- Sookunpoo School: 1855 to 1905;
- St. Francis College: 1862 to 1887;
- Victoria British School: 1905 to 1931; and
- Junior Technical School: 1933 to 1941.

With education providers moving away from the site, and following the war, from the early 1950s, the lower platform of the site (adjacent to Leighton Road) was turned into recreational grounds, becoming home to the Post Office Recreation Club, and the Cable and Wireless Club (later renamed as PCCW Recreation Club).

The middle platform of Caroline Hill remained in use as government facilities / offices from 1940s until their demolition in 2019. Since 2019, both the lower and middle platform have remained vacant. The higher platform, which is currently on the south side of I.L.8945, has been used by South China Athletic Association since 1927 but has undergone some major developments and alterations. Though the higher platform is outside I.L.8945, being part of the Caroline Hill, it will be briefly discussed in this document where relevant.



Fig. 2.1.1. Existing map with indications of Site and surrounding areas. (Source: Google, modified by Purcell.)



KEY

- Indicative Site Boundary
- Lower Platform
- Middle Platform
- Higher Platform

*This plan is not to scale*

Fig. 2.1.2. Indicative site boundary of I.L. 8945 with existing Site context and indication of low, middle and high platform, 2019, E056756C  
 Source: Survey and Mapping Office, Lands Department, The Government of Hong Kong and Hong Kong Geodata Store, modified by Purcell.



## 2.2 SITE OVERVIEW AND CONTEXT

The Site is an irregular shape with an area of 14,802 sqm. The northern end of the site is bounded by Leighton Road, while the U-shaped Caroline Hill Road encloses the west and east sides. The Site generally slopes from the lowest point near the southeast corner to the highest point on the southwest side at the junction of Link Road and Caroline Hill Road. The southeast corner of the site extends to the current Caroline Hill Road Substation.

The Lands Department require the section between Leighton Road and the junction of Caroline Hill and Link Roads for road widening and traffic improvement works. A new access road will be constructed to the south of the Site.

The east, north and west sides of the site have masonry retaining / boundary walls in place with three slope numbers assigned, IISW-B/FR 193, IISW-B/FR 32 and IISW-B/FR 190 (see Fig. 2.2.1).

Two of the masonry walls (IISW-B/FR 193 and IISW-B/FR 32), including the earthenware pipes, are Grade 3 listed. Although the third masonry wall (IISW-B/FR 190) is not graded, the land lease requires it to be retained.



Fig. 2.2.1. Indicative Site boundary of I.L. 8945 with adjacent lot numbers. Source: Base map from Hong Kong Map Service 2.0, attributed by the Government and Hong Kong Geodata Store. Modified by Purcell.

<p>① View Point ➔ View Direction</p> <p><i>This plan is not to scale</i></p>	<p>① Grade 3 Masonry Wall (slope no.: IISW-B/FR 193) is approximately 52 m in length with one earthenware pipe</p> <p>② Grade 3 Masonry Wall (slope no.: IISW-B/FR 32) is approximately 76 m in length with one earthenware pipe and one replacement cast iron pipe</p> <p>③ Non-graded Masonry Wall (slope no.: IISW-B/FR 190) is approximately 38 m in length</p>
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Fig. 2.2.2. View No.1: West side of the Site, looking north with SCAA in the sightline. Source: Purcell, 2021.



Fig. 2.2.3. View No.2: At the junction of Leighton Road, Hoi Ping Road and Caroline Hill Road outside Po Leung Kuk. Source: Purcell, 2021.



Fig. 2.2.4. View No.3: At the junction of Leighton Road, Yun Ping Road, Pennington Street and Caroline Hill Road looking towards the intersection between IISW-B/FR 193 and IISW-B/FR 190. Source: Purcell, 2021.



Fig. 2.2.5. View No.4: East side of the Site, looking north, featuring wall IISW-B/FR 193. Source: Purcell, 2021.



The Site



Fig. 2.2.6. Looking south towards the Site from Tai Hang Road. Source: Purcell, 2021.

The Site



Fig. 2.2.7. Looking west towards the Site from Wang Fung Terrace. Source: Purcell, 2021.

The photographic elevations of the existing masonry retaining/ boundary walls are shown on the next three pages.

Streetscape of the Site along Caroline Hill Road East



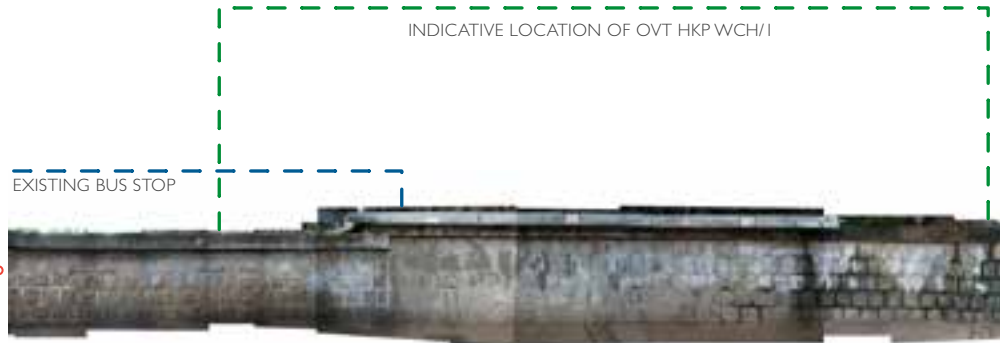
Fig. 2.2.8 Streetscape of I ISW - B/FR 32 and I ISW - B/FR 193 from Caroline Hill Road. (Source: Purcell, 2021)



Streetscape of the Site along Leighton Road



PHOTOGRAPHIC ELEVATION | I ISW - B/FR 190 (1 OF 2)  
NOT TO SCALE



PHOTOGRAPHIC ELEVATION | I ISW - B/FR 190 (1 OF 2)  
NOT TO SCALE



PHOTOGRAPHIC ELEVATION | LEIGHTON ROAD  
NOT TO SCALE



PHOTOGRAPHIC ELEVATION | LEIGHTON ROAD (CONT'D)  
NOT TO SCALE

Fig. 2.2.9 Streetscape of I ISW - B/FR 190 from Leighton Road. (Source: Purcell, 2021)

Streetscape of the Site along Northwest Leighton Road



PHOTOGRAPHIC ELEVATION | CAROLINE HILL ROAD (1 OF 3)  
NOT TO SCALE



PHOTOGRAPHIC ELEVATION | CAROLINE HILL ROAD (2 OF 3)  
NOT TO SCALE



PHOTOGRAPHIC ELEVATION | CAROLINE HILL ROAD (3 OF 3)  
NOT TO SCALE

Fig. 2.2.10 Streetscape of masonry walls from the Northwest of Leighton Road. (Source: Purcell, 2021)

Within a half kilometer radius of the masonry walls and earthenware pipes, there are 10 historic buildings that have been graded and featured on the AAB Assessment Register when this document is prepared. The date of completion and uses of these buildings indicate major phases of development in the region, which serves as a contributing factor to the significance of the walls. These, with the masonry walls and earthenware pipes, are shown in the table and Fig 2.2.11 below.

	TITLE	DATE	GRADING	ORIGINAL USE	CURRENT USE
01	Masonry Wall and Earthenware Pipes at Caroline Hill Road	1920s	3	Site formation of Queen's College	Boundary wall
02	St. Paul's Convent Church	1928	1	Church	Church
03	Po Leung Kuk, Main Building	1932	2	School, dormitory	Museum, Headquarters office, Memorial Hall, Domitory
04	S.K.H. St. Mary's Church	1937	1	Church	Church
05	S.K.H. St. Mary's Church, General Office	1954	3	Office, vicarage, school	Activity centre, study room
06	Shing Kwong Church, The Church of Christ in China	1927	2	Church	Church
07	St. John Ambulance Brigade Hong Kong Island Area Headquarters	1935	2	Headquarters office	Headquarters office
08	Confucius Hall	1935	1	Public place and community hall	Cultural venue, assembly hall, staff quarters
09	St. Margaret's Church	1923	1	Church	Church
10	Tung Wah Eastern Hospital	1929	2	Hospital	Hospital

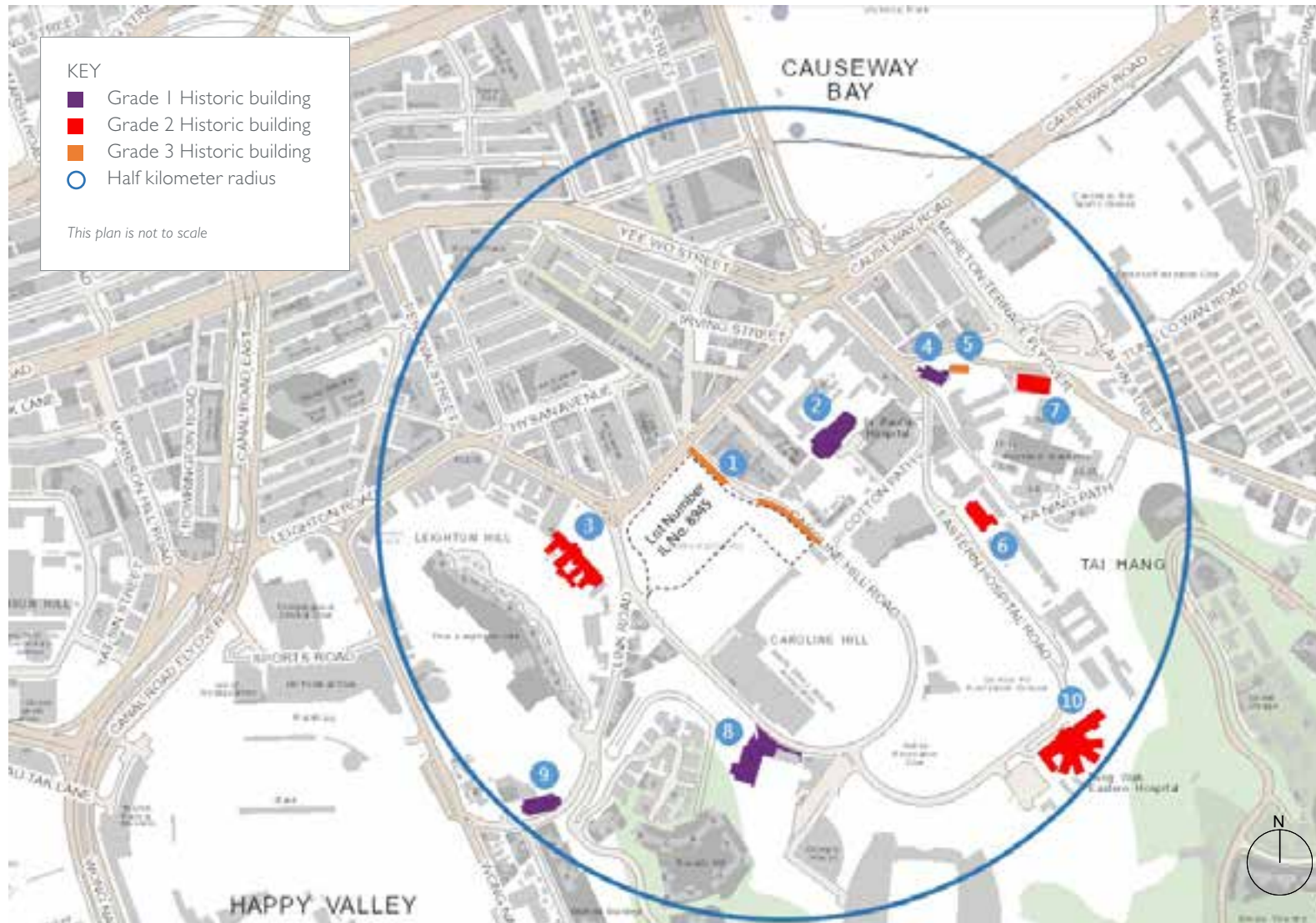


Fig. 2.2.11. Neighboring Historic Buildings in a 0.5km radius of Caroline Hill. Source: Base map from GeoInfo Map HK. Modified by Purcell.



## 2.3 MANAGEMENT AND USE

The walls were originally constructed as part of the site works for Queen's College in the 1920s. They later stood as the boundary walls of:

- the Victoria British School from the 1900s to 1930s;
- the Junior Technical School from the 1930s to 1940s;
- the government Electrical and Mechanical Services Department Headquarters from 1955 to 2005,
- the Civil Aid Services Headquarters, Post Office Recreation Club, and Cable and Wireless Club (later Pacific Century Cyber Works Recreation Club) from the 1950s to 2019.

The Lands Department announced the disposal of the Site (Inland Lot No. 8945) by public tender on March 23rd 2021. It was awarded to the highest tenderer, Patchway Holdings (HK) Limited, parent companies: Hysan Development Company Limited and Chime Corporation Limited (Member of Chinachem Group) on a 50-year land grant.

According to the press releases by the Government of HKSAR,

*Inland Lot No. 8945 has a site area of about 14,802 square metres and is designated for non-industrial (excluding residential, godown and petrol filling station) purposes. The minimum gross floor area and the maximum gross floor area are 60,000 sq m and 100,000 sq m respectively. Both include the gross floor area of the Government Accommodation, being a child care centre, a day care centre for the elderly and a district health centre, but exclude the gross floor area of the public vehicle park, all to be constructed by the purchaser under the Conditions of Sale.*

The slope maintenance responsibility information system indicated that the current maintenance agent of the three retaining walls was the Architectural Services Department. The responsible lot and party of IISW-B/FRI90 and IISW-B/FRI93 was post office while the Electrical and Mechanical Services Department was responsible to IIS-B/FR32.

## 2.4 DESIGNATIONS

The two masonry walls (IISW-B/FRI93 and IISW-B/FR32) and associated earthenware pipes were confirmed as Grade 3 Historic Buildings in December 2019 (N339) in recognition of the site's historical links with the Sookunpoo (now Causeway Bay) district. The extent of the masonry wall covered by this designation is shown on Fig. 2.2.1.

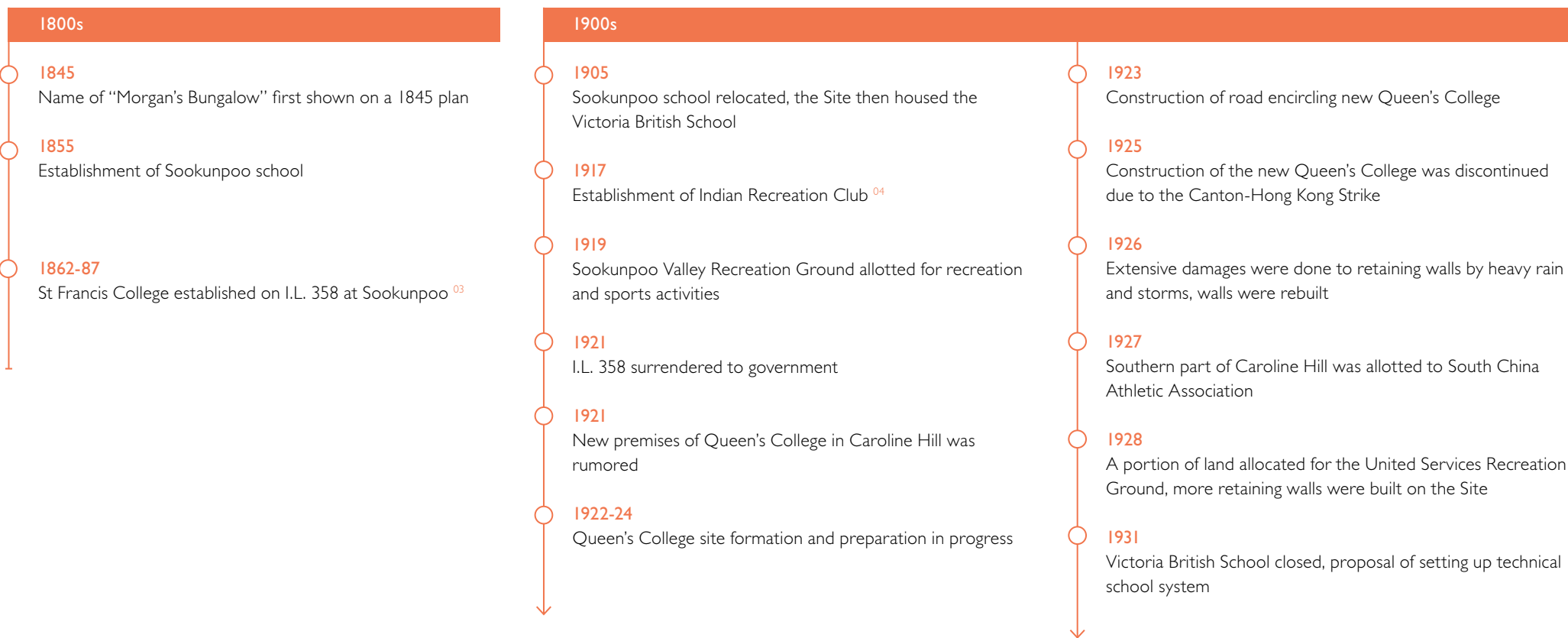
According to the Antiquities and Monuments Office (AMO) and Antiquities Advisory Board (AAB) in Hong Kong, grade 3 historic buildings are "buildings of some merit and preservation in some form would be desirable and alternative means should be considered if preservation is not practicable"<sup>02</sup>.

Grade 3 Historic Buildings are not protected under the Antiquities and Monuments Ordinance, however, administrative measures and economic incentives have been undertaken by Government to encourage owners to conform to a policy of retention.

<sup>02</sup> Antiquities and Monuments Office, "1,444 Historic Buildings and New Items in addition to 1,444 Historic Buildings - Definition of the Gradings", 2012, <http://www.aab.gov.hk/en/built3.php>



## 2.5 SUMMARY TIMELINE



<sup>03</sup> Ha Keloan Louis, 2018. The Foundation of the Catholic Mission in Hong Kong, 1841-1894, Appendix IV, p.516.

<sup>04</sup> Indian Recreation Club. "Facts about IRC." <https://indianrecreationclub.com/about-irc/>

## 1900s (cont'd)

**1933**

Junior Technical School founded, White George as the first principal

**1941**

Junior Technical School closed, a portion of land to the northwest of the school was allotted to the Post Office Recreation Club

**1941-45**

Land Transport Section set up buildings in Caroline Hill

**1948**

The Electrical and Mechanical Office of the Public Works Department was formed as an amalgamation of the existing Electrical and Land Transport Offices

**1949**

Planning of new workshops for Electrical and Mechanical Office (E&M) of Public Works Department

**1953**

Cable and Wireless Club and Post Office Recreation Club opened

**1955**

First stage of Public Works Department office construction. E&M workshops completed. Part of the masonry wall was demolished. Opening of old Government Stadium and requisition of Sookunpoo cottages <sup>05</sup>.

**1958**

Additional land allotted to Cable and Wireless Club <sup>06</sup>

**1966**

Second stage of Public Works Department office construction. E&M offices completed. Civil Aid Services Headquarters moved into the E&M offices

**1994**

Opening of Hong Kong Stadium after reconstruction

**1999-2000**

Large amount of masonry walls were demolished as part of the modification works to the SCAA stadium

## 2000s

**2005**

E&M offices moved out from Site

**2006**

Civil Aid Services Headquarters moved out from Site

**2017**

Demolition of the Electrical and Mechanical Services Department Headquarters, Civil Aid Services building, Post Office Recreation Club and PCCW Recreation Club commenced

**2019**

Demolitions on Site completed

**2021**

Tender awarded to Patchway Holdings (HK) Limited on 12 May in land sale

<sup>05</sup> HKRS163-I-1849 Resettlement - Mount Davis and Sookunpoo Resettlement Area - Requisitioning of Cottages

<sup>06</sup> HKRS156-I-5886 Bathing Shed - Application from the Post Office Recreation Club for the Allocation of a site on the HK Island

# CHAPTER 03: HISTORY AND CONTEXT

# HISTORY AND CONTEXT

## 3.1 SOOKUNPOO AND BOWRINGTON DISTRICT

### 3.1.1 Sookunpoo and Bowrington District in the 19th century

Hong Kong Island was occupied by the British in 1841. The British government developed Victoria City from 1843 and divided it into four wans, namely Sai Wan (西環), Sheung Wan (上環), Choong Wan or Chung Wan (中環), and Ha Wan (下環). The Chinese further separated these places into nine yeuks (districts), with East Point and Happy Valley included in the ninth yeuk.<sup>07</sup> East Point and Happy Valley marked the eastern boundaries of the City of Victoria, so the area was less densely populated, and less developed, compared to the rest of the four wans in the 19th century. Drawing (Fig. 3.1.1.1) from the 1840s show the region was hilly with several rice fields. The hills were named Leighton Hill, Morrison Hill, Caroline Hill, and East Point Hill.

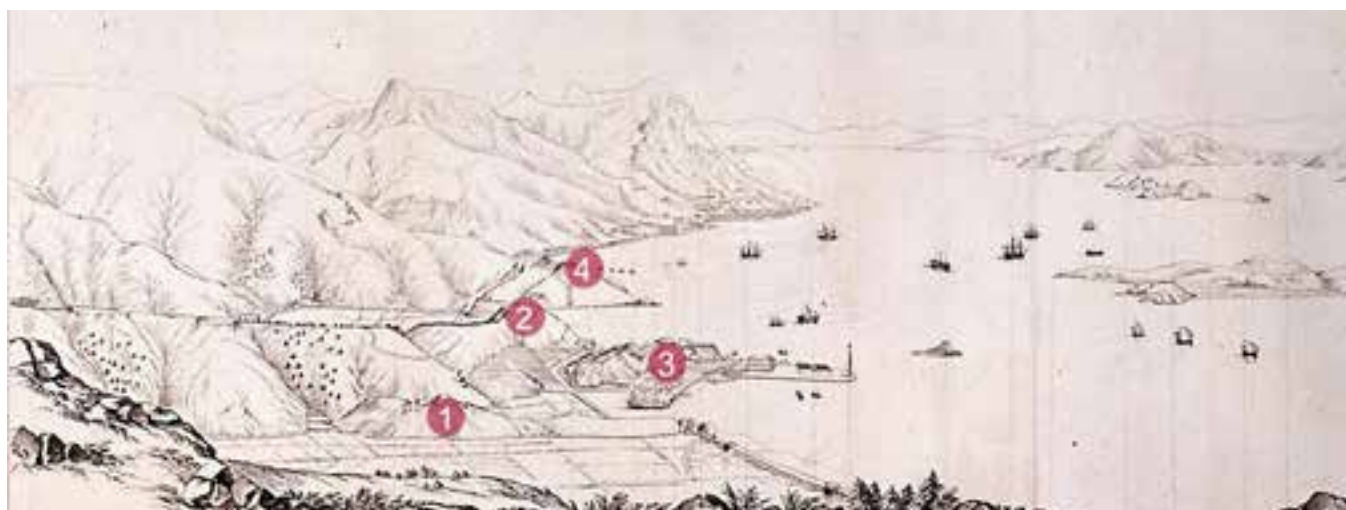


Fig. 3.1.1.1. Victoria Harbour, drawn by Thomas Bernard Collinson, 1845 (Source: Wikimedia Commons)

<sup>07</sup> Joseph S P Ting, et al., 1999. City of Victoria : a selection of the museum's historical photographs 2nd ed., Hong Kong: Hong Kong Museum of History, p.85.

Caroline Hill is in what was then called the Sookunpoo district (now known as So Kon Po, Chinese: 掃桿埔).<sup>08</sup> Caroline Hill was surrounded by the paddy fields of Sookunpoo and its village.

Sookunpoo can be translated as "the straw broom plain", or possibly, "the straw broom landing place".<sup>09</sup> Sookunpoo village was a small village prior to British establishment of Hong Kong in 1841. The Hong Kong Gazette of 1841 lists Sookunpoo<sup>10</sup> as a "hamlet" with around 10 people. Major activities in Sookunpoo and Tung Lo Wan revolved around farming, "paddy fields" can be seen in various maps. Sookunpoo was believed to be originally owned by the Liu (廖) clan,<sup>11</sup> whose ancestors originally came from Fujian, China.

Captain William Morgan, a ship captain, (who may have been the Hong Kong manager of Jardine Matheson, who built the earliest settlements under colonial rule in East Point in 1872), purchased the first piece of land in East Point during the first land auction in Hong Kong on 14 June 1841. Morgan went on to buy land on Caroline Hill (I.L. 358) and build the Morgan Bungalow there.<sup>12</sup>

<sup>08</sup> The place was first named Soo-koon-poo (Chinese name: 掃竿埔) when it appeared in the Hong Kong Gazette May 1841. However, the name appeared differently in various maps probably due to different versions of translation. It appeared as Sukunpu in the aerial photo of 1844 and as Sookunpoo or Soo Kun Poo in colonial documents or in most later maps of 1859 onwards. The name of the place was changed to So Kon Po since the 1950s. "Sookunpoo" is used in this report since this name is used most in colonial historical documents.

<sup>09</sup> Revd. Carl T. Smith, Notes on the So Kon Po Valley and Village. Journal of the Hong Kong Branch of the Royal Asiatic Society. Vol. 23 (1983), p. 12.

<sup>10</sup> The place was named "Soo-koon-poo" in the document.

<sup>11</sup> 香港掌故, 麥敬灝白·花油之香 飄過掃桿埔 <https://www1.hkej.com/dailynews/articlePrint/id/1214705>

<sup>12</sup> Dafydd Emrys Evans, Jardine, Matheson & Company's First Site in Hong Kong, Journal of the Hong Kong Branch of the Royal Asiatic Society. Vol. 8 (1968), p. 150, 152.



## HISTORY AND CONTEXT

The Happy Valley racecourse in Bowrington district was completed in 1845 alongside with several cemeteries built to the west boundary of the racecourse, chronologically the Protestant and the Parsee Cemetery; then the Mahomedan Cemetery (also the Indian Soldiers Cemetery) and the Roman Catholic Cemetery; and later the Hindu Cemetery. To the southeast of the racecourse was a Chinese village called the Wong Nei Chung Village.

Wong Nai Chung and Sookunpoo valleys suffered from poor sanitary conditions due to farming activities. Yellow mud stream, as its name indicates, discharged from surrounding hills of the Wong Nai Chung valley, creating swamps and lethal health conditions.<sup>13</sup> The colonial government issued an order in 1844 to ban rice cultivation in the area. The land was purchased by the Government from its Chinese owners, then drained, after which, health conditions improved.<sup>14</sup> New crops were introduced. Later, the land was subdivided into five Farm Lots and sold on 1 July 1846. Meanwhile, Tung Lo Wan bay, where the village of Sookunpoo was located, changed from being paddy fields to being the centre for the salt trade.<sup>15</sup>

Jardine Matheson built extensive houses and shops in East Point for their employees. The companies' presence also attracted many Chinese. They settled in a haphazard manner beyond Jardine Matheson's property, extending and enlarging the Sookunpoo village.<sup>16</sup> Many streets were named after Jardine Matheson, including Jardine's Bazaar, Yee Wo Street, Matheson Street, and Percival Street.

According to historic maps, it is believed that Morgan's Bungalow was built on the Caroline Hill in early to mid 1840s and the Sookunpoo school was later built to the northwest of it, to provide education to children in the Sookunpoo district. Not much is known about the School due to insufficient record information.

In 1855, Sir John Bowring proposed a reclamation plan for the shallow water region in Tung Lo Wan. This region was partly reclaimed in 1855, and reclamation was completed in 1864. The reclamation project also included the construction of the Bowrington Canal (see Fig. 3.1.1.2) to the west of Matheson's houses in the inland area of East Point, and reclamation of the marshland on both sides of the canal, which diverted water from Wong Nai Chung village and the racecourse to the sea, to improve the sanitary conditions in the region. In 1883, the first typhoon shelter in Hong Kong, a heavy rockfill breakwater was built.<sup>17</sup> "In 1884, 23 acres of land were reclaimed at Causeway Bay. With the construction of the causeway joining Kellett Island and the shore of Tang Lung Chau, Tung Lo Wan got its new English name, Causeway Bay, from the new causeway."<sup>18</sup>



Fig. 3.1.1.2 East Point in 1870s, showing the Bowrington Canal, Jardine properties and the East Point Hill. (Source: Hysan Development)

<sup>13</sup> C. Michael Guilford. A Look Back: Civil Engineering in Hong Kong 1841-1941. Journal of the Hong Kong Branch of the Royal Asiatic Society, Vol. 37 (1998), p. 91.

<sup>14</sup> CO. 129-11, No. 28

<sup>15</sup> Revd. Carl T. Smith, Notes on the So Kon Po Valley and Village. Journal of the Hong Kong Branch of the Royal Asiatic Society. Vol. 23 (1983), p.14.

<sup>16</sup> Smith, 1983, p.13.

<sup>17</sup> C. Michael Guilford. A Look Back: Civil Engineering in Hong Kong 1841-1941. Journal of the Hong Kong Branch of the Royal Asiatic Society, Vol. 37 (1998), p. 83.

<sup>18</sup> Anthony Siu Kwok-kin. Tung Lo Wan. Journal of the Hong Kong Branch of the Royal Asiatic Society, Vol. 29 (1989), p.398.

## 3.1.2 Causeway Bay in the early 20th Century

Entering the 20th century, Victoria City further expanded on its East and West boundaries. There were increasing infrastructural, industrial, entertainment, recreational, and institutional and religious developments in the Causeway Bay district. These are briefly discussed as follows:

### Recreational Development in Causeway Bay

Since the completion of the Happy Valley Racecourse in 1845 and subsequent population growth and other developments in Causeway Bay, there was a significant increase of recreational facilities in the area.

The site on the north of the Racecourse was originally public garden according to *Plan of the City of Victoria Hong Kong 1889* but it was transferred to recreation ground sometime between 1889 to 1901. The site was then referred as Happy Valley Recreation Grounds in some later publications and maps. The Happy Valley Recreation Grounds later became the home of Hong Kong Football Club,<sup>19</sup> Craigengower Cricket Club<sup>20</sup> and Hong Kong Police Cricket Club (see Fig. 3.1.2.1).<sup>21</sup>

The Royal Hong Kong Golf Club, after its establishment in 1889, was first located on the northwest corner of the Racecourse site before the courses in Deep Water Bay and Fanling were established in 1898 and 1911 respectively. The Happy Valley property was handed over to the government in 1947.<sup>22</sup>

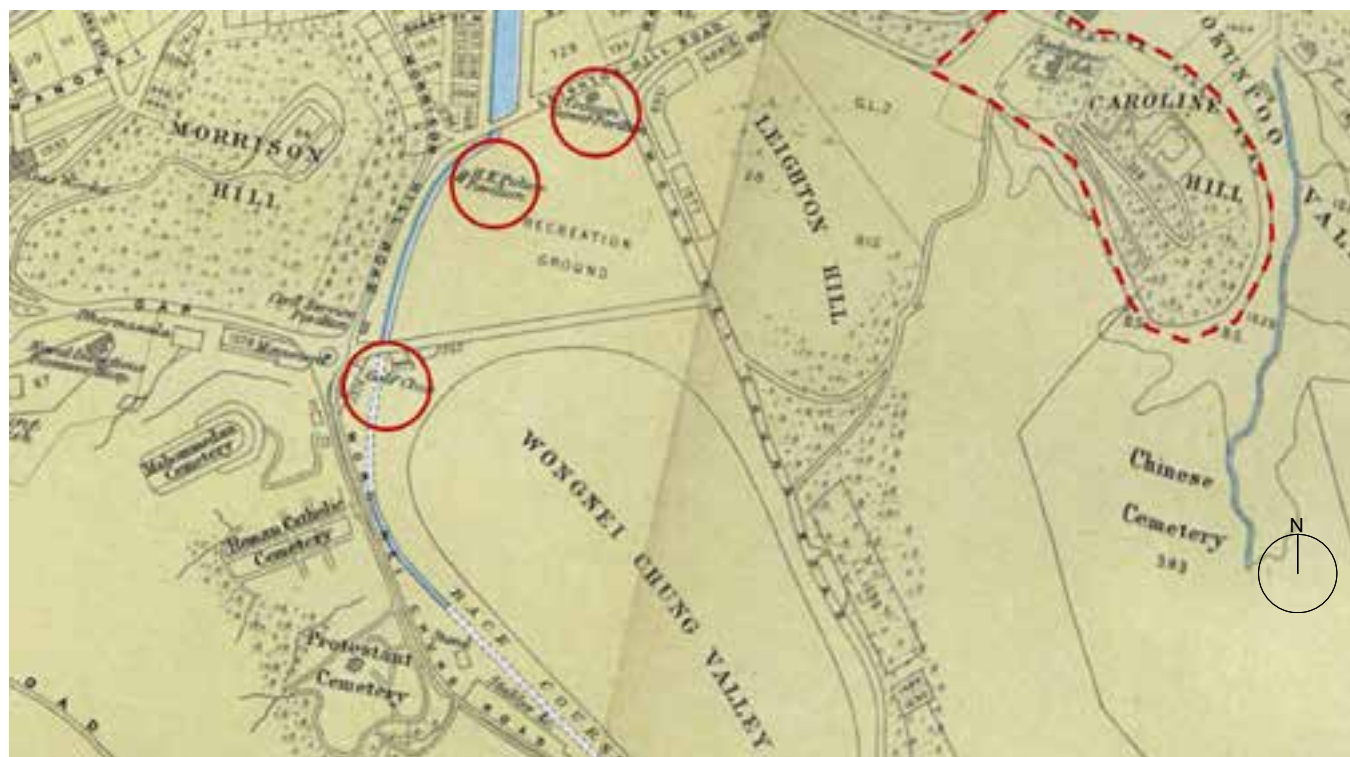


Fig. 3.1.2.1. Plan of the City of Victoria Hong Kong (corrected to 1909). (Source: *Directory & Chronicle of China, Japan, Corea etc etc, 1909*, modified by Purcell)

<sup>19</sup> The Hong Kong Football Club was founded in 1886.

<sup>20</sup> The Craigengower Cricket Club, founded in 1894, relocated to its current site from the cricket site on Bonham Road in c.1909.

<sup>21</sup> (The Hong Kong Police Cricket Club was) "formed (in 1904) from a small number of expatriate police officers relaxing at the Police Recreation Club (PRC), a team was first entered in the Hong Kong Cricket League in the 1904/05 season. Its 'pavilion' was a rudimentary mat-shed on ground donated by a neighbouring club on the edge of the Happy Valley Racecourse." Source: Ian Lacy-Smith, n.c. A Hong Kong Policeman & Cricket. <https://www.britishempire.co.uk/article/hongkongpolicemanandcricket.htm>

<sup>22</sup> Hong Kong Golf Club. Heritage. <https://www.hkgolfclub.org/cms/the-club/heritage/>

# HISTORY AND CONTEXT

In 1917, just one year after the opening of Ellis Kadoorie School for Indians, Indian Creation Club was founded with its clubhouse built on the southeast of the Caroline Hill.

In 1927, the government allotted the southern part of the Site at Caroline Hill to the South China Athletic Association (SCAA)<sup>23</sup> following the request from Lee Hysan, who was the chairman of the organization at the time<sup>24</sup>. It was noted that the Mok family joint sponsored the establishment of SCAA.<sup>25</sup> The first stadium was completed in 1934 with 2-storey concrete clubhouse together with spectator stands. The site was occupied by Japanese Army during WWII.

There were a few other recreational facilities established during this period of time in Causeway Bay including the Chinese Recreation Club set up in Tai Hang in 1912, which is still in operation today<sup>26</sup>.

## Institutional and Religious Development in Sookunpoo

Due to the growth of Causeway Bay in the early 20th century, there was growing demand for institutional and religious facilities.

In 1905, Victoria British School was established and opened on the previous site occupied by Sookunpoo School in Caroline Hill but was later closed in 1931. This will be discussed further in Chapter 3.2.2.

<sup>23</sup> A football club first established in 1908 and formerly named the Chinese Football Team.

<sup>24</sup> Hong Kong: South China Athletic Association, n.d. "History". [https://www.scaa.org.hk/index.php/About/about\\_history/tchinese.html](https://www.scaa.org.hk/index.php/About/about_history/tchinese.html)

<sup>25</sup> 莫華釗. et al., 2009. Timeless legacy : the Mok family collections, p. 17, Hong Kong: Art Museum, Institute of Chinese Studies, Chinese University of Hong Kong.

<sup>26</sup> Chinese Recreation Club. Introduction of the Club - the Early Years. <https://www.crchk.org/en Club.aspx?uid=1>

In 1914, the land and buildings of the Hong Kong Cotton Spinning, Weaving and Dyeing Company Ltd were purchased by the French Sisters of St. Paul de Chartres, providing accommodation for a convent, the St. Paul's Convent School, an orphanage, a hospital and a church.

Almost at the same time when the St. Paul's hospital was first established, on 16 October 1916, the Ellis Kadoorie School for Indians (now Sir Ellis Kadoorie Primary School) was opened by the Governor Henry May.

In 1918, the Japanese Benevolent Society was transferred to the Sookunpoo valley (I.L. 1879).

Besides these, the Queen's College had plans to construct a new premise at Caroline Hill in 1922. Site formation was carried out from 1922 to 1926 but the construction of the school was eventually cancelled due to the Canton-Hong Kong Strike from 1925 to 1926. This will be further illustrated in Chapter 3.2.

According to the record plans, major development took place to the southern part of Sookunpoo while Tung Wah Eastern Hospital was established in 1929.

In 1932, the Main Building of Po Leung Kuk was built at the site on No.66 Leighton Road, to the west of Caroline Hill, as its new headquarters.<sup>27</sup> The Main Building of Po Leung Kuk still remains intact today with very limited alterations to its original appearance, despite six major extensions within the site in since 1940.

<sup>27</sup> South China Morning Post, 19th July 1930. "Work of Po Leung Kuk:"

In 1933, two years after the closure of Victoria British School, Junior Technical School was set up on the same site in Caroline Hill. This will be further elaborated in Chapter 3.2.2.

The establishments of other institutions and religious buildings during the period in the proximity of the Site are summarized as below:

- The Belilios Reformatory, 1900 to c.1952
- Shing Kwong Church of the Church of Christ in China<sup>28</sup> (Grade 2), 1927 -
- Parsee Prayer House, known as Zoroastrian Building, 1931
- Chinese temple (the Confucius Hall) (Grade 1), 1935 -
- St. John Ambulance Brigade Hong Kong Island Area Headquarters (Grade 2), 1935 -
- St. Mary's Anglican Church<sup>29</sup> (Grade 1), 1937 -

<sup>28</sup> This congregation considers itself the successor to a chapel built by the London Missionary Society in Tai Ping Shan in the 1860's. The chapel building was demolished at the time of the clearance of the Tai Ping Shan area at the turn of the century. (Source: Revd. Carl T. Smith, Notes on the So Kon Po Valley and Village. Journal of the Hong Kong Branch of the Royal Asiatic Society. Vol. 23 (1983), p. 17.

<sup>29</sup> St. Mary's Anglican Church is at the junction of Tai Hang Road and Eastern Hospital Road. The congregation began in the chapel of the Eyre Diocesan Refuge for destitute women in 1912. In 1914 the Refuge was moved to Kowloon, but Anglicans in the east part of Hong Kong continued to meet there for worship. A vestry was formed in 1920 and plans were discussed for a new building. It was not until 1930, however, that a large fund-raising plan was undertaken. Finally, on 12 July 1936, ground was broken for a new church. It was officially opened on Christmas Eve 1937. In 1954 another building containing offices, kindergarten and vicarage was completed, and in 1958 the foundation stone for the Primary School was laid. (Source: Revd. Carl T. Smith, Notes on the So Kon Po Valley and Village. Journal of the Hong Kong Branch of the Royal Asiatic Society. Vol. 23 (1983), p. 17.

## Development of Other Industries in Sookunpoo and Causeway Bay

Since the 1870s, the industrial sector played a major role in the development of Causeway Bay. One of the key industrial developments near Caroline Hill was the establishment of the Hong Kong Cotton Spinning, Weaving and Dyeing Company (see Fig. 3.1.2.2) under Jardine Matheson & Co. Ltd. in 1898.<sup>30</sup> In 1931, Cotton Path was established, with its naming referencing the earlier cotton mills.<sup>31</sup>

The development of entertainment industry in Causeway Bay in the early 20th century was initiated by the establishment of the two amusement parks (Yue Yuen 愉園<sup>32</sup> and Camphor Garden 樟園<sup>33</sup>). Following a major fire at the Happy Valley Racecourse in 1918, both amusement parks closed down. Lee Garden - a tycoon's villa transformed into a Chinese amusement park by Lee Hysan, was completed in 1925 soon after Lee Hysan purchased the East Point Hill from Jardine in 1923.



Fig. 3.1.2.2 Cotton Mills of the Hong Kong Cotton Spinning, Weaving and Dyeing Company Ltd. (Source: Wright, Arnold (ed.) 1908. *Twentieth Century Impressions of Hong Kong*, p.236. Singapore: Graham Brash.)

<sup>30</sup> Revd. Carl T. Smith, Notes on the So Kon Po Valley and Village. *Journal of the Hong Kong Branch of the Royal Asiatic Society*. Vol. 23 (1983), p. 15.

<sup>31</sup> Hong Kong Government Gazette, 10th July, 1931. Notice 436 in Government Gazette.

<sup>32</sup> China Mail, 20 September 1898. "Happy Retreat."

<sup>33</sup> 華字日報, 1916年10月11日, "新樟園潛社詩鐘"



## HISTORY AND CONTEXT

### 3.1.3 Mid-20th Century to Nowadays

Following the decline of the entertainment industry in Causeway Bay, the district continued to grow in institutional and recreational development in the mid to late 20th century. Commercial activities also started and quickly expanded in East Point, which in turn increased the demand for improved infrastructure.

#### Continuation of Institutional Development in Sookunpoo and Tai Hang

Following the boom of several institutions and religious societies established in Sookunpoo in the early 20th century, various institutions continued to set foot in Sookunpoo and Tai Hang in the mid to late 20th century.

Queen's College was relocated from its previous campus in Kennedy Road to the corner of Causeway Road and Tung Lo Wan Road on 21 May 1950. The college building was a two-storey structure with three basketball courts, a volleyball court and space for a gym, canteen etc. amounting to 94,600 sq. ft (Fig.3.1.3.1).<sup>34</sup>



Fig. 3.1.3.1 Queen's College in new premise (Source: *Hong Kong and Far East Builder 1950*, vol. 8, no. 3)

<sup>34</sup> Hong Kong and Far East Builder 1950, vol. 8, no. 3, p.33. "The New Queen's College."

Apart from Queen's College, other institutions that were established around the same time and in the proximity of the site are summarized as below:

- Hennessy Road Government Primary School (1949–)
- Ho Tung Technical School, now Ho Tung Secondary School<sup>35</sup> (1953–)
- Eastern Hospital Road Government School (1958–1977)
- Buddhist Wong Cheuk Um Primary School (1959–)
- Buddhist Wong Fung Ling College (1959–)
- Sheng Kung Hui Kindergarten<sup>36</sup> (2012–)

#### Continuation of Recreational Development in Sookunpoo

Lots of improvements were made to recreational facilities in Causeway Bay in the late 20th century. Apart from recreational grounds for existing clubs, three different stadiums were constructed in Causeway Bay in the 1950s. The Hong Kong Football Club stadium had been rebuilt in 1953, with its re-opening in 1954.<sup>37</sup> In addition, in 1953, the South China Athletic Association demolished their old stadium to construct a new stadium with the capacity of around 12,000 people. The SCAA was later further expanded in 1966, 1976 and 1988. These works included the construction of the Land Bowling Centre, the 7 storey Sport Centre and the 17 storey Sports Complex.

<sup>35</sup> Hotung Secondary School, 2016. "School Profile 2016-2017 Hotung Secondary School". Retrieved September 2021, from <http://web.hotungss.edu.hk/HP/docs/information/intro160E.pdf>

<sup>36</sup> Sheng Kung Hui Kindergarten Hong Kong. "School profile." Retrieved September 2021, from [https://www.skkg.edu.hk/?page\\_id=310](https://www.skkg.edu.hk/?page_id=310)

<sup>37</sup> Denis Way, 2011. "Along the sports road : the Hong Kong Football Club, its environs and personalities 1886-2011." Hong Kong: Hong Kong Football Club



Fig. 3.1.3.2 Hong Kong stadium in 1958 (Source: Bruce Deadman, digitalized by gwulo <https://gwulo.com/atom/31468>)



Fig. 3.1.3.3 Hong Kong stadium today with SCAA and Disciplined Services Sports Centre in the near background (Source: Purcell, 2021)

The Government Stadium (later Hong Kong Stadium) (Fig. 3.1.3.2 & 3.1.3.3) was later erected on 3 December 1955.<sup>38</sup> It was the largest outdoor sports and recreational facility in Hong Kong and can accommodate more than 28,000 people.

Apart from stadiums, three additional recreational clubs were also built in the 1950s. Following the closure of Junior Technical School in 1941, a portion of land northwest in Caroline Hill was allotted to the Post Office Recreation Club. The Cable and Wireless Club were opened in 1952.<sup>39</sup> Both will be further discussed in Chapter 3.2.3. The Disciplined Services Sports and Recreation Club was also established at 9 Cotton Path in 2001 to replace the former Disciplined Services Sports Centre at Kai Tak Airport.

## Development of Other Industries in Causeway Bay

A land reclamation scheme commenced soon after World War II. With the typhoon shelter being moved northwards to its present location.<sup>40</sup> The reclamation began in 1951 and completed in 1953. The original typhoon shelter was reclaimed and formed the Victoria Park that offer the general a host of recreational facilities.<sup>41</sup>

Due to the rapid development of Causeway Bay, the Canal Road Flyover was built in 1971 with the cross harbour tunnel connecting the Hong Kong Island to Kowloon Peninsula.

Commercial developments of Causeway Bay can be traced back to 1960 when Japanese department store Daimaru opened its Hong Kong branch on Paterson Street. With the completion of Causeway Bay MTR station in 1985, the district continued to be a hub for commercial and entertainment activities. Old buildings were torn down and were replaced by new Grade A office buildings. Following the success of Lee Garden Amusement Park<sup>42</sup> and the old Lee Theatre,<sup>43</sup> Hysan family expanded their business in Causeway Bay since the early 21st century by building various office, retail and residential tenant space including Lee Garden One to Six,<sup>44</sup> Hysan Place, Lee Theatre, One Hysan Avenue and Leighton Centre.

<sup>40</sup> Ho Pui-yin, 2004. "Challenges for an Evolving City - 160 Years of Port and Land Development in Hong Kong." The Commercial Press.

<sup>41</sup> South China Morning Post., 25th March 1955. "Victoria Park Recreation."

<sup>42</sup> The Lee Garden Amusement Park was constructed in 1920s and demolished in 1930s. (Source: Hysan Development)

<sup>43</sup> Lee Theatre was built in 1925 and demolished in 1991, making way for present Lee Theatre Plaza. (Source: Hysan Development)

<sup>44</sup> Lee Garden One was completed in 1997 after Lee Garden Hotel was demolished. (Source: Hysan Development)

<sup>38</sup> China Mail, 5 December 1955.

<sup>39</sup> South China Morning Post, 10th July 1952. "Cable & Wireless Sports Club".

## 3.2 CAROLINE HILL

### 3.2.1 Caroline Hill in the 19th century

According to an article named "Caroline Hill" by B.A. COAD, Brigadier, Caroline Hill was named after Caroline Preston, the wife of a doctor, William J. Preston. Caroline died in early 1852 soon after she arrived Hong Kong. William Preston worked in the apothecary trade as a druggist and operated the Hong Kong Dispensary from 1850 to 1856. In 1856, he handed over the dispensary to another druggist and left Hong Kong. He might have come back to Hong Kong and worked under Dr. Thomas Boswall Watson, one of the founders of the Watson chemist chain.<sup>45</sup>

Shown in the map of 1859 (Fig.3.2.1.1), Caroline hill was a hill of two bluffs separated by a narrow road in the plummeted area in the middle. The hill therefore split into North and South portions since the 1840s. Morgan's bungalow was the first building constructed towards the south of Caroline Hill and it is believed that the bungalow was built by Captain William Morgan for himself.<sup>46</sup> It was unclear on the building's function since the name of the bungalow no longer exists in maps after 1844 but the structure still exists on a 1923 map <sup>47</sup>.

Sookunpoo school was established in 1855 to the northeast of Morgan's bungalow on Caroline Hill. It first appears on maps from 1889 (Fig 3.2.1.2).

A school named St. Francis College on I.L. 358 at Sookunpoo was mentioned in the book "The Foundation of the Catholic Mission in Hong Kong, 1841-1894" with a duration from 1862 to 1887 on Caroline Hill but without any further elaboration.<sup>48</sup>


Very little information about Sookunpoo school and St. Francis College were found when this document was prepared. It remains unknown where exactly St. Francis College was located within the I.L. 358. It is possible that Morgan's bungalow was transformed into St. Francis College after Captain William Morgan died on 14 July 1843 in Macau <sup>49</sup>, which may explain the renovations with additions built towards the west and with the associated building demolished observed in maps dated 1840s to 1880s.



Fig. 3.2.1.1. 1859 map showing the original topography of Caroline Hill. (Source: National Archive, National Archive CO 700/HongKongandChina54)



Fig. 3.2.1.2. 1889 map showing the Sookunpoo School at the north side of Caroline Hill. (Source: National Archive, National Archive CO 700/HongKongandChina7)

 Indicative boundary of Caroline Hill

<sup>45</sup> South China Morning Post. 20th April 1950. "Caroline Hill".

<sup>46</sup> Dafydd Emrys Evans, Jardine, Matheson & Company's First Site in Hong Kong, Journal of the Hong Kong Branch of the Royal Asiatic Society, Vol. 8 (1968), p.152.

<sup>47</sup> National Archive, 1923, reference no. MPPG 1/115. Map extracted from CO 129/502/5, Hong Kong surveyed by Capt. Sir Edward Belcher.

<sup>48</sup> Ha Keloan Louis, 2018. The Foundation of the Catholic Mission in Hong Kong, 1841-1894, Appendix IV, p.516.

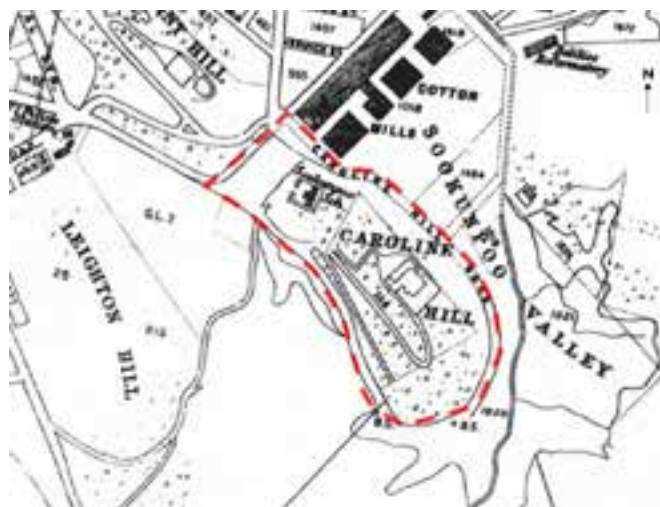
<sup>49</sup> Shyama Peebles, n.d. Old Protestant Cemetery in Macau. <https://gwulo.com/sites/gwulo.com/files/Gwulo-Macau-Old-Protestant-Cemetery.pdf>

# HISTORY AND CONTEXT

Caroline Hill was once described as

“nothing but a thickly wooded hill”<sup>50</sup> while the Caroline Hill Road being “only a few feet wide, and the over-hanging trees to successfully kept out of the sun that the place was in almost complete darkness soon after 5.30pm and very few people ever used the road after then”.<sup>51</sup>

According to historical maps, the two buildings, Sookunpoo school and Morgan’s bungalow, are believed to be the only two buildings that existed on Caroline Hill (Fig.3.2.2.1). Since the early 20th century the area changed rapidly, as land was reclaimed.



Indicative boundary of Caroline Hill

Fig. 3.2.2.1. Plan of the City of Victoria, Hong Kong, 1903. (Source: National Collection of Aerial Photography, MFQ 111363/9)

<sup>50</sup> The Hong Kong Sunday, Herald, 8th November 1936. “Good Old Days At Sookunpoo”.

<sup>51</sup> The Hong Kong Sunday, Herald, 1936.

## 3.2.2 Caroline Hill in the early 20th century

The Victoria British School was opened on 20 March 1905 on the same Site where the Sookunpoo School was previously located.<sup>52</sup> The school was set up after the Kowloon British School in Yaumati largely due to the instrumentality of Mr. Irving.<sup>53</sup> Admission was limited to only children of European parentage. The mixed school was run by headmaster Mr. W.H. Williams. The arrangements were that boys over twelve “will not be admitted or allowed to remain at the Kowloon school”; while girls over twelve “will not be admitted or allowed to remain at the Victoria School”.<sup>54</sup>

Earliest record plans of the school date to 1914 (Fig. 3.2.2.2). The two storey school building had brick facades, but it is unclear whether these were red or grey bricks. The dining room and head mistress drawing room were on the ground floor while an assembly hall, the head mistress’ and assistant headmistress’ bedroom were on the first floor.<sup>55</sup>

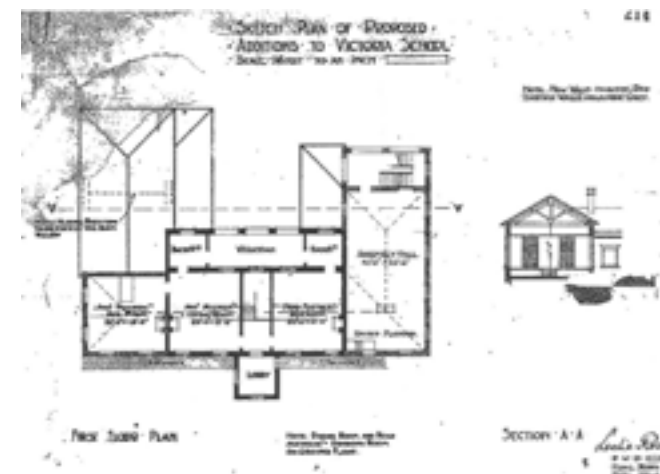


Fig. 3.2.2.2. Sketch plans of the Victoria British School. (Source: Hong Kong Public Record Office. CO-129-414p214-221 Sketch plans for - Proposed additions to Victoria School.)

<sup>52</sup> Hong Kong Government Gazette, 6th March 1908. GA 1905 no.74, Victoria British School - Opening of, and Rules for.

<sup>53</sup> G. H. Bateson Wright, D.D, n.d. (Oxon.), Headmaster of Queen’s College, Hongkong. Twentieth Century Impressions of Hongkong, Shanghai, and other Treaty Ports of China. Under Education column. [https://en.wikisource.org/wiki/Page:Twentieth\\_Century\\_Impressions\\_of\\_Hongkong,\\_Shanghai,\\_and\\_other\\_Treaty\\_Ports\\_of\\_China.djvu/129](https://en.wikisource.org/wiki/Page:Twentieth_Century_Impressions_of_Hongkong,_Shanghai,_and_other_Treaty_Ports_of_China.djvu/129)

<sup>54</sup> Hong Kong Government Gazette, 6th March 1908. GA 1905 no.74, Victoria British School - Opening of, and Rules for.

<sup>55</sup> Hong Kong Public Records Office. CO-129-414p214-221 Sketch plans for - Proposed additions to Victoria School.



## HISTORY AND CONTEXT

Proposals (Fig. 3.2.2.3) were made later in 1918 to construct an additional storey to accommodate a living, bed and bathroom.<sup>56</sup> The proposed 1918 alteration and addition (A&A) plans show the school occupying the same site as the Sookunpoo School but the orientation and layout of the building was different. The A&A plans however correspond to the 1924 aerial photos which illustrate the school had been designed with a C-shape plan, facing northeast.

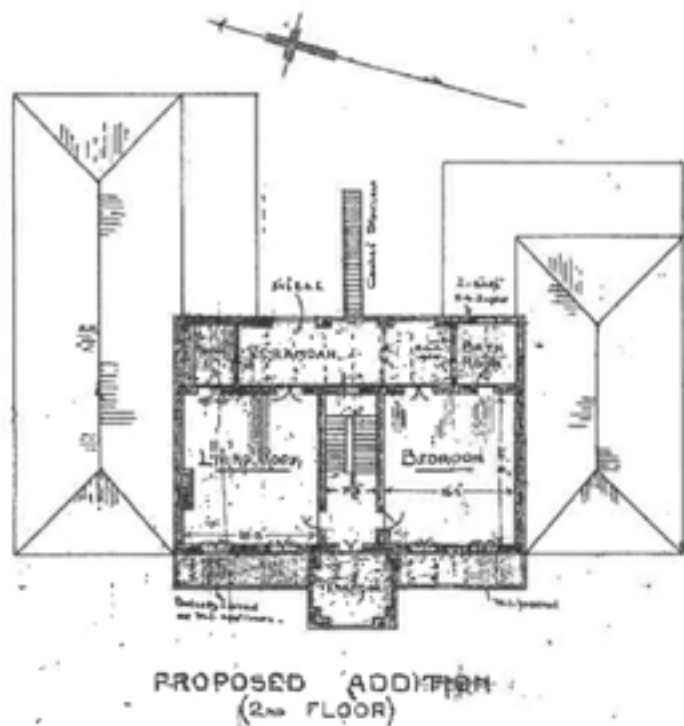


Fig. 3.2.2.3. Plans of Victoria British School. (Source: Hong Kong Public Record Office. CO-129-341p579-586 Plans of Victoria British School.)

<sup>56</sup> Hong Kong Public Records Office. CO-129-341p579-586 Plans of Victoria British School.



Fig. 3.2.2.4. Aerial photo of Caroline Hill in 1924. (Source: National Collection of Aerial Photography, 1924. NCAP-000-000-348-917)

Indicative Site boundary

## HISTORY AND CONTEXT

To the southeast of Caroline Hill, the Sookunpoo Valley Recreation Ground was allotted to several parties for recreation and sports activities since 1919.<sup>57</sup> Records showed that the recreation ground was being shared between the South China Athletic Football Club, the Hongkong Hockey Club, and the Indian Recreation Club and Indian Boys' School, for football, hockey, and cricket and tennis use respectively. The ground was later allocated to the army and the Indian Recreation Club for football and hockey, and cricket and tennis between 1921<sup>58</sup> and 1922<sup>59</sup>.

In October 1921, Inland Lot 358 was surrendered to the government from the HongKong Land Investment and Agency Company Limited for \$160,000 (See Fig. 3.2.2.5). A map from 1903 showed that I.L. 358 was on the south of Caroline Hill, where the Morgan Bungalow was located. The exact boundary of I.L. 358 can be seen on 3.2.1.2 and 3.2.2.1

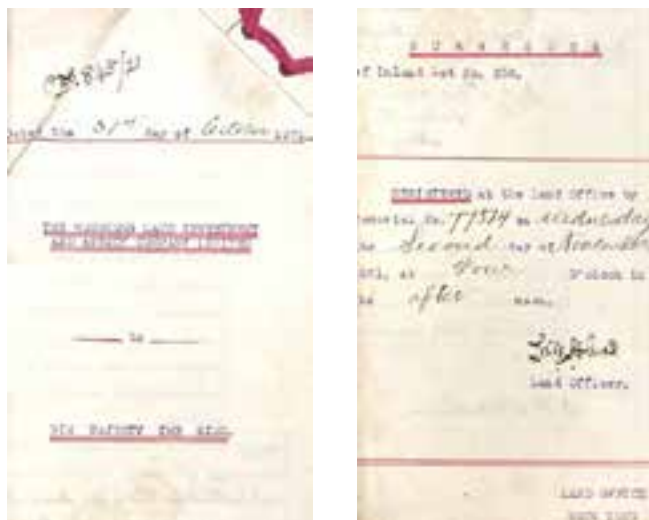


Fig. 3.2.2.5. Surrender of Inland Lot No. 358 (Source: Hong Kong Public Records Office. HKRS265-11a-767-11 I.L. No. 358-SURRENDER)

### Site formation of Queen's College

While Victoria British School was founded in the former Sookunpoo school site, the Queen's College (originally in Hollywood Road) planned to establish their new school premise in Caroline Hill area. Plans of the school was considered as early as 1918–1925 when Mr Bertram Tanner was the Headmaster of the school.<sup>60</sup> In 1921, the Yellow Dragon (the long-established Queen's College school magazine), reported that a new Queen's College would be built on the Site at Caroline Hill.<sup>61</sup>

The Public Works Department Administrative Report in 1921 stated that the "rebuilding of Queen's College" was planned on I.L. 358. The site area was around 200,500 sq. ft and the total Cost was estimated to be \$160,000.<sup>62</sup> Construction started with the site works. Tenders were received by September 1922,<sup>63</sup> and a contract was issued in November 1922 to Messrs. Kin Lee and Co. The contract included levelling the site, road formation, and filling in the low-lying areas at, and around, Caroline Hill. By the end of the year satisfactory progress was made.<sup>64</sup>

In 1923, progress was made on the "cutting and retaining walling". 270,000 cubic yards (about 206429.8 msq.) were cut and deposited over the area to a proved formation level.<sup>65</sup> Meanwhile, the construction of 1,100 lin. ft. rubble retaining wall started during the year and was completed upon 1924.<sup>66</sup> It is however unclear where this mentioned retaining wall is located.

<sup>57</sup> Hong Kong Government Gazette, 31st October 1919. GA 1919 no.508, Sookunpoo Valley Recreation Ground,-Schedule of allotments.

<sup>58</sup> Hong Kong Government Gazette, 30th September 1921. GA 1921 no.401, Sookunpoo Valley Recreation Ground,-Schedule of allotments.

<sup>59</sup> Hong Kong Government Gazette, 30th September 1922. GA 1921 no.445, Sookunpoo Valley Recreation Ground,-Schedule of allotments.

<sup>60</sup> Gwenneth Stokes, 1962. "Queen's College 1862-1962", p120-121

<sup>61</sup> Queen's College, 1921. Yellow Dragon 1921, p.13.

<sup>62</sup> Report of the Director of Public Works, for the Year 1921

<sup>63</sup> Hong Kong Government Gazette, 18th August 1922. GA 1922 (suppl) no.252, Tenders invited for Site for Queen's College at Caroline Hill

<sup>64</sup> Report of the Director of Public Works, for the Year 1922, p.115.

<sup>65</sup> Report of the Director of Public Works, for the Year 1923, p.74-75.

<sup>66</sup> Report of the Director of Public Works, for the Year 1923, p.74.

## Construction of Surrounding Roads

In connection with the new Queen's College, a road (possibly the current Caroline Hill Road) encircling the site was formed in 1923. The area of the road was around 82,595 sq. ft. and costed \$13,259.50.<sup>67</sup> Construction work was interrupted by two heavy rains in 1925, but road formation works were completed within the year. Caroline Hill Road was extended to I.L. 2147.<sup>68</sup>

## Discontinuation of Queen's College Construction

Mr. Joseph de Rome, the 6th Headmaster of Queen's College mentioned that he had seen the blueprints of the new Queen's College in the late 1930s. Even though site preparations were carried out from 1921, the item and the estimated total of \$1,000,000 (for the construction of Queen's College) only appear in the Public Works Department Administrative Reports until 1926 as the school was not constructed at last. The decision to halt the construction was probably due to the civil unrest in the Southern parts of China, commonly known as the Canton-Hong Kong Strike from June 1925 to October 1926.<sup>69</sup>

<sup>67</sup> Report of the Director of Public Works, for the Year 1923, p.45.

<sup>68</sup> Report of the Director of Public Works, for the Year 1925, p.87

<sup>69</sup> Gwenneth Stokes, 1962. "Queen's College 1862-1962", p120-121

## Damages and Repairs

Apart from damages caused during those heavy rains in 1925, it was reported in 1926 and 1927 that the walls and the stormwater drains at Caroline Hill Road were significantly damaged.<sup>70</sup> The stormwater drains in Caroline Hill Road were cleaned and repaired.

Extensive damage was also caused by the storm in April 1926 to the east side of the retaining walls encircling the site. Further damage by storm occurred between July 18th to 19th. By the end of the year, the damaged portion of the wall was taken down with there being preparations to rebuild them.

However, the contracts for the site formation and road construction works issued in 1922 completed by the end of 1926. Rainstorm repair works were carried out on an order before contract termination, at a cost of \$4768.46. A total of \$174,729.98 was spent for the site formation of Queen's College from 1921 to 1926.<sup>71</sup>

<sup>70</sup> Report of the Director of Public Works, for the Year 1927, p.30

<sup>71</sup> Report of the Director of Public Works, for the Year 1926, p.129

## Formation of Recreation Ground

By 1925, slopes of different levels were formed within the Site, which is largely in align with the existing site topology with three platforms (Fig. 2.1.2 and 3.2.2.8). The area at 50.00 A.O.D. (equal to approximately 15 mPD) was planned for the Navy's recreational use.<sup>72</sup> In relation to this, more retaining walls were needed to be built at the Queen's College Site. Tenders were received in April 1928. The works included the erection of a length of concrete backed walling in rubble facework together with any necessary piling to foundations and contingent drainage work.<sup>73</sup>

According to a letter from the Lieutenant Colonel L. S. Amery on 10th February 1928, there were long discussions between the Naval Commander-in-Chief, the General Officer Commanding, the War Memorial Committee and the Lieutenant Colonel to transfer the patch of land into a Naval and military recreation ground. The name of the recreation ground was renamed "United Services Recreation Ground" in official documents dated 14th December 1928 (Fig. 3.2.2.6 and 3.2.2.7). As the site was originally intended for the new Queen's College at the cost of \$214,400, an additional fifty to sixty thousand would be needed to complete and transform the Site into a satisfactory recreation ground. The recreation ground was to be "made available as soon as practicable". This would amount to a total of over \$260,000. The sum consisted of public subscription, a contribution of \$200,000 from the Government and a large contribution from the Sharp Trust.<sup>74</sup>

The Victoria British School continued to operate in the former

<sup>72</sup> Report of the Director of Public Works, for the Year 1925, p.72

<sup>73</sup> Hong Kong Government Gazette, 30th March 1928. GA 1928 (suppl) no.92, Tenders invited for the construction of a Retaining Wall at Queen's College Site-Sookunpoo

<sup>74</sup> National Archives, Kew. CO 129-510-3, Use of Caroline Hill for naval and military recreation ground.

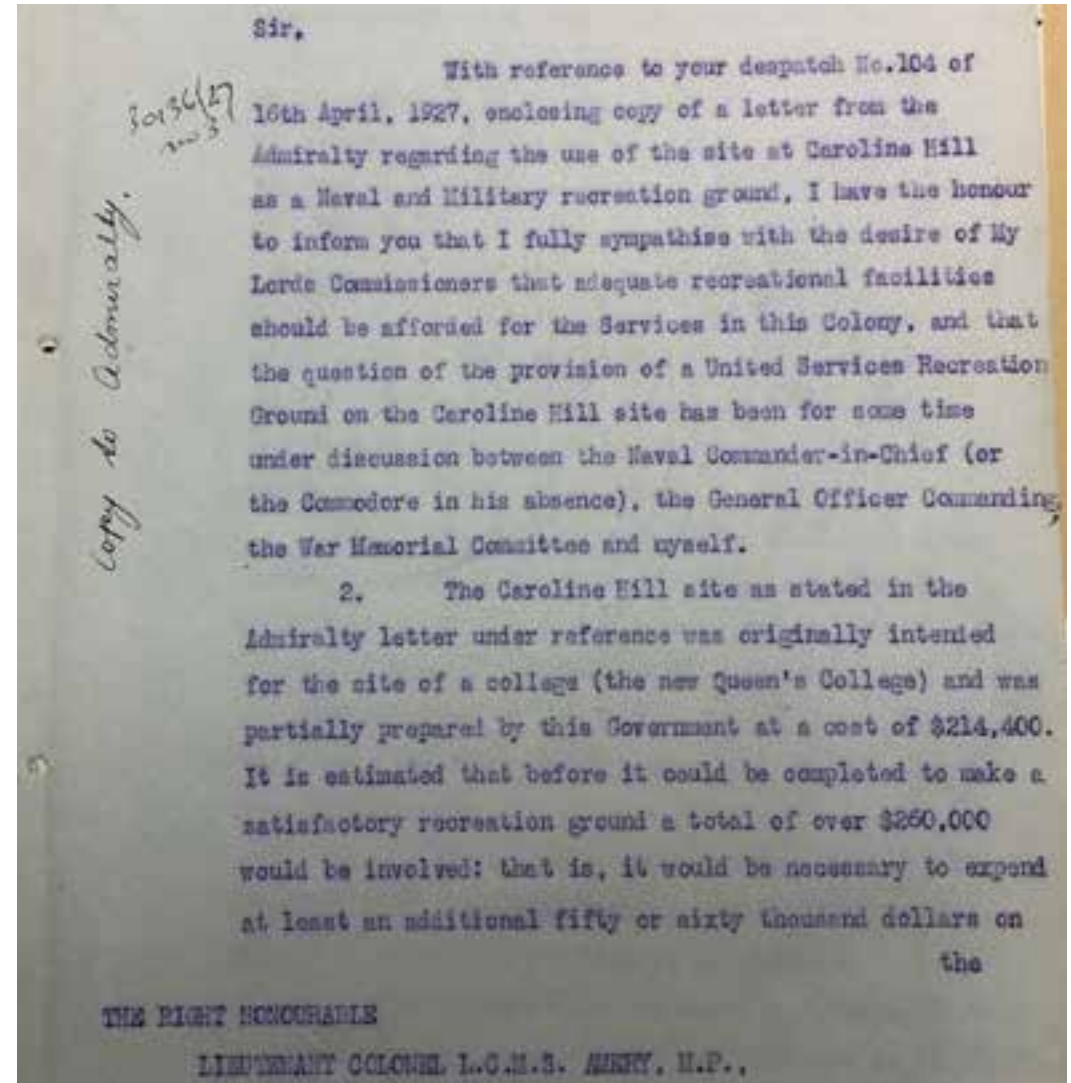
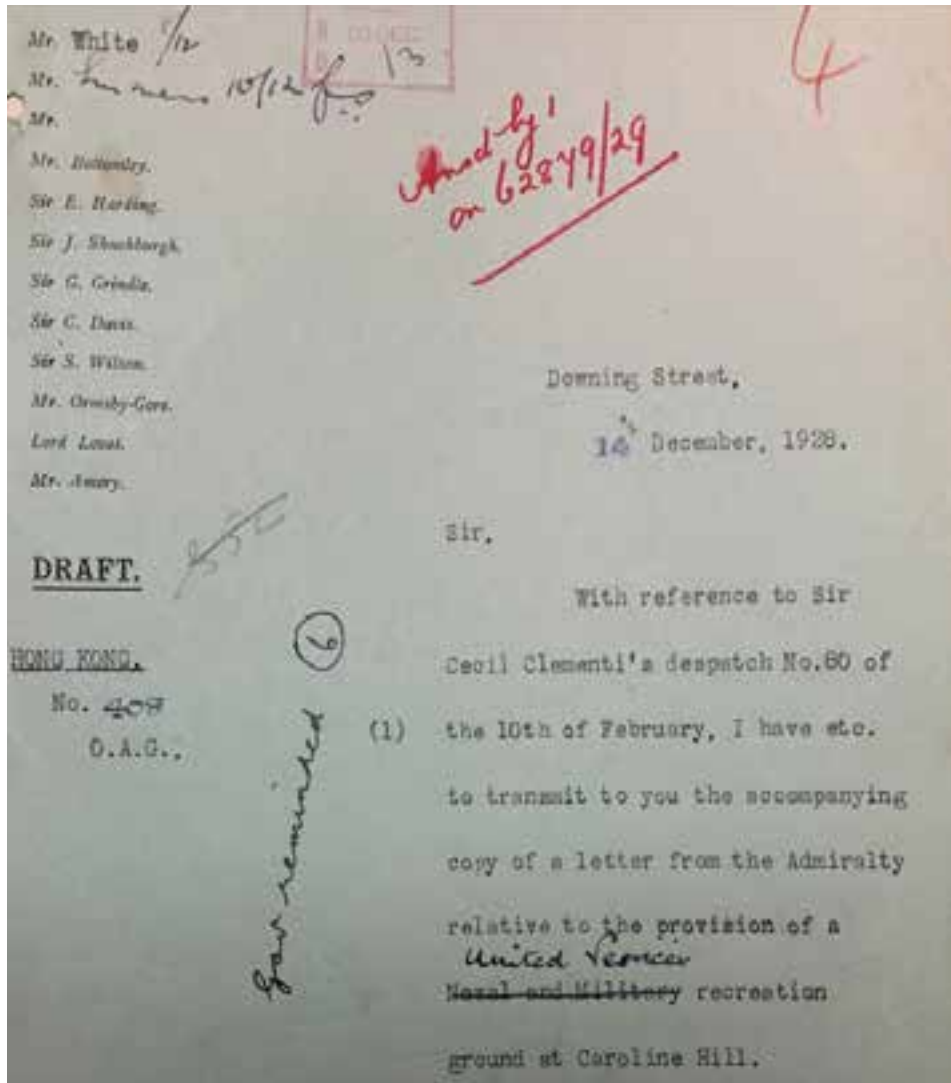


Fig. 3.2.2.6 Letter of discussions on the United Services Recreation Ground. (Source: National Archives, Kew. CO 129-510-3, Use of Caroline Hill for naval and military recreation ground)

Fig. 3.2.2.7. Despatch 80 dated 10th February 1928 with discussions on the recreational ground. (Source: National Archives, Kew. CO 129-510-3, Use of Caroline Hill for naval and military recreation ground)



Sookunpoo school site while the site formation of Queen's College took place from 1921 to 1926. However, in 1931 the government decided to close the Victoria British School. Approximately 50 students were affected and were transferred to the Quarry Bay School.

A c.1930 aerial photo (Fig. 3.2.2.8), shows that the site formation

and relevant repair works of the entire Caroline Hill were largely completed. The building within the site is either the Victoria British School or the Junior Technical School which replaced it. The Morgan bungalow has been demolished. In the meantime, the St. Paul's Hospital, Convent and Convent School were completed while the Christ the King Chapel seemed to be still under construction. Some factory buildings and chimney previously belonging to the Hong Kong Cotton Spinning, Weaving and Dyeing Company still existed.

## Set up of the Junior Technical School

On the same year when Victoria British School closed, a committee was formed under the chairmanship of then Vice-Chancellor of the Hong Kong University, Sir William Hornell, to consider the possibility of introducing a system of technical education. One of the three recommendations in the report included the setting up of a Junior Technical School.<sup>75</sup> Following the report, the Government ventured into full-time technical education in 1933, with the Junior Technical School being founded in the same year. Mr George White became the first principal of the Junior Technical School.

The Junior Technical School was set up at the former Victoria British School in Caroline Hill. The school ran a limited, four-year course designed mainly as pre-apprentice training for engineering trades.<sup>76</sup> Student were aged between 12 to 16, with priority given to the sons of workers from the neighbouring Dockyards. Entry to the school was based on student completing an intelligence test, strict medical examinations and the discretion of the principal. Courses in the school include English, Arithmetic, Algebra, Machine Drawing, Woodwork, Pattern making and Engineering licence.<sup>77</sup>

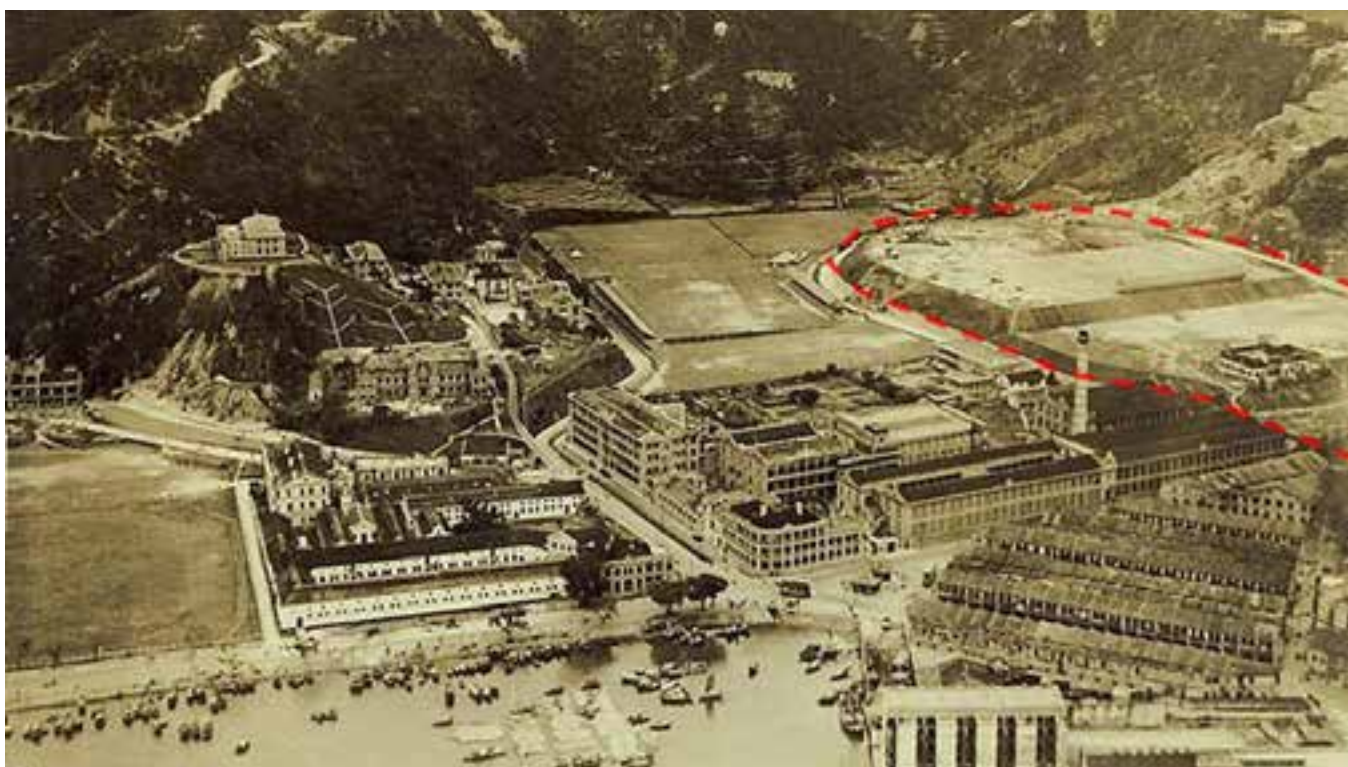



Fig. 3.2.2.8. Aerial View of Causeway Bay in late 1920s or early 1930s. (Source: H Wong, digitalized by flickr, <https://www.flickr.com/photos/35328107@N08/4257151205/N08/4257151205>)

 Indicative boundary of Caroline Hill

<sup>75</sup> Dr. D. D. Waters, 2000. "A Brief History of Technical Education in Hong Kong 1863 to 1980." *Journal of the Royal Asiatic Society Hong Kong Branch*, Vol. 40 (2000), p. 213

<sup>76</sup> Vocational and Professional Education and Training (VPET) Repository. "Junior Technical School." Accessed on September 2021, retrieved from [https://vpvet.vtc.edu.hk/wiki/index.php?title=Junior\\_Technical\\_School](https://vpvet.vtc.edu.hk/wiki/index.php?title=Junior_Technical_School)

<sup>77</sup> South China Morning Post, 15th March 1935. "Technical Education: Principal of junior technical school of colony's needs."

The Junior Technical School was temporarily closed during Japanese occupation and in 1941 had vacated the site. It reopened after WWII, moving location to share the campus known as the “Red Brick House” on Wood Road in Wanchai with the Hong Kong Technical College, which was previously named the Government Trade School and later became the Hong Kong Polytechnic University now in Hung Hom. The Junior Technical School has also been renamed, and today is the Tang Shiu Kin Victoria Government Secondary School.<sup>78</sup>

On the same year of the school's opening, it was reported that 108 feet of 6” cast iron piping were added to Caroline Hill Road as part of the Water Works in that year.<sup>79</sup>

## Post Office Recreation Club (“PORC”)

A portion of land to the northwest of the site of Junior Technical School was closed off and allotted to the Post Office Recreation Club in early 1941. This was acknowledged by A.B. Purves, the Director of Public Works, Chairman of Recreation Grounds Committee on 14th March 1941.<sup>80</sup> The lot number, as shown in the later drawings, was GLA-HK 707. The PORC was later constructed in the 1950s and will be further discussed in section 3.2.3.

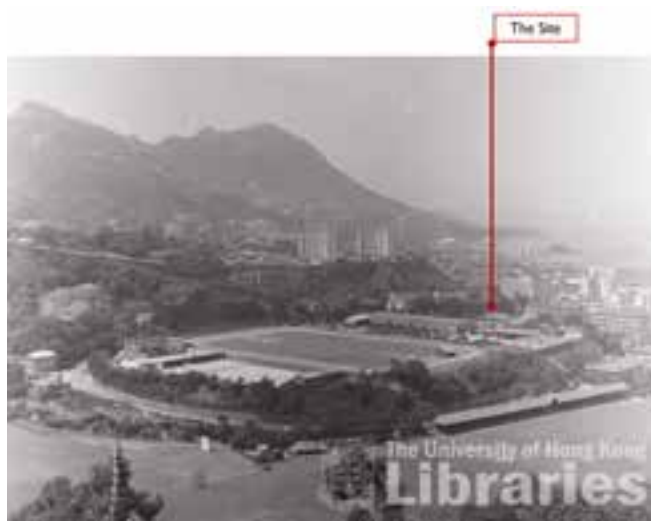


Fig. 3.2.2.9 Caroline Hill in the 1940s, looking westwards. The stadium of SCAA was completed and the land transport section of Public Works Department stood to the Northwest of it. (Source: HKU Library Special Collections, reference no. WCT-018)

## Land Transport Section Offices

The Land Transport Section of the Public Works Department were built on Caroline Hill during the Japanese Occupation from 1941 to 1945 and on the site of Junior Technical School. The old school buildings were used as offices and stores by the Electrical and Mechanical Office. Needing workshops, the Japanese built two single storey buildings from hollow concrete blocks. The Japanese temporarily extended these workshops using wood framed structures, until later permanent buildings were completed (Fig. 3.2.2.9 and 3.2.2.10).<sup>81</sup>



Fig. 3.2.2.10 Caroline Hill in the 1940s, looking eastwards. The stadium of SCAA was completed and the land transport section of Public Works Department stood to the Northwest of it. (Source: HKU Library Special Collections, reference no. WCT-017)

<sup>78</sup> Vocational Training Council, n.d. Junior Technical School. [https://vpet.vtc.edu.hk/wiki/index.php?title=Junior\\_Technical\\_School](https://vpet.vtc.edu.hk/wiki/index.php?title=Junior_Technical_School)

<sup>79</sup> Report of the Director of Public Works, for the Year 1933, p.32

<sup>80</sup> Hong Kong Government Gazette, 21st March 1941. GA 1941 no.343, Temporary closure of a portion of area ‘C’, Caroline Hill Recreation Ground.

<sup>81</sup> Hong Kong and Far East Builder, 1955, vol. 11, no. 2. “New P.W.D. Workshops” p.33.

### 3.2.3 Caroline Hill in the late 20th century to present

In 1948, the Electrical Section and the Land Transport Section were combined to form the Electrical and Mechanical Office of the Public Works Department.<sup>82</sup> Their main duties were to rehabilitate Government's electrical machineries and installations, and to organize the Government's transport fleet. The fleet consisted of a large and varied assortment of ex-Army and requisitioned vehicles. They were to be converted into an effective unit and to establish a Workshop Organisation for the efficient maintenance and repair of all electrical and mechanical equipments (Fig. 3.2.3.1).<sup>83</sup>

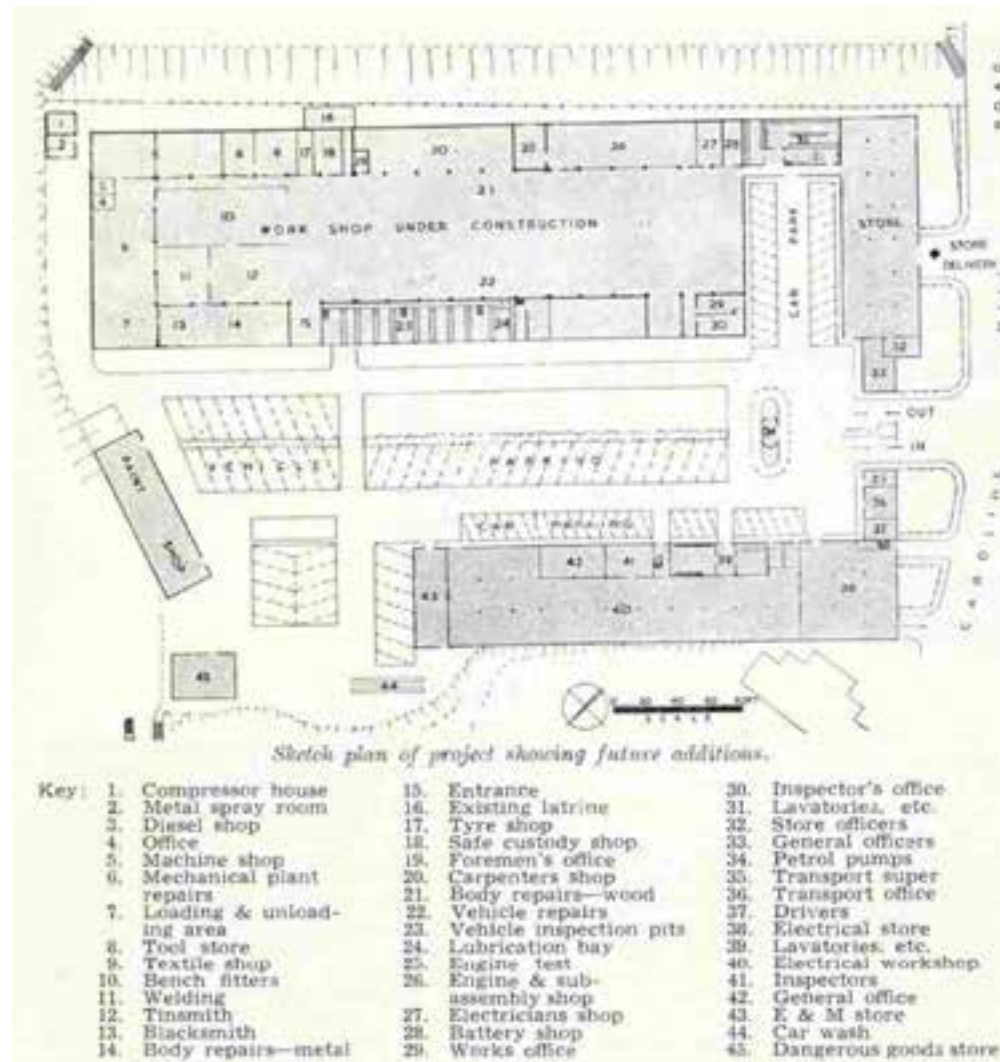


Fig. 3.2.3.1 Proposed plan of the new Public Works Department workshops. Source: Hong Kong and Far East Builder 1955, vol. 11, no. 2, p. 34

<sup>82</sup> Hong Kong and Far East Builder, 1955.

<sup>83</sup> Hong Kong and Far East Builder, 1955.



## HISTORY AND CONTEXT

It was planned that the new Office would move into the Caroline Hill site. Planning of the new workshops started in 1949.<sup>84</sup> Several sites in North Point and Morrison Hill were also considered but the site in Caroline Hill turned out to be “the most suitable”.<sup>85</sup> However, the planning progress was delayed due to stringent financial conditions and difficulties in obtaining structural steel. With steel in short supply, the buildings original design steel framed design was scrapped. The new design would be a reinforced concrete building. The estimate cost of the new building amounted to \$3,000,000.00.<sup>86</sup>



Fig. 3.2.3.2 Work in progress and the physical models of the workshops. (Source: Hong Kong and Far East Builder 1955 vol. 11, no. 2, p. 35)

The construction of the workshops consisted of two parts,

*“Part 1 – Construction of new mechanical workshops, and demolition of the existing workshop buildings*

*Part 2 – Construction of new stores, electrical workshops and office accommodation, and demolition of the existing office and stores buildings. Additional facilities being provided in the Second Stage are shower and cloakroom facilities for the workshop personnel and a canteen.”*

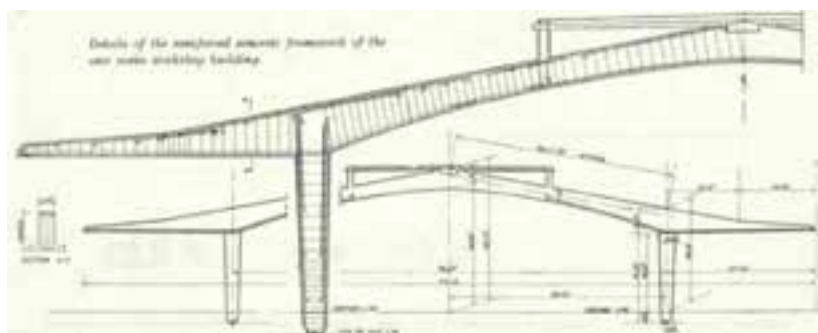


Fig. 3.2.3.3 Details of the reinforced concrete framework of the new main workshop building. (Source: Hong Kong and Far East Builder 1955, vol. 11, no. 2, p. 35)

The first stage of the construction was completed by the end of September 1955. One of the most significant elements of the design was the expressed reinforced concrete framework that enabled a large clear floor space for the workshops (Fig. 3.2.3.2, 3.2.3.3 and 3.2.3.4).<sup>87</sup> They were designed in the Architectural Office of the Public Works Department in close consultation with the engineers of the Electrical and Mechanical Office.



Fig. 3.2.3.4 Part of the new mechanical workshops can be seen on the right side of this photo showing the rebuilding of the SCAA stadium in 1953. (Source: Bruce Deadman, digitalized by Gwulo)

<sup>84</sup> Hong Kong and Far East Builder, 1955.

<sup>85</sup> Hong Kong and Far East Builder, 1955.

<sup>86</sup> Hong Kong and Far East Builder, 1955.

<sup>87</sup> The main building is 363 ft long (around 110m) and 131 ft wide (around 39m). In order to attain a closer agreement between the thrust line and the outline of the frame, a gable shape bent was chosen – the gable shape has the inherent advantages of the arch form. By haunching the members at the apex and at the column head, adequate sections are provided for maximum bending moments without penalizing the entire framing. (Source: Hong Kong and Far East Builder 1955, vol. 11, no. 2, p.33)



In parallel with the construction of the first stage of Electrical and Mechanical Office, two recreation clubs were established and built during the same period.

The Cable and Wireless Club (“CWC”) was opened in July 1952 by Mrs. H.C. Baker<sup>88</sup>. The clubhouse was located on the west of the Electrical and Mechanical Office, opposite to Po Leung Kuk. According to the approved record drawings by the Building Authority in 1952, the building was single storey with a hall, library, verandah, cloak, lavatories, Ino. boys’ room, store, bar and kitchen. The site was named as Caroline Hill Recreation Ground “C”, and was later renamed as I.L. 8597 (Fig. 3.2.3.5).<sup>89</sup>

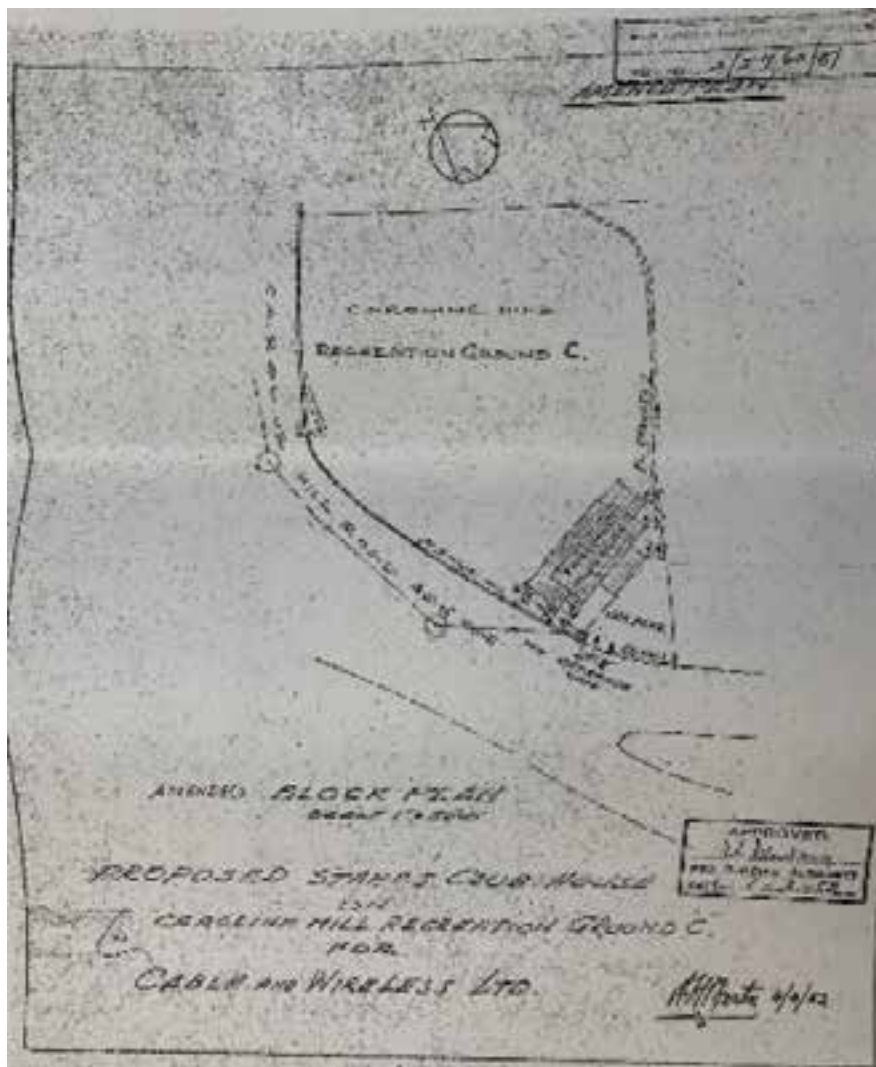


Fig. 3.2.3.5 Amended Block Plan for the proposed Cable and Wireless Clubhouse on Caroline Hill Recreation Ground C in 1952. (Source: Record Drawings DLO File\_004)

<sup>88</sup> South China Morning Post, 10th July 1952. “Cable & Wireless Sports Club”.

<sup>89</sup> HKRS156-1-5886 Bathing Shed - Application from the Post Office Recreation Club for the Allocation of a site on the HK Island

## HISTORY AND CONTEXT

The Post Office Recreation Club (“PORC”) to the Northwest of the former school site (Fig. 3.2.3.6 and 3.2.3.7) were allotted at the same time with the CWC in 1941. It was opened in May 1953 by Mrs. L. C. Saville, president of the club<sup>90</sup>. The one-storey clubhouse was designed by Mr. G. D. Su of Hsin Yieh Architects.<sup>91</sup> The area between the PORC and CWC was divided into a mini football pitch and several tennis courts.

A further major redevelopment in Caroline Hill was the reconstruction of the SCAA stadium (see Fig. 3.2.3.6 and 3.2.3.7). On the site of an early stadium built in 1934, a new redeveloped SCAA stadium was completed in 1953<sup>92</sup>. A key change in the redevelopment plan was a change in the stadium’s orientation, being altered from NE/SW to NW/SE. Studying the photo (Fig.3.2.3.8) and later map (Fig.3.2.3.9) in detail, a new access ramp features near the junction of Caroline Hill Road and Cotton Path. The construction of this access ramp would likely have required sections of the retaining walls to be demolished but the photo suggests the rest of the wall along the southern portion of Caroline Hill Road was unaltered.

Across the 1950s and 60s, EMSD was known for its vehicle workshops and vehicle repairing services. The vehicle workshops in Caroline Hill oversaw the repair of government vehicles until its relocation to Chai Wan in the mid-2014.<sup>93</sup>



Fig. 3.2.3.6 (left) and 3.2.3.7 (right) Aerial photos of Caroline Hill in 1949 (left) and 1963 (right). (Source: Survey and Mapping Office, Lands Department, The Government of Hong Kong and Hong Kong Geodata Store)

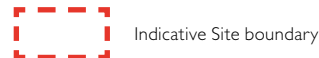


Fig. 3.2.3.8 Enlarged aerial photos of Caroline Hill in 1963.. (Source: Survey and Mapping Office, Lands Department, The Government of Hong Kong and Hong Kong Geodata Store)



Fig. 3.2.3.9 Part of the masonry walls are demolished for the construction of EMSD offices. (Source: Survey and Mapping Office, Lands Department, The Government of Hong Kong and Hong Kong Geodata Store, 196-SE-16, 1968)

<sup>90</sup> South China Morning Post. 5th May 1953. “New Post Office Clubhouse at Caroline Hill”. p. 3.

<sup>91</sup> South China Morning Post. 5th May 1953.

<sup>92</sup> South China Athletic Association, n.d. “History”. [https://www.scaa.org.hk/index.php/About/about\\_history/english.html](https://www.scaa.org.hk/index.php/About/about_history/english.html)

<sup>93</sup> Development Bureau, HKSAR. (2017) Blog Article from Former Secretary for Development, Mr. Paul Chan - Farewell to Caroline Hill. Accessed on October 2021, accessed from [https://www.devb.gov.hk/en/home/Blog\\_Archives/index\\_id\\_110.html](https://www.devb.gov.hk/en/home/Blog_Archives/index_id_110.html)

## HISTORY AND CONTEXT

There were major changes to the Site in mid 1960s. To facilitate constructing the second stage of the Electrical and Mechanical Offices, part of the retaining walls to the southeast of the PORC (see Fig. 3.2.3.9 and 3.2.3.10, the missing section between the currently graded walls) were demolished during 1960 to 1967. The old offices were demolished, and new electrical and mechanical office accommodation expanded across Caroline Hill. A new opening was made to the south the Cable and Wireless Club for vehicles' entry.

The first Civil Aid Services Headquarters was also built as part of the second stage of the Electrical and Mechanical Offices in 1966.<sup>94</sup> This can be observed from the survey plan dated 1968 (Fig. 3.2.3.9) and aerial photo dated 1967 (Fig. 3.2.3.10). The 7-storey building was built in a Modernist style, with panels on the northeast façade being painted in light blue. The Apprentice Training Centre was also set up in EMSD offices later in 1975<sup>95</sup>.

In 1991, it was reported that three sides of the SCAA stadium, the north, east and south stands, would be demolished.<sup>96</sup> The alterations to the stadium reduced the spectator seating to just 8,000 to 10,000<sup>97</sup>. The pitch itself was sub-divided with part of it being for use as a golf driving range. Judging by the aerial photos dated 2000 (Fig. 3.2.3.11), when the stadium stands were demolished, a significant portion of the masonry retaining walls along Caroline Hill Road were taken down, and replaced with hoardings, most of which still exist today. Only a small portion of the old masonry walls at the junction between Caroline Hill Road, Stadium Path and Eastern Hospital Road still survive today.

The Electrical and Mechanical Office and the Civil Aid Service Headquarters moved away from the Site in 2005 and 2006 respectively. Following their departure, a series of other government departments then used the site.<sup>98</sup> Their stay was short lived as more suitable and fit for purpose properties had been found elsewhere in the city. The site was vacated by all tenants in around 2018.<sup>99</sup>

In 2017, documents from the Legislative Council Finance Subcommittee reported the planned demolition of buildings on the Caroline Hill. Works included:

- Demolition of E&M offices and workshops, CAS headquarters, Post Office Recreation Club, and PCCW Recreation Club.<sup>100</sup>
- Interruption or redirection of basement facilities
- Formation of entrances to the level of current paved walkway
- Closure of Site after demolition works

With a site area totalling 26,300m<sup>2</sup>, the demolition cost \$52.6M. 87 out of 120 trees were kept, including three important trees and two trees listed as old and valuable trees (OVT). Demolition works commence in mid-2017 and were completed in 2019.



Fig. 3.2.3.10 Aerial photo showing the completed second stage of the Electrical and Mechanical Offices in 1967. (Source: Survey and Mapping Office, Lands Department, The Government of Hong Kong and Hong Kong Geodata Store, 1967)



Fig. 3.2.3.11 Enlarged aerial photos of Caroline Hill in 2000. (Source: Survey and Mapping Office, Lands Department, The Government of Hong Kong and Hong Kong Geodata Store)

<sup>98</sup> 香港立法會財務委員會·工務小組委員會討論文 PWSC(201 6 -1 7) 47. Accessed on September 2021, retrieved from [legco.gov.hk/yr16-17/chinese/fc/pwsc/papers/p16-47c.pdf](https://legco.gov.hk/yr16-17/chinese/fc/pwsc/papers/p16-47c.pdf)

<sup>99</sup> Government Property Agency, (2019). Vacant premises surplus to the operational needs of the Government located in urban area and with floor area over 100 m2. Accessed on October 2021, retrieved from [https://gia.info.gov.hk/general/201904/03/P2019040300484\\_307674\\_1\\_1554278557815.pdf](https://gia.info.gov.hk/general/201904/03/P2019040300484_307674_1_1554278557815.pdf)

<sup>100</sup> 香港立法會財務委員會·工務小組委員會討論文 PWSC(201 6 -1 7) 47. Accessed on September 2021, retrieved from [legco.gov.hk/yr16-17/chinese/fc/pwsc/papers/p16-47c.pdf](https://legco.gov.hk/yr16-17/chinese/fc/pwsc/papers/p16-47c.pdf)

<sup>94</sup> South China Morning Post, 20th June 1966. "New C.A.S. Headquarters".

<sup>95</sup> Departmental Report by the Director of Public Works 1973, p. 95 item 8.56

<sup>96</sup> 大公報, 20 March 1991. 南華體育會運動設施 將分期進行維修改建 保齡球場館所有球道重新裝修 足球場設三面看台另興建宿舍.. Hong Kong. p. 8

<sup>97</sup> South China Morning Post, June 6th 1995. "\$300m plan for SCAA".



## 3.3 EXISTING MASONRY WALLS AND ASSOCIATED PIPEWORK

### 3.3.1 Existing Masonry Walls and Copings

No record drawings or technical information of the original construction of the masonry walls were found when this document was prepared.

According to a study report published by CEDD,<sup>101</sup> there are twelve typical types of masonry wall construction in Hong Kong. They are summarized in the table below:


TYPE NO.	DESCRIPTION	REFERENCE PHOTO	EXAMPLE
I	Dry Packed Random Rubble Wall <sup>102</sup>		<p>IISW-B/CR 406</p> <p>Hong Kong Zoological and Botanical Gardens</p>

Fig. 3.3.1.1 Photo of retaining wall IISW-B/CR 406 in Hong Kong Zoological and Botanical Gardens

<sup>101</sup> Civil Engineering and Development Department, 1980. "Appendix A: Report on the Study of Old Masonry Retaining Walls." Accessed on September 2021, retrieved by [https://www.cedd.gov.hk/filemanager/eng/content\\_182/er31\\_appendix.pdf](https://www.cedd.gov.hk/filemanager/eng/content_182/er31_appendix.pdf)

<sup>102</sup> Most dry packed walls do not exist in Hong Kong anymore.








TYPE NO.	DESCRIPTION	REFERENCE PHOTO	EXAMPLE
2	Pointed Random Rubble Wall		IISW-A/R 962 Former Hollywood Road Police Quarters
3	Dry Packed Squared Rubble Wall <sup>103</sup>	N/A	Former IISW-A/R109, now demolished/ modified
4	Dry Packed Squared Wall with Horizontal Beams <sup>104</sup>	N/A	Former IISW-A/R163, now demolished/ modified



Fig. 3.3.1.2 Photo of retaining wall IISW-A/R 962  
Former Hollywood Road Police Quarters

<sup>103</sup> Most dry packed walls do not exist in Hong Kong anymore.



<sup>104</sup> Most dry packed walls do not exist in Hong Kong anymore.

TYPE NO.	DESCRIPTION	REFERENCE PHOTO	EXAMPLE
5	Pointed Squared Rubble Wall	 <p data-bbox="804 805 1366 829"><i>Fig. 3.3.1.3 Photo of retaining wall IISW-A/R 838 Forbes Street, Kennedy Town</i></p>	<p data-bbox="1500 383 1792 438">IISW-A/R838 Forbes Street, Kennedy Town</p>
6	Pointed Squared Rubble Wall with Horizontal Beams	 <p data-bbox="804 1300 1366 1324"><i>Fig. 3.3.1.4 Photo of retaining wall IISW-A/R141</i></p>	<p data-bbox="1500 861 2060 917">IISW-A/R141 Aberdeen Street, Behind Ming Hing House, Sheung Wan</p>

TYPE NO.	DESCRIPTION	REFERENCE PHOTO	EXAMPLE
7	Dressed Block Wall	 <p data-bbox="804 804 1384 826"><i>Fig. 3.3.1.5 Photo of retaining wall IISW-A/CR 566 Forbes Street, Kennedy Town</i></p>	<p data-bbox="1503 384 1794 443">IISW-A/CR566 Forbes Street, Kennedy Town</p>
8	Dressed Block Wall with Horizontal Beams	 <p data-bbox="804 1318 1151 1362"><i>Fig. 3.3.1.6 Photo of retaining wall IISW-B/R 55 10 Hollywood Road, Central Police Station</i></p>	<p data-bbox="1503 863 1921 922">IISW-B/R 55 10 Hollywood Road, Central Police Station</p>

TYPE NO.	DESCRIPTION	REFERENCE PHOTO	EXAMPLE
9	Tied Face Wall	 <p data-bbox="801 853 1153 893"><i>Fig. 3.3.1.7 Photo of retaining wall IISW-B/R 80 Battery Path</i></p>	IISW-B/R 80 Battery Path
10	Tied Face Wall with Horizontal Beams	 <p data-bbox="801 1396 1198 1428"><i>Fig. 3.3.1.8 Photo of former retaining wall IISW-A/R45</i></p>	Former IISW-A/R45, now demolished



TYPE NO.	DESCRIPTION	REFERENCE PHOTO	EXAMPLE
11	Random Rubble Wall with Stone Ties		IISW-A/R 70 Hollywood Road Police R & F Married Quarters, Central
12	Recent Masonry Walls (concrete walls with stone facing)		IISW-B/CR 5 Glenealy Path

*Fig. 3.3.1.9 Photo of retaining wall IISW-A/R 70  
Hollywood Road Police R & F Married Quarters, Central*

*Fig. 3.3.1.10 Photo of retaining wall IISW-B/CR 5  
Glenealy Path*

When considering the definitions and due to the walls various heights, the masonry walls at Caroline Hill would be categorized under “Dressed Block Wall with Horizontal Beams” and “Dressed Block Wall”. The extents of each type of masonry walls are indicated in Fig. 3.3.1.13. There are two types of coping details found on the existing masonry walls. One is with vermiculated rustication in framed panels (Fig. 3.3.1.11) and the other is plainly rendered (Fig. 3.3.1.12). The extents of each type of coping design are indicated in Fig. 3.3.1.14. Both coping designs project outwards with the incorporation of drip details. The top surface of the coping falls inward to a drainage channel.

The masonry walls were first shown in an aerial photo dated late 1920s or 1930s (Fig 3.3.1.15) when the site formation of Caroline Hill had largely been completed. In a later photo c.1945 (Fig 3.3.1.16) taken looking from Leighton Road towards the newly completed Po Leung Kuk, the coping detail is notably different from the detail today (Fig. 3.3.1.18). Judging from the deteriorated section shown in the photo, the original coping design seems to be a thin layer of concrete screeding applied on top of the granite blocks. The current vermiculated rustication coping design can probably be traced back to before the 1950s judging from a Public Works Department photo (Fig. 3.3.1.17) showing a Hong Kong Government Department Despatch Service Van parking in front of the masonry walls on the east of Caroline Hill Road as well as another photo dated mid-1950s (Fig. 3.3.1.19) showing same details on the west of Caroline Hill Road.



Fig. 3.3.1.11 Existing coping with vermiculated rustication, 2021. (Source: Purcell, 2021)



Fig. 3.3.1.12 Existing coping with plain rendered finish, 2021. (Source: Purcell, 2021)

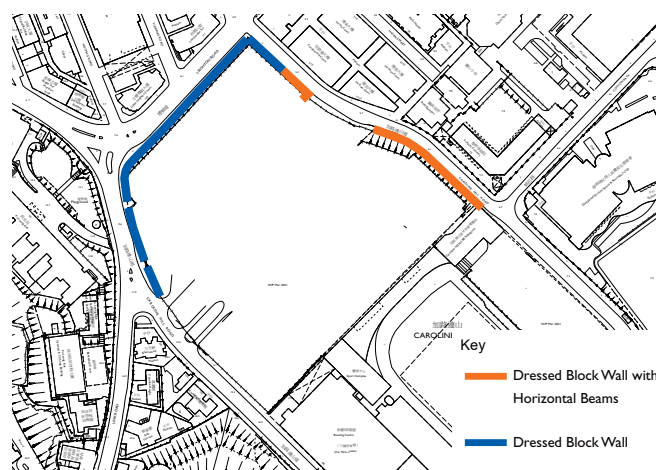


Fig. 3.3.1.13. Location plan indicating the extents of two types of masonry walls. (Source: Survey and Mapping Office, Lands Department, The Government of Hong Kong and Hong Kong Geodata Store. Modified by Purcell)

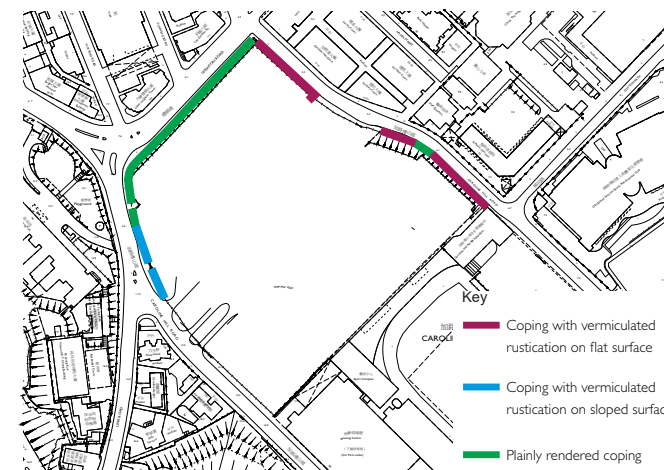


Fig. 3.3.1.14. Location plan indicating the extent of two types of coping designs.. (Source: Survey and Mapping Office, Lands Department, The Government of Hong Kong and Hong Kong Geodata Store. Modified by Purcell)



Fig. 3.3.1.15. Aerial photo dated late 1920s or early 1930s showing the largely completed site formation works at Caroline Hill. (Source: H Wong, digitalized by flickr, <https://www.flickr.com/photos/35328107@N08/4257151205>)



Fig. 3.3.1.17. Photo showing motor despatch van with masonry wall at Caroline Hill behind. (Source: HKRS246-1-28-2\_No. 523/50 Motor Despatch Van, dated 3 March 1950)



Fig. 3.3.1.16. Photo dated c.1945 showing the masonry wall opposite Po Leung Kuk with different coping detail. (Source: Life Magazine)



Fig. 3.3.1.18. Existing view on Leighton Road looking towards Po Leung Kuk. (Source: Purcell, 2021)



The first details of retaining wall construction date to the 1923 Buildings Ordinance. There were changes introduced in 1935, then later again in 1950. A summary of the construction requirements is outlined below:

*"All masonry and brick walls exceeding 12 feet in height shall be provided with lacing or bond courses of good cement concrete at least one foot in depth extending throughout the full thickness of the wall. The lacing courses shall be thoroughly keyed into the wall on their upper and lower beds. The distance between the top of the foundation courses and first of such lacing courses and the distance between any two adjacent lacing courses shall not exceed 6 feet measured vertically. In the case of a masonry wall the stones shall be roughly squared and have flat beds, and bond or header stones at least 2 feet 6 inches in length must be inserted in alternate courses and laid to break joint and there shall not be less than one such bond or header stone to every square yard of surface area of the wall. At the back of every retaining wall (except when such is constructed in dry masonry) there shall be formed a layer of hand-packed broken brick or granite of a thickness of at least 12 inches and every such wall shall also be provided with weepholes of not less than 3 inches internal diameter and at least one such weephole shall be provided to every four superficial yards of the face of the wall.*

*Every retaining wall shall be provided with a proper coping of cement concrete or other impervious material approved by the Building Authority and adequate channels shall be formed at the top and toe of every such wall to intercept and carry off storm water."*

Reviewing the walls against the 1935 Buildings Ordinance, details of existing provision of coping, lacing courses and weephole provision, appear to comply with the standards of the day.

Due to the lack of record drawings and early maintenance records, it is uncertain whether there has been any major update or modifications carried out by Public Works Department to upgrade the masonry walls to standards in later Buildings Ordinances.



Fig. 3.3.1.19. The coping design with vermiculated rustication is also visible in a photo taken at the junction of Link Road and Caroline Hill Road looking north with the Cable and Wireless Club in the near background, dating to the mid-1950s. (Source: unknown author)



### 3.3.2 Existing Earthenware Pipes

There are a total of three exposed, built-in vertical pipes installed in the masonry walls IISW-B/FR 193 and IISW-B/FR 32. The one located in IISW-B/FR 193 and one of the two in IISW-B/FR 32 are earthenware pipes of similar design. The other one in IISW-B/FR 32 is a cast iron pipe (Fig. 3.3.2.3). According to ASD's 2013 maintenance records, the cast iron pipe was a recent replacement of an earlier earthenware pipe which was damaged by the growth of tree roots which had penetrated the pipe.

All three pipes function as the above ground drainage to discharge the rainwater collected from the slope above.



Fig. 3.3.2.1. Cast iron replacement pipe. (Source: Purcell, 2021)



Fig. 3.3.2.2 Existing condition of earthenware pipe. (Source: Purcell, 2021)



Fig. 3.3.2.3 Bottom part of the earthenware pipe with historical repairs. (Source: Purcell, 2021)

## HISTORY AND CONTEXT

Earthenware pipe (or glazed clay pipe, also more commonly known as vitrified clay pipe) is made by firing clay in the kiln with extra application to create glazing. The history of the use of clay pipe dates back to early civilizations in Babylonia. It was not widely used across the globe until late 1800s to 1900s after the development of glazing technology. Glazing greatly improves the life span and resistance to almost all domestic and industrial sewage. The term "glazed earthenware pipe" was first mentioned in the 1898 Public Works Report:

*"In Hongkong a perfect system of pipe sewers has been laid, of sufficient capacity to carry sullage water from the houses, and practically all houses are now connected with these sewers by properly trapped house connections of glazed earthenware pipes."*

There are frequent references to glazed earthenware pipe in the Public Works Reports, noting their use on various building or infrastructure projects during the early 1910s.

Though the term "glazed clay pipe" and "vitrified clay pipe" are now commonly used interchangeably, there is difference between the two with regards to the glazing process. The glazing on the glazed clay pipe is formed by apply a salt glaze to both its exterior and interior, or being dipped in glaze, to seal the surface before being fired, due the limits of temperature the kiln was able to achieve in the past. On the other hand, the glazing on the vitrified clay pipe is formed directly by the melting of earthenware inside the kiln with a higher temperature with the help of the later technology improvements. By this definition, the existing two earthenware pipes can be categorized as glazed clay pipes.

Glazed or vitrified clay pipes are very heavy. Logistic arrangements were probably challenging in the past, considering they are large in size and were commonly used for underground sewage. This is likely a key reason why its popularity dwindled post 1950s, as well as there being the emergence of ductile iron pipe and PVC pipes. There are some other disadvantages to glazed clay pipe or vitrified clay pipe, including:

- 1 high brittleness, which can form cracks allowing root intrusion;
- 2 the maximum internal pipe pressure is lower than that of metal ones, which means it is not suitable for usage in the areas with higher water pressure;
- 3 limitation in length due to the constraints in the manufacturing process.

The two existing earthenware pipes are generally in fair condition without major defects. Historical patch repairs were noted in ASD's maintenance records. No manufacturer's marks were found in the easily accessible areas around the pipes, nor on the original construction drawings and specifications. It is therefore unknown whether they are original to the 1920s construction of the masonry walls.

## 3.4 MAPS/ AERIAL PHOTOS PROGRESSION

### 1845

- Jardine settled in East Point, constructing offices, godowns and the Matheson Bungalow
- Morgan's Bungalow (ID 1) was constructed
- Residence of Merears Ho<sup>105</sup> was built to the southwest of Morgan's Bungalow, on the present Happy Valley Racecourse

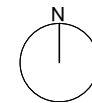


Fig. 3.4.1 Details of Plan of Victoria, Hong Kong, 1845. Source: National Library of Scotland, digitalized by hkmaps.hk

<sup>105</sup> The name of the residence is shown on the National Archive, 1845-1846 Plan of Victoria. WO 78/479. They are the buildings to the east of "The Happy Valley" on this map.

## 1889

- Sookunpoo valley, Caroline Hill and Leighton Hill were used to be surrounded by a vast amount of vegetation
- Sookunpoo School (ID 2) stood on the north of Caroline Hill
- Morgan's Bungalow or possibly St. Francis College (ID 1) stood on the same lot in Caroline Hill yet its name was removed from the map
- The Caroline Hill Road was formed
- Chinese cemetery located to the south of Caroline Hill
- Wong Nai Chung Valley Racecourse was built
- A public garden was proposed to the North of Wong Nai Chung Valley
- The Bowrington Canal was formed running through Russell Street, Stamp Street East and ended to the north of the racecourse



Indicative Site boundary

Fig. 3.4.2 Details of Plan of the City of Victoria, Hong Kong, 1889, National Archive CO 700/HONG KONG AND CHINA7 Source: The National Archives, Kew, digitalized by gwulo.com



## 1901

- Sookunpoo School (ID 2) and the Morgan's Bungalow or possibly St. Francis College (ID 1) remained
- The Hong Kong Cotton-spinning, Weaving and Dyeing Company (ID 3) were completed to the northeast of Sookunpoo School. The complex included the mills, Reelines Ho, and Scutching Ho's residence, Engines and Boilers and godowns
- Belilios Reformatory was located to the east of Sookunpoo



Fig. 3.4.3 Details of Plan of the City of Victoria, Hong Kong, 1901, National Archive CO 700/HONG KONG AND CHINA21 Source: The National Archives, Kew, digitalized by gwulo.com

## 1924

- The Hong Kong Cotton-spinning, Weaving and Dyeing Company (ID 3) remained
- The layout of Sookunpoo School was changed after the Site was hand over to the Victoria British School (ID 4)
- The Site at Caroline Hill was formed, the hills were levelled
- Morgan's Bungalow or possibly St. Francis College was demolished
- The Queen's Recreation Ground was formed from land reclamation
- Recreation grounds to the east of Caroline Hill was formed
- St. Margaret's Church (ID 5) was completed



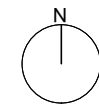
Fig. 3.4.4 Aerial photo of Happy Valley, Hong Kong, 1924, NCAP-000-000-348-917 Source: National Collection of Aerial Photography

## 1934

- East Point Hill was flattened
- The building of Victoria British School (ID 4) still existed
- A stadium was built by the South China Athletics Association across Caroline Hill
- Po Leung Kuk (ID 6) was completed
- Christ the King Chapel (ID 7) was completed
- Tung Wah East Hospital (ID 8) was completed
- Shing Kwong Church (ID 9) was completed
- Indian Recreation Club (ID 10) was completed
- A path was opened from the West of Caroline Hill to the School (ID 11)
- Part of the cotton mill's structures were demolished by St Paul's
- Hong Kong Electric Company's staff quarters were built
- Construction of the Leighton Hill government quarters
- Zoroastrian building was completed



Fig. 3.4.5 Aerial photo of Happy Valley, Hong Kong, 1934, NCAP-000-000-348-404 Source: National Collection of Aerial Photography



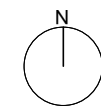
Indicative Site boundary

## 1945

- Land Transport Section set up buildings in Caroline Hill. The old Junior Technical School buildings were used as offices and stores by the Electrical and Mechanical Office. Two new workshops (ID 12) were built by Japanese.
- S.K.H. St. Mary's Church (ID 13) was completed
- St. John Ambulance Brigade Hong Kong Island Area Headquarters (ID 14) was established
- Confucius Hall (ID 15) was established
- A building (ID 16) was built by the South China Athletic Association to the south of the stadium



Fig. 3.4.6 Aerial photo of Caroline Hill and surrounding environment, Hong Kong, 1945, 1945\_681\_6-4067 Source: Survey and Mapping Office, Lands Department, The Government of Hong Kong and Hong Kong Geodata Store



Indicative Site boundary



## 1949

- Leighton Hill Government Quarters (ID 17) were completed
- Part of Cotton Mills buildings were demolished by St. Paul's
- Construction of St. Paul's Nursery (ID18) and Dormitory (ID19)
- More site constructions of small building structures/sheds and large number of vehicles were observed within the site of Land Transport Section.

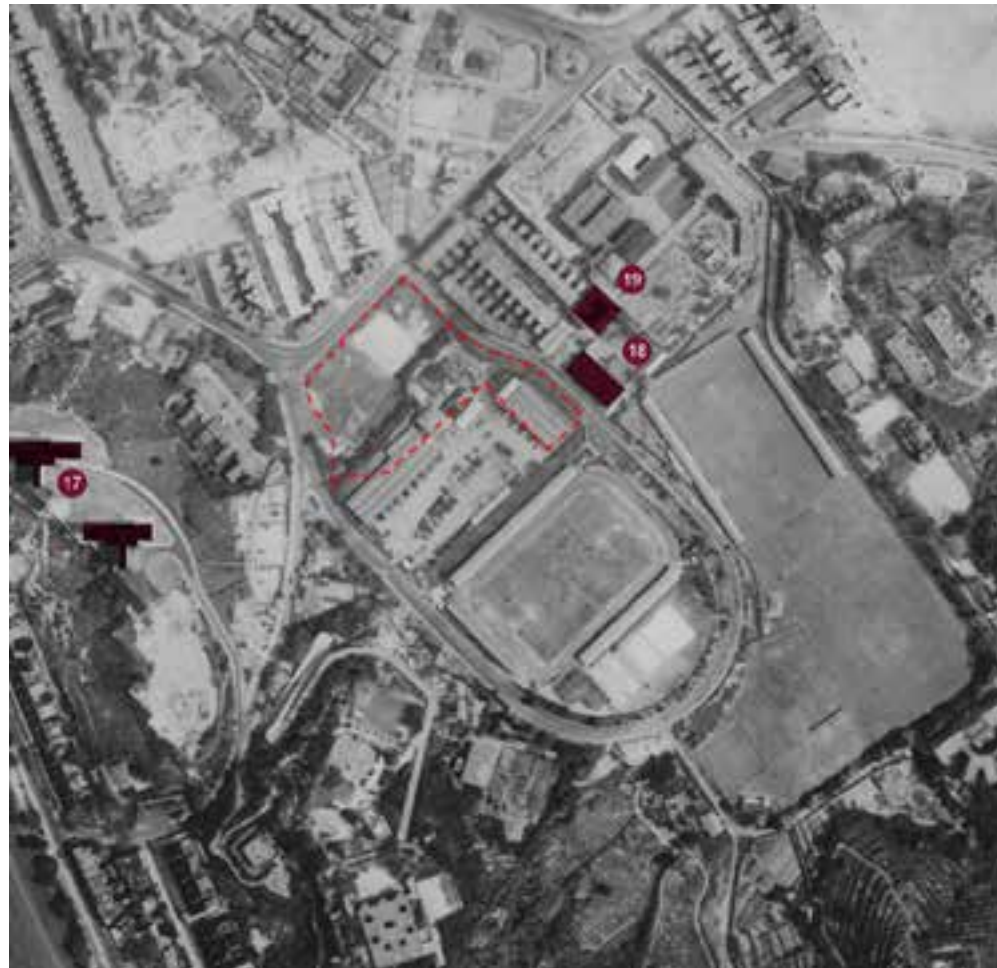
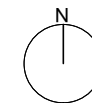


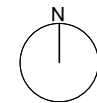
Fig. 3.4.7 Aerial photo of Caroline Hill and surrounding environment, Hong Kong, 1949, 1949\_81A\_128-6077 Source: Survey and Mapping Office, Lands Department, The Government of Hong Kong and Hong Kong Geodata Store



Indicative Site boundary

## 1963

- Cable and Wireless Club (ID 20) and Post Office Recreation Club (ID 21) were completed
- A mini football court and several tennis courts were set up between Post Office Recreation Club and Cable and Wireless Club
- New Electrical and Mechanical workshops (ID 22) for the Public Works Department were completed
- Portion of the retaining walls (ID 23) were demolished due to the construction of new workshops
- New South China Athletics Association stadium was constructed. Access ramp was built near the junction between Cotton Path and Caroline Hill Road, which involved the partial demolition of the retaining wall (ID 24)
- Chinese Congregational Church was completed
- The old Government Stadium (later Hong Kong Stadium) was completed
- S.K.H. St. Mary's Church General Office was constructed
- Other major constructions included construction of Ho Tung Technical School, Buddhist Wong Cheuk Um Primary School, Buddhist Wong Fung Ling School, Sheng Kung Hui Kindergarten, St. Mary's Church Primary School, Eastern Hospital Road Government School, Church of Christ and School, Hennessy Road Government Primary School

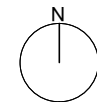


Indicative Site boundary

Fig. 3.4.8 Aerial photo of Caroline Hill and surrounding environment, Hong Kong, 1963, 1963\_1963-7061 Source: Survey and Mapping Office, Lands Department, The Government of Hong Kong and Hong Kong Geodata Store

## 1967

- Civil Aid Services headquarters (ID 25) were completed
- New offices for the Public Works Department (ID 26) were completed
- Bowling centre of South China Athletic Association (ID 27) was completed
- Fontana Garden was constructed



Indicative Site boundary

Fig. 3.4.9 Aerial photo of Caroline Hill and surrounding environment, Hong Kong, 1967, 1967\_1967-5612 Source: Survey and Mapping Office, Lands Department, The Government of Hong Kong and Hong Kong Geodata Store



## 1976

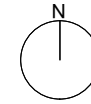
- Sport Centre in SCAA (ID 28) was completed
- St. Paul's Nursery was demolished, the New Convent Building (ID 29) was constructed



Fig. 3.4.10 Aerial photo of Caroline Hill and surrounding environment, Hong Kong, 1976, 1976\_I5498 Source: Survey and Mapping Office, Lands Department, The Government of Hong Kong and Hong Kong Geodata Store

## 1988

- Additions to Cable and Wireless Club (ID 30) completed
- Reconstruction of St. Paul's Convent School (ID 31) completed
- Construction of Beverly Hill
- Construction of Lee Garden and One Hysan Avenue



Indicative Site boundary

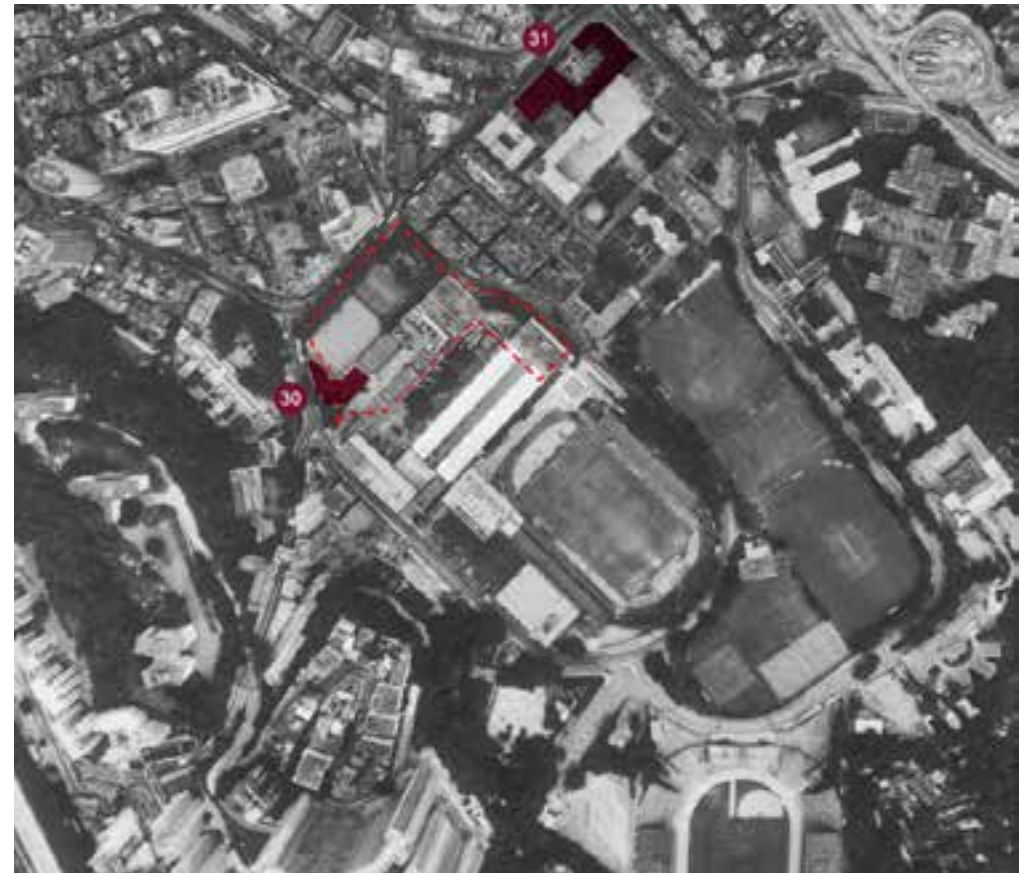


Fig. 3.4.11 Aerial photo of Caroline Hill and surrounding environment, Hong Kong, 1988, 1988\_A14420 Source: Survey and Mapping Office, Lands Department, The Government of Hong Kong and Hong Kong Geodata Store



## 1995

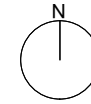
- The Site remained similar to 1988
- Reconstruction of Hong Kong Stadium completed



Fig. 3.4.12 Aerial photo of Caroline Hill and surrounding environment, Hong Kong, 1995, 1995\_CNI2640 Source: Survey and Mapping Office, Lands Department, The Government of Hong Kong and Hong Kong Geodata Store

## 2019

- The Site remained similar to 1995
- Further development of SCAA site with modifications to pitch and the adjacent slope on the Northeast side
- Large amount of masonry retaining walls (ID 32) along Caroline Hill Road were demolished



Indicative Site boundary



Fig. 3.4.13 Aerial photo of Caroline Hill and surrounding environment, Hong Kong, 2019, E056551C Source: Survey and Mapping Office, Lands Department, The Government of Hong Kong and Hong Kong Geodata Store

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# CHAPTER 04: SIGNIFICANCE

## 4.1 DEFINING THE SIGNIFICANCE OF MASONRY WALLS AND ASSOCIATED EARTHENWARE PIPES AT CAROLINE HILL ROAD

### 4.1.1 Significance as the Basis of Conservation

The philosophy of conservation is centred on significance. It helps to define what contribution various aspects of a place make to a wider understanding and appreciation of history, society and culture. As such, understanding the significance of the masonry walls and associated earthenware pipes at Caroline Hill is integral to its preservation, which will be an important consideration for all decision-making about the structure, both now and in the future. 'Significance lies at the heart of every conservation action... unless we understand why a place is worthy of conservation, the whole business of conservation makes very little sense'.<sup>106</sup>

This section defines the importance, also known as cultural significance, of the masonry walls and associated earthenware pipes at Caroline Hill. This importance is both tangible and intangible and both contribute to understanding what should be retained and conserved.

The section first defines significance and how it is assessed (Section 4.1), followed by a Statement of Significance, which is broken down into sections according to the heritage values of the Site. The Character-Defining Elements (CDEs) are tabled in the Section 4.5.

### 4.1.2 Defining Significance

Significance – or, as it is also known, cultural significance – has been defined by ICOMOS as the, *'aesthetic, historic, scientific, social or spiritual value for past, present or future generations... Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects'*.<sup>107</sup>

This description and definition of significance is generally acceptable on an international basis, with variations on the language and approach but the overarching message remains clear: at the heart of significance is the understanding of why places are valued and who they are valuable to. This sentiment is described by ICOMOS as follows:

*'Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences'*.<sup>108</sup>

In the case of masonry walls and associated earthenware pipes at Caroline Hill Road, the aspect of importance to people is essential to understanding and assessing its significance, in terms of the historic relationships and associations it had with the local community as a recurring recreational and institutional venue within the city. The masonry walls have also shaped the streetscape and become one of the key characters of the Caroline Hill area since they were originally built.

<sup>107</sup> The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 2013

<sup>108</sup> The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 2013

## 4.2 CRITERIA AND METHODOLOGY

While significance can be assessed and discussed with regards to factual and often tangible characteristics such as its aesthetic and design qualities, new and/or unique technologies and associations with important people or events, an important additional element of significance is what makes things valued by the people who experience and appreciate them. In this way, assessing significance can be subjective. It is therefore important to combine a broad set of principles to enable significance to be understood.

For the purposes of this CMP, significance is the overarching analysis and understanding of what is important about the masonry walls and associated earthenware pipes at Caroline Hill Road. This section brings together information in the earlier sections of the CMP concerning the history of the masonry walls and earthenware pipes, the wider context and information about the site, both its earlier and recent uses before it was made vacant.

The assessment of significance is based on a range of characteristics, known as heritage values, that contribute to its overall importance. Individual sites and buildings will have a number of heritage values that are uniquely applicable to them, however, all will have a core set of values that are in common. The masonry walls and associated earthenware pipes at Caroline Hill Road is considered to have the following heritage values<sup>109</sup>:

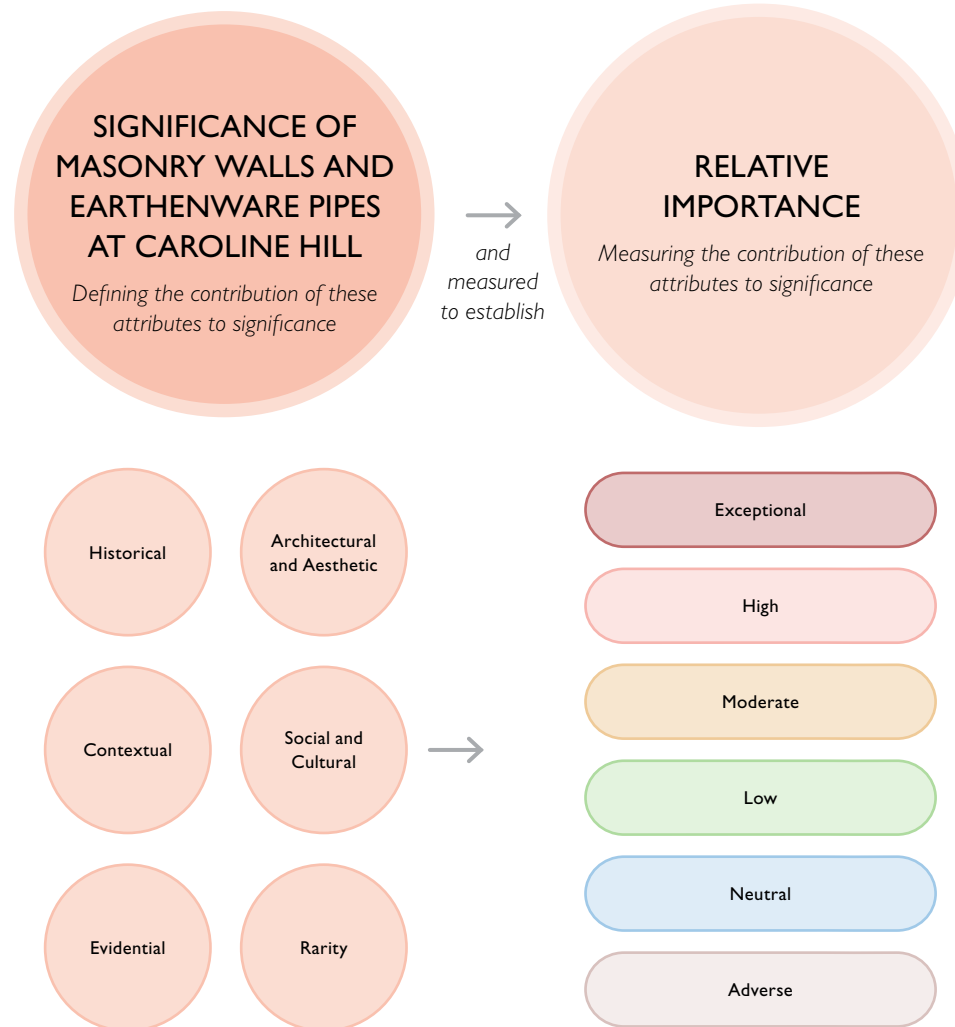
- 4.3.1 Historical Value
- 4.3.2 Architectural and Aesthetic Value
- 4.3.3 Contextual Value
- 4.3.4 Social and Cultural Value
- 4.3.5 Evidential Value
- 4.4.6 Rarity

<sup>109</sup> It will be seen by inspection that the terms used in the list of values are derived from a variety of sources in order to represent the cultural significance of the building to best effect. See Article 5, The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 2013; and Understanding Heritage Values, Conservation Principles Policies and Guidance. Historic England 2008

<sup>106</sup> Clark, K. Informed Conservation, (2001).



The assessment of significance for the masonry walls and earthenware pipes has been carried out using the process set out below. This process can be used to assess the level of contribution a key value makes to significance at both a macro (the whole) and micro (a component) level.



SIGNIFICANCE LEVEL		DEFINITION
POSITIVE	<i>Exceptional</i>	Where an individual space or element is assessed as displaying a strong contribution to the overall significance of the place. Spaces, elements or fabric exhibit a high degree of intactness and quality, though minor alterations or degradation may be evident.
	<i>High</i>	Where an individual space or element is assessed as making a substantial contribution to the overall significance of the place. Spaces, elements or fabric originally of substantial quality, yet may have undergone considerable alteration or adaption resulting in presentation which is either incomplete or ambiguous. The category also includes spaces, elements or fabric of average quality in terms of design and materials, but which exhibit a high degree of intactness.
	<i>Moderate</i>	Where an individual space or element is assessed as making a moderate contribution to the overall significance of the place. Spaces, elements or fabric originally of some intrinsic quality, and may have undergone alteration or degradation. In addition, elements of relatively new construction, where the assessment of significance is difficult, may be included. This category also includes original spaces, elements or fabric of any quality which have undergone extensive alteration or adaption.
	<i>Low</i>	Where an individual space or element is assessed as making a minor contribution to the overall significance of the place, especially when compared to other features. Spaces, elements or fabric originally of little intrinsic quality, any may have undergone alteration or degradation. This category also includes original spaces, elements or fabric of any quality which have undergone extensive alteration or adaption to the extent that only isolated remnants survive (resulting in a low degree of intactness and quality of presentation).
<i>Neutral</i>		Where an individual space or element is assessed as having an unimportant relationship with the overall significance of the place. Spaces, elements or fabric are assessed as having little or no significance.
NEGATIVE	<i>Adverse</i>	Where an individual space or element detracts from the appreciation of cultural significance, by adversely affecting or obscuring other significant areas, elements or items.

### 4.3 ASSESSMENT OF HERITAGE VALUES

#### 4.3.1 Historical Values

Caroline Hill	<b>Moderate</b>
---------------	-----------------

Following the establishment of the City of Victoria, growth primarily occurred around Central, before gradually moving towards the west and east starting at the end of the nineteenth century. Developments in East Point were initiated by Jardine Matheson and Co. Ltd while the inland of Sookunpoo and Wong Nai Chung were mostly used for residential and agricultural purposes at the time.

Following the establishment of the Hong Kong Cotton Spinning, Weaving and Dyeing Company in 1898, which in the 1910s transformed into the St. Paul's Convent School cluster, more and more institutions began to establish themselves in Sookunpoo. In Caroline Hill, multiple schools were established on the former Sookunpoo school site. These schools included the Victoria British School from 1905 to 1931 (during which the masonry walls were built for the site formation of Queen's College from 1922 to 1926) and the Junior Technical School from 1933 to 1941.

Since late 1920s, following the growth of population and the establishment of institutional facilities, Caroline Hill gradually transferred into a site for recreational facilities and government buildings. In 1927, the South China Athletic Association moved in and is today, one of the oldest recreational facilities in Sookunpoo. In 1928, a portion of land on the south of Caroline Hill was allocated for the United Services Recreational Ground in 1928. During the 1950s, the Post Office Recreational Club and the Cable and Wireless Club were established on the north side of Caroline Hill. From the 1950s, there has been a variety of different government buildings, including the EMSD workshop and CAS headquarters constructed on the site. The last surviving of these was demolished in 2017.

The site of Caroline Hill has witnessed the development of Sookunpoo since the establishment of Victoria City and has served various purposes, mainly including residential, institutional and recreational. Despite that the existences of these uses are mostly short-lived and there are little relations between owners or users of different buildings established within the Site, the Caroline Hill does embrace a rich history that tells its unique development over the times.

Masonry walls (graded portion)	<b>Moderate</b>
--------------------------------	-----------------

The existing graded masonry walls bordering the Caroline Hill site on the east originate to the 1920s and their construction as part of the site formation for the proposed Queen's College campus. Although the construction of the Queen's College was never realized, certain portions of the masonry walls have remained through to the present day, a century later.

The earliest maintenance records of the walls can be traced back to 1926 when a storm and heavy rainfall damaged a section along the eastern edge. The damage was significant to the extent that required sections of the wall to be taken down and rebuilt. The records do not however, identify the precise extent that was reconstructed.

Based on the existing available information, the current graded portion of the masonry walls have a higher level of intactness comparing to others. This is emphasized by the surviving earthenware pipes that are embedded within the wall. This detail is rare in Hong Kong (refer to 4.3.6 for its rarity).

Masonry walls (non-graded portion)	Low
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Throughout the years, different portions of the walls were reported to be altered, rebuilt, and in cases demolished.

Survey plans from 1960 and 1968 clearly shown that parts of masonry walls were taken down during this period to facilitate the construction of the Electrical and Mechanical Offices. As also shown on the drawings, the new office building facade was designed to be in the same plane as the masonry walls.

For the non-graded portion of wall along Leighton Road, the aerial photo dated 1963, and survey maps dated 1958, 1960, 1968 and 1970, collectively illustrate the masonry walls alignment has been modified. However, there is no record information that details the works, and/or whether any wall reconstruction was done using salvaged granite.

Other physical changes to the walls appear minimal, although one change was observed during site inspections carried in September 2021. A section of missing dressed granite blocks is found at the junction between the Leighton Road and the east Caroline Hill Road. (Fig. 4.3.1.1)

Whilst there is an abundance of historic aerial photos of the site, the masonry walls are often obscured from view due by the presence of vegetation or the camera angle used. With the absence of slope maintenance records between the 1930s to 1980s, mapping the walls historical development cannot be completed at this stage.

Based on the above and the limited archival information uncovered to date, the significance of the non-graded masonry wall portion is low.

Earthenware pipes	Moderate
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There are a total of two earthenware pipes installed within masonry walls IISW-B/FR 193 and IISW-B/FR 32. The use of clay pipes dates to the late 1800s to the early 1900s when the technology of ceramic glazing was developed to improve the durability and life span of pipes. The term “glazed earthenware pipes” was first mentioned in the Public Works Report in 1898 and was frequently used in the early 1910s.<sup>110</sup> There were two principal types of glazed pipes. “Glazed clay pipes” which is where the glaze was formed by applying a layer of salt glaze to the exterior and interior of pipes. Whereas a “vitrified clay pipes”, was glazed by dipping the pipe into the glaze, sealing the surface before being fired.

Per current archival studies, it is not known whether the earthenware pipes are original to the construction of the masonry walls 1920s. There is however a reference<sup>111</sup> in the Public Works Report 1926 mentioning that “rainstorm repair works were being carried out” at the Caroline Hill site and “contingent drainage works”.



Fig. 4.3.1.1 Junction between the Leighton Road and the east Caroline Hill Road. (Source: Purcell)

<sup>110</sup> “Earthenware pipes” appear in Public Works Report in 1910, 1911, 1912, 1913, and 1917

<sup>111</sup> HK Government Gazette 1928



#### 4.3.2 Architectural and Aesthetic Value

Overall design	<b>Moderate</b>
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The masonry walls at Caroline Hill have unique features that sets it apart from the typical design that is observed elsewhere in Hong Kong. This uniqueness is from the earthenware pipes built-in to the masonry walls and the coping design which had a vermiculated rustication set within a framed panel. The aesthetic value of the wall is further reinforced by its relationship with the vegetation above.

Masonry wall design	<b>Moderate</b>
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The extent of the existing Grade 3 masonry walls, namely IISW-B/FR32 and IISW-B/FR193 (according to the Slope Information System) followed a typical 1920s to 1930s retaining wall design, which was composed of dressed granite blocks with cement bond courses, horizontal concrete banding courses, and copings that incorporated a drainage channel on the top. The masonry wall design at Caroline Hill would therefore have complied with Building Ordinance in force at the time. The variation in height of the walls is representative of the site's topography following the site formation works completed in the 1920s.

Coping design	<b>Moderate</b>
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There is no current archival or physical evidence that supports the coping design with vermiculated rustication in framed panels being original. Photographic records (Fig. 3.3.1.6) indicate it may originate to the mid-1950s. A possible explanation for its addition to the masonry wall was in response to changes to the Buildings Ordinance in 1935, with the detail being added during planned maintenance. Its relative uniqueness is due in part to a ballshaped profile being impressed into the roughcast texture either by either workers manually on site or as part of a pre-formed mould. Both cases would demonstrate a relatively high degree of craftsmanship that would not be typical of such a utilitarian structure. The coping when added, included a drip profile which would divert water away from the masonry wall surface and to avoid staining the granite below.

Earthenware pipes	<b>Moderate</b>
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Like other earthenware pipes found elsewhere in Hong Kong, the two surviving earthenware pipes within the graded extent are of standard design, that would have been mass produced. Their architectural and aesthetic value is therefore moderate. With the earthenware pipes being built-in to recessed pockets within masonry wall, this detailing is rarely seen in Hong Kong. Embedded the pipes within the wall was likely a more costly construction detail, but it may have been a site-specific response due to the limited width of Caroline Hill Road and avoiding obstructions on the public footpath. There is however no archival evidence to date that explains why this detail was adopted. The uniqueness of this detail is further elaborated in the Rarity section on page 78.

### 4.3.3 Contextual Value

Contribution to streetscape	High
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With Causeway Bay rapidly developing from the late 20<sup>th</sup> century, East Point was reclaimed and heavily developed. However, the Sookunpoo and Caroline Hill regions of Causeway Bay have remained relatively intact. Although traces of flattening the original hilly nature of the Caroline Hill can be found before the establishment of Sookunpoo school in 1905, the later Queen's College site stepped formation works in the 1920s and the subsequent construction of the masonry retaining walls are surviving evidence of the original topography of Caroline Hill.

Although parts of the walls were demolished and altered before the 1950s, the streetscape of Caroline Hill Road and Leighton Road has remained largely intact since the walls were first built. A photo showing Causeway Bay (Fig.3.2.2.8) in the 1920s indicated that the Caroline Hill area was always elevated from the neighbouring Sookunpoo and Bowrington districts. This corresponds to the current site condition. With the sites stepped topography and a lack of street-level entrances<sup>112</sup>, the site itself has always been relatively secluded and disconnected. The Queens College site formation works that introduced the masonry walls were a notable feature at street level setting Caroline Hill apart from the character of traditional streets in the Causeway Bay. Same photograph (Fig. 3.2.2.8) shows the Site after it had been flattened as part of the site formation works. Site formation works felled a significant quantity of trees, and according to ariel photographs, it wasn't until the 1960s that trees were reintroduced to the site. Two of these trees are likely to be those listed under the Register of Old and

Valuable Trees. One of the OVTs is an India-rubber Tree (botanical name: *Ficus elastica*)<sup>113</sup> located in the former Post Office Recreation Club site near Leighton Street (Fig. 4.3.3.1). The other one is a big-leaved fig (botanical name: *Ficus virens*)<sup>114</sup> located in the centre of the former EMSD office site, which will be preserved by adjacent government development.

The Caroline Hill bus stop on Leighton Road has been positioned under the Indian-rubber Tree (OVT HKP WCH/I) long before positioned for now (Fig. 4.3.3.3). The OVT has a crown spread of 18m. With tree extending above the bus stop forming a wall of tree roots behind the bus stop, it provides a considerable area of shading. Both the masonry wall and the OVT form a very unique character to the streetscape, which can be appreciated by public transport users and pedestrians.

The masonry walls which are topped by a distinctive band of vegetation, including existing trees, clearly define the Caroline Hill site and are the main features that the public observe (Fig. 4.3.3.2). Views towards the Site from street level is however limited due to the elevated levels. The walls, trees and elevated site level create an interesting relationship with the streets around the site, the character of which is extremely familiar to people who live, work and socialize in Causeway Bay.

<sup>112</sup> Historically, one entrance was seen in the east of Caroline Hill Road from the 1920s and the other was shown in the west junction of Leighton Road and Caroline Hill Road from the 1930s,

<sup>113</sup> under the registration number HKP WCH/I maintained by the Hong Kong Post. It has a height of 24m and a crown spread of 18m

<sup>114</sup> under the registration number of EMSD WCH/I maintained by the EMSD. It has a height of 19m and a crown spread of 34m



Fig. 4.3.3.1. Photo of the India-rubber tree (HKP WCH/I). (Source: Purcell, 2021)



Fig. 4.3.3.2 View of Caroline Hill from the junction of Leighton Hill and Caroline Hill Road. (Source: Purcell, 2021)



Fig. 4.3.3.3 Bus stop below the Indian-rubber tree. (Source: Purcell, 2021)

#### 4.3.4 Social and Cultural Value

Overall Social Value	Moderate
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Across the site's history and its utilisation, there have been three notable associations that are discussed in this section. These include:

1. Recreation
2. Education
3. Public sector

Each of the various buildings that were built to support these uses had limited the general public's access to them. For example, the recreational clubs were for private members only. Similarly, the government facilities for EMSD and CAS were not publicly accessible. This limited accessibility means the public's collective memory and association with the activities within the Site and its former buildings is low.

This is also echoed in very early development on the site including the construction of Morgan's bungalow and the later development of Jardines. Since their association with the site ceased long ago, they offer little contribution to the overall cultural significance of Caroline Hill.

By contrast, there is considerably more social and cultural value accrued within with wider Caroline Hill area, through the general public's connection to the masonry walls that form a key component of the streetscape around Caroline Hill. This collective memory of the area is reinforced by the masonry walls being driven past by private car learner driver whilst on their road practical (driving) test, as well as being the main pedestrian thoroughfare for event goers to access the Hong Kong Stadium (previously known as old Government Stadium) for large-scale recreational events (sports and concerts).

Association with recreational use and events	Moderate
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Recreational uses within Caroline Hill have existed from the 1920s to the present day, and is summarised as follows:

- South China Athletics Association (1927 to now)
- Cable and Wireless Club (1952 to 2019)
- Post Office Recreation Club (1953 to 2019)

Among these three recreational organizations, the most significant one is the South China Athletic Association, whose football team in particular, has been extremely successful. The Association also provides affordable sporting facilities to its club members.

There are also other notable recreational facilities in close proximity to Caroline Hill as discussed in Section 3.1.2, such as Indian Recreational Club and Happy Valley Racecourse, which are still in operation.

Since these club facilities are primarily private and non-public interfacing, their contributions to the social and cultural value of the site is considered to be limited.

Caroline Hill Road has and continues to be principal pedestrian route for the public to arrive at the Hong Kong Stadium (previously known as old Government Stadium), on the event or match days.

Capitalising on the popularity of football in the early 20th century, when the 2,8000-seater old Government Stadium was opened in mid 1950s, it was regarded as “the premier sporting venue in the territory” and “a venue for important athletic competitions, inter-school competitions, school athletic meets, etc.”<sup>115</sup>

As demand for a large capacity venue grew, the stands of old Government Stadium were demolished. These were replaced by new stands and the stadium was renamed as the Hong Kong stadium. The new stadium reopened in March 1994, with a larger, maximum seating capacity of 40,000. Today, the stadium continues to serve local and international visitors for major sporting matches and social events. Notable past events held at the Hong Kong Stadium include:

- Hong Kong Sevens (since 1976)
- 2009 East Asian Games
- Hong Kong Scout Rally
- Hong Kong First Division League<sup>116</sup>
- 1:99 Fund Raiser Concert in 2003<sup>117</sup>

The social and cultural value of Caroline Hill spans generations due to there being many long-lasting recreational uses, as well as different events often held annually at the Hong Kong Stadium. Due to this association, the overall significance is moderate.

<sup>115</sup> Hong Kong Stadium Leisure and Cultural Services Department, 2015. “About the Stadium”. <https://www.lcsd.gov.hk/en/stadium/hks/history.html>

<sup>116</sup> 文匯報·15 July 2009:“2009/10賽季各球會主場”.

<sup>117</sup> 香港演藝人協會, 2003 “1:99大匯演”. <http://hkpag.org/?p=1657>

Association with educational uses	<b>Moderate</b>
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Another important long-lasting use of the site is education. Before WWII, four different school had campuses in Caroline Hill:

- Sookunpoo School: 1855 to 1905;
- St. Francis College: 1862 to 1887;
- Victoria British School: 1905 to 1931; and
- Junior Technical School: 1933 to 1941.

The last school in the area ceased teaching during World War II. It was not until 1975 that educational use in the area returned. This was in the form of an Apprentice Training Centre that was established as part of the construction of EMSD offices and workshops on the site. The Centre was set up to develop and nurture E&M engineers (Fig.4.3.4.1) and it played an important role in educating professionals and skilled workers, reflecting the social values of the site. The EMSD facilities and its staff trained over 5,000 professionals and skilled workers during 60 years of operation.<sup>118</sup>

For several decades, the vehicle workshops and vehicle repairing services were a “golden brand” in the community, described by the Former Secretary for Development during the demolition of EMSD in 2013. The workshops and repairing services were responsible for repairing the entire fleet of government vehicles. Trainees with boiler suits attended classes and practice sessions in the centre as part of their training.<sup>119</sup>

<sup>118</sup> Development Bureau, HKSAR. (2017) Blog Article from Former Secretary for Development, Mr. Paul Chan - Farewell to Caroline Hill. Accessed on October 2021, accessed from [https://www.devb.gov.hk/en/home/Blog\\_Archives/index\\_id\\_110.html](https://www.devb.gov.hk/en/home/Blog_Archives/index_id_110.html)

<sup>119</sup> Development Bureau, HKSAR. (2017) Blog Article from Former Secretary for Development, Mr. Paul Chan - Farewell to Caroline Hill. Accessed on October 2021, accessed from [https://www.devb.gov.hk/en/home/Blog\\_Archives/index\\_id\\_110.html](https://www.devb.gov.hk/en/home/Blog_Archives/index_id_110.html)

Association with government facilities	<b>Low</b>
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During the Japanese occupation of Hong Kong from 1941 to 1945, the Land Transport Section of the Public Works Department was set up in the former Junior Technical School building. Since then, a series of government facilities have operated on the site, which includes the Public Works Department workshops, the Electrical and Mechanical Offices and Headquarters (EMSD), and the Civil Aid Services (CAS) Headquarters.

Founded in 1952 under the CAS ordinance, the Civil Aid Services first headquarters building was built on the project site in Caroline Hill. In 2006, CAS later relocated its headquarters to Yau Ma Tei, where it remains today. In recent years, other government departments, such as Highway Department and Drainage Services Department, have temporarily occupied the site. Once these departments vacated the site, the buildings were demolished.

Although the public has some connection with the EMSD and CAS government departments that operated on the site, as these buildings was largely non-publicly accessible, the assessment of their social and cultural value is considered to be low.

Driving exam	<b>Moderate</b>
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The streets around Caroline Hill have featured in the road practical (driving) test route for private car learner drivers from as early as the 1960s (Fig. 4.3.4.4), right up to the present day. In recent years, it has also been part of the test route for learner drivers of light goods vehicles. Historically, motorcyclists also used to do their road tests around Caroline Hill, but in recent years, the test route has since been moved elsewhere.<sup>120</sup>

<sup>120</sup> Legislative Council Hong Kong, 2019. “LCQ20: Traffic conditions in Causeway Bay and Happy Valley”. <https://www.legco.gov.hk/yr19-20/english/panels/tp/papers/tpcb4-156-2-e.pdf>



Fig. 4.3.4.4 Trainees attending classes in the Apprentice Training Centre (Source: Development Bureau, HKSAR)



Fig. 4.3.4.5 Driving exam passing Caroline Hill Road. (Source: Facebook)



#### 4.3.5 Evidential Value

Evidential value is a term not widely known in Hong Kong, where it is better known as 'intactness'. It has been described by Historic England (the main statutory heritage body in England) as '*value deriving from the potential of a place to yield evidence about past human activity*'. This means the physical and archival evidence and the general ability of a place to demonstrate how it was used and by whom.

Masonry wall	<b>Moderate</b>
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The existing graded masonry walls are surviving physical evidence of the original topography of Caroline Hill despite that alterations and modifications were made over the years.

According to Public Works Report, alterations were made to the walls in 1926, 1928 and after 1955. In 1926, "extensive damage was done by storm in April on the east side of the retaining walls". In 1928, an approach road was constructed "from the eastern part of the road encircling Caroline Hill". The 1963 survey plan (Fig. 3.2.3.8) shows that a portion of masonry wall (the current missing section between the two graded walls) was demolished to facilitate the construction works of the second phase of EMSD offices. However, there was missing detailed information on the positions and locations of these alterations.

Although the relevant slope maintenance records are acquired from ASD, there are no records available between the 1930s to 1980, which leads to a large gap of information in understanding the historical development of the masonry walls.

The existing graded masonry walls including the concrete banding were found to be in fair condition with isolated cracks observed, possibly caused by pressure of the tree roots behind. Staining is concentrated near the weep holes and beneath the coping. Graffiti paint and concrete patch repairs on the surface of the granite stones are found in the section of wall near the junction with Leighton Road. Overall, the existing graded masonry walls represent a moderate level of intactness.

It should be considered that a comprehensive archival information should be established to better manage the historical structure.

Masonry wall coping design	<b>Moderate</b>
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Although archival records are limited, based on site inspection, there is a high degree of intactness in the current coping, especially the one with vermiculated rustication set within a framed panel. Whilst changes in the coping design can be observed through historic photographs, it is not known why or exactly when the current detail was constructed. Based on the existing available information, it can only be suspected that the coping was added in the late 1940s as a response to the upgrade of Building Ordinance in 1935.

Earthenware pipes	<b>Moderate</b>
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There is no evidence to suggest any major alterations to the two surviving earthenware pipes. Given their expected age, there is evidence of some wear and tear, which is evident in some areas of localised patch repairs. In general, these two pipes are in fair condition. According to ASD's maintenance record, in 2013, an earthenware pipe near Cotton Path was replaced by a cast iron pipe as it had been damaged beyond repair by tree roots penetrating the pipe.

It is not known whether the earthenware pipe will remain functional after the site's redevelopment, however a strategy for their ongoing care and maintenance should be prepared and implemented.

## 4.3.6 Rarity

Overall design	High
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The detail comprising the integration of above ground earthenware pipes by creating recesses in 1920s masonry retaining walls along with a vermiculated rustication coping design, is not commonly found in Hong Kong and is therefore quite rare. This overall design also reflects certain technical considerations. The recessing of the pipe into the wall was likely intentional to avoid intrusions into the pedestrian highway, despite the fact this design detail being more costly to construct.

Masonry Wall coping design	Moderate
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As mentioned in 4.4.2, the coping design with vermiculated rustication illustrates a non-typical standard of craftsmanship, and is a rare surviving example in Hong Kong.

Earthenware pipes	Moderate
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As described in 4.3.2, earthenware or glazed clay pipes are not unique in terms of materiality, and these were mass produced. Their use ultimately declined in the 1950s as ductile iron and PVC pipes came to prominence as a replacement choice, since these materials were lighter weight, easier to transport and install.

Since clay pipes were mainly used for underground sewage, surviving examples of clay pipes above ground drainage are rare. Due to the pipes weight, the logistics for installing them vertically by workers would have been challenging. Similar surviving glazed clay pipes are observed on Chinese tenement houses of the 1950s Wing Lee Street Building (Fig. 4.3.6.1), and on the west elevation of Li Hall, St. John's Cathedral (Fig. 4.3.6.2).



Fig. 4.3.6.1 Clay pipe in Wing Lee Street from around the 1950s. (Source: Purcell, 2021)



Fig. 4.3.6.2 Glazed clay pipe on masonry wall to the west of Li Hall, St John's Cathedral, possibly from the 1920s during the construction of former Li Hall. (Source: Purcell, 2021)

## 4.4 CHARACTER-DEFINING ELEMENTS

### 4.4.1 Criteria

This section provides a summary description and analysis of the significance of individual elements of the site (commonly known as Character Defining Elements (CDEs) in Hong Kong). These elements may include spaces, architectural details, landscape elements or any other individual features of the site. The table is intended to provide a summary understanding of the site and help to gauge impacts, inform policies and to guide future decisions for any change.

Five levels of significance and their definitions have been used to describe the elements individually as set out in section 4.2. The criteria used to assess the significance of each element are the values described in sections 4.4.1 – 4.4.6. Where these criteria conflict, the resultant assessment score is aggregated. Each entry in the schedule is accompanied by a photograph of a sample of the item described. Similar examples of each item can be seen by observation.

The entries are arranged in the following order:

#### 4.4.2 Schedule of character-defining elements





1. Masonry Walls
2. Site

Brief guidance notes are given in the right-hand column of the table for each item.

## 4.4.2 Schedule of Character-Defining Elements

ELEMENT NO.	DESCRIPTION	PHOTO	SIGNIFICANCE	CONSERVATION RECOMMENDATION	LOCATION PLANS (INDICATIVE ONLY)
<b>MASONRY WALL IN RELATION TO SLOPE NO. IISW-B/FR 193, IISW-B/FR 190 AND IISW-B/FR 32</b>					
I.01	<p>Vermiculated rusticated coping design</p> <p>(Approximate length is 125 m)</p>	 <p><i>Fig. 4.4.2.1 The vermiculated rustication patterns on the coping. (Source: Purcell, 2021)</i></p>	Moderate	<p>The vermiculated rustication is known to exist before 1950 and is therefore early fabric. These panels should be conserved. Where they are damaged or missing, they should be reinstated.</p> <p>A section of coping should be sampled and analysed to inform the repair/reinstatement on a like-for-like basis.</p> <p>To be read in conjunction with Policy 6.6.1, 6.6.2, 6.6.3, and 6.8.1</p>	
I.02	<p>Plainly rendered coping design</p> <p>(Approximate length is 41 m)</p>	 <p><i>Fig. 4.4.2.2 Plainly rendered coping along Leighton Road. (Source: Purcell, 2021)</i></p>	Neutral	<p>Further investigation/opening up should be undertaken to establish whether there is any evidence of a vermiculated rustication underneath. Reinstatement works should be carried out if evidence is found that the coping design was modified or covered in the past.</p> <p>To be read in conjunction with Policy 6.6.1, 6.6.2, 6.6.3, and 6.8.1</p>	



ELEMENT NO.	DESCRIPTION	PHOTO	SIGNIFICANCE	CONSERVATION RECOMMENDATION	LOCATION PLANS (INDICATIVE ONLY)
I.03	Glazed Clay (earthenware) Pipes	 <p data-bbox="495 639 891 683"><i>Fig. 4.4.2.3 Glazed clay pipe on masonry wall I ISW-B/FR 193. (Source: Purcell, 2021)</i></p>	Moderate	<p>Although the earthenware pipe(s) may become redundant, they should still be conserved to prevent against deterioration.</p> <p>Poor past repairs shall be unpicked and made good properly.</p> <p>To be read in conjunction with Policy 6.6.1, 6.6.2, 6.6.3, 6.7.5, and 6.7.6</p>	
I.04	Cast iron pipe	 <p data-bbox="495 983 891 1026"><i>Fig. 4.4.2.4 Cast iron pipe on masonry wall I ISW-B/FR 193. (Source: Purcell, 2021)</i></p>	Neutral/ Adverse	<p>Consideration shall be given to replace cast iron pipe by a replica earthenware pipe on a like-for-like basis to enhance the relevant heritage significance.</p> <p>To be read in conjunction with Policy 6.6.4.</p>	






ELEMENT NO.	DESCRIPTION	PHOTO	SIGNIFICANCE	CONSERVATION RECOMMENDATION	LOCATION PLANS (INDICATIVE ONLY)
I.05	Other associated modern pipework		Adverse	<p>Later added E&amp;M services shall be removed.</p> <p>Any new E&amp;M services shall avoid being fixed on the street facing side.</p> <p>To be read in conjunction with Policy 6.8.3</p>	N/A
I.06	<p>Dressed granite blocks and horizontal concrete banding</p> <p>(Approximate length is 166 m)</p>		Moderate	<p>The dressed granite block walls with horizontal concrete banding should be repaired, conserved and maintained to keep its appearance as it is at present.</p> <p>To be read in conjunction with Policy 6.6.1, 6.6.2, 6.6.3, 6.6.4, 6.7.2, 6.7.5, and 6.7.6.</p>	

Fig. 4.4.2.5 Cast iron pipe on masonry wall IISW-B/FR 193. (Source: Purcell, 2021)



Fig. 4.4.2.6 The well-dressed masonry walls. (Source: Purcell, 2021)



ELEMENT NO.	DESCRIPTION	PHOTO	SIGNIFICANCE	CONSERVATION RECOMMENDATION	LOCATION PLANS (INDICATIVE ONLY)
I.07	Graffiti paint and concrete cover-ups on masonry walls		Adverse	<p>Develop a cleaning and repair strategy to remove/unpick the undesired graffiti and poorly executed historic repairs.</p> <p>To be read in conjunction with Policy 6.6.2, 6.6.3 and 6.6.4</p>	N/A

*Fig. 4.4..2.7 A part of the painted masonry walls.  
(Source: Purcell, 2021)*

ELEMENT NO.	DESCRIPTION	PHOTO	SIGNIFICANCE	CONSERVATION RECOMMENDATION	LOCATION PLANS (INDICATIVE ONLY)
<b>SITE</b>					
2.01	Streetscape along Caroline Hill Road	 <p data-bbox="510 722 869 786"><i>Fig. 4.4.2.9 The view of Caroline Hill Road from a distant, showing how the walls make a significant impact to the streetscape. (Source: Purcell, 2021)</i></p>	High	<p data-bbox="1126 411 1626 627">By virtue of the Grade 3 listing, the graded walls are already recognised by the statutory authority as being historically and culturally significant and as having a positive contribution to the streetscape. These walls shall be retained in their entirety as much as possible, and should be conserved and repaired as appropriate.</p> <p data-bbox="1126 667 1608 722">To be read in conjunction with Policy 6.6.1, 6.6.6, 6.7.1, 6.7.2 and 6.8.2.</p>	



ELEMENT NO.	DESCRIPTION	PHOTO	SIGNIFICANCE	CONSERVATION RECOMMENDATION	LOCATION PLANS (INDICATIVE ONLY)
2.02	Streetscape along Leighton Road	 <p data-bbox="504 662 873 710"><i>Fig. 4.4.2.10 View of the walls along Leighton Road (Source: Purcell, 2021)</i></p>	High	<p data-bbox="1120 359 1624 646">This portion of masonry wall along Leighton Road is not graded. Part of the wall is to be retained while the rest is scheduled to be demolished to facilitate road widening works. It should be acknowledged that the non-graded wall also has similar historical and cultural significance as the graded masonry walls since they both define the original plot and were constructed as part of the sites original formation works.</p> <p data-bbox="1120 678 1624 837">The retained section in relation with slope no. IISW-B/FR 190 should be conserved and repaired as appropriate. Any necessary new interventions for access within this section of wall are acceptable subject to review of detailed proposal.</p> <p data-bbox="1120 869 1624 997">For the demolished portion, consideration shall be given to salvage the granite and reused for repairs elsewhere in the Site as far as necessary and practical.</p> <p data-bbox="1120 1029 1624 1093">To be read in conjunction with Policy 6.6.1, 6.6.5, 6.6.6 and 6.8.4.</p>	

ELEMENT NO.	DESCRIPTION	PHOTO	SIGNIFICANCE	CONSERVATION RECOMMENDATION	LOCATION PLANS (INDICATIVE ONLY)
2.03	Trees surrounding Caroline Hill	 <p><i>Fig. 4.4.2.11 Aerial photo showing greeneries surrounding the site, 1995, 1995_CN12640</i></p> <p><i>(Source: Survey and Mapping Office, Lands Department, The Government of Hong Kong and Hong Kong Geodata Store)</i></p>  <p><i>Fig. 4.4.2.12 View of the existing trees at the corner of Leighton Road and Caroline Hill Road (Source: Purcell, 2021)</i></p>	High	<p>The masonry wall and the banding of vegetation along the top of it and on the slope beyond are intrinsically linked. Collectively they are significant to the streetscape and the character of Caroline Hill. Efforts should be made to preserve the vegetation and to retain OVT and existing trees in-situ where feasible.</p> <p>To be read in conjunction with Policy 6.6.5 and 6.6.6.</p>	N/A

# CHAPTER 05: ISSUES AND OPPORTUNITIES

## 5.1 INTRODUCTION

Every historic building, structure and site faces unique issues: some of which may negatively affect their heritage value, and others which may require awareness and appropriate action but are not necessarily detrimental to the site unless poorly managed. These can range from substantially deteriorating built fabric as a result of neglect or extreme weather, to the need to prepare and apply for permits to carry out work.

This section of the CMP is written in the expectation that the developer plans to restore the masonry walls and earthenware pipes and to preserve as far as practical the appearance of the streetscape.

Opportunities for enhancing the significance of the site are also identified. Methodologies, recommendations and policies for addressing the issues are set out in the conservation framework. The presumption is to recognise that long-term sustainability is vital and that change may be a necessary component to achieve this aim. This in particular is driven by the requirement to enhance the site accessibility which is distinctly enclosed. At the same time, heritage values are sacrosanct and cannot authentically be re-created. The task therefore, is to manage change, sensitively.

## 5.2 ISSUES

From the turn of the twenty-first century there has been growing interest in building conservation in Hong Kong and what this means for the reuse of existing buildings/ structure. The development at Caroline Hill presents a unique example to conserve an important feature within the streetscape.

The intention of the conservation approach is to attempt to make the changes in a way that does as little as possible to change the original or early features.

### Partial Loss of Original Function as Retaining Wall

Major site formation and excavation works within the Site are required to facilitate the redevelopment scheme and its associated planning requirements. This mainly includes the formation of new roads across the Site from east to west, as well as the construction of basement floors.

As a result of this construction, the function of part of the masonry walls will be altered. In some areas, the masonry wall will no longer act as a retaining wall.

Where this applies, if the back face of the masonry walls is exposed in the future design proposals and will be visible to the public, the wall face treatment should be further studied once its original surface treatment is identified.



## ISSUES AND OPPORTUNITIES

### Streetscape

There are 3 distinguishable layers which can be observed at street level. This layering comprises the masonry walls, an elevated platform (slope) and green buffer formed by various species of trees. The trees provide a pleasant screening between the elevated site and its adjacent pedestrian streets.

The current proposal is to preserve the Old and Valuable Tree (OVT) HKPWCH/1 as well as other selective existing trees on top and just behind graded masonry wall in relation to slope no.11SW-B/FR 193, with other vegetation being removed. The loss of vegetation will largely alter the character of the streetscape and the impression of a somewhat luscious and tree-shaded site in an urban context would be altered. The site will no longer be distinguishable from other parts of Causeway Bay.

Since the masonry walls and vegetation are intrinsically linked, design proposals should exploit the landscaping atop of the masonry walls to ensure the site heritage values are preserved. Aside the preservation of the OVT, it is recommended that where feasible the existing trees are retained insitu, or where unavoidable, they are replaced with suitable alternatives.



Fig. 5.2.1 View from Pennington Street showing the three distinguishable layers of masonry walls, buildings and greeneries. (Source: Purcell, 2021)

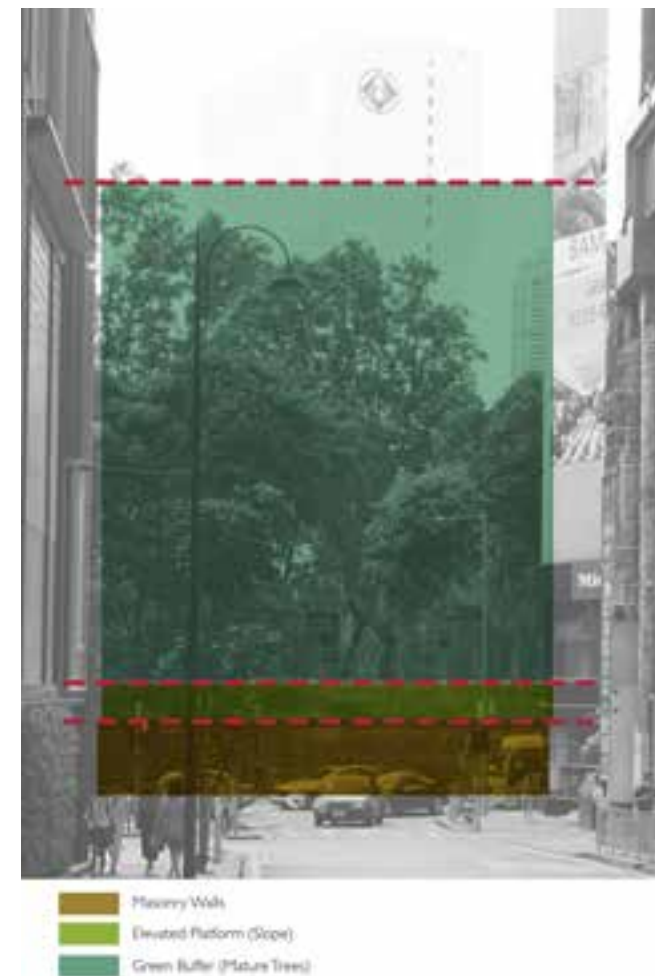


Fig. 5.2.2 Diagram showing three layers: walls, building and trees. (Source: Purcell, 2021)



Fig. 5.2.3 An image showing the panoramic view of tree buffer looking from the middle platform of the site (Source: Purcell, 2021)



Fig. 5.2.4 An image showing the panoramic view of streetscape looking from Leighton Road (Source: Purcell, 2021)

## OVT Registration No. HKP WCH/I

Per the lease condition, the OVT on the site is an extremely rare surviving large tree in Causeway Bay. The tree whilst not unique on a city-wide scale, in the context of Causeway Bay it is impressive due to its urban location.

This tree significantly contributes to the streetscape of Leighton Road. Its height and large canopy afford a wide expanse of shading to the street and bus stop below. Whilst the precise date of the tree is not known, it has significant contextual value and is engrained in the collective memory of people who reside and work in the vicinity of the site.

Its retention in-situ may require structural strengthening to the non-graded wall (in relation to slope no.11SW-B/FR 190) below.

Another issue is that the OVT is reported to have brown root rot infection which may also have long-term implications on the non-graded wall below.

Under the Manual on the Management of Brown Root Rot Disease issued by the Greening, Landscape and Tree Management Section of Development Bureau, Greening, Landscape and Tree Management Section, Development Bureau,<sup>121</sup> trees confirmed with Brown Root Rot Disease should be removed within 4 weeks upon diagnosis. Old and Valuable Trees infected with the disease require continuous monitoring every 3 months and appropriate mitigation measures should be completed within 6 weeks to ensure public safety is maintained.

<sup>121</sup> Greening, Landscape and Tree Management Section, Development Bureau (2019), Manual on the Management of Brown Root Rot Disease, [https://www.greening.gov.hk/filemanager/content/pdf/knowledge\\_database/Manual-on-the-Management-of-Brown-Root-Rot-Disease.pdf](https://www.greening.gov.hk/filemanager/content/pdf/knowledge_database/Manual-on-the-Management-of-Brown-Root-Rot-Disease.pdf)

## Structural Investigation and Potential Structural Strengthening Works

Due to the insufficient archival records, structural investigation using both destructive and non-destructive method is likely required in order to establish a comprehensive understanding on the structural condition and stability of the masonry walls. Where destructive method is proposed, the locations shall be minimized as far as feasible to avoid unnecessary loss of historic fabric.

To comply with the latest building code/ ordinance, following the initial assessment by the structural engineer, structural strengthening/ enhancement measures are likely to be necessary for the following reasons:

*"Based on the preliminary field investigations on the geometry of the existing masonry walls, the stability of the masonry walls under the current loading condition is not able to meet the current geotechnical standards.*

*Since there are a number of trees to be retained on top of the existing slopes above the masonry walls, the existing loading condition to the masonry walls will not be relieved during/after the future development. Therefore, potential structural enhancement works to the masonry walls are expected during the future development in order to fulfill the current design standards."*

Such structural strengthening/ enhancement is deemed to be challenging when considering retaining the existing trees and soil behind. Some new structural intervention might be required and this may be visible from outside the site. This would induce both physical and visual impacts on the existing historic fabric. A careful and sensitive approach that explores a range of options may be necessary in order to minimize and/or mitigate the relevant heritage impact.

## Potential Alterations

To comply with fire precaution, security, health and safety, means of escape and access, and barrier free access etc., the new development may require alterations to the masonry walls, such as new openings.

Where alterations are unavoidable, there should be done that is distinct and is complementary to the heritage value.

## 5.3 OPPORTUNITIES

The following section describes the opportunities that arise from the emerging design proposals for the redevelopment of the site. The opportunities that arise from this development are described below:

### Representation of the Historic Fabric

Preliminary site surveys suggest the walls are generally sound. To enhance the aesthetic value of the walls, key elements of conservation works include:

- restore the vermiculated rusticated coping;
- general cleaning and removal of graffiti on masonry elements;
- removal of poorly executed historic repairs and make good using like-for-like materials.

To support the restoration works, a detailed condition survey is required. It is also recommended that samples of the existing mortar are analysed to facilitate the like-for-like repairs.

### Restoration of Coping Design

The vermiculated rustication coping design is a distinctive element of the masonry walls at Caroline Hill. Its design on city wide basis is rare and possible unique to this site. Read with section 4.3.

The design is evidence of craftsmanship that would not be typical of this construction. Further investigation shall be carried out to parts of the plain render coping to verify whether there is any evidence of the vermiculated profile beneath. Reinstatement proposals will require physical evidence. If the profile exists, the current scheme affords the opportunity to restore the coping design and to re-present it. This will have a positive beneficial impact on the street scene and would enhance the wall's aesthetic value.

### Representation of the Landscape and Vegetation

As outlined in the character-defining elements schedule, the site is partially surrounded by vegetation which contributes to creating a relatively enclosed nature of the site along its north and eastern sides. The existing trees including the OVT (HKP WCH/1) are later additions to the site, possibly during the 1960s. Due to the site's unusual elevated nature, these trees may have been introduced to shield the various buildings built on the site (all demolished) from neighbouring buildings and the public walking on the adjacent streets.

As a highly significant feature of the extant site, a master landscape plan should be developed, with its primary objective to retain and enhance the vegetation and its contribution to the sites overall setting.

### Enhanced Site Accessibility

Since the 1920s, the site's usage has restricted public access to it. The ensuing commercial development will introduce public access to the site for the first time whilst integrating the site into the urban fabric. The site itself and its layout will create a link to further new buildings, including a District Courthouse. The plan also includes connecting the site back to the MTR Station in Causeway Bay via a series of pedestrian bridges that link various Lee Garden buildings.

### Interpretation of Masonry Walls

With the development opening up the site for public access, there is an opportunity to introduce an interpretation strategy to explain how the walls have been a key character of the streetscape as well as educating public on the following:

- Association with the development of institutions in Sookunpoo district;
- Association with the development of recreational clubs in Sookunpoo district; and
- Association with the development of government facilities in Caroline Hill area.

# CHAPTER 06: CONSERVATION FRAMEWORKS



## 6.1 INTRODUCTION

### 6.1.1 Purpose of the Conservation Framework

The conservation framework provides an overarching strategy for the conservation and management of future change to the graded walls and earthenware pipes at Caroline Hill, as well as the non-graded masonry wall (related to slope no. IISW-B/FR 190) that are required to be retained under the lease. The purpose of the framework is to set out the policies that will guide future decision-making, taking into account general best practice in conservation and the challenges and opportunities posed by the development proposal. This is not intended to be a rigid set of rules; rather, it looks to provide realistic guidance with reasonable flexibility to reflect the future use of the site and the proposals to embed the site into its urban context.

The conservation framework should be taken into consideration and applied in every instance where change is proposed that will or may affect the significance of the site; from minor repairs through to major alteration. Reference should also be made to the recommendations in chapter 5 of this CMP ('Issues and Opportunities'), which responds to specific issues, opportunities that should be actively addressed in the near and foreseeable future.

It is important that the best practice approach set out in the conservation framework is applied now and for the foreseeable future to avoid any gradual erosion of character and significance over time, for example, due to uncontrolled and insensitive maintenance works.

### 6.1.2 Defining Conservation

Conservation is defined as 'the process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate enhances its significance'. Conservation is not a process that precludes change but one that enables it to occur without diminishing the significance of a heritage asset and one that is mindful of the long-term future. The foundation for conservation is the understanding, retention, and enhancement of significance. An understanding of significance should underpin every act that affects decision making and changes to a heritage asset.

The purpose of conservation is to preserve a place of heritage value indefinitely. Fundamental to achieving this is for the place to have a meaningful use that will ensure it is cared for. It does not seek to prevent all change, nor does it aim to preserve a place in its entirety, preventing progression and use. Implicit in the concept of conservation is the acceptance of sensitive and appropriate change as the demands made of heritage assets evolve over time. It is often by virtue of building's ability to adapt to changing needs that it will survive at all.

*'Conservation used to be synonymous with preservation. Yet conservation today is something much more dynamic, which ranges from maintenance and repair, through to finding appropriate new uses when necessary. Conservation may include interpretation, presentation, access, new development, marketing, research, fund-raising, or publication. It is as much about facilitation and mediation, as it is about regulation. Conservation is becoming increasingly positive and proactive, rather than negative and re-active.'*

- Kate Clark, Informed Conservation, (2001).

### 6.1.3 Conservation Framework

The conservation framework should be at the centre of all decision-making with regards to conservation, repair, redevelopment, and change. This framework has been developed specifically for the Grade 3 masonry walls and the associated earthenware pipes, and non-graded masonry wall as part of this CMP. It is based on current best practice.

It should be noted that the Conservation Management Plan represents the opinions of the authors of the document. It does not have any statutory significance – although it is hoped that after appropriate consultation and discussion and potential amendment it may be possible to have an agreed document that all interested parties see as setting out policies for the future development of the site.

The significance of the site will change over a period of time and as it is developed. It is important that the plan in its present form is seen as relevant to the situation in late 2021. The Conservation Management Plan will need to be regularly updated as changes are made to the historic structure on the site.

The first principle of good conservation practice is to remain focused and aware of what makes a place important and where there is potential for conflict and make decisions founded on a clear understanding of significance.

It is essential that this philosophy is understood and applied by the developer, and by contractors and consultants involved in the care of the built fabric, together with those responsible for the building's operation and management.

Conservation management planning is now widely recognised as best practice for the long-term care and managed change of heritage assets and, as such, has become a principal tool in the process of conservation and revitalisation. It is the aim of this conservation framework to set out the strategic overarching guidance for the long-term management of the historic fabric feeding into the more detailed guidance concerning the short-term actions related to the site's redevelopment.

The research, content and presentation of a conservation management plan is informed by a variety of charters and guidance published by governments and agencies around the World. This CMP has been prepared to accord with the terminology set out in the Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 2013, as noted at 1.2, which is a common reference document used in Hong Kong. Other such documents are also valid; details of these are listed in the bibliography.

## 6.2 CONSERVATION BEST PRACTICE – MANAGING CHANGE

There is no generally accepted detailed definition of 'best practice' in conservation; rather, it is a term used to describe the various methodologies, practices, systems and philosophies that result in the successful maintenance, conservation and management of a heritage asset. The application of the appropriate methods at the masonry walls and associated earthenware pipes at Caroline Hill will ensure its significance is protected and, where possible, further revealed. This will prevent the erosion of or damage to the integrity and character of the site as a whole and its component features.

In addition to the guidance and methodologies outlined in the following sections, there is considerable guidance available from various international conservation bodies and charters:

## 6.3 CONSERVATION MANAGEMENT AND IMPORTANCE OF SIGNIFICANCE

The masonry walls and associated earthenware pipes at Caroline Hill will need to be adaptable to suit new functional needs, for example to accommodate any new interventions. A careful balance will need to be found between meeting the functional, operational and environmental needs of the business and the significance of the built fabric. These changes can be achieved through sensitive management of the design development and the building post-handover.

Conservation management is defined as 'the process of maintaining and managing change to a heritage asset in a way that preserves and where appropriate enhances its significance. As such, it seeks to strike a balance between retaining cultural significance and fitness for purpose.

Of primary importance to the conservation of all heritage assets is the understanding, retention and enhancement of significance. 'Significance lies at the heart of every conservation action – which for the historic environment means the recognition of a public interest in what may be a privately-owned asset.

Conservation management does not seek to prevent change, nor does it aim to preserve a place in its entirety. Implicit in the concept is the acceptance of sensitive and appropriate change as the requirements for heritage assets evolve over time. Conservation Management Planning is now widely recognised as best practice for the long-term care and managed change of heritage assets and as such it has become the tool to deliver successful, long-term, beneficial use.

## 6.3.2 Understanding Capacity for Change

It is accepted that heritage assets may need to be adapted over time to accommodate new and potentially unforeseen circumstances. In order to successfully retain the significance of the site while maintaining an environment where cultural and social activities can flourish, it is essential to identify where change is possible. This relates to the ability to make physical changes to the built fabric and open spaces of the site without causing harm to its overall significance. It is not plausible to establish with certainty the capacity for change on the site at any given point in time. Rather, the intention is to establish a system for assessing the capacity for change within specific area(s) as and when alterations are proposed. Identifying the capacity for change should always be based on an in-depth understanding of the significance of built fabric balanced against the pressure for change on the site.

It is a central principle of good conservation that one should work with the “grain” of the building, structure or site, not against it. In practice, this means seeking solutions that entail minimal change to significant historic fabric and, where possible, focusing necessary alterations on fabric and spaces of lower or no significance. It also applies within individual rooms, where, for example, one is seeking to install new building services in an historic building. Arranging services installations in a manner that works with the geometry of the space is often highly effective at preserving significance whilst obtaining fitness for purpose. As such, the significance of built fabric spaces should be a principal consideration when examining the capacity for change.

## 6.3.3 Assessing the Impact of Change

The process of assessing heritage impact is an essential means of ensuring that any proposed change will not cause harm to a heritage asset and that it will be carried out in an appropriate manner. It is vital that a careful balance is found between meeting the operational needs of a site and the significance of its built fabric, features and spaces.

The process of assessing heritage impact has been adopted by the historic built environment sector as a way of understanding the impact that physical change will have on the significance of a place. Where major change is proposed, the setting of the graded masonry walls should also be taken into consideration, not just the built fabric in insulation. This is where early and on-going consultation the relevant authorities will be highly beneficial.

The process of assessing heritage impact is as follows:

Step 1: Identify the need for change.

- For example: repairs, refurbishment of WCs, cleaning, service upgrades, creation of additional space for storage.

Step 2: Understand the affected area and its setting.

- Identify a study area which will include the area affected and its wider setting, as appropriate.
- How has the study area developed and in what historical context? See CMP section 3 – History & Context.
- How is the area/feature significant and to what level? See CMP section 4 – Significance.
- Is further research or assessment needed to gain a fuller understanding of the above? Engage a specialist to carry out further investigations if deemed necessary.

Step 3: Prepare sensitive design proposals.

- Develop the proposals with an understanding and respect of the significance of the study area.
- Engage specialist advice as necessary.
- Enter pre-work consultation discussions with the relevant authorities and stakeholders.

Step 4: Assess the impact of the proposed change against the following criteria.

	LEVEL OF IMPACT	DEFINITION
POSITIVE	<i>Highly Beneficial</i>	The proposal considerably enhances the significance of the heritage asset(s), and/or the ability to appreciate its heritage values.
	<i>Moderately Beneficial</i>	The proposal enhances to a clearly discernible extent the significance of the heritage asset(s), and/or the ability to appreciate its heritage values.
	<i>Minimally Beneficial</i>	The proposal enhances to a minor extent the significance of the heritage asset(s), and/or the ability to appreciate its heritage values.
	<i>Neutral</i>	The proposal does not change the significance of the heritage asset(s), and/or the ability to appreciate its heritage values.
NEGATIVE (if no mitigation measures present)	<i>Minimally Harmful</i>	The proposal damages to a minor extent the significance of the heritage asset(s), and/or the ability to appreciate its heritage values.
	<i>Moderately Harmful</i>	The proposal damages to a clearly discernible extent the significance of the heritage asset(s), and/or the ability to appreciate its heritage values.
	<i>Highly Harmful</i>	The proposal substantially damages the significance of the heritage asset(s), and/or the ability to appreciate its heritage values.

Step 5: Review and amend the design as necessary.

If unacceptable change is identified, the design team should work with the relevant authority and stakeholders to consider mitigating measures or changes to the design that will reduce heritage impact.

Following the completion of new design proposals, steps 4 and 5 should be repeated as necessary until harm to the heritage value is either removed or reduced to an acceptable level.

Step 6: Monitor the implementation of a Heritage Impact Assessment

Careful monitoring of the works may be required, for example, where statutory authorities have had a hand in the development of the design or where the work is of high profile and of interest to a large number of stakeholders.

## 6.4 INTRODUCTION TO THE POLICIES

(Note: All policies in this chapter should be read in conjunction with each other)

The following set of policies and guidelines are designed to manage any change to the Grade 3 historic masonry walls in relation to slope no. IISW-B/FR 193 and IISW-B/FR 32 and earthenware pipes sensitively. Some of these are also applicable to the non-graded section in relation to slope no. IISW-B/FR 190. In simple terms they provide a 'to-do' list for the project team and the future operator. They have been developed through a holistic review and assessment of the site, a robust understanding of significance, the identification of issues and opportunities and knowledge of national and local statutory requirements relating to heritage assets.

In total there are 25 No. policies, which are averaged according to the following broad themes:

6.5 Administration (9No.)

6.6 Retention and Maintenance of the historic fabric (6No.)

6.7 Management of change (6No.)

6.8 Enhancement of significance (4No.)

The policies are set out in a tabular format to aid navigation. Each policy statement is provided with a short explanation of its purpose, followed by a justification, and lastly, a guidance note. This last is in effect, the 'to-do' item. In all cases, statements are kept short and to the point.

It is important to remember that a CMP is a management tool that is typically written in parallel with the project development and as such it should be reviewed and amended if necessary. It should in any case be reviewed and updated regularly or when a major alteration to the building is being considered.

In general, the following key principles apply:

- Where it is feasible to do so, the loss of historic fabric should be kept to a minimum. This applies during the detailed design development and the design and execution of temporary works, as well as the permanent works.
- If deemed necessary, all interventions to the graded masonry walls should be designed and constructed so that they are reversible where it is feasible to do so.
- The alteration and additions to the historic structures should have regard to the authenticity and integrity of the historic fabric. This means ensuring that where repairs are necessary, that matching materials and components are used provided always that the materials embodied in the element to be repaired are fit for purpose.
- The heritage significance of the fabric should be observed at all times, particularly during construction operations, which means ensuring that adequate protection of retained elements is installed and maintained throughout the duration of the works.
- New additions should be "of their time", which means they should be distinguishable from the existing fabric so that the narrative of the building can be understood.



POLICY NO.	POLICY	OBJECTIVES OF THE POLICY	JUSTIFICATION FOR THE POLICY	GUIDANCE
<b>6.5 ADMINISTRATION</b>				
CP6.5.1	<b>The developer will adopt the policies contained within this CMP.</b>	To ensure that the principal aims of the CMP are implemented.	Failure to implement the policies of the CMP will risk erosion of the cultural heritage value of the historic structure.	Disseminate the Policy section of this CMP across the project team and monitor the design development of the project against the policy provisions.
CP6.5.2	<b>Make the CMP available to any parties with a legitimate interest in the site, such as different stakeholders, local statutory bodies and district council.</b>	To promote interest in the historic fabric and demonstrate due diligence in its care.	Although the CMP is a privately owned document, other parties with an interest to the site, including the Antiquities and Monuments Office, should be involved in the ongoing development of the CMP.	Consult AMO and other stakeholders during the development and future update of the CMP.
CP6.5.3	<b>Record any past and future changes to the built fabric and log in the archive so that the evolution of masonry walls is understood in the future.</b>	To keep the archive up to date so that it remains a useful repository of information that is available for periodic review and update of the CMP.  To ensure a holistic understanding of the site.	The system of recording needs to transcend staff changes to ensure continuity over time.	All records related to the development and changes to the walls including layout plans, photographic and cartographic survey, a description of works, and who carried out the works should be kept.
CP6.5.4	<b>Review the CMP and update whenever necessary to reflect any material changes in circumstances or when a major change is being considered.</b>	To ensure that the CMP remains up to date.	To promote interest in the masonry walls and associated earthenware pipes and demonstrate due diligence in its care.	Reviews can be undertaken internally or by a specialist heritage consultant. It is recommended that notes or records of changes are kept enabling easy updating of the CMP.

POLICY NO.	POLICY	OBJECTIVES OF THE POLICY	JUSTIFICATION FOR THE POLICY	GUIDANCE
CP6.5.5	<b>Where new alterations and additions are proposed, consult all relevant statutory bodies.</b>	To ensure that all statutory requirements, for example, relating to the building regulations, are fully understood prior to finalising the scheme design at an early stage.	Compliance with statutory requirements is essential to achieve fitness for purpose. They also present significant threats to the values of the heritage. Early consultation would provide maximum opportunity to seek ways to mitigate any adverse impacts on the heritage values.	All relevant statutory bodies are to be consulted including but not limited to the Antiquities and Monuments Office and Buildings Department.
CP6.5.6	<b>All signage to the masonry walls, including site operations and statutory requirements, shall conform to pre-agreed criteria as regards location, positioning, fixing design and illumination.</b>	To ensure that signage is controlled across all legal, commercial, aesthetic and heritage-related aspects.	The effective control of signage is essential to ensure that operational need and impact on the heritage values of the site are balanced and that irreversible damage is avoided.	Commission and implement a comprehensive signage strategy that embraces all aspects of signage.  Post-handover; provide detailed directions to the operator covering all permanent and temporary signage.
CP6.5.7	<b>A maintenance plan for the masonry walls and associated earthenware pipes should be drawn up and implemented upon completion of the project.</b>	<p>To ensure that the heritage values of the walls are maintained.</p> <p>To ensure a comprehensive understanding of the condition and requirements of the site.</p> <p>To enable efficient planning of works and forecasting of expenditure.</p> <p>To ensure small issues do not become large and costly problems through lack of monitoring.</p>	The physical condition of the site is an important component of its cultural significance: failure to maintain the site correctly risks the loss of heritage values.	Draw up a Maintenance Plan for the management agent to implement upon completion of the project.

POLICY NO.	POLICY	OBJECTIVES OF THE POLICY	JUSTIFICATION FOR THE POLICY	GUIDANCE
CP6.5.8	<b>A record for the masonry walls and associated earthenware pipes should be kept of the maintenance work that has been done, in order that in future those who are responsible for management and maintenance are aware of what has taken place, by whom and when.</b>	Having a record of previous works is helpful when seeking to know what is effective and when diagnosing the causes of performance failures.	Continuity of approach is valuable to successive management teams over an extended period.	The operator should maintain a record of all works that have been carried out.
CP6.5.9	<b>Add to the archive record of the site any new material that is collected regarding the history or any other material that may add to the understanding of the site.</b>	To ensure that the archive, and the CMP, remains up to date and is an authoritative source of information about the site.	The reliability and comprehensive nature of the archive and CMP is essential to its usefulness as a means of managing the site.	The archive shall be properly maintained.  Develop a methodology and access policy to ensure that this information is readily available to anyone with a legitimate interest in the site.
<b>6.6 RETENTION AND MAINTENANCE OF THE HISTORIC FABRIC</b>				
CP6.6.1	<b>The historic masonry walls should be retained as much as possible and should be carefully repaired with matching materials and appropriate craftsmanship.</b>	To retain the walls as a witness to the historical development of the Sookunpoo area, also as physical evidence of the original topography of Caroline Hill	The historic masonry walls that surround I.L. 8945 are one of the features that define the site and largely shape the existing streetscape since the 1920s.	To ensure that the walls are retained as far as possible and repaired with appropriate materials and craftsmanship.
CP6.6.2	<b>Materials for repairs should be selected to match the existing on a like-for-like basis.</b>	To ensure that repairs are carried out sensitively.	Poorly executed repairs using non-matching materials would be likely to have an adverse impact on the heritage values of the walls.	Measures should be taken to ensure compliance and to ensure that the specification of materials is appropriate.
CP6.6.3	<b>Implement appropriate quality control of all material alterations to the masonry walls and associated earthenware pipes</b>	To ensure that the works are carried out according to appropriate quality standards.	Poor quality control is likely to result in poor standards and have an adverse impact on the heritage values of the walls and create an increased maintenance burden in the future.	To ensure that appropriate trade skills are supplied and maintained throughout the construction phase and post completion maintenance.

POLICY NO.	POLICY	OBJECTIVES OF THE POLICY	JUSTIFICATION FOR THE POLICY	GUIDANCE
CP6.6.4	<b>Rectify poorly executed past repairs on the masonry walls and associated earthenware pipes</b>	To enhance the significance of the walls	According to item 2.04 to 2.07 in section 4.5.2, poor workmanship in past replacement of cast iron pipe and other associated modern pipework, graffiti paint and cement patch repairs on masonry walls have neutral or adverse impact on the historic structure.	Past repairs with poor workmanship should be rectified with materials matching the existing on a like-for-like basis (refer to CP6.2.2).
CP6.6.5	<b>The OVT HKP WCH/I should be preserved insitu and it is preferable to preserve other existing trees around the site where feasible.</b>	To preserve the streetscape of Caroline Hill Road and Leighton Road.	The greenery of Caroline Hill have significantly contributed to the streetscape of Sookunpoo since the 1960s. The OVT and other existing trees are also intrinsically linked with the masonry walls.	Greenery around the site shall be preserved as far as practical to preserve a vegetation buffer between street level and the elevated level of the site. Accredited arborists may need to be consulted to carry out a feasibility study for keeping trees within the site. Also, the OVT within the site currently listed under the Register of Old and Valuable Trees is to be properly protected, monitored and managed.
CP6.6.6	<b>The landscape design in future redevelopment should consider the significance of the contribution of existing OVT, other existing trees and masonry walls.</b>	To represent the landscape setting of the site, and to keep the streetscape and the character of Caroline Hill.	The existing greenery, together with the slope and masonry wall below has formed a key character of the streetscape since the 1960s. This contribution contributes to the social, aesthetic and historical values of the site.	Considerations should be made to assess the significance of existing landscape. A proper landscape design can enhance the significance of the site. Develop a visual impact assessment to evaluate the impact of development on the surrounding buildings and key sightlines along the major roads that surround the site.

POLICY NO.	POLICY	OBJECTIVES OF THE POLICY	JUSTIFICATION FOR THE POLICY	GUIDANCE
<b>6.7 MANAGEMENT OF CHANGE</b>				
CP6.7.1	<b>Any change to the masonry walls and associated earthenware pipes which are deemed necessary, should be designed to minimise the loss of the historic fabric and should preserve the sense of enclosure and the streetscape that has existed since the 1920s.</b>	To retain the sense of enclosure and characteristic of the streetscape.	The masonry walls and associated earthenware pipes took part in forming the enclosure and the streetscape of adjacent streets.	<p>Any proposed change within the extent of the masonry walls shall strictly follow the requirements set out in the lease requirements, including obtaining the necessary approvals from relevant authorities.</p> <p>Specifically, change to the graded masonry walls should be minimised as far as possible and designed to retain the sense of enclosure and characteristic of the streetscape.</p>
CP6.7.2	<b>The graded masonry walls and earthenware pipes shall be conserved in appropriate context where feasible.</b>	To retain the topography of the site, which contributes to the historical significance of the retaining walls.	As mentioned in section 5.0, the topography of the site is a significant feature that have existed since the 1920s. Therefore, it is not only the masonry works of the walls that matter but also the function of it, having to hold the earth of Caroline Hill in the past decades as well as retaining the topography of the site.	The original retaining function of the masonry wall may be lost in the development. Consideration shall therefore be given to retain the retaining function where feasible so that the historic structure is conserved in context.
CP6.7.3	<b>Commission inspection and investigation of the principal structural elements of the walls, including the reinforced concrete banding and granite.</b>	<p>To establish at an early stage that the principal Character-defining Elements of the walls are capable of retention and re-use.</p> <p>To facilitate future repair/ structural enhancement (if any) strategy.</p>	If investigations reveal that these elements cannot be re-used it would potentially have a major impact on the efficacy of the restoration scheme.	Commission a comprehensive survey of condition of the reinforced concrete banding and granite and assess the findings against the performance standards required to achieve statutory compliance with regards to structural safety.



POLICY NO.	POLICY	OBJECTIVES OF THE POLICY	JUSTIFICATION FOR THE POLICY	GUIDANCE
CP6.7.4	<p>Prepare a scheme of opening-up for the purpose of ascertaining condition and existence of surviving original or early historic fabric, inclusive of masonry walls and plain rendered coping, where relevant.</p>	<p>To understand the nature and condition of the historic fabric where it is currently obscured from view.</p>	<p>Opening up will be required to ascertain potentially key information to support the future repair works especially whether the vermiculated rusticated coping design exists behind plain rendered coping, as well as any historic masonry structure behind the current cement render finish at the junction of Caroline Hill Road and Leighton Road.</p>	<p>Prepare and carry out a scheme of selected opening up.</p>
CP6.7.5	<p>Adopt necessary monitoring to the graded masonry walls and earthenware pipes during any works that might adversely impact the historic fabric.</p>	<p>To preserve and protect the historic fabric in-situ.</p>	<p>Adverse impact or damages to the masonry walls and earthenware pipes will cause loss of historic fabric and diminish its heritage value.</p>	<p>The monitoring proposal for the proposed works would be agreed with relevant authorities before commencement of work.</p> <p>The condition of the graded masonry walls shall be inspected regularly during any construction works that might adversely impact the historic fabric.</p>
CP6.7.6	<p>Prior to any programme of works, a photographic and cartographic survey of the masonry walls and earthenware pipes should be completed.</p> <p>Photographs should be related to a layout plan and should be deposited in an appropriate archive.</p>	<p>To carry out a contemporaneous record and documentation of the historic fabric before the commencement of any construction work.</p>	<p>This will ensure there is not only an historical record, but it will also as a reference archive for all future work.</p>	<p>The surveys should be commissioned, and the completed surveys should be shared with the Antiquities and Monuments Office for their records.</p>

POLICY NO.	POLICY	OBJECTIVES OF THE POLICY	JUSTIFICATION FOR THE POLICY	GUIDANCE
<b>6.8 ENHANCEMENT OF SIGNIFICANCE</b>				
CP6.8.1	<b>Coping design of the masonry walls should all be maintained, conserved, and reinstated where the parts were removed.</b>	To preserve the rarity of the masonry walls coping design	The vermiculated rusticated coping design is a rare design in Hong Kong. (refer to section 4.4.6)	Such design should therefore be maintained and conserved. Further investigation should be carried out in parts of the wall where the coping design differs from the original design. Reinstatement works should be carried out if evidence is found that the coping design was modified or covered in the past.
CP6.8.2	<b>Any interventions to the graded masonry walls and the associated earthenware pipes should seek to enhance, rather than detract, from the significance of the site.</b>	To ensure that the heritage values of the masonry walls are preserved or enhanced wherever it is feasible to do so.	The heritage values of the masonry walls are key elements of its significance.	Develop the design proposals for the masonry walls and earthenware pipes in a general accordance with this CMP.
CP6.8.3	<b>Unsympathetic modern accretions such as pipework and signage on the masonry walls should be removed and be accompanied by proposals that seek to carefully and sensitively make good the substrate and finishes from which they are removed.</b>	This is to enhance the character, appearance and heritage value of the historic fabric	Elements that are judged to have an adverse impact on the masonry walls and earthenware pipes will diminish its heritage value.	Assess the impact of elements that have an adverse impact on the historic fabric and include for their removal.
CP6.8.4	<b>Proposals for activating the site should be considered and may require new interventions.</b>	To enable the public to gain access at a variety of positions.	The streetscape is a significant character of the site. Enabling visitors to access from a variety of positions would reveal aspects of significance that would enhance their understanding and appreciation of the masonry walls and earthenware pipes.	The location of any proposed intervention can be within the extent of non-graded masonry walls in order to avoid disturbance to the graded masonry walls.  Any affected materials in the non-graded masonry walls should be considered to be recorded and salvaged for repairs elsewhere.

## 6.9 CONSERVATION BEST PRACTICE - MAINTENANCE AND REPAIR

### 6.9.1 Workmanship and Materials

High-quality workmanship be a consistent aim. An inconsistent or inappropriate quality of workmanship or materials can have a negative impact on significance, both with regards to built fabric and aesthetic value. This impact frequently builds up over time, resulting in the incremental loss of significance

and gradual erosion of character. It is therefore important pro-actively to ensure that the appropriate materials and workmanship are applied when carrying out works on any scale. Contractors with expertise on restoring heritage should be appointed to carry out the repair and restoration works.

Is it important that any new intervention takes into consideration the original and early materials and components as these strongly contribute to the character of the masonry walls and earthenware pipes.

Any decisions related to material change need to take into account the significance and component heritage values attached to a particular area or feature, as well as its wider context. There is also potential to identify where original materials and methods have failed, and learn lessons from this to ensure the longevity of the structures.

In many cases, the materials used should be sourced as direct replacements as far as is possible to ensure consistency; for example, stone sourced from the same or comparable quarries and finished in a like-for-like manner. This will ensure that any new material will blend in more quickly. This may potentially be a lengthy and complicated process to achieve the correct results and will likely require specialist investigation to inform the specification of materials and techniques. Adopting this approach will, however, protect the significance of the site and could save time in the future when tasks are repeated.

Regular inspection by a conservation-accredited architect or conservationist will substantially streamline the process of ensuring appropriate workmanship and materials, which should be considered on a case-by-case basis. No assumption should be made that a solution in one area will be suitable in another until the relevant assessments have been carried out.

### 6.9.2 Preventative Maintenance

Planned preventative maintenance will ensure the long-term condition of the masonry walls and associated earthenware pipes at Caroline Hill. At the completion of the project, a detailed Maintenance Plan should be prepared and implemented. The plan should set out the frequency of repair work, define the materials to be used, and set out the need for specialist advisors and skilled work people. This should be the starting point for anyone managing the day to day running of the site from a practical repair and maintenance point of view. Good planned maintenance is the best way of ensuring the long term viability of the site. Properly planned maintenance using the correct materials and skilled labour is the best way of maintaining the historic significance of the site as a whole.

There are several key features to good planned maintenance. The management of the planned maintenance work is crucial – this will ensure that the work is carried out at the appropriate intervals by adequately skilled craftsmen and that the work is properly checked to ensure that it has been completed to an appropriate standard. Good management of the work cannot be completed entirely from an office but it does need responsible staff to be engaging with the work people and checking on the quality of the work being completed.

A sensible system of planned alerts for upcoming work is very desirable. This can be something as simple as an outlook diary with a series of recurring tasks and diary prompts. Alternatively, it can be one of the many commercial building management programmes that generates work tickets – such systems are good for the maintenance of mechanical and electrical plant but tend to be less good for the practical building maintenance. Whichever system is used, it is important to keep a good record of what has been done (see the section below) and to ensure that feed-back is recorded from anyone carrying out maintenance work. The craftsmen completing this work are likely to be in the best possible position to see more serious problems in the building fabric and with a good reporting system the remedying of these defects can be planned in with future works programmes. Use of appropriately skilled work people is important for good routine maintenance and repair work. It may be tempting to use the site 'handyman' to carry out minor tasks and in many cases this may be appropriate – but recognising the skills required (or lack of them) is essential if work is to be carried out to an appropriate standard. This applies to relatively simple tasks like painting where proper preparation is essential to the life expectancy of the paint system.

In summary, the overall benefit this brings is:

- 01 The upkeep of the masonry walls' and earthenware pipes' appearance
- 02 The ability to plan ahead financially so that an allocated fund is readily available and funding for more substantial work can be recognised in advance
- 03 The ability to allocate resources in advance, both inhouse and externally
- 04 Reassurance that the built fabric is regularly inspected and monitored
- 05 The extension of the masonry walls' and earthenware pipes' life span
- 06 The prevention of damage to or loss of original fabric
- 07 An overall reduction in running costs.

Reactive maintenance would be inevitable, especially within historic structures and in climates like that of Hong Kong. However, a pre-emptive scheme of maintenance will prevent ad hoc repairs which are often more expensive than planned work and are frequently carried out as a result of an emergency. Not only is this a threat to the significance of the historic structures, but it is also a potential extra cost. Successful preventative maintenance is founded on an understanding of current condition. Continually updating these inspections of the walls' and pipes' condition will provide the most up-to-date list of priorities requiring immediate attention. Additionally, they will recognise any potential issues in advance which can be monitored and action taken as soon as it becomes necessary or the resources become available. Planning ahead is key to a successful programme of preventative maintenance. However, there will also be times of the year where unpredictable weather conditions or other factors may inhibit easy access to difficult to reach parts.

### 6.9.3 Approaches to Repair

Repair differs from maintenance in that the latter should not involve any change. The purpose of repair is to remedy defects caused by deterioration or damage whilst maintaining the overall character of a place. It should be undertaken with conservation as a primary objective and an understanding of significance as its founding principle. The general presumption in conservation best practice is in favour of like-for-like repair: using the same materials and techniques as the existing element to be repaired. The exact way in what a repair is carried out and in which materials needs to be carefully considered. The more closely-matching the repair is, the more likely it is to successfully match the existing character of the building or area being repaired. In some instances, original materials may no longer be available or have since been found to be unsafe. Care must therefore be taken to choose an appropriate alternative material that matches the nature, colour and texture of the original as closely as possible. The exception to this is where previous repairs have been carried out inappropriately and are either not in keeping with the character of the site or have a negative impact on its significance. This might include incorrectly specified mortar for pointing, or the use of concrete to repair stonework. Where this occurs, steps need to be taken to reverse the inappropriate intervention and instigate repairs which are in keeping with the original construction and traditional methods/ materials used. Regular inspection should identify specific instances of inappropriate previous repair and make recommendations to rectify these. It is essential that proposals for any renewal are informed by the heritage impact assessment process (see section 6.3). Careful consideration needs to be given as to whether the heritage values of the building can be recovered or will be permanently harmed, and the balance of losing significance against long-term benefits. The aim when carrying out repairs, irrespective of their scale, should be that the intervention is reversible,

meaning that they can be removed without causing further change or damage to the historic fabric. Repairs should cause the minimum degree of intervention necessary, being as discrete and non-invasive as possible, especially where highly or moderately significant historic built fabric is affected. As much of the original fabric as possible should be retained. This helps to ensure that significance is retained both in the short term whilst the repair is carried out and in the future through on-going maintenance.

The concept of reversibility should be applied to more considerable changes beyond repair. Whilst a decision today may be made with all good intentions and informed by as deep an understanding as possible, future generations may be able to improve on these interventions to better enhance the significance of the site.

### 6.10 CONSERVATION BEST PRACTICE – RESEARCH AND RECORDING

It is important that any change is recorded and archived as a means of understanding how today's decisions have been made and also as a record of unsuccessful intervention. To that end, it is important that any proposals package is as detailed as possible so that the work can be understood in context. This information should include, but not be limited to:

- 01 The work carried out
- 02 The reason why it was needed
- 03 What materials and methods were trailed, and why those discarded were unsuccessful
- 04 What materials and methods were ultimately used
- 05 Any additional findings made during the course of work

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# PART 07: NEXT STEPS

### 7.1 SUBMISSION TO AMO FOR APPROVAL

The CMP should be submitted to Lands Department and Antiquities and Monuments Office for approval as part of the lease requirements.

### 7.2 ADOPTION AND IMPLEMENTATION OF CMP

The CMP is a living document and it will need regular reviewing to ensure that the policies stay relevant in the future.

The adoption and implementation of this CMP is the responsibility of the developer. As the CMP provides ongoing guidance, policies and recommendations for the future conservation of the site, it is important that it is referred to each time changes that could impact upon the significance of the site are considered.

It is especially important to understand the process for managing change (Section 6.2) and to apply this to all decision-making around the built fabric, structures, and overall character of the site, as well as to review all proposals for change against the conservation policies (Section 6.4 to 6.8). Wherever possible, further opportunities for improvement should be considered. The CMP should be used as the basis for Stakeholder consultation and a reference for the project team as the design is developed. The Antiquities and Monuments Office (AMO) should also see the CMP as the basis for consideration of any plans for change.



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**Historic Building Appraisal**  
**Masonry Wall and Earthenware Pipes at Caroline Hill Road**  
**Causeway Bay, H.K**

The history of the existing masonry wall and earthenware pipes at Caroline Hill Road (加路連山道) can be traced back to the early 1920s, but it has undergone alterations over the past decades. The road surrounds Caroline Hill (加路連山),<sup>1</sup> which is situated in a district locally known as So Kon Po (or in the past Soo Kun Poo, 掃桿埔, literally straw broom plain). In the old days, the district extended to the north-west of the Soo Kun Poo Valley (掃桿埔谷) to encompass the area to the north-east side of the old East Point Hill, now the area of Hysan Avenue (希慎道) and Lee Gardens (利園), while the south-east was Caroline Hill. There was a Chinese settlement approximately on the site of today's Irving Street (伊榮街) and Keswick Street (敬誠街) at the time the British occupied Hong Kong. In 1842, this village of Soo Kun Poo had a population of about eighty people. The names of Caroline Hill and Caroline Hill Road are first shown on plans dating to the 1860s. Earlier still, according to a plan dated 1845, a house named Morgan's Bungalow had by then been built at the present location of the South China Athletic Association (SCAA, 南華體育會), with Sukunpu Valley (i.e. Soo Kun Poo Valley) to the east of the house. The district was sparsely populated. For instance, a plan dated 1859 shows the Soo Kun Poo Valley and paddy fields on the east and south-east side of Caroline Hill, while to its west and south-west were other hills with some Western-style houses. A Chinese Cemetery, later known as Mount Caroline Cemetery (咖啡園墳場, literally coffee gardens cemetery), was established to the south of Caroline Hill, approximately around today's Hong Kong Stadium, before 1856. Caroline Hill remained quite free of development around the 1930s.

*Historical  
Interest*

Apart from the former Morgan's Bungalow (altered or rebuilt as St. Francis' College for missions in the Provinces of Guangdong and Guangxi in 1862) on the private lot of Inland Lot No. 358 (I.L. 358), a plan of 1867 also shows a Sookunpoo School (掃桿埔官立學校) on the adjoining plot of government land at Caroline Hill. The school was established in 1855.

According to a plan dated 1889, the former Morgan's Bungalow and Sookunpoo School stood on elevated platforms bounded by natural slopes. In 1921, the private lot of I.L. 358 was surrendered to the government. Then

<sup>1</sup> It was said that Caroline Hill was named after Caroline Preston, wife of a doctor, William J. Preston. Caroline died in early 1852 soon after arriving in Hong Kong. William worked in the apothecary trade as a druggist. He operated the Hong Kong Dispensary from 1850 to 1856. In 1856, he handed over the dispensary to another druggist and left Hong Kong. He might have come back to Hong Kong and worked under Dr Thomas Boswall Watson, one of the founders of the Watson chemist chain.

between 1922 and 1924, a masonry retaining wall was built as part of the site formation works in preparation for a new site for Queen's College at the former I.L. 358. The site levelling works, road building and filling of low-lying areas at and around Caroline Hill were reported to have begun by Messrs. Kin Lee and Co. in 1922 and completed in 1924. A plan of 1922 and an aerial photo dated 1924 show that the retaining wall actually extended along both the prospective site for Queen's College and the site of Sookunpoo School. However, construction of a new Queen's College on Caroline Hill was eventually dropped for financial reasons, and the site was allotted to the South China Athletic Association and Navy Recreational Club in 1927.

Sookunpoo School was relocated in 1905. The old school site was then used by other schools,<sup>2</sup> until it was allocated to the then Public Works Department for erecting new office and workshop buildings for the Electrical and Mechanical Office (now known as the Electrical and Mechanical Services Department) under it. Constructions were carried out in the 1950s by stage, with some later additions in the 1970s. Besides, a Post Office Recreation Club (郵政體育會) was erected to the northwest of the old school site (or at the junction of Caroline Hill and Leighton Road), and opened in May 1953. A new access stairway was opened at the masonry wall on Caroline Hill Road between the Post Office Recreation Club and the Electrical and Mechanical Office.

Over the years, a large portion of the 1920s' masonry retaining wall was altered or demolished. For instance, the north-western section of the wall, which extends along Leighton Road between the two ends of Caroline Hill Road, has at times between the 1960s and 1980s been subjected to re-alignment and partial demolition.<sup>3</sup> The existing masonry wall with earthenware pipes at Caroline Hill Road has thus become the oldest and most intact surviving section of the retaining wall. It is now a retaining wall of Slope Feature Nos. 11SW-B/FR 193 and 11SW-B/FR 32 registered in the Slope Maintenance Responsibility Information System of the Lands Department.

<sup>2</sup> Sookunpoo School was established in 1855. It was said that the school had been renamed Tang-lung-chau School. However, the name of Sookunpoo School was still marked on a plan dated 1889. In 1905, the school was relocated. The old school premise then underwent some structural improvements and became the home of the Victoria British School, which was opened on 20 March 1905 to correspond to the Kowloon British School, as a result of a petition to the government for establishing such a school on Hong Kong Island in August 1904. It was co-educational and only admitted European children not over twelve years old. In 1932, the school was closed due to the falling off in attendance, and the children were sent to the Central British School at Quarry Bay. The school premise was then used to operate the Junior Technical School, which was opened in 1933. Only 40 students were admitted in the first academic year. They were sons of dockyard and employees of the Public Works Department. It was a secondary school and expected to give those boys an opportunity of filling certain positions, such as foremen and draftsmen. It ceased operation during the Japanese Occupation (1941 – 1945) and re-opened in 1948. The school site was later allocated to the then Public Works Department for erecting a new workshop for the Electrical and Mechanical Office under it.

<sup>3</sup> Alterations are shown by the aerial photos of 1945, 1949, 1961 and 1975; maps of 1958, 1968, 1971, 1976, 1979 and 1989; and the architectural drawings of the PCCW Recreation Club.

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The retaining wall of 11SW-B/FR 193 and 11SW-B/FR 32 is built of dressed granite blocks with copings in vermiculated rustification and has a drainage channel above. It contains two built-in earthenware pipes with sound condition, which are said to have been commonly used before the 1970s. There is another built-in pipe, but it is made of cast iron, with traces that it was a later replacement of an earlier earthenware pipe years ago. Wall “11SW-B/FR 193”, which starts at its intersection with Leighton Road, increases in height from the north corner of the site towards the south, which results in a change from eight to nine courses over its length. The southern portion of this retaining wall has a cement concrete bond course at a level of five courses above ground. Wall “11SW-B/FR 32” increases in height from the north to the south, and, as a result, ranges from nine to ten courses. It also contains cement concrete bond courses.

According to the Buildings Ordinance 1935, there was a new requirement on the construction of masonry and brick retaining walls that exceed 12 feet in height, that is, they must be provided with lacing or bond courses of good cement concrete at least one foot in depth and extending throughout the full thickness of the wall. Moreover, the distance between any two adjacent bond courses could not exceed six feet when measured vertically. According to government records, wall “11SW-B/FR 193” is 3.5 metres in height (approx. 12 feet), while wall “11SW-B/FR 32” is four metres high (approx. 13 feet). Those cement concrete bond courses suggest that the wall might have, over the past decades, undergone alteration and upgrading works by the works department, which might have made reference to the aforesaid requirement in the Buildings Ordinance 1935.

The wall at Caroline Hill Road is a typical example of dressed block masonry retaining walls. It serves as a reminder of the historical streetscape of Caroline Hill and So Kon Po. The built-in earthenware pipes are rather iconic features of the wall.

The masonry wall with built-in earthenware pipes on Caroline Hill Road has group value with other historic buildings, including the Race Course Fire Memorial (馬場先難友紀念碑) (declared monument), St. Paul's Convent Church (聖保祿修院) (Grade 1), Po Leung Kuk, Main Building (保良局主樓) (Grade 2), Shing Kwong Church (聖光堂) (Grade 2), S.K.H. St. Mary's Church (聖公會聖馬利亞堂) (Grade 1), Tung Wah Eastern Hospital (東華東院) (Grade 2) and St. Margaret's Church (聖瑪加利大堂) (Grade 1).

While the wall is a typical example of dressed block masonry retaining walls, the cement concrete bond courses are probably a tangible reminder of the

**Architectural  
Merit**

**Social Value  
& Local  
Interest**

**Group Value**

**Rarity,  
Built Heritage**

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change in the statutory requirements for the construction of masonry retaining walls before the Second World War, while also suggesting that the original 1920s' wall underwent alterations over the past decades. The earthenware pipes in the wall, which are said to have been commonly used before the 1970s, help to retain the historic character of the wall.

**Value &  
Authenticity**

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