

Heritage Impact Assessment Report

Development of the International Culinary College
At Pok Fu Lam, Hong Kong

Prepared for
Vocational Training Council

By
China Point Consultants Limited

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**Heritage Impact Assessment
Development of The International Culinary College
At Pok Fu Lam, Hong Kong**

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CHINA POINT

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1.0 EXECUTIVE SUMMARY

The Vocational Training Council (VTC) currently provides education and training facilities at its Hospitality Industry Training and Development Centre (HITDC), the Chinese Cuisine Training Institute (CCTI) and the Training Hotel adjacent to the *Bethanie* and the Old Dairy Farm Cowshed, Senior Staff Quarters and Main Office Building. The VTC plans to set up a new International Culinary College (ICC) for training in international culinary art at the vacant site next to the aforesaid historical buildings. The new development will not involve any changes to these historic buildings, while since the historic buildings in the immediate surroundings might be affected by the development, it is advised by Antiquities and Monuments Office (AMO) that a Heritage Impact Assessment (HIA) is necessary.

The aim of this HIA is to assess potential impacts and propose means to minimize such impacts of the ICC development to the surrounding historic buildings and landscape. The HIA includes studies of the history of Pok Fu Lam area and mapping of its existing heritage resources. It also contains assessment of the cultural significance of the proposed Site, assessment of heritage impacts to the surrounding historic buildings, proposal of mitigation measures and means to enhance understanding of the Site. There are also conservation policies to guide the development, interpretation and management.

Since the early development stages, the overall design of the ICC has been guided to be compatible to the landscape and respectful to the historic cluster. Because this project does not involve physical changes to historic buildings, the main approach of this HIA is to suggest ways to reduce massing of the block and to re-connect the Old Dairy Farm’s buildings and the *Bethanie* through the master planning and landscape design using the concept of a ‘heritage spine’. Through the spine, public will be able to view the whole historic building cluster from new observation points and will be able to understand more about the historic buildings through various interpretation means. The spine will also serve as a starting point to explore the history and development of the whole Pok Fu Lam area.

The essence of this HIA extracted from the following sections:

- Section 3.3.1 Statement of Cultural Significance of the Mains
- Section 4.2 Conservation Policies
- Section 5.0 Heritage Impact Assessment

2.0 INTRODUCTION

2.1 Background and Objectives of HIA

Vocational Training Council (VTC) plans to establish a world class International Culinary College (hereafter “ICC”) in Pok Fu Lam, which destined for the provision of high quality and professional culinary training programmes on international cuisine.

The proposed location of ICC is a site next to the existing VTC Pokfulam Complex at 145 Pok Fu Lam Road. The choice of a site next to VTC Pokfulam Complex is to leverage on the professional expertise, infrastructure and training facilities of VTC’s existing Hospitality Industry Training and Development Centre (HITDC), Training Hotel and Chinese Cuisine Training Institute (CCTI) in the Pokfulam Complex. Together with HITDC and CCTI, the College will provide a “one-stop” destination for a broad spectrum in the learning of culinary art and cultures, skills, related business operations and event management.

Although there is no historic building on the proposed site of ICC, there are a number of historic buildings, including the *Bethanie*, the Old Dairy Farm Senior Staff Quarters, the Cowshed and the Main Office Building in its immediate surroundings that might be affected by the development. It is suggested a Heritage Impact Assessment (HIA) is necessary under the HIA mechanism¹.

The objectives of this HIA report is to identify and assess the impacts resulting from the proposed new development of ICC at a site close to a number of historic buildings. In this report, the significance of the Site will be firstly evaluated. Mitigation measures to alleviate adverse impacts to the surrounding historic buildings will be proposed through manipulation of various design parameters.



Fig.1 Proposed site boundary of ICC shaded in pink.

¹ In response to the rising aspirations from the public on heritage conservation, Chief Executive announced in his 2007/08 Policy Address a package of initiatives for enhanced conservation of historic/heritage sites and buildings. The initiatives include the requirement for assessing impacts on historic/heritage sites and buildings arising from the implementation of capital works projects so that their conservation will be given due consideration.

2.2 Authorship

This HIA is undertaken by China Point Consultants Limited (Heritage Consultant). The key personnel in the research and preparation of the HIA report are listed as follow:

- TSE Ching-kan, Curry (Project Director and main consultant)
- CHAN Shuk-wa, Hebi (Consultant and researcher)

The heritage conservation consultancy team is led by Architect of the project: Leigh & Orange Ltd.

2.3 Definitions

Site refers to the parcel of lands that bounded by the Old Dairy Farm Main Office Building and the Cowshed as shown in [Fig. 1](#).

The Mains refer to the Old Dairy Farm's site along Pok Fu Lam Road spreading from the Cowshed to somewhere opposite to today's Pok Fu Lam Gardens.

The following definitions have been reproduced from the *Australia ICOMOS for Conservation of Places of Cultural Significance* (the *Burra Charter*) and with reference to UNESCO World Heritage Centre as follows:

Cultural significance means aesthetic, historic, scientific or social value for past, present or future generations.

Fabric means all the physical material of the place, including components, fixtures, contents, and objects.

Conservation means all the processes of looking after a place so as to retain its cultural significance.

Setting means the area around a place, which may include the visual catchment.

Interpretation means all the ways of presenting the cultural significance of a place.

Maintenance means the continuous protective care of the *fabric* and *setting* of a *place*, and is to be distinguished from repair. Repair involves *restoration* or *reconstruction*.

Preservation means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.

Adaptation means modifying a *place* to suit the existing *use* or a proposed use.

2.4 Limitations

Desktop research was undertaken in the preparation of this Heritage Impact Assessment Report. The extensive use of previous reports, publications, maps and archival documents was accepted as an efficient way of producing a document with updated information. The sources of these references are presented in the Bibliography.

The Site for International Culinary College (ICC) was selected prior to the engagement of Heritage Consultant and the undertaking of this HIA.

The identification of impact is based on this selected site by VTC and the Architect's preliminary design proposal. This may be subject to change due to design refinement.

3.0 CULTURAL SIGNIFICANCE OF THE SITE

Assessing the cultural significance of a place demands an understanding of the fabric and evolution of the place. In this project, the “fabric” that we are assessing is not a physical historic building but a site for which various historic buildings exist in its surroundings.

To understand the Site in a more comprehensive manner, the history and evolution of the Site; its associated landscape; and also the surrounding cultural resources have been identified through a process and researched in detail. The sources of information include but not limited to the following:

Antiquities and Monuments Office
The Geographical Information System on Hong Kong Heritage
Hong Kong Public Libraries
Library of The University of Hong Kong
Public Records Office (PRO) of Government Records Service, HKSARG
Survey and Mapping Office(SMO) of Lands Department, HKSARG

Besides, field studies had been carried out to identify cultural resources and also to verify information obtained from different sources.

For full list of these information sources and references, please refer to [6.0 Bibliography](#).

3.1 Understanding the Landscape

The proposed Site of ICC is located between the existing VTC Pokfulam Complex and the graded historic building *Bethanie* (Grade 1) along the Pok Fu Lam Road, opposite to the Pok Fu Lam Village. It was once the site of the poultry batteries of the Old Dairy Farm, clustered with other structures including the existing Old Dairy Farm Senior Staff Quarters (Grade 1), the Cowshed (Grade 2), the Main Office Building (Grade 2) to form “the Mains”.

Since the proposed site of ICC together with the Senior Staff Quarters, the Cowshed and the Main Office Building are now regarded as the last remaining cluster of the Old Dairy Farm in Pok Fu Lam, in order to understand its significance, it is important to look into the whole landscape which the Old Dairy Farm settled, and also its relationship with the surroundings in a macro perspective. Therefore in this section, the Pok Fu Lam landscape in early years and also the evolution of Dairy Farm’s establishment on this piece of land will be briefly summarized.

3.1.1 Pok Fu Lam Landscape

Pok Fu Lam, in written Chinese 薄扶林, was also known as 薄鳧林, meaning the habitat of water bird. It was famous for a waterfall at Waterfall Bay, which was described in *Xin An Xian Zhi* 《新安縣志》 as one of the eight wonders of *Xin An*. The beautiful scenery disappeared since the establishment of Pok Fu Lam Reservoir that reduced much of the water flow.



Sketch of Pok Fu Lam waterfall in 1816. (Source: Nigel Cameron, 1986, p.9)

Pok Fu Lam is on a landscape sloping gently towards the Telegraph Bay to its west, overlooking the East Lamma Channel at its South. The sloping landscape allows Pok Fu Lam to enjoy fresh air and cool breeze from the sea.

As quoted in the book *Bethanie and Nazareth: French secrets from a British colony*, Fr Osouf, the General Procure of the French Society of Foreign Missions (also known as Missions Etrangères de Paris, hereafter “MEP”), described the climate of Hong Kong and Pok Fu Lam when considering the location to build a sanatorium (named as the *Bethanie* upon completion) in 1873:

“The year in Hong Kong, can quite accurately, I believe, be described as follows. First, we have four months of winter which are delightful in every way – dry weather, pure air, and moderately cool temperatures rarely below 3 or 4 degrees Celsius (and almost never below zero). This is followed by four months best described as transitional (one at the beginning of the cool season, and the remaining three at the end of it – the latter being the least agreeable because of mists, but still passable). Finally, there follows four month of excessive heat in the city of Hong Kong and on the side of the island where the town is built which are really hard on invalids...But if we had a sanatorium on the other side of the island in Pok Fu Lam, which faces the open sea and generally receives the southerly breeze in summer, the hardship of these four months would be greatly reduced.”²

It is imaginable that how favorable the weather of Pok Fu Lam was at that time. And it is still more or less enjoying the same good weather today. The weather of Pok Fu Lam was not only good to the sick, but also to the cattle. The reasons for the settlement of sanatorium in Pok Fu Lam also serve as a good justification for the establishment of Dairy Farm about ten years later in 1886. Details will come in later sections.

3.1.2 Early Settlements in Pok Fu Lam

Prior to the establishment of Dairy Farm in Pok Fu Lam, a number of rich merchants had built houses there such as Douglas Lapraik, the owner of *Douglas Castle* (later bought by the MEP and renamed “Nazareth”; the present site of University Hall, HKU) and J.J. dos Remedios, a business who owns his house³ and also large piece of land in Pok Fu Lam spanning the whole hillside from the Pok Fu Lam Road down to seashore. Part of Remedios’s lot was purchased by the MEP and built the *Bethanie* in 1875.



View of *Douglas Castle* on the left and *Bethanie* on the right. Photo taken in 1879.
(Source: Public Records Office, 1879, Record ID.: PH000464)

Much earlier settlements in Pok Fu Lam would be the Pok Fu Lam Village, having a history for over two hundred years from now; and the Kong Sin Wan Village, which existed since 1870s⁴.

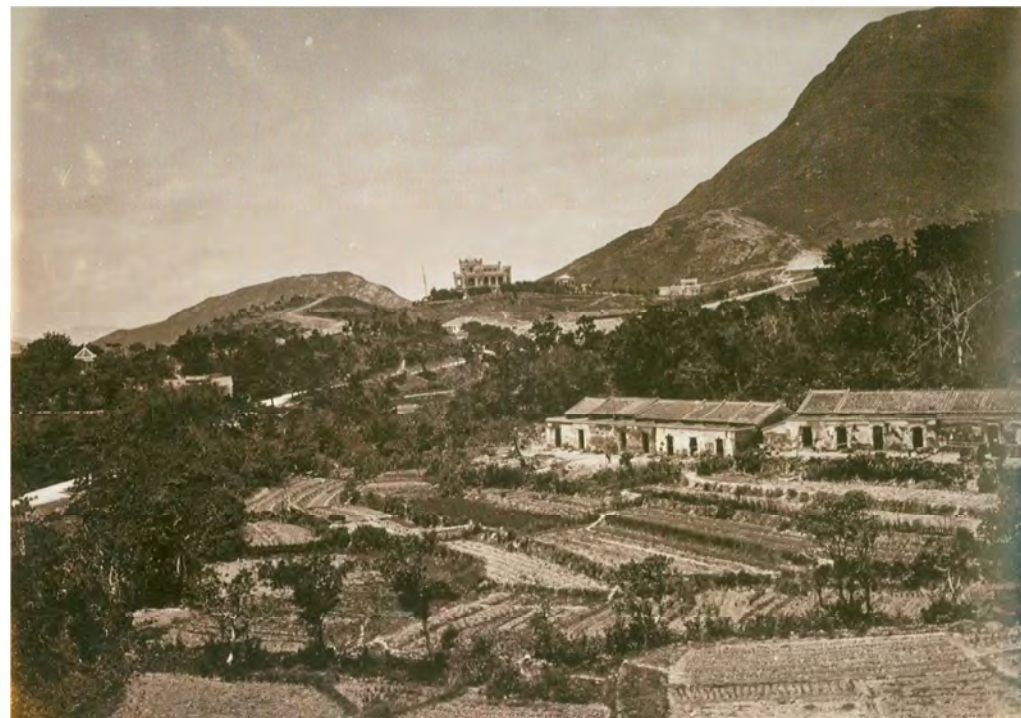
The Pok Fu Lam Village, situated next to existing Chi Fu Fa Yuen along the Pok Fu Lam Road, was a small village of around two hundred people at first. Its population grew significantly after war when many Chinese fled to Hong Kong and led to an increase of houses in the village. Some villagers used to farm for a living in early years when farmlands were still available and not yet replaced by residence. Some other worked in town or in the nearby Dairy Farm.

The Kong Sin Wan Village, located close to the Telegraph Bay, was a village developed from ten simple huts to around two hundred at its peak. Its name “Kong Sin”, meaning cables, refers to the electrical cables connecting other places such as Macau, Singapore and Manila that laid underground. The removal of village was confirmed in 1995 because of the frequent freshet and landslide.

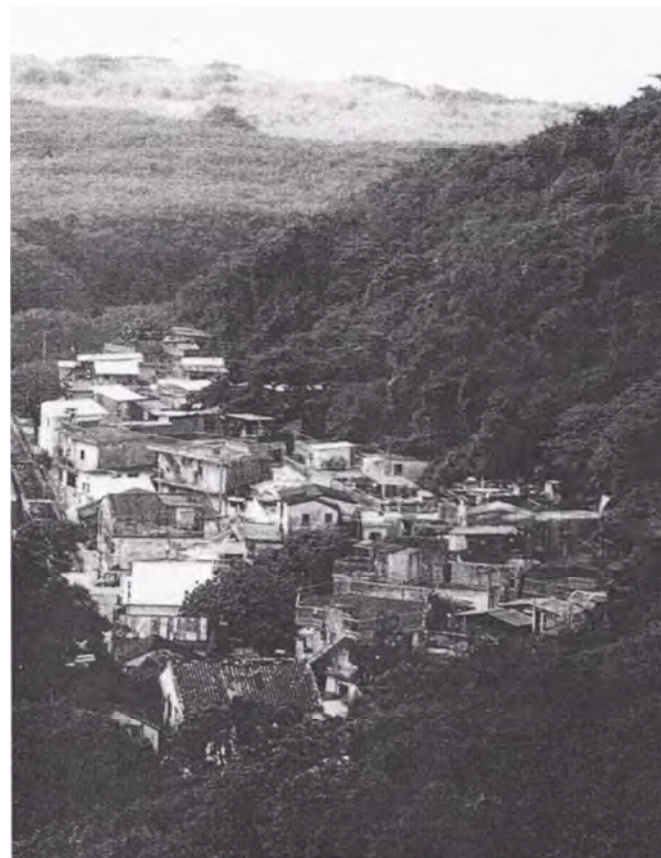
² See Alain Le Pichon, 2006, p.28

³ House built on Farm Lot No. 24. See Alain Le Pichon, 2006, p.30

⁴ The China Mail dated 21st April, 1926 mentioned the Chinese Village at Telegraph Bay had been in existence for 50 years.

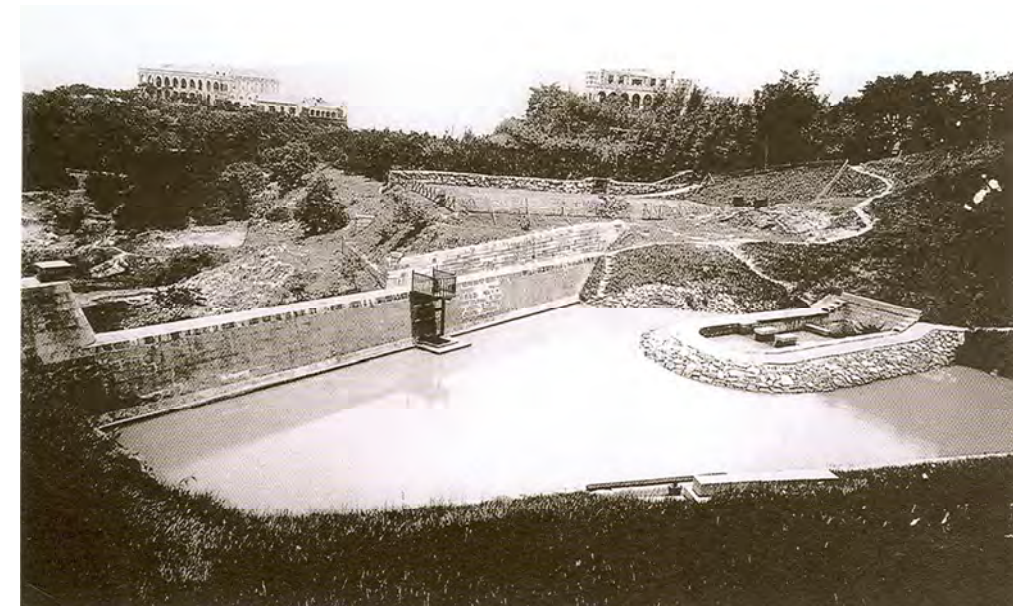


View of Pok Fu Lam Village in 1870s. The building at the far middle is the *Douglas Castle*.
(Source: Edward Stokes, 2009, item 43)



View of Kong Sin Wan Village. (Source: 南區風物志, 1996, p.135)

Besides residence, the major infrastructure in Pok Fu Lam would be the Pok Fu Lam Reservoir, which construction started in 1860. The first phase completed in 1863, while the storage capacity was just two million gallons, only enough for the Hong Kong Island residents to use for four days at that time. Its construction lasted for about ten years and finally completed in 1871. Its capacity was enlarged several times since it was built. It is the first reservoir in Hong Kong and thus many of its structures have been graded as historic items or declared monuments.



Pok Fu Lam Reservoir in 1860s. The storage capacity was very limited.
(Source: 何佩然, 2001, p. 18)



Pok Fu Lam Reservoir in 1910s after extension.
(Source: 何佩然, 2001, p. 19)

3.1.3 Establishment of Dairy Farm

It is imaginable that Pok Fu Lam was a place of few population and activities before the establishment of Dairy Farm by The Dairy Farm Co. Ltd.⁵ (hereafter “the Company”). Throughout the years, the Company expanded its business from cattle-raising to piggery and poultry⁶. The expansion of business led to large scale development of Dairy Farm facilities in Pok Fu Lam, spanning from today’s Sassoon Road down to Wah Fa Estate.

Dairy Farm was set up by Dr. Patrick Manson, a Scottish surgeon, and other five businessmen, Mr. Paul Chater, Mr. Phyneas Ryrie, Mr. Granville Sharp, Mr. William Ray, and Mr. James Coughtrie in 1886. The idea of setting up a dairy farm in Hong Kong, was from Dr. Manson, whom believed hygienic milk supply is essential to the community:

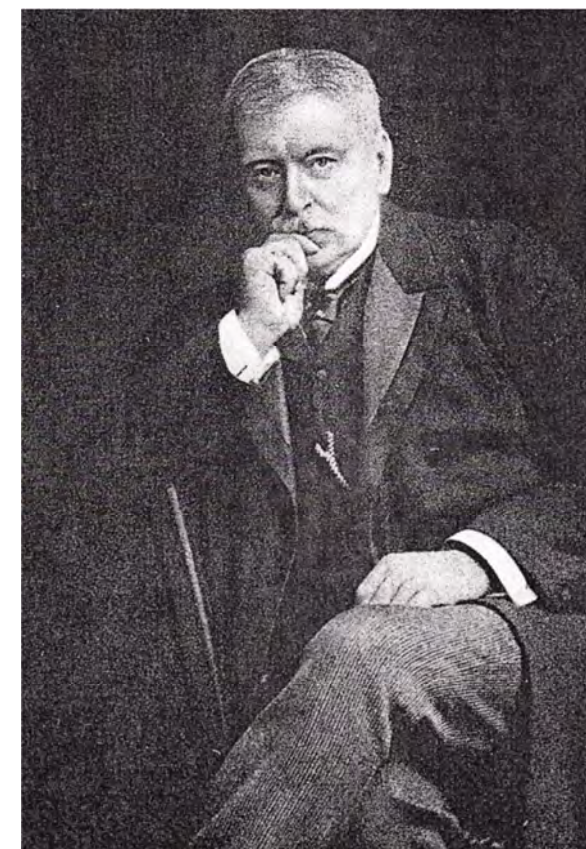
“From a hygienic point of view the milk supply of a community is second in importance only to its water supply. As regard to latter, Hong Kong will shortly be in a satisfactory position, but unfortunately, in consequence of the epidemic amongst the cows which the very inadequate, unreliable and exceedingly expensive milk supply has hitherto had to submit to, it seems likely to give out altogether and there is every prospect of a milk famine. This is a serious matter, serious enough for the general public, but especially so for young children and the sick, with whom milk is the principal and often the only food, and is indeed the staff of life. It is felt, therefore, that the present is a good opportunity to establish, by means of a Public Company with an adequate capital, a Dairy Farm, which it returns a fair interest on the capital invested, shall supply a thoroughly reliable article and at such a price that what hitherto has been the luxury of the rich may become, what milk ought to be, one of the principal elements in the food of the poor in all communities.”⁷

But of course, the above statement would only be applicable to the European communities at that time, not the Chinese.

To choose the appropriate location to establish a dairy farm, Dr. Manson and his partners concerned two major aspects. First, it should be a site that convenient to the center of population, at the same time well removed from the risk of having disease imported from the town cows. Second, there should be good water supply and opportunity for grazing. The ground of Pok Fu Lam, although steep and in place rocky,

had good drainage and reliable water supply near in hand in the shape of a stream feeding a small lake.

Also, it is near enough to the customers and far enough from the town cows. A site at Pok Fu Lam on the slopes of Hong Kong’s southwestern aspect was eventually chosen - a steeply sloping piece of land rising to 500 feet above sea level enjoying cool breeze in the heat of summer, which is essential to keep the cattle healthy.



Portrait of Dr. Manson, founder of Dairy Farm Company. He is also the founder of Hong Kong College of Medicine, the forerunner of the University of Hong Kong Faculty of Medicine

(Source: Nigel Cameron, p.20)

According to The Dairy Farm, Ice & Cold Storage Co., Ltd. 1919 report, the earliest available published report of the Company, it is stated that “The Company at present owns over 240 acres of land, with up-to-date buildings for offices, dairies, etc. equipped with most modern appliances, coolers, milk fillers, cold stores, etc.” “The Central Farm is at Mains⁸ of Pok Fu Lam, on the South-west sides of the Island,

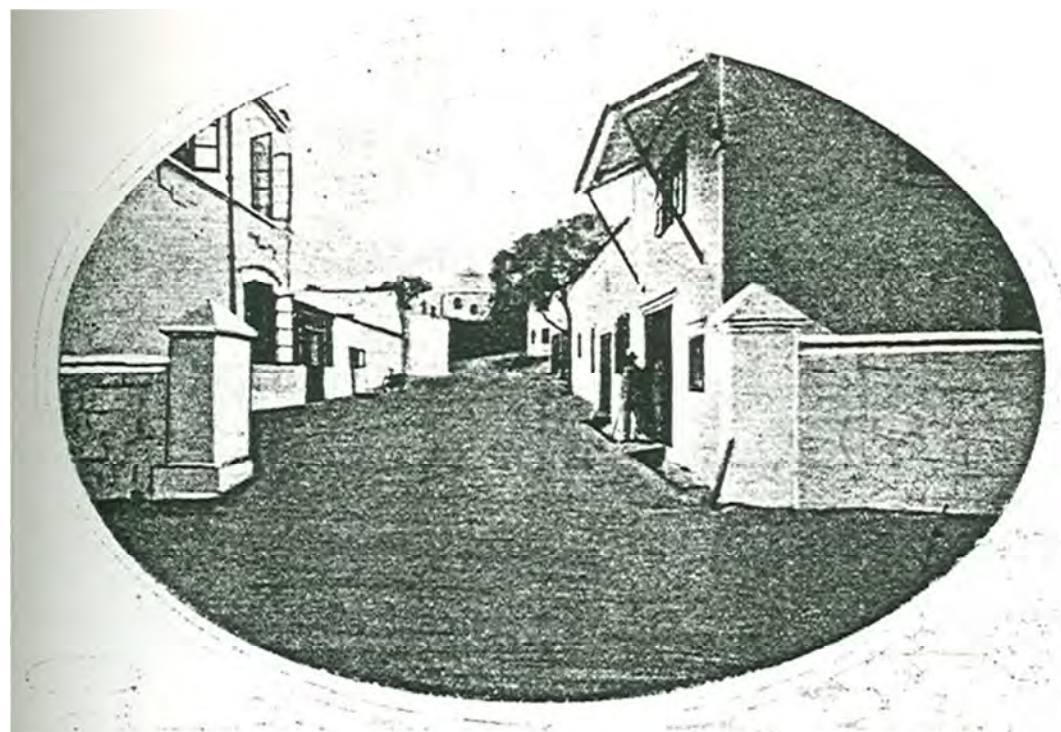
⁵ The Dairy Farm Co. Ltd. was renamed as The Dairy Farm, Ice and Cold Storage Co., Ltd., Hong Kong after it acquired the Hong Kong Ice Company in 1918. Its name changed back to The Dairy Farm Co. Ltd. in 1981.

⁶ Business of Dairy Farm Co. Ltd. also included ice and cold storage, shipping, catering, supermarket, etc., while the supporting facilities of these businesses were not centered in Pok Fu Lam.

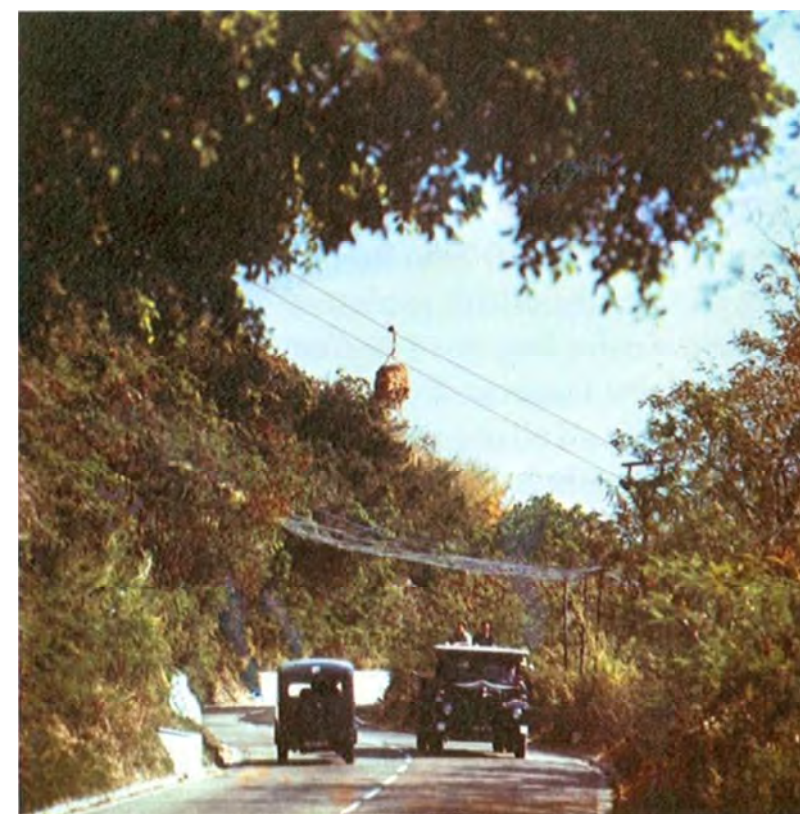
⁷ Nigel Cameron, 1986, p.30

⁸ Normally refers to the main buildings of a farm in Scottish.

about four miles from the Town Depot⁹...the distance direct to the shore is only about 350 yards. In the early days all foodstuffs and building materials had to be carried by coolies from the seashore to the top of the hill, a very costly process which entailed a great deal of supervision to prevent theft in transit. The difficulty was eventually eliminated by the erection of an electricity driven overhead ropeway some 600 yards in length, a convenient connection thus being established between the commodious foodstuff stores on farm and the wharf and godown by the sea.”¹⁰ It is therefore inferred that earliest establishment of Dairy Farm, which they called “the Mains”, started (and expanded gradually) at the location beneath today’s *Bethanie*, along the main water stream running through Pok Fu Lam Village down to Waterfall Bay (also called Pok Po Wan), see [Fig.3 and 4](#).



Entrance to the Mains of Pok Fu Lam Dairy Farm. The building on the right is the Office Building, one of the survivors from the past. It is currently occupied The Hong Kong Academy for Performing Arts (APA). The one on the left is the Dairy.
(Source: The Dairy Farm, Ice and Cold Storage Co. Ltd. Hong Kong, 1919, p.66)



Dairy Farm overhead ropeway crossing Victoria Road.
(Source: Nigel Cameron, 1986, p.193)

Dairy Farm expanded its territory to other parts of Pok Fu Lam in three years’ time after its establishment. By 1889, as the demand of milk developed, the broad members of Dairy Farm considered that it is necessary to acquire more cattle and further buildings. The Sassoon property, acquired by Dairy Farm by 1896, was chosen to be the location for expansion. As written in *Nigel Cameron*’s book quoting the speech of the then Chairman, Granville Sharp on 20 July 1889: ‘The proposition of getting more cattle meant that the new buildings for them would be located on land lately bought “at the top of Sassoon’s lot which you all know”.’ This decision divided the herd of Dairy Farm instead of having it all in one group.

In the first years of the 20th century, there were additions of pigs and poultry to the farm. Dairy Farm added 50 farrowing pens for initiate 400 pigs and there were 60 paddocks. The poultry department had also begun as a side-line. At the time of 1919, there were three poultry batteries at Mains accommodating 5,000 to 6,000 heads.

Referring to a map recorded by the Japanese during 1941-45, the only survey map of Dairy Farm that have found, Dairy Farm properties spanned over the whole hillside from Sassoon Road down to today’s Wah Fu Estate (see [Fig.3 and 4](#)). Many of the properties, although separated, were all located along water streams to ensure abundant water provision.

⁹ On the corner of Wyndham Street and Lower Albert Road, which today houses the Fringe Club and the Foreign Correspondents’ Club.

¹⁰ The Dairy Farm, Ice and Cold Storage Co. Ltd. Hong Kong, 1919, p.24, 34

Cowsheds, pens, paddocks, manure pits, silos, etc. were the major structures that could be found on the farms. Other structures such as the poultry batteries, dairy, offices, blacksmith shop, refrigeration plant were all located at one point - the Mains. There were also a number of senior staff quarters¹¹ and cowboy quarters. Many of the cowboy quarters were built as part of a small complex with cowsheds and fodder stores in order to maintain operations in times of typhoon strikes. Besides, cowsheds were always constructed with paddocks for cattle to take some exercise in open while enclosed area.

It is known from the map that Dairy Farm acquired large ambit of land in Pok Fu Lam, while it would be difficult to figure out the exact time of land acquisitions due to insufficient records available. Here is a table summarizing some remarkable acquisitions by Dairy Farm prior to war with reference to different sources:

Table.1 Major properties acquired by Dairy Farm

Property Name	Today's Location	Acquisition Year	Reference
<i>Domum</i>	Sassoon Road See Fig.2 ❶	1889	Dairy Farm bought a plot of farmland including the <i>Domum</i> from <i>D. Sassoon and Co.</i> (Source: Alain Le Pichon, 2006, p.116)
<i>Sassoon</i>	Sassoon Road See Fig.2 ❷	By 1896	The <i>Sassoon</i> property was bought before rinderpest struck, Rinderpest made its first appearance at Dairy Farm in 1896. (Source: Nigel Cameron, 1986, p.71; The Dairy Farm, Ice and Cold Storage Co. Ltd. Hong Kong, 1919, p.68)
<i>Clanmore</i> (same as <i>Claymore</i>)	Chi Fu Fa Yuen See Fig.2 ❸	After 1894	The <i>Clanmore</i> ¹² property, originally owned by <i>Butterfield and Swire</i> , was bought by the MEP in 1885 to house the Nazareth Press. The property was acquired by Dairy Farm after MEP purchased the <i>Douglas Castle</i> , while the exact year is not known. (Source: Alain Le Pichon, 2006, p.116)
Unknown	Queen Mary Hospital See Fig.2 ❹	Unknown	Dairy Farm owned quite a lot of buildings by the 1950s and the largest being resumed by the Government was perhaps the Queen Mary Hospital built in 1935. (Source: Nigel Cameron, 1986, p.77)

¹¹ There were six senior staff quarters by war, namely the *Domum*, the *Sassoon Villa*, the *Braemar*, the *Claymore*, the *Alandale* and the *Lamma View*. Locations refer Fig.4: SR1-6.
¹² It was also called as ‘Taikoolao’ since the *Clanmore* was originally owned by today’s Swire Group. ‘Tai Koo’ is the Chinese name of Swire.

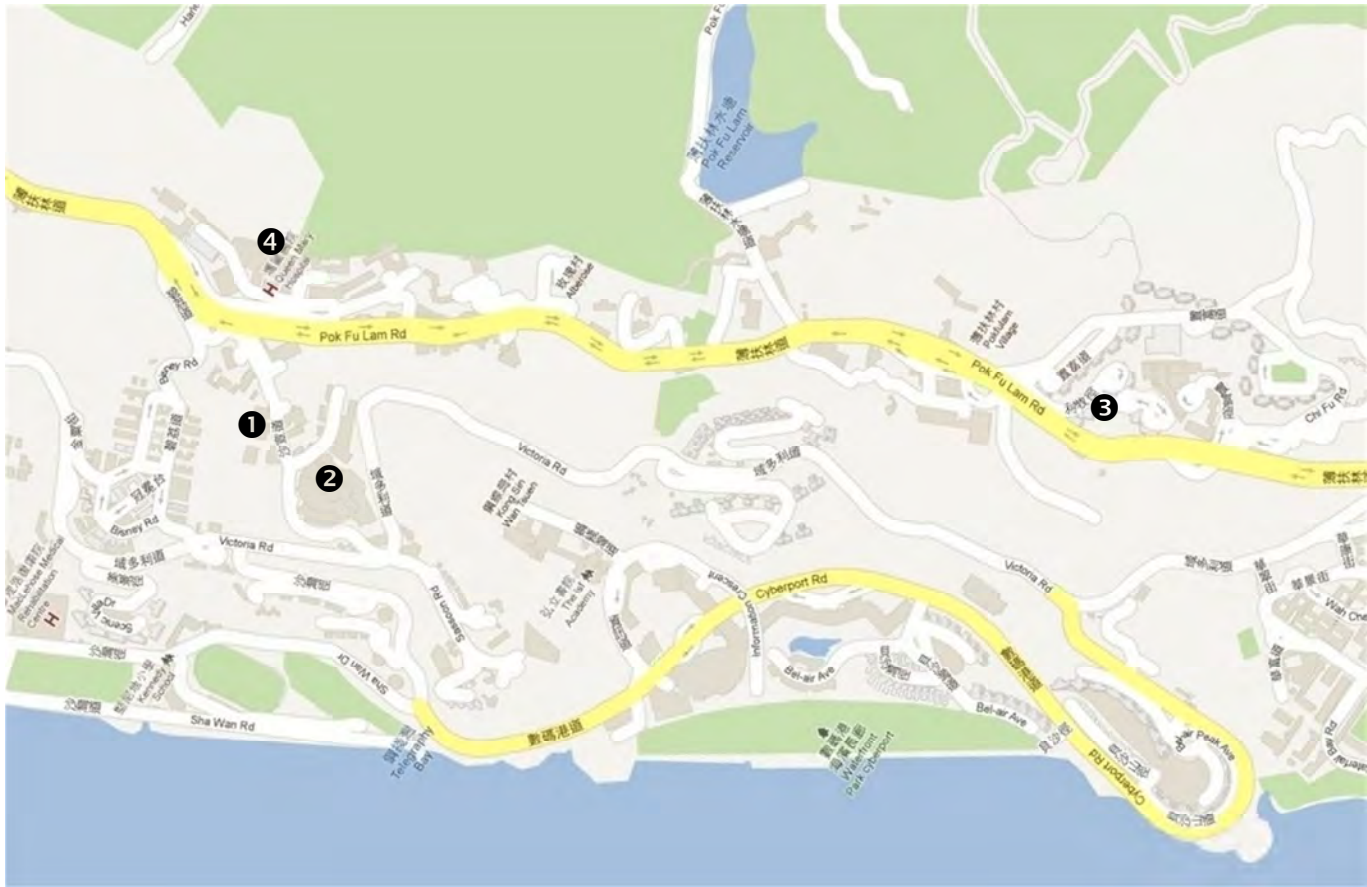
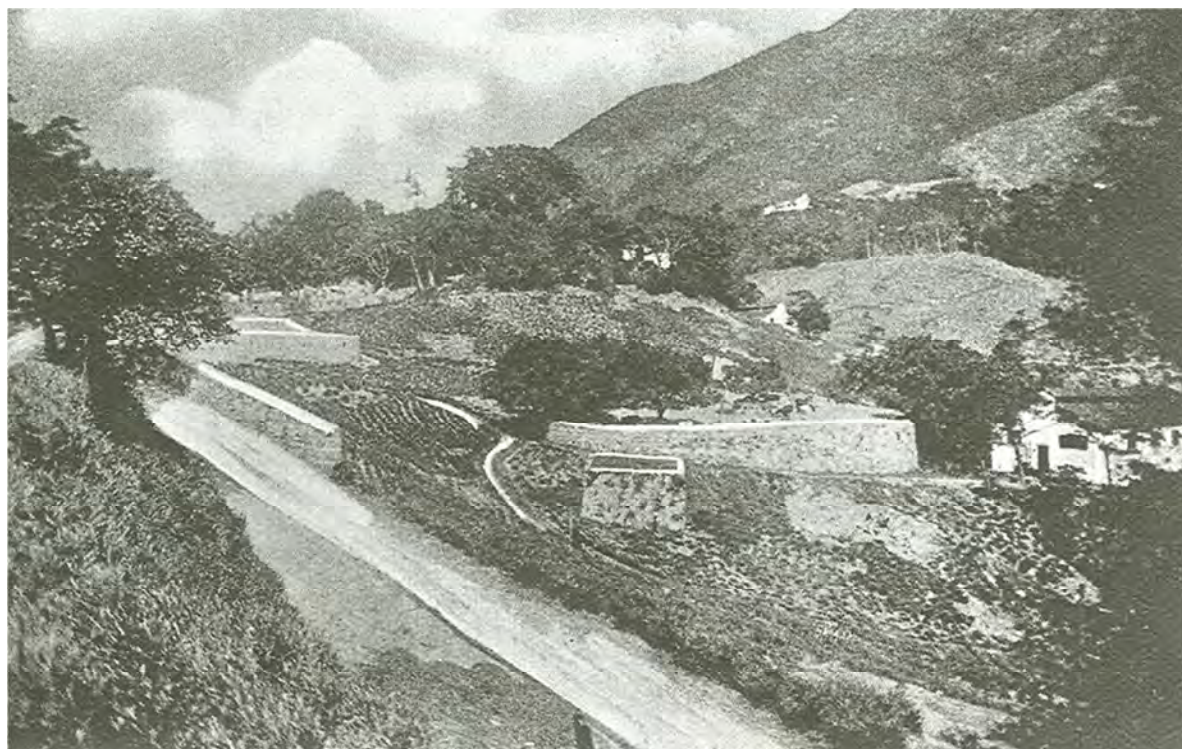


Fig.2 Location map indicating some major properties acquired by Dairy Farm.
(Source: Googlemap, 2012, edited by Hebi Chan)



View of the *Domum* - one of the manager houses that was still extant after war.
The other one was the *Braemar*, and is the only one that survives until today.
(Source: Nigel Cameron, 1986, p.160)



Dairy Farm at Sassoon Road in early years.
(Source: Nigel Cameron, 1986, p.70)

Nigel Cameron's descriptions of Dairy Farm in early years confirmed the scale of the farm and delineated how the farm modified the landscape of Pok Fu Lam:

"The site of Pok Fu Lam farm in early years must have had great charm. It never was possible to see all of it from any one viewpoint on land, although a large part may be seen from the site which Mr. Sharp chose for the Matilda Hospital that he built in memory of his wife. The best view was, and remained until the virtually total dismemberment of the farm, from the sea."

"That waterfall in the earliest known representation of Hong Kong Island makes a good guide. From these along the coast to the northwest the farm stretched, bounded by what is now Bisney district at the end, to a point just beyond the waterfall at the other extremity. The terrain is consistently steeply rising and rugged, with outcropping rock and irregular ridges as it runs up toward the heights where the hospital overlooks the southwestern portion."

"In the very early days there was not more than a small road (Pok Fu Lam Road) following the contours near the upper limits of the farm terrain, and the only structures must have been some fishermen's huts on the shores here and there, and the village of Aberdeen lying at one end. The cowsheds and other

structures added to the landscape by Dairy Farm over the decades modified the look of the place a little, but in a suitably countrified manner. And of course the removal of the scrub of pre-farming days and its replacement with Guinea grass must have altered the detailed appearance of the area."¹³



View of Dairy Farm from Mount Kellet. (Source: Dairy Farm, Ice & Cold Storage Co., Ltd., 1971, page unknown)

The establishment of Dairy Farm in Pok Fu Lam following the landscape of slopes and streams had maintained the country-field characteristics of the region in substance for many years. It is not until 1960s that great chunks of Pok Fu Lam farmlands being repossessed by the Government and the subsequent massive residential developments that altered the whole landscape and atmosphere progressively.

¹³ Nigel Cameron, 1986, p.77

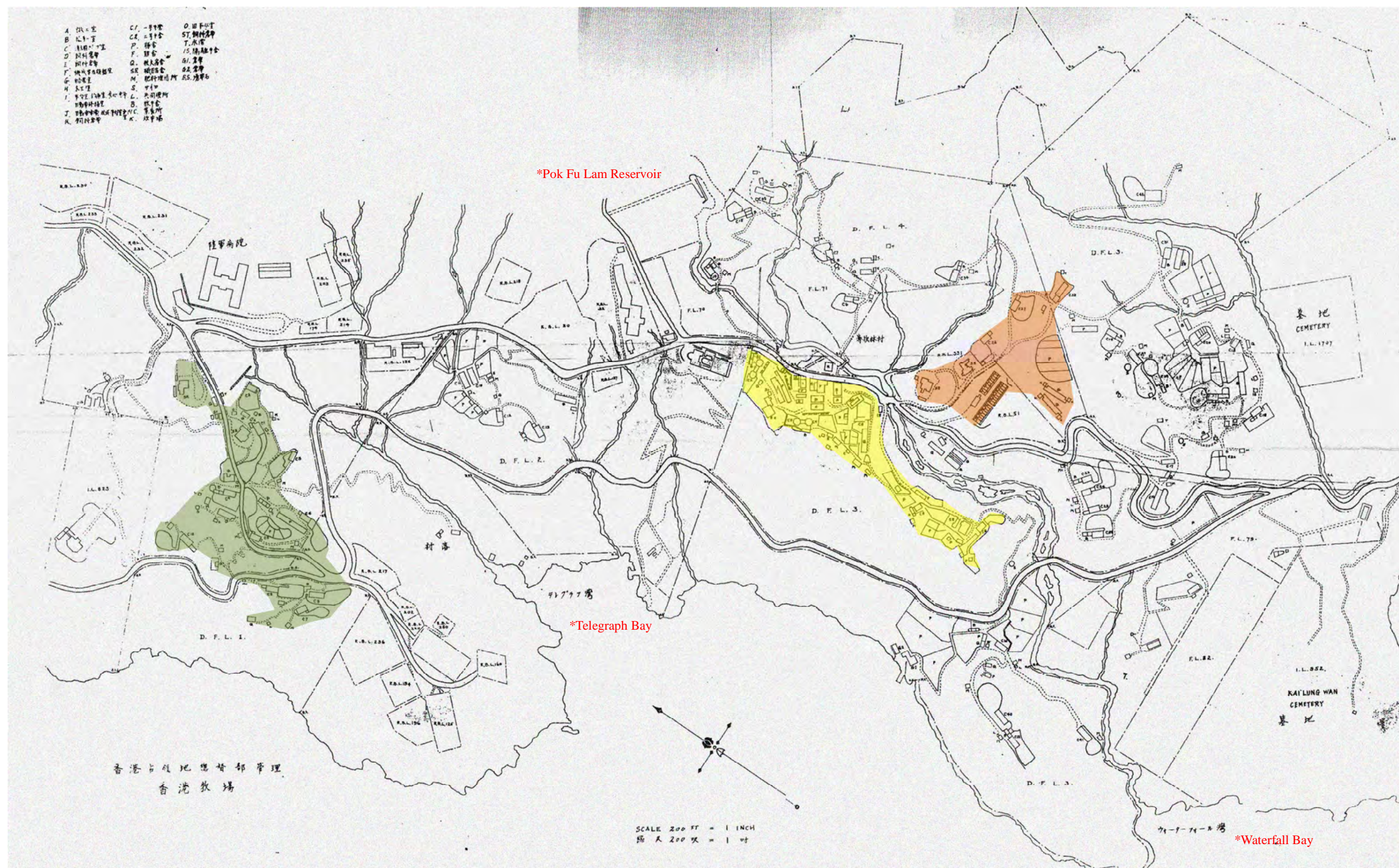


Fig.3 Survey map done by the Japanese during 1941-45. This is the earliest record of such that have found. It shows the large span of Dairy Farm structures at that time, mainly located along water streams. Area shaded in yellow is the Mains. Green refers to properties at Sassoon Road. Orange refers to *Clanmore*. Building marked with 陸軍病院 is the Queen Mary Hospital, which the land originally formed part of the farm. (Source: Public Records Office, 1941-45, Record ID: MM-0340; edited by Hebi Chan)

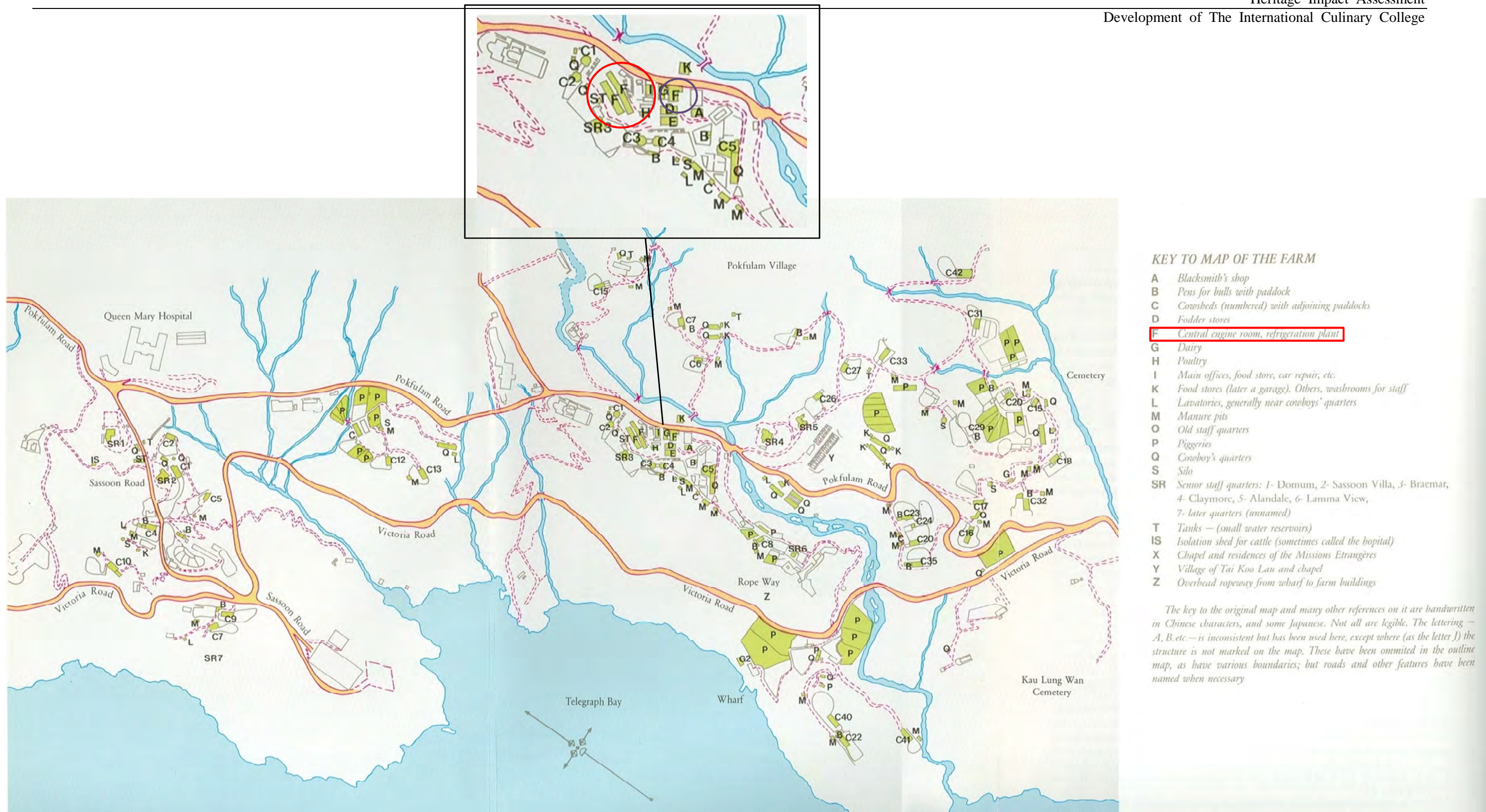


Fig.4 A refined map of the above, shown in *Nigel Cameron's* book (1986). This map shows the scattering of Dairy Farm more clearly while some of the labeling are not correct, for example, two of the labels "F" referring "central engine room/ refrigeration plant" here were actually the poultry batteries (red circle). The function of the other "F" next to the Dairy could not be ascertained though (purple circle). Such confusion was first made in the survey map traced by the Japanese. (Source: Nigel Cameron, 1986, pp.162-164, edited by Hebi Chan)

3.1.4 Landscape Change of Pok Fu Lam

Although destruction to Dairy Farm occurred during war, for example, five out of seven senior staff quarters were severely damaged, most of the farm's properties survived and the entirety was kept. Changes to the Dairy Farm properties started by the early 1960s, when the Government started to resume some of the farmlands and started residential developments such as the Bisney and Wah Fu Estate.



Photo showing Dairy Farm with Wah Fu Estate at the background.
(Source: Dairy Farm, Ice & Cold Storage Co., Ltd., 1975, p. 17)

The Government position in the post-war years was to provision new housings for many thousands of burgeoning population. The repossession of Pok Fu Lam was thus started, weeded out quite a few of the Dairy Farm's land. While it was the acquisition of Dairy Farm by the Hongkong Land Company and also the increase of imported milk from China that delivered the rest of farm to the bulldozer. By the late

1970s, many of the farms had been removed and residential blocks, such as the Chi Fu Fa Yuen were built. There were only a few head of cattle left in Pok Fu Lam farm in 1985. The operation of Dairy Farm had returned to approximately the size when the farm was firstly stated. The major replacements of farms by residential developments are summarized in [Table.2](#).

Today, there are only a few buildings of Dairy Farm left standing alone, including the octagonal cowshed, the *Braemar* (one of the senior staff quarters), and the main office building locating at the Mains, and also two staff quarter blocks next to the Pok Fu Lam Village. There are also some remains of silos, manure pits, and paddocks while scattering at different locations falling out of the original context.

Besides the complete removal of Dairy Farm establishment in Pok Fu Lam, there was also reclamation project started in the 1980s at the Telegraph Bay for the construction of Residence Bel-Air, which contributed significant landscape change to Pok Fu Lam region.

To conclude, the natural resources of water and fresh air that available in Pok Fu Lam region provided opportunities for the establishments of Dairy Farm in Hong Kong. The development of Dairy Farm followed the Pok Fu Lam terrains and thus more or less maintained the countrified atmosphere throughout the years. It is also expected that, besides relying on the natural resource, Dairy Farm also obtained human power from the nearby settlement such as Pok Fu Lam Village, making the farm sustainable for nearly a century until its land being repossessed and developed into various vast housing estates. While in the last few decades, many residential developments in the region had significantly changed the grain and the overall appearance of Pok Fu Lam. The farms that occupied most part of the region were all whittled away except for the small cluster besides the existing VTC Pokfulam Complex and the *Bethanie* that remains as an evident of the past.



Fig.5 Location map indicating major Dairy Farm’s properties in the past. (Source: Googlemap, 2012, edited by Hebi Chan)

Table.2 The replacements of Dairy Farm’s properties by various residential developments

Location Ref.	Description	Est. Removal Year	Replaced By	With Reference To
❶	Close to <i>Jessville</i> ; opposite to Sassoon Road’s properties	By 1935	Queen Mary Hospital	Nigel Cameron, 1986, p.77
❷	Northern extremity of Dairy Farm’s properties	By 1949	Bisney Villa	Aerial photo 8079
❸	Original site of <i>Domum</i> and <i>Sassoon</i> properties at Sassoon Road	In 1950s	Hong Kong Jockey Club Clinical Research Center	Aerial photo 8079
❹	Between the Sassoon Road’s properties and the Mains, along Pok Fu Lam Road	To be confirmed	To be confirmed	To be confirmed
❺	The Mains	By late 1970s; In 1980s	Temporary Housing; VTC	Aerial photo 27089
❻	Original site of <i>Clanmore</i> properties, close to Pok Fu Lam Village	By late 1970s	Pok Fu Lam Gardens and Chi Fu Fa Yuen	Aerial photo 27089
❼	The promontory beneath the Mains, overlooking Lamma Island	In 1980s	Residence Bel-Air	Aerial photo A14437
❽	Southern extremity of Dairy Farm’s properties	In late 1960s	Wah Fu Estate	Survey map C-212-SE-11
Remarks: Reference aerial photos and survey map are attached in Appendix 7.1				

3.1.5 Mappings of Cultural Heritage

A mapping exercise had been carried out to identify the cultural resources that exist in the surroundings of the Site.

To start with, a study boundary was first set at 50 m from the project site boundary. Within the study boundaries, historic buildings including the Old Dairy Farm Senior Staff Quarters, Cowshed, Main Office Building and the *Bethanie* are recorded.

Subsequent to desktop research and field survey, a revised boundary, which termed the mapping boundary (i.e. Mapping Boundary 1) was outlined which expanded to include major establishments in Pok Fu Lam such as the Pok Fu Lam Reservoir and Pok Fu Lam Village.

Consultation with District Council and various stakeholders were then carried out together with multiple field studies and recording. With the information and comments received, a revised mapping boundary (i.e. Mapping Boundary 2) to include other Old Dairy Farm's remains was derived. This expanded mapping boundary has been used for this mapping exercise to ensure that potential cultural resources have been included. While it has to be noted that the identified cultural heritage in this section do not necessary represent the entirety of all resources and may vary subject to further investigation.

The identified built heritage will be categorized according to the follows:

- I. Declared monuments and graded historic buildings
- II. Old Dairy Farm's remains
- III. Other features of cultural heritage interest

Detailed descriptions of the identified cultural resources refer to [Appendix 7.2](#).

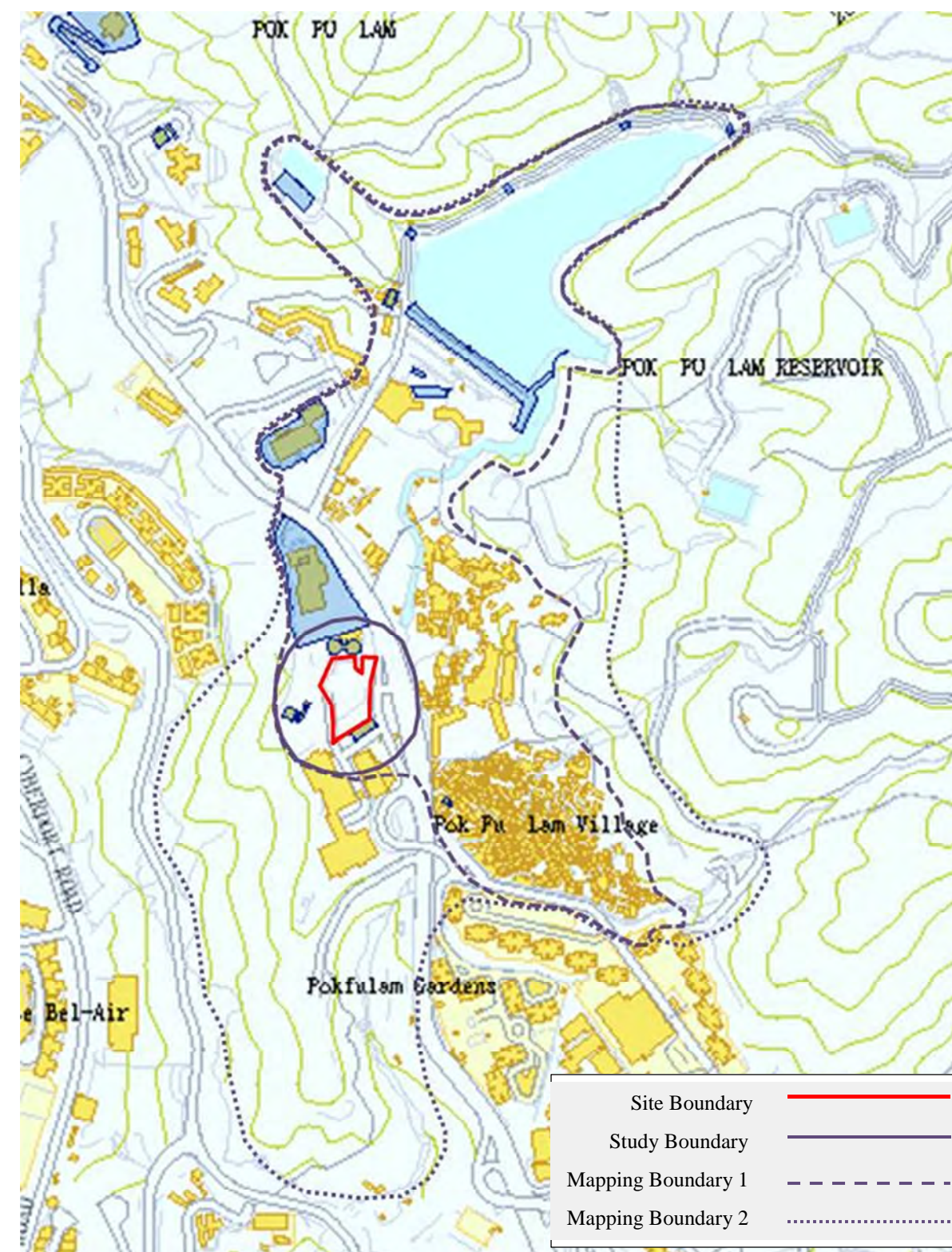


Fig.6 Map showing the Site boundary, Study Boundary and Mapping boundary.
(Source: The Geographical Information System of Hong Kong Heritage, edited by Hebi Chan)

I. Mapping of Built Heritage

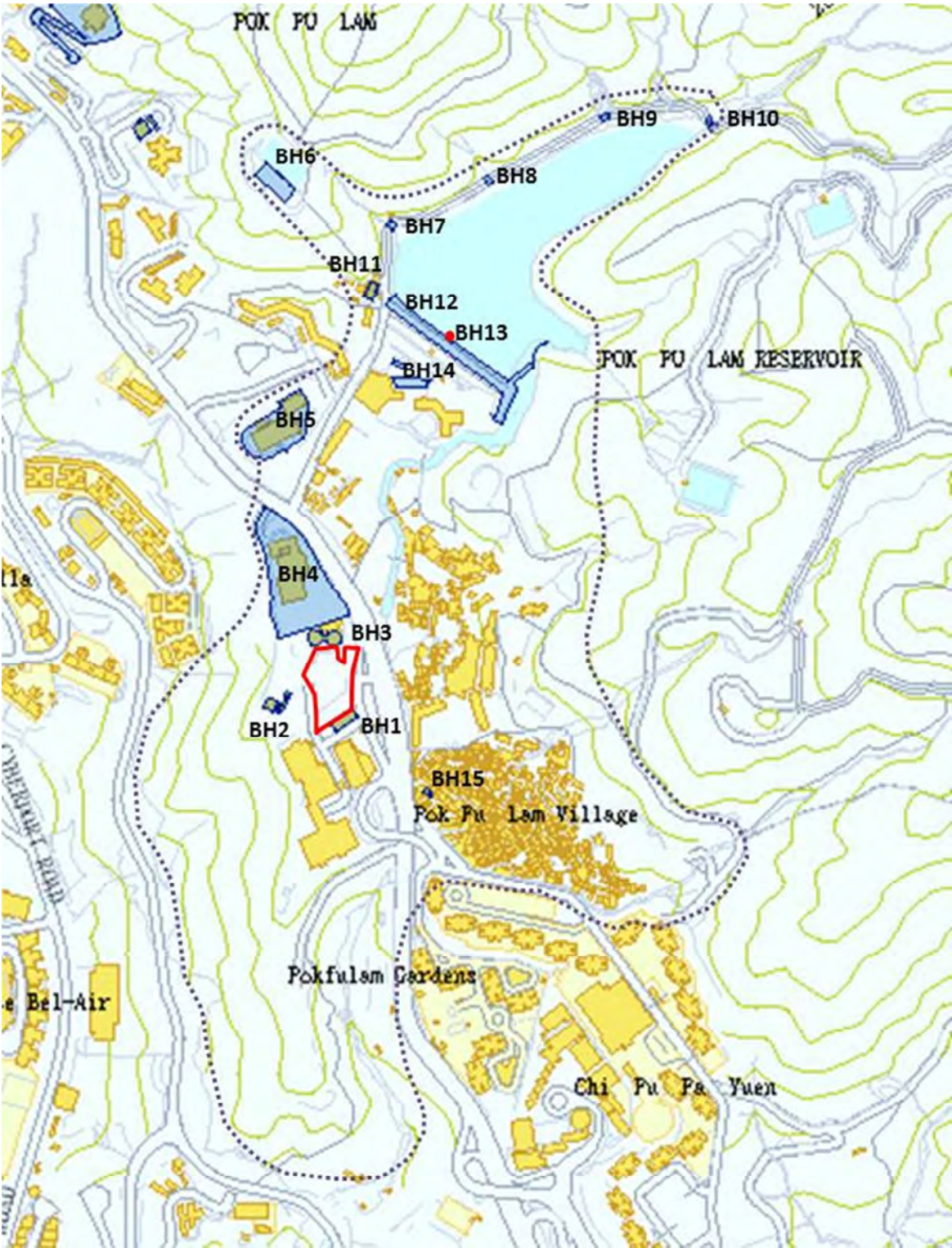


Fig.7 Location of built heritage within the mapping boundary

Within the mapping boundary, there are various declared monuments and graded historic buildings. Most of the declared monuments are located at the Pok Fu Lam Reservoir, the oldest reservoir in Hong Kong which the earliest phase completed in 1871. Many Reservoir’s facilities have been declared monument or have been accorded grading in 2009 by the Antiquities Advisory Board. Another declared monument is the exterior of the Douglas Castle, the present site of University Hall. Other historic buildings situated in the immediate surroundings of the Site include the three Old Dairy Farm’s remains, the *Bethanie* and also the No.97 Pok Fu Lam Village on the opposite side of the Site.

The following table listed all the declared monuments and graded historic buildings within the mapping boundary:

Ref. No.	Name	Grading	Completion Year
BH1	Old Dairy Farm Main Office Building	Grade 2	1900
BH2	Old Dairy Farm Senior Staff Quarters	Grade 1	1887
BH3	Old Dairy Farm Cowshed	Grade 2	1887
BH4	The <i>Bethanie</i>	Grade 1	1875
BH5	The Exterior of University Hall, The University of Hong Kong	Monument	1867
BH6	Pok Fu Lam Reservoir Air Vents at the Service Reservoir	Grade 3	1871
BH7	Pok Fu Lam Reservoir Masonry Bridge	Monument	1871
BH8	Pok Fu Lam Reservoir Masonry Bridge	Monument	1871
BH9	Pok Fu Lam Reservoir Masonry Bridge	Monument	1871
BH10	Pok Fu Lam Reservoir Masonry Bridge	Monument	1871
BH11	Pok Fu Lam Reservoir Former Watchman's Cottage	Monument	1871
BH12	Pok Fu Lam Reservoir Embankment	Grade 2	1871
BH13	Pok Fu Lam Reservoir Box Culvert	Grade 2	1871
BH14	Pok Fu Lam Reservoir Gauge Basin	Monument	1871
BH15	No. 97, Pok Fu Lam Village	Grade 3	1914

II. Mapping of Dairy Farm’s Remains

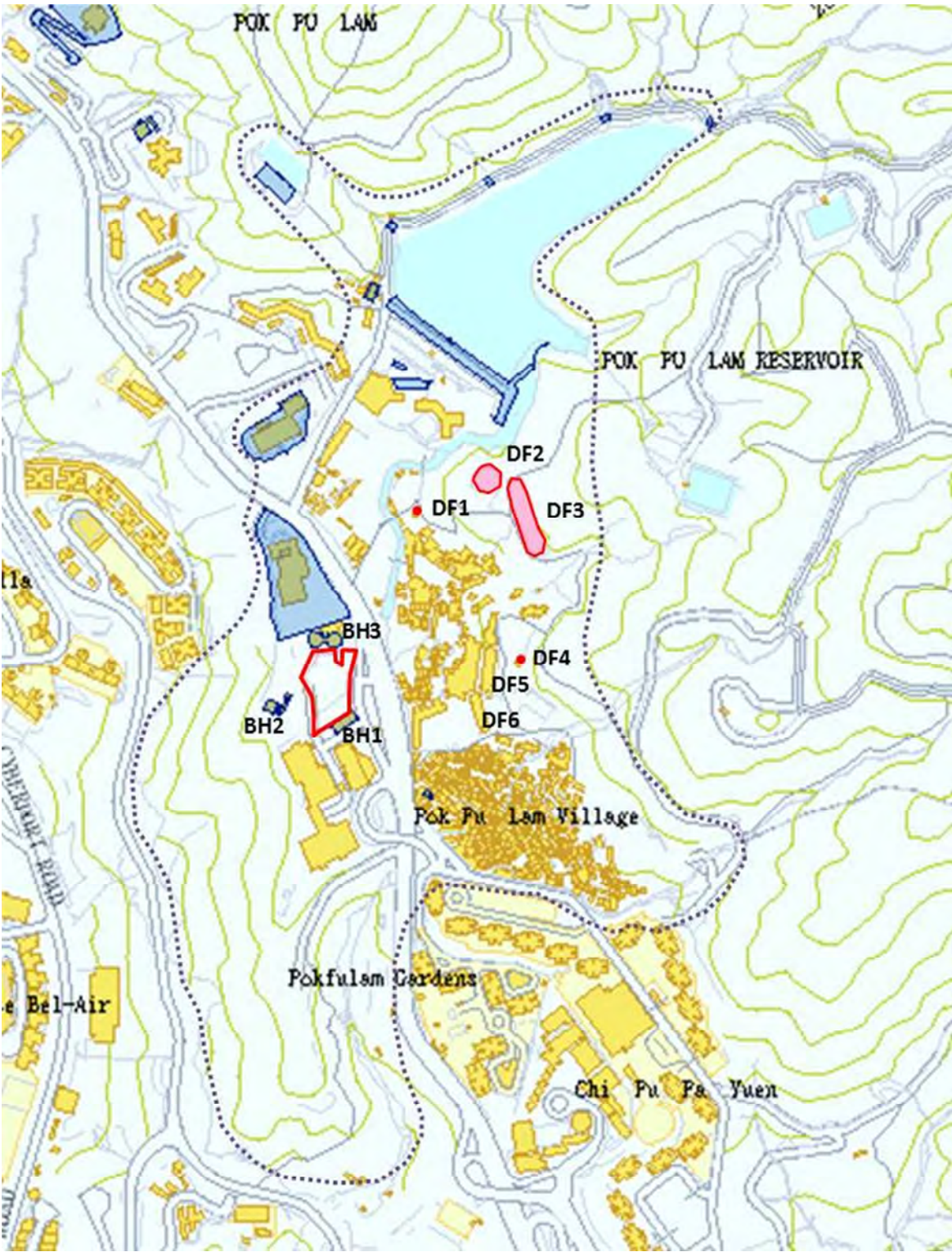


Fig.8 Location of Dairy Farm’s remains within the mapping boundary

Owing to the extensive span of Old Dairy Farm’s land in Pok Fu Lam, it is believed that there are still remains of Old Dairy Farm’s facilities scattering around the whole landscape. Besides the three graded historic buildings situated near the Site, there are other Old Dairy Farm remains such as paddock, manure pit and silo that are identified within the mapping boundary. Note that the remains identified in this section may not represent the entirety and may vary subject to further investigation.

The following table listed the identified Old Dairy Farm remains within the mapping boundary:

Ref. No.	Name	Grading	Completion Year
BH1	Old Dairy Farm Main Office Building	Grade 2	1900
BH2	Old Dairy Farm Senior Staff Quarters	Grade 1	1887
BH3	Old Dairy Farm Cowshed	Grade 2	1887
DF1	Old Dairy Farm Manure Pit	Nil	Cannot be ascertained
DF2	Old Dairy Farm Paddock (Partial)	Nil	Cannot be ascertained
DF3	Old Dairy Farm Paddock (Partial)	Nil	Cannot be ascertained
DF4	Old Dairy Farm Silo	Nil	Cannot be ascertained
DF5	Old Dairy Farm Dormitory Block B	Nil	To be researched
DF6	Old Dairy Farm Dormitory Block A	Nil	To be researched

III. Mapping of Other Features of Cultural Heritage Interest

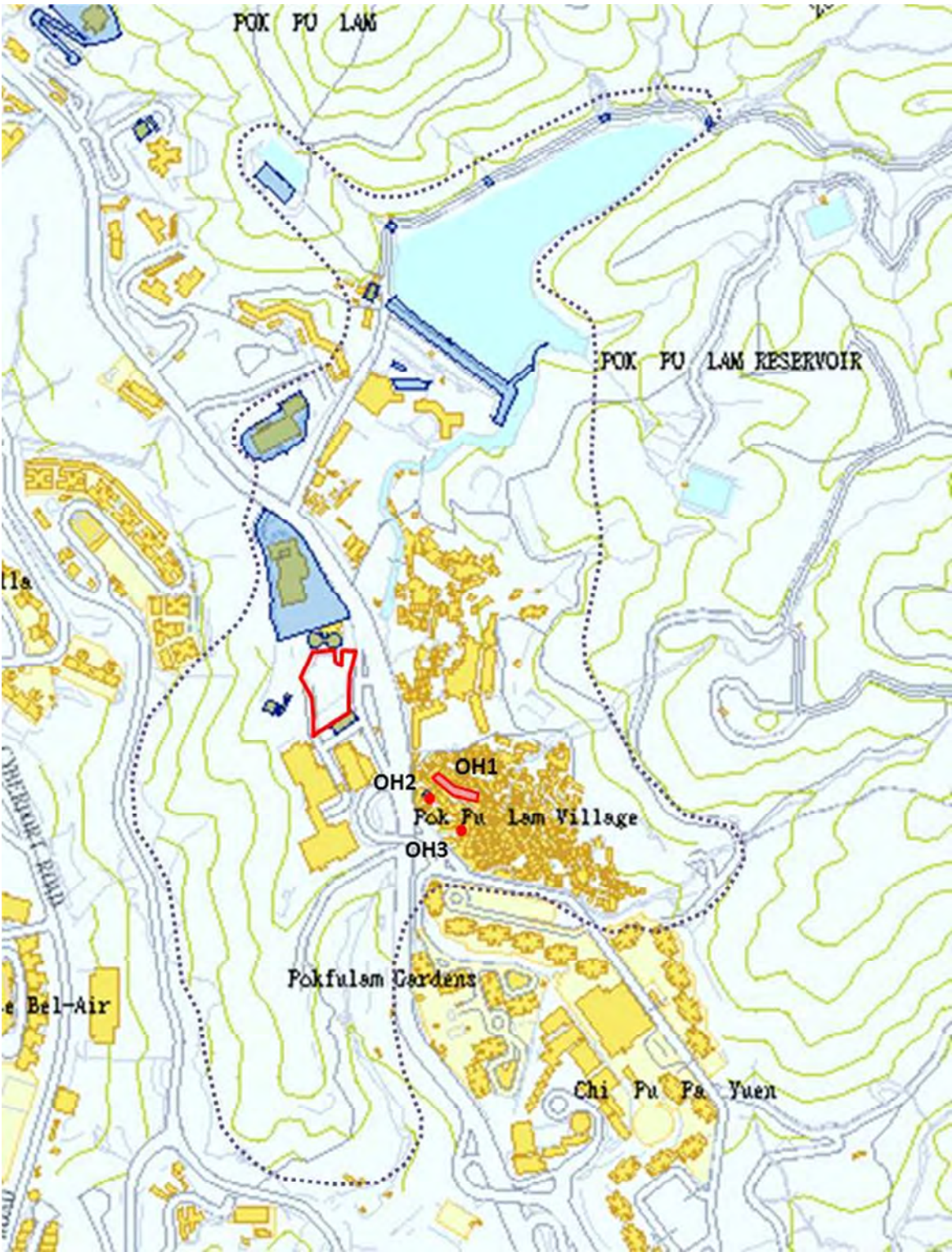


Fig.9 Location of other feature of cultural heritage interest within the mapping boundary

Besides graded historic buildings and Old Dairy Farm remains, it is noticed that there are other features within the mapping boundary that are of cultural heritage interest. They are all located within the Pok Fu Lam Village, a village which has a history of more than 200 years. Again, the features identified in this section may not represent the entirety and may vary subject to further investigation.

The following table listed the features of cultural heritage interest within the mapping boundary:

Ref. No.	Name	Grading	Completion Year
OH1	No. 10 to No. 25, Pok Fu Lam Village	Nil	Cannot be ascertained
OH2	God of Earth Shrine, Pok Fu Lam Village	Nil	Cannot be ascertained
OH3	Li Ling Shin Che Pagoda, Pok Fu Lam Village	Nil	1916

Although this mapping only identifies individual features or elements, the cultural significance of the Pok Fu Lam Village rests on the overall history, its context and social contents. Pok Fu Lam Village should be considered or assessed as a whole instead of separated features.

3.2 Understanding the Site

As mentioned in the previous section, the proposed site of ICC was once the site of the poultry batteries of the Old Dairy Farm. In its vicinity were the cowsheds, quarters, carpenter shop, offices, dairy, stores, boiler house, piggeries, and so on. All these structures together formed a cluster which they called “the Mains”.

Today, although there is no historic building that physically stands on this piece of land, the Site itself may be of historic interest due to its former use and its linkage with the graded Old Dairy Farm Senior Staff Quarters, the Cowshed and the Main Office Building.

In this section, the historic appearance of the Site and its changes over time will be outlined.

3.2.1 The Mains

Among the many establishments of Old Dairy Farm throughout the Pok Fu Lam region, the location of the Mains in the middle of all made it the administration center of the farm. Quite a number of Old Dairy Farm facilities could only be found at the Mains while not in other part of Pok Fu Lam, for example, the poultry batteries, the dairy, and the blacksmith shop. The Mains refers to today’s area spreading from the octagonal cowshed further down to VTC Pokfulam Complex. See [Fig.10](#)

The Mains was probably the earliest establishment of Dairy Farm in Pok Fu Lam, where the identical octagonal cowsheds located. Referring to the 1941-45 survey map (see [Fig.3 and 4](#)), there were only four cowsheds of this kind existed. Many other cowsheds were in long rectangular shape instead. With reference to the Company report published in 1919, it was said that after many years experimenting the Company had devised a cattle-shed which will be difficult to improve upon:

“These sheds are constructed of brick walls with reinforced concrete roofs. A 3-ft. open space (with exception of where the pillars carry the roof) runs along the entire length of both sides of the building, while the gables have ventilators at top. In front of each animal a 9-inch square air circulator is provided ensuring the admission of pure air. The roof overlaps for three feet and protects the animals from both sun and rain.”

It is believed that those octagonal cowsheds were the early design while not accommodating Hong Kong weather the best, therefore only a few of them had been built on farm.

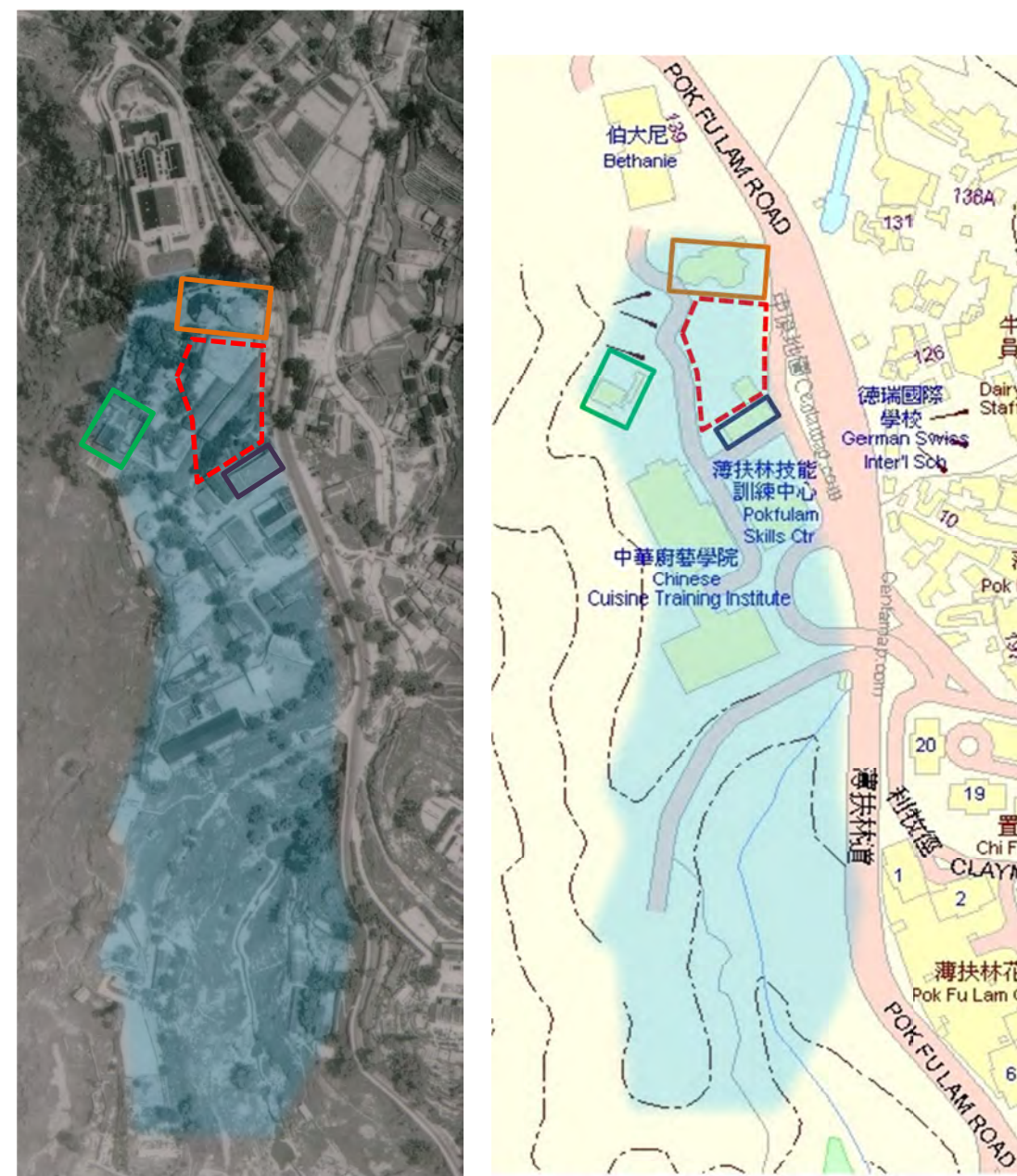


Fig.10 Comparing the appearance of the Mains in 1949 (left) to 2012 (right). Shade in blue refers to the spread of the Mains. Orange, green, purple color indicates the Cowshed, the *Braemar* and the Main Office Building respectively. Dotted line indicates the proposed site of ICC, also the former site of paddock and poultry batteries.

(Source: Survey and Mapping Office, 1949, Ref.no.: 6093 (Left); Centamap, 2012 (Right); edited by Hebi Chan)



View of octagonal cowshed at Mains. (Source: Dairy Farm Co. Ltd., 1986, p.6)



Cowshed, with attendants' quarters attached to it.
(Source: The Dairy Farm, Ice and Cold Storage Co. Ltd. Hong Kong, 1919, p.40)

The Mains was in a stepping terrain separating into various levels. Two octagonal cowsheds (the cowsheds that remain today) were housed at the highest point of the Mains. Immediate below were the paddock and poultry batteries, which the paddock was connected with the cowsheds by a ramp. Slightly downhill were

the offices and carpenter shop. Across the entrance access road were the Dairy and other cowshed, piggery and quarters, at the location of today's VTC Pokfulam Complex. To the west of the poultry batteries were the Senior Staff Quarters *Braemar*. Some other structures were located at the lower part of the slope. See [Fig.10](#)



Item	Building/Structure
1	Octagonal cowsheds
2	Paddock
3	Poultry batteries
4	Senior Staff Quarters, i.e. <i>Braemar</i>
5	Quarters
6	Main Office
7	Office
8	Carpenter shop
9	Octagonal cowsheds
10	Paddock
11	Dairy/ Refrigeration plant
12	Bran store
13	Straw store
14	Boiler house
15	Blacksmith's shop/ Workshop
16	Boiler house
17	Piggery
18	Cowshed
19	Tank
20	Quarters
21	Quarters
22	Quarters
23	Piggeries

Fig.11 Blow up of 1949 aerial photo. Item 1, 4 and 6 are the only buildings of the Mains that still remain today. Blue indicates the entrance access road to the Mains. Dotted line roughly refers to the proposed project site. (Source: Survey and Mapping Office, 1949, Ref.no.: 6093; edited by Hebi Chan)

A ropeway to transport fodder and other goods from the seashore was constructed in around 1904, connecting from the wharf to the Dairy at the Mains running across the Victoria Road.

Changes to the Mains started in late 1970s that the Dairy and the neighboring bran store were demolished. Severe changes followed in the 1980s. The lower part of the Mains was eaten up by the construction of roundabout by 1983 (see Fig.13) and almost the entire Mains were demolished to make way for ten temporary housings in the late 1980s.

Comparing the survey map of 1983 and 1993 (see Fig.12), site formation was once carried out for the construction of temporary housings which created distinct strata at the Site. The surface had also been covered with cement. Subsequent to the construction of VTC Pokfulam Complex in early 1990s, only two octagonal cowsheds, the *Braemar* and the Main Office Building were left (see Fig.14).

The temporary housings were removed in mid 1990s. Part of the sites built the Pokfulam Skills Center and the rest became parking space for VTC. VTC proposed to use the Site to build the ICC in 2011.

Today, two of the remaining buildings of Old Dairy Farm, the Cowshed and the Main Office Building, have been using by the APA for educational purpose, while the *Braemar* remained vacant for many years and became quite dilapidated.

To summarize shortly, the Site was the central farm of Dairy Farm for many years since 1886 until changes emerged in the late 1970s. Most of the Old Dairy Farm structures were being removed with only three buildings left. It is a site that has undergone many changes in the last 40 years and the site layout had been significantly altered. Despite the ongoing changes to the Site, the historic buildings in the vicinity and also the remaining buildings of Old Dairy Farm still serve as an important clue to the past.



Fig.12 Comparing the layout of the Site in 1983 (left) to 1993 (right). Shade in blue refers to the distinct strata created during the construction of temporary housings in late 1980s, which were not existed in 1983. Dotted line refers to proposed project site. (Source: Survey and Mapping Office, 1983, Ref. no.: 11-SW-17C (Left); Survey and Mapping Office, 1993, Ref. no.: 11-SW-17C (Right); edited by Hebi Chan)

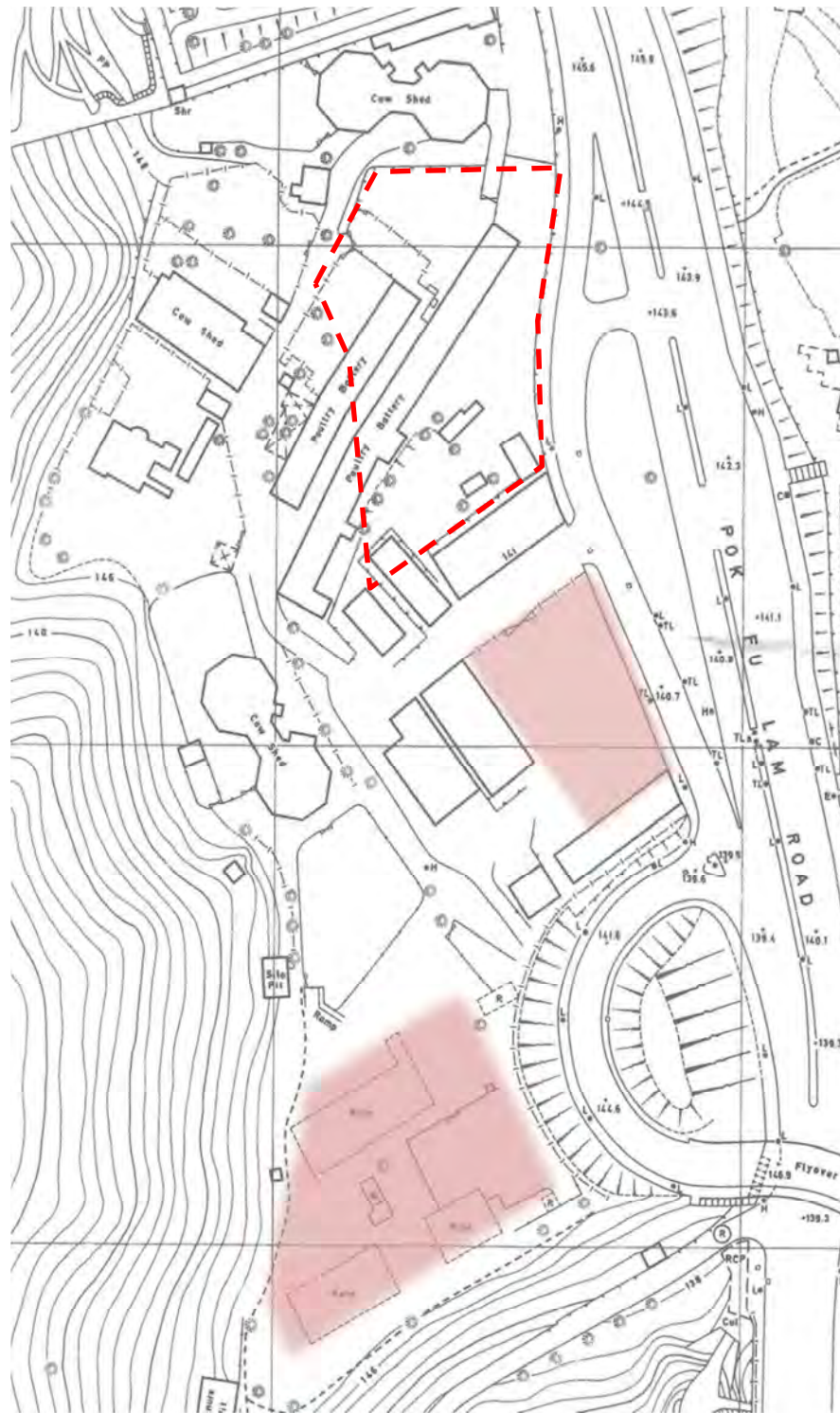


Fig.13 Blow up of 1983 survey map. The Dairy and some piggeries at the lower part of the Mains were demolished (marked in pink). Roundabout was built on the former site of cowshed and quarters. Dotted line refers to proposed project site.
(Source: Survey and Mapping Office, 1983, Ref. no. 11-SW-17C)

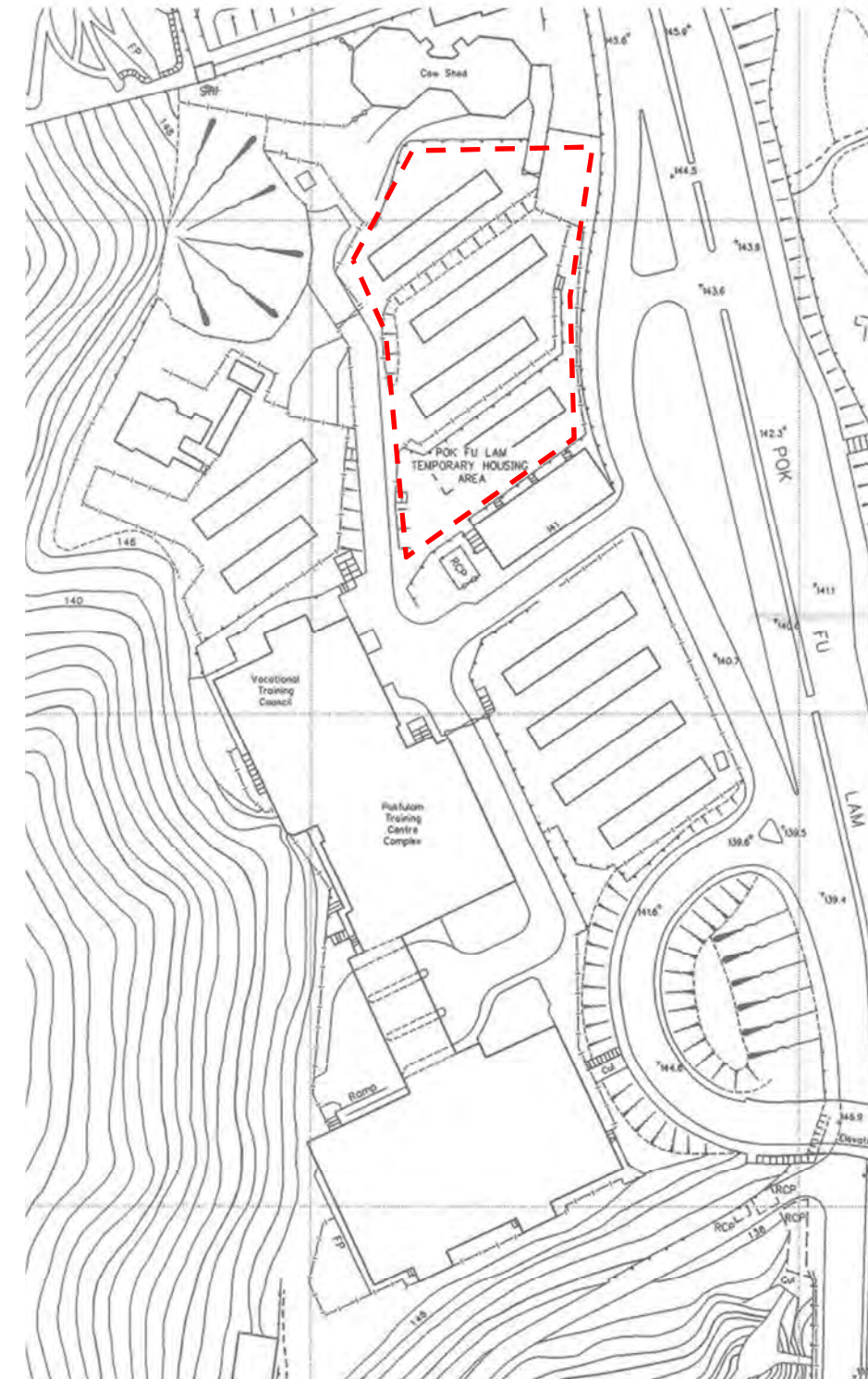
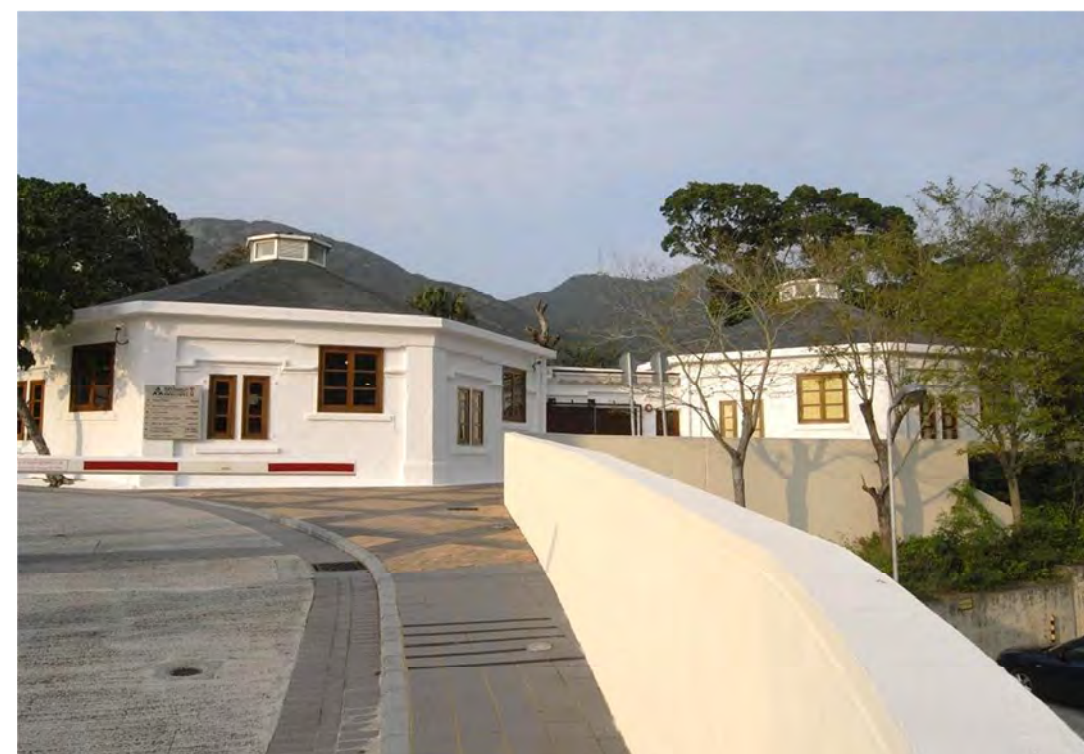


Fig.14 Blow up of 1993 survey map. Four blocks of temporary housings were located between the Cowsheds and the Main Office. Two at the forecourt of the *Braemar* and four at the present site of Pokfulam Skills Center. VTC Complex was already built on former site of piggery and cowshed. Dotted line refers to proposed project site.
(Source: Survey and Mapping Office, 1993, Ref. no.: 11-SE-17C)



View of existing Old Dairy Farm Main Office Building, indicating the entrance access road to the Mains.
(Source: China Point)



View of existing octagonal Cowsheds. (Source: China Point)



View of existing Old Dairy Farm Senior Office Quarters *Braemar*.
(Source: China Point)



View of Pokfulam Skills Center located at the former site of the Dairy Farm, opposite to the Main Office Building.
(Source: China Point)



Part of the original ramp leading from the paddock to the octagonal Cowsheds is still remains on site. (Source: China Point)



The retaining wall along the Pok Fu Lam Road leading from the Main Office Building to the *Bethanie* is believed to be the original boundary wall of the Mains of Old Dairy Farm, while it has been reinforced and covered up by a “new wall”.
(Source: China Point)

3.2.2 Current site’s situation

The Site is now currently used as open car parking area and there are some temporary fencing set up by Civil Engineering and Development Department (CEDD). From the Site’s point of view, the Old Dairy Farm Main Office, Senior Staff Quarters, the *Bethanie* and the sea is not visible while the Cowshed is visible.

The Site sits behind the retaining wall along Pok Fu Lam Road where mature trees screen off most part of the Site. The Old Dairy Farm Cowshed, Senior Staff Quarters and the *Bethanie* are visually blocked by the retaining walls and trees when viewed from Pok Fu Lam Road.



Temporary fencings at Site (Source: China Point)



Retaining wall screening off the Site (Source: China Point)

3.3 Statement of Cultural Significance

Cultural Significance of a place is normally assessed or expressed through the preparation of a “Statement of Cultural Significance”. Assessment of cultural significance endeavors to establish why such a place is considered important and valued by the community. Due to the proposed development of ICC is located in part of the Old Dairy Farm’s Mains, a “Statement of Cultural Significance” of the Mains will be provided in this section.

3.3.1 Statement of Cultural Significance of the Mains

Dairy Farm, being an established enterprise producing fresh milk and associated products for good of Hong Kong people, its story of development contributed a significant chapter to the history of Hong Kong. The establishment of Dairy Farm’s facilities in Pok Fu Lam in such an extensive span of time and terrain had once created impressive scenery in Hong Kong that would hardly be imagined nowadays.

Owing to factors such as the resumption of lands from the Government and the acquisition of Dairy Farm by the Hongkong Land Company, many of the Dairy Farm’s land in Pok Fu Lam had been whittled away leaving only a few intact buildings and some dilapidated remains. Yet these together could provide traces to the history of Dairy Farm, and also serve as a key to study the early appearance of Pok Fu Lam region as a whole.

The Site of proposed ICC, being the original location of poultry batteries and paddock of the Old Dairy Farm, had actually undergone drastic changes since late 1980s due to the construction of temporary housing that altered the land formation and created distinct strata at the site. The ramp leading from the paddock to the cowsheds is the only remaining structure that is directly related to operation of Old Dairy Farm. The historical trace of Old Dairy Farm’s facilities had been eroded in a large extent and therefore, from a micro perspective, the heritage significance of the Site itself is low.

While being the central point of the three graded historic buildings of Old Dairy Farm- the Senior Staff Quarters, the octagonal Cowsheds and the Main Office Building, the Site has a close relationship with these surrounding buildings. The overall setting of Dairy Farm’s remaining structures including the three historic buildings, the ramp, the retaining wall and the Site together formed the last cluster of Dairy Farm’s facilities in Pok Fu Lam and it helps to materialize the story of Dairy Farm through proper interpretative means.

Regarding the fact that many villagers from the Pok Fu Lam Village worked at Dairy Farm, and the existence of dormitories inside the Village, Dairy Farm and Pok Fu Lam Village is believed to be inter-dependent for their existence and thus, in one time, became a sustainable community. Although the Dairy Farm in Pok Fu Lam had closed down, but it was socially important to the district and was still remembered by those who worked in or lived around the Dairy Farm.

Moreover, there are many other monuments and historic buildings that located close to the Site, such as the *Bethanie*, the No.97 Pok Fu Lam Village, the (exterior of) University Hall, and also the structures at the Pok Fu Lam Reservoir, altogether created a group of heritage resources of inter-related cultural significance that worth appreciation.

Undoubtedly, the Dairy Farm in Pok Fu Lam was a significant establishment in Hong Kong and had maintained a long history of inseparable relationship between its landscape and the local community. While the fact is that many part of the farms had already been replaced by new developments and the cultural significance had been largely reduced. Although there are still some Dairy Farm’s remains such as silo, manure pit and paddocks, these elements are scattered, largely unattended and had been falling out of the original setting.

As the last remaining cluster of Dairy Farm, the Site and the surrounding three buildings serve as main resources to understand the development of Dairy Farm and also its relationship with the landscape and people. It is considered that the cultural significance of the Site rest much on its surrounding heritage resources which altogether, evoke contextual significance. Yet the Site is the central plot of land that connects the three buildings of Dairy Farm that still in existence today.

4.0 CONSERVATION POLICIES

The purpose of the conservation policies is to provide a guide to the conservation and development at the Site to safeguard its identified cultural significance and its relationship to its immediate surroundings.

The following specific policies provide the essential guiding aims for the building which should be adopted by the site operator.

1. The Statement of Cultural Significance detailed in previous sections should be accepted as one of the bases for future planning and development works to the Site.
2. The development of the place should make reference to the principles of the *Australia ICOMOS charter for the conservation of places of cultural significance* (the *Burra Charter*)
3. The approach and options recommended for the conservation of specific spaces and qualities of the Site should be endorsed by all parties as a guide to future work, the recommendations having been related to the principles of the *Burra Charter*.
4. Reference can also be made to *Conservation Principles – Policies and Guidance For The Sustainable Management of the Historic Environment* by English Heritage.

4.1 Managing Change

The Conservation Policies will be addressed in following sections to “manage change” to the Site.

This section presents policies that are about the attitudes, processes and advisory resources necessary for the efficient management of change to the Site, buildings and landscape in such a way that the heritage significance is retained.

As this project involves development of new architecture near the identified historic buildings and landscape, the focus of managing change falls onto the “design development” where a compatible yet distinguishable architecture can be achieved.

4.2 Conservation Policies

Surviving evidence of Old Dairy Farm

Policy 1.1

Though undergone drastic changes and minimal remains were left, the Site should be accepted as part of the original Old Dairy Farm site.

Policy 1.2

The Site and the remains of Old Dairy Farm should be fully utilized for expression of the Old Dairy Farm’s history.

The Site is located at the centre of the historic building cluster that has undergone drastic changes through the years. Efforts should be made to alleviate further adverse impacts and welcome beneficial impacts or means to allow general public to appreciate its history.

There are identified remains of the original Dairy Farm operation including ramps and retaining walls. They should be incorporated in the future landscape design and interpretation area as far as practicable.

Use of Burra Charter

Policy 2.1

The future conservation and development of the Site and its surroundings should be carried out in accordance with the following document:

- *The principles of the Australia ICOMOS charter for the conservation of places of cultural significance* (the *Burra Charter*) as adopted in 1999.

The *Burra Charter* provides a philosophical framework that is reasonably flexible and recognizes the need for continued use and compatible development.

Future Development and Conservation

Policy 3.1

Changes or development to the Site are acceptable providing that there is minimal impact on the surviving significant fabric within the Site or the adverse impact to surrounding heritage resources is effectively mitigated.

Policy 3.2

Should further changes of use be required over time, new uses should be compatible with the retention of the character and significance of the Site.

Policy 3.3

Development should be compatible with heritage resources in the proximity while it is acceptable to have architectural design distinguishable, instead of pure imitation of the historic buildings in the neighbourhood.

Though the proposed development of ICC does not demolish or physically alter any historic buildings, its development has to take into account the surrounding historic fabrics at early planning stage. This is the purpose of this HIA and the conservation policies that a balance should be struck between development (in term of a district as well as a local area) and conservation of heritage significance.

Development of proposed ICC should be evaluated on impacts to the Site as well as identified heritage resources in the proximity.

Design parameters have been developed for architect and landscape designer at early stage of design development so that due respect to historic buildings has been taken into account:

- *Massing and building bulk* – compatibility in mass and scale
- *Height* – relationship with adjoining buildings
- *Built Form* – compatibility in design and disposition
- *Set back* – sufficient buffer zone between new development and historic buildings
- *Connectivity* – provide opportunity to re-connect or re-associate the historic resources
- *Vista* – provide observation point and opportunity to interact with historic resources
- *Façade treatment and materials* – each facing should be able to response to its respective side

Discovery of Antiquities or Objects of Historical Interest

Policy 4.1

Any fossils, coins, articles of value or antiquity and structures and other remains or things of geological, historical or archaeological interest discovered within the Site of ICC should be well preserved and delivered to HKSAR Government for further investigation, recording and treatments.

There has been no archaeological assessment carried out at the site of ICC. There was no listed “Site of Archaeological Interest” within the Study Area. All valuable historic evidence uncovered during site works including antiquities or structures should be informed to Antiquities Authority.

Protection of nearby historic buildings

Policy 5.1

Sufficient protection measures should be implemented to safeguard the structural integrity of nearby historic buildings.

Due to the proximity of the Site to the adjoining historic buildings, suitable and sufficient protection and monitoring measures should be devised by Registered Structural Engineer and Geotechnical Engineer. These measures should be properly implemented on site.

Interpretation of history of the Site

Policy 6.1

The interpretation of the previous occupation of the Site as part of old Dairy Farm should be seen as an important element of the conservation of the place. Other heritage resources of Old Dairy Farm should be interpreted holistically as a group or assemble.

Policy 6.2

An interpretive display, space or facility should be developed to explain original use of the Site and heritage resources in the area and highlights the surviving evidence that remains visible.

Interpretation facilities should be provided at accessible areas to facilitate understanding of the Site and Old Dairy Farm that is currently not available.

Visitor Management

Policy 7.1

The degree of public access to these heritage resources should be well managed so as not to damage the historic fabric or features in the Site due to un-controlled visit.

Interpretation and/or touring around historic buildings around the Site of ICC would in one way allow the public to appreciate the Site but in another way create increased visitor population. This should be balanced by means of management and control or by means of design of the tours to disperse the crowd especially around the key vista points and the remaining ramp at the Site.

5.0 HERITAGE IMPACT ASSESSMENT

The proposed development of ICC consists of construction of main training block that provides culinary training. The accommodation includes training kitchens, demo-kitchens, classrooms, restaurant, multi-purpose rooms, administrative offices and supporting facilities and spaces. The HIA for this development had been conducted in various key stages and heritage consultant was involved throughout the design process to help mitigating the impacts of ICC to the surrounding heritage resources. Periodic meetings had been arranged with AMO, Southern District Council and related government departments to meet their requirements and to receive their views on heritage impacts.

This section will outline the process of HIA in the following key stages:

- 1) Understanding the cultural significance of the Site and nearby heritage resources
- 2) Understanding the development constraints, requirements and concerns
- 3) Identification of impacts and proposal on mitigation measures
- 4) Design studies, design development and refinement to reduce impact
- 5) Beneficial impact and proposed enhancement in the design

5.1 Understanding the cultural significance of the Site and nearby heritage resources

To access the heritage impact of the ICC development to the surrounding historic buildings, it would be important to understand the cultural significance of the Site and also the nearby heritage resources. Historical research on the Site in relation to its surrounding areas had been conducted and a Statement of Significance was prepared to describe the cultural significance of the Site. The study anticipates that the Site help materializing the story of Dairy Farm's Mains through proper interpretative means and its role to make connection of the three buildings of Dairy Farm that still in existence today (details please refer to [Chapter 3.0](#)). The significance of the Site and surrounding historic buildings has been taken into account at early planning stage of the project.

5.2 Understanding of the development constraints, requirements and concerns

The Site is selected for new ICC development due to synergy and collaboration between spatial arrangements with the existing VTC Pokfulam Complex. In this regard, a basement tunnel connection is designed to share facilities between the new and existing blocks, and also as a mean to reduce the building bulk of the new ICC building.

As the proposed ICC will be designed to provide facilities to meet international standard of culinary training, there is a minimum requirement of kitchens, demo areas, training rooms etc. In order to put in the required area and facilities within the Site, a series of options and feasibility have been conducted including study on smaller massing and basement floors. However, from the preliminary geotechnical survey, it was advised that a shallow rock stratum was found on Site that only two basement floors could be allowed in maximum.

Discussions and meetings with Southern District Council, local concern group and other stakeholders have been carried out to understand their concerns.

5.3 Identification of impacts and proposal on mitigation measures

As the proposed ICC is situated among the historic building cluster, it is assessed that the new building will impact the relatively low-rise setting of historic building cluster in the neighborhood. And it is anticipated that residual impact--- visual impact and change of site context would still exist after mitigation or refinement through architectural design.

Besides, the site formation and construction of ICC may affect the structural conditions of the adjoining historic buildings.

With the aim to reduce such impacts, the process of HIA had been conducted in two ways as means to mitigate heritage impacts:

- (1) Actions during architectural design stages to incorporate such mitigation measures ([Section 5.4](#))
- (2) Retention of beneficial impacts and proposal to enhance the whole landscape through heritage spine and interpretation ([Section 5.5](#))

5.4 Design studies, design development and refinement to reduce impact

The preliminary design of ICC as proposed in TFS was comparatively dominating to the overall landscape. In order to strike a balance between the proposed ICC and the heritage environment, a series of design studies including townscape, landscape, massing, set-back and height had been conducted to reduce heritage impact since early design stage.

Advice had been received from AMO continuously during the design progress and consultation had been carried out with Southern District Council, local concern group, local residents and other stakeholders. Throughout the process, heritage conservation plays an important role in making design decisions.

decisions.

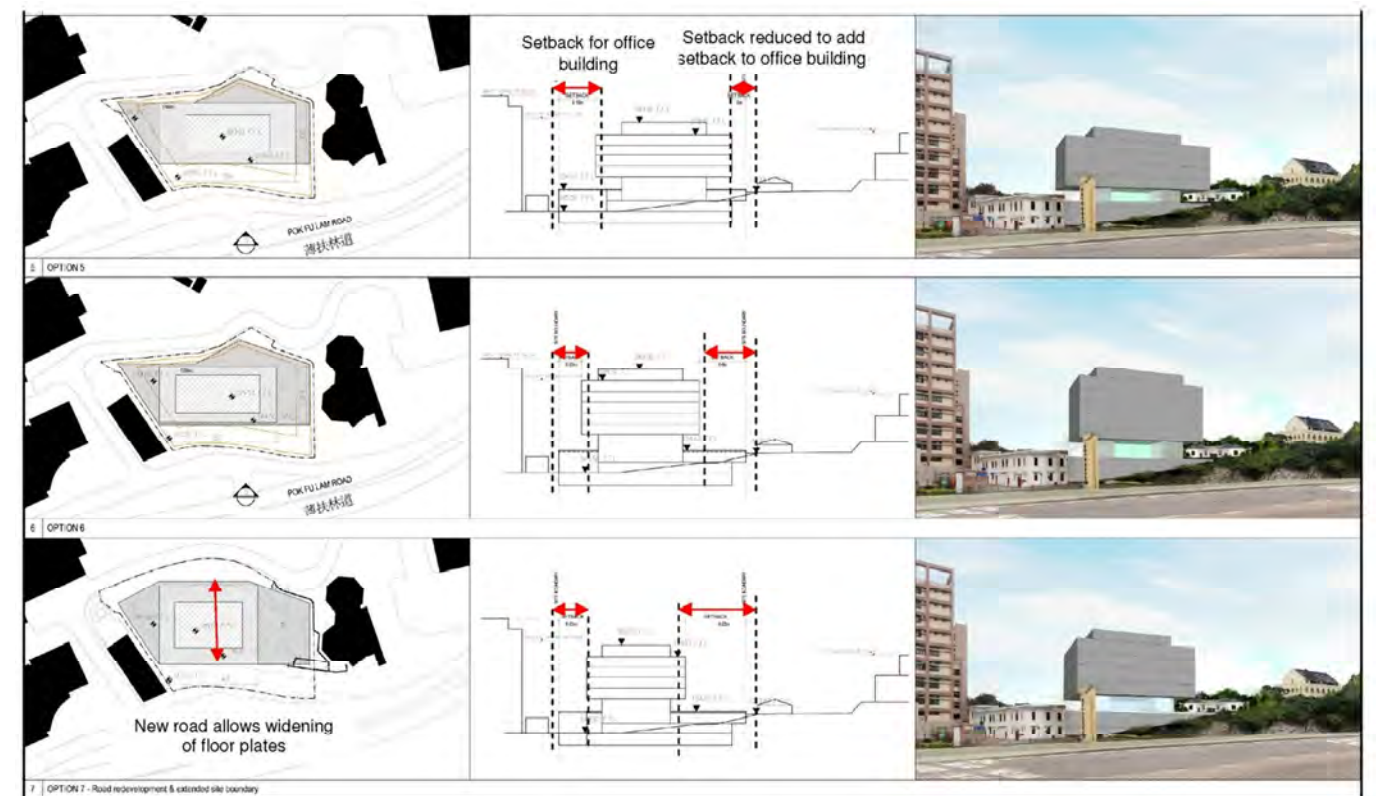


Fig. 15a (top) & 15b (bottom) Preliminary design of ICC as proposed in TFS

STAGE 1: Design Studies

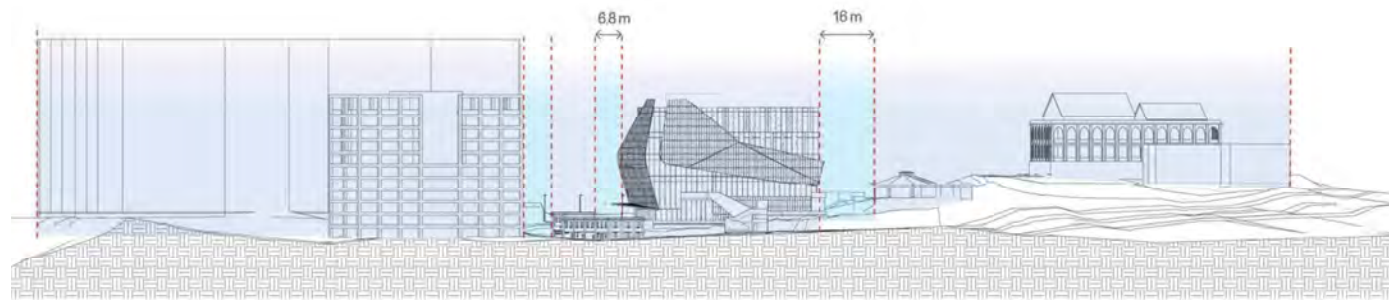
The studies that had been carried out are summarized as follow:

(1) **Massing Study**- to manipulate the required area within the Site so as to achieve the least visual impact.



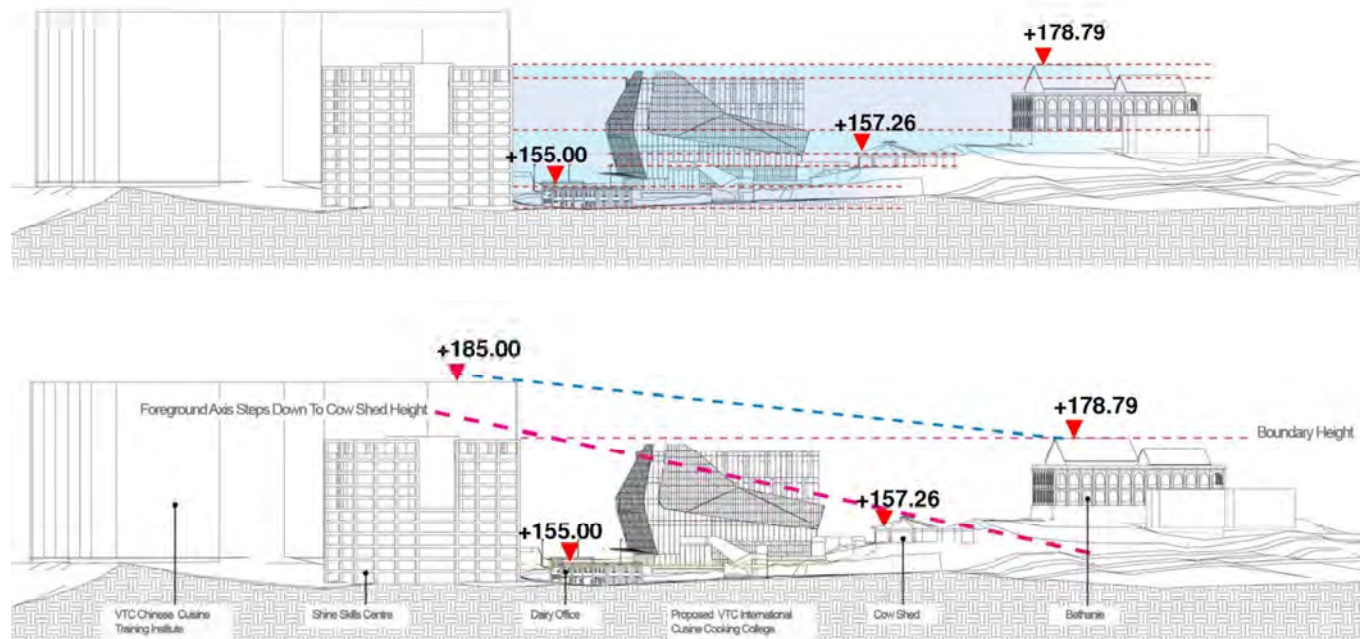
In order to reduce the massing as far as practicable, the original plan was to construct few basement floors. But since there is shallow rock stratum found on Site that only two basement floors could be allowed in maximum, to compensate, the Site boundary was extended by modifying the alignment of the adjoining access road to the *Bethanie*. Therefore the site area could be enlarged and created more buffers between ICC and the Old Dairy Farm Cowshed as a result.

(2) **Set-back Analysis**- to maintain a buffer zone between the new development and the adjoining cowshed and Dairy Farm office building to keep a visual corridor and ventilation breath-way



To allow more separation from the surrounding historic buildings, ICC was designed to set-back 6.8m and 16m from the Old Dairy Farm Main Office and Cowshed respectively.

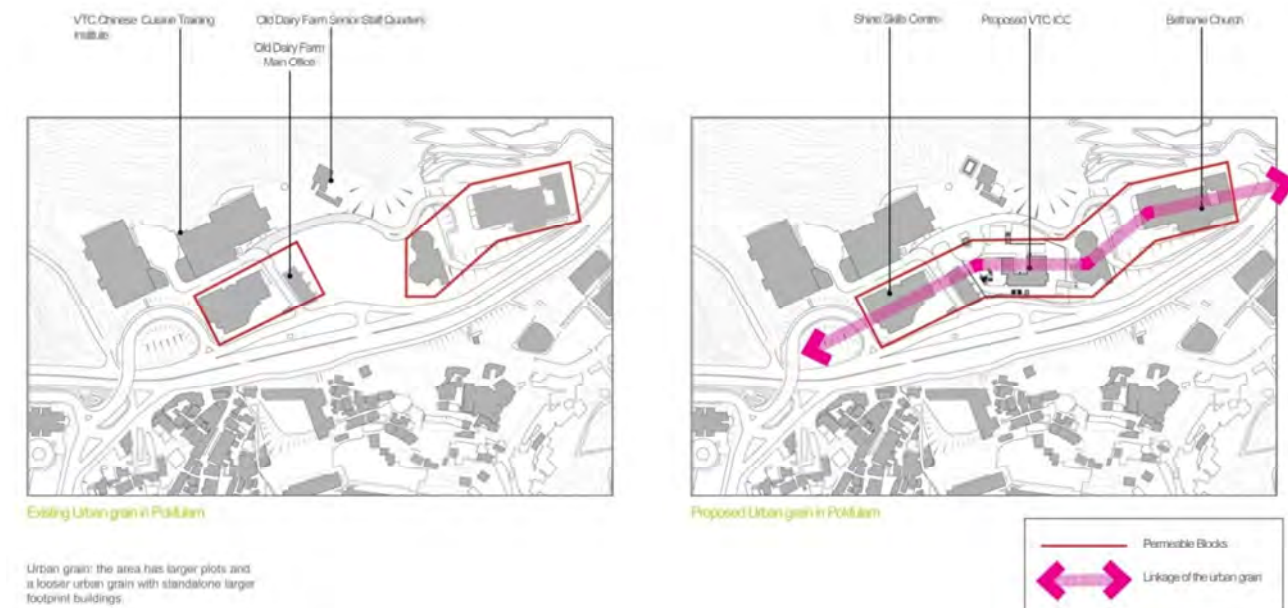
(3) **Height analysis**- to keep the height of the proposed ICC not more than that of the Bethanie and to provide an acceptable and gradual transition to the higher buildings at VTC complex



To show respect to the nearby historic buildings, the height of ICC was set at the height of the *Bethanie*.

The skin alignment had also taken reference of the nearby buildings.

(4) **Townscape Analysis** - to manipulate the orientation of the proposed ICC to fit into the existing building fabrics and texture



To fit into the existing townscape, the ICC façade at different orientations are carefully studied and

designed by the Architect.

(5) Landscape Study - to retain mature trees in the Site and incorporate them into landscape design



Mature trees within and near the Site are mapped by the Landscape Architect. These trees will be retained and incorporated into landscape design and maintain the green curtain at the retaining wall along Pokfulam Road.

(6) Protection and Monitoring System- to be designed to safeguard structural stability of all nearby historic buildings and structures

Detailed site investigation, structural and foundation study and analysis of rock strata have been conducted by Registered Structural Engineer and Geotechnical Engineer. A suitable and sufficient protective measures and monitoring system will be designed and implemented to safeguard structural stability of adjoining historic buildings.

STAGE 2: Architectural Design

Based on the previous studies which suggested parameters on mass, height and set-back, four design approaches had been developed with exploration on the built form, façade, material and landscape.



Option 1: An iconic design approach – a distinct personality

Option 2: An imitation approach that borrowed bungalow shape and roof form from the *Bethanie*

Option 3: An institutional design approach with color and materials similar to the *Bethanie*

Option 4: A modern approach that collects various elements from nearby historic buildings such as pitched roof form, vertical lines and rhythm

From heritage point of view, approaches that are of pure imitation are not recommended. Architectural design should also reflect technology and ideas of the current era. Imitation is not the only way to blend into the historic environment. Many overseas examples where brand new architecture fit into or next to historic building cluster were referred to at this point.

These options were also presented to the Southern District Council. In general, majority of Southern District Council members preferred Option 1 and Option 4. This comment was taken as a reference for further design development consideration.

After discussion with AMO, project team was requested to take further actions on the following aspects to improve the design from heritage point of view:

- More greening to be incorporated in the design so as to blend in with the surrounding natural environment
- Enhance public access and connection to facilitate appreciation of the historic cluster
- Enhance landscape area to connect the Old Dairy Farm Main Office and the ICC
- Massing and detailed design of new ICC should further respect the nearby historic buildings

In response, interpretation area with a heritage walk had been studied to facilitate public appreciation and future interpretation. Other comments were taken into consideration in the subsequent detailed design stage.

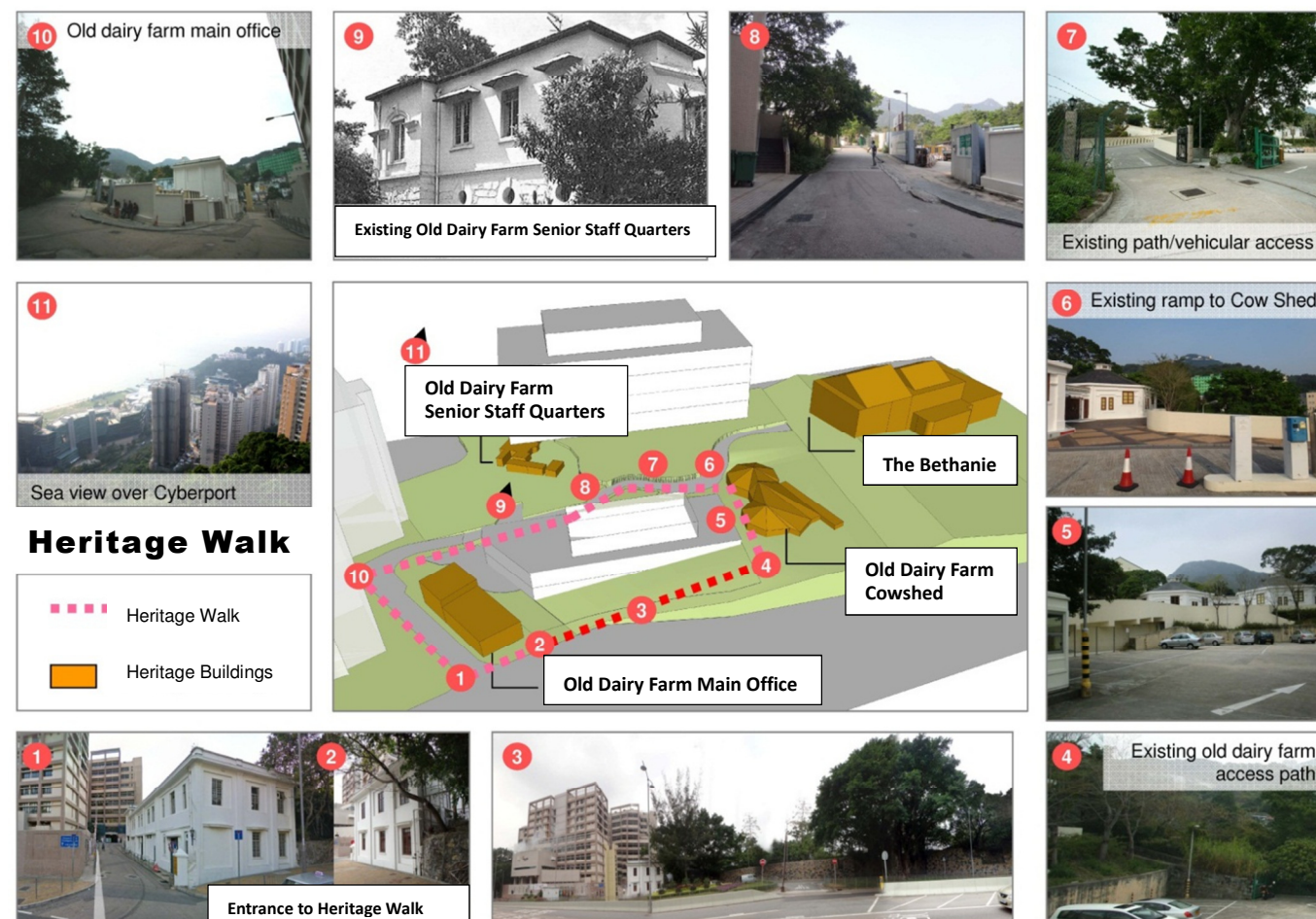


Fig.16 Proposed interpretation area with a heritage walk

STAGE 3: Detailed Design

To suit the image of an international culinary college, the design approach was chosen to maintain a modern and individual character that is distinctive while with due respect to neighboring historic buildings. The final design concept of proposed ICC is creation of a “**Salt Crystal**” – a key element for cuisine all over the world. This design is developed from Option 1 with much refinement so as to blend into the historic building cluster. The appearance will resemble a salt crystal with faceted facades that are oriented in such a way to carefully fill the gap between the *Bethanie* and the existing VTC complex. The façade will be a combination of cladding, glazing and feature facades to break down the scale and act as a transit from new to old. A neutral tone is chosen for the new ICC to blend with the surrounding greenery and heritage buildings. Moreover, the different orientations of ICC had been carefully designed to blend into the environment:

Southern façade (facing the Old Dairy Farm Main Office): it was designed in parallel alignment to the Old Dairy Farm Main Office to respect its configuration.

Northern façade (facing the Old Dairy Farm Cowshed and the *Bethanie*): it was designed at an angle lay between the Cowshed and the *Bethanie* to respect the configuration of the historic buildings. A communal plaza is designed to level with the Cowshed.

Eastern façade (facing Pok Fu Lam Road): the remaining ramp of Old Cowshed was retained and became part of the interpretation tool for public experience. The retaining wall and trees were kept to serve as a buffer when viewed from Pok Fu Lam Road

Western façade (facing sea): an ‘Old Dairy Farm Observation Point’ was designed so that the public can appreciate all the historic buildings, i.e. the Old Dairy Farm Main Office, Cowshed, Senior Staff Quarters and the *Bethanie*, at one vista point.

Further to design refinement, visual study was conducted to evaluate the vista of ICC from various pedestrian viewpoints along Pok Fu Lam Road. Photomontages are shown at [Fig.23 \(a\) & 23 \(b\)](#).



Fig.17 Different angles of a physical ICC study model showing the overall massing and alignment in response to the nearby historic buildings



Fig.19 Illustration of ICC viewing from Pok Fu Lam Road



Fig.18 ICC glitters at night like a salt crystal, a common element in cuisine around the world. This is the main architectural design concept



Fig.20 Illustration of ICC main entrance



Fig.21 Proposed communal plaza leveled with the Old Dairy Farm Cowshed (Northern façade)



Fig.22 Various vertical greening and landscaping ideas are incorporated (Eastern façade)



Fig.23a (top) & 23b (bottom) Vista study along Pok Fu Lam Road

5.5 Beneficial impact and proposed enhancement in the design

The design of proposed ICC takes the opportunity to bring enhancement and re-create the missing link between the identified heritage resources. A concept of ‘**Heritage Spine**’ was developed to re-connect the historic building cluster, and to provide breathing space to the development. This spine is not limited to the Site of ICC but extends upward to the *Bethanie* and its gardens and further northbound towards the Old Douglas Castle and other declared monuments and graded historic structures at Pokfulam reservoir. It also extends southward to Pok Fu Lam Village and other heritage resources as recorded via the Cultural Mapping exercise (see [Section 3.1.5](#) & [Appendix 7.2](#)).

An ‘Old Dairy Farm Observation Point’ will be created at western façade of ICC. With new ICC platforms, visitors could observe the three Old Dairy Farm historic building and the *Bethanie* at one vista point which was not possible before the establishment of ICC. The Observation Point will become the center of this Heritage Spine and provides a nodal area for public to understand rich history of the historic buildings and to appreciate the landscape and sea view in Pok Fu Lam. The space between the ICC and the Old Dairy Farm Cowshed was fully utilized and enhanced to create a communal plaza. The plaza is designed to level with the Cowshed for creation of a new shared area between the old and new building (see [Fig. 21](#)). Horizontal greening and landscaping design were adopted along the spine to create a pleasant public experience that blend into the historic environment.

The re-connection is both visual and physical. Historic observation points, with interpretative facilities will be strategically located to appreciate the Dairy Farm Main Office, the Cowshed and Senior Staff Quarters. The public can have a close contact and dialogue with these buildings. They can also walk over the original cow ramp that will be preserved on-site.

The following interpretative materials will be provided to allow public appreciation of the Site:

- Preserve and make use of the existing Cow Ramp of Old Dairy Farm for visitors to experience the steepness and special construction method from paddock to Cowshed. Interpretation facilities will be provided for the visitors;
- Display of historic photos or maps, placement of information boards or other facilities at accessible areas to facilitate understanding of the history of the site and building and their staged development;
- Organization of guided ‘heritage tour’ along the heritage spine and nearby heritage resources for public appreciation;
- Leaflets and/or maps will be provided to promote understanding of the whole historic building cluster and the Pok Fu Lam area.



Fig.24 Proposed “Heritage Spine” concept that re-connects the nearby historic buildings and beyond



Fig.25 Illustration of the ‘Old Dairy Farm Observation Point’



Fig.26 Site plan of ICC showing the Heritage Spine (light brown area), the heritage walk and the 'Old Dairy Farm Observation Point' (in red dotted line) at the western orientation.
The whole ground plane will become a landscaped Interpretation Area for Old Dairy Farm, the *Bethanie* and other cultural resources located beyond.

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7.0 APPENDICES

7.1 Aerial Photos and Survey Maps



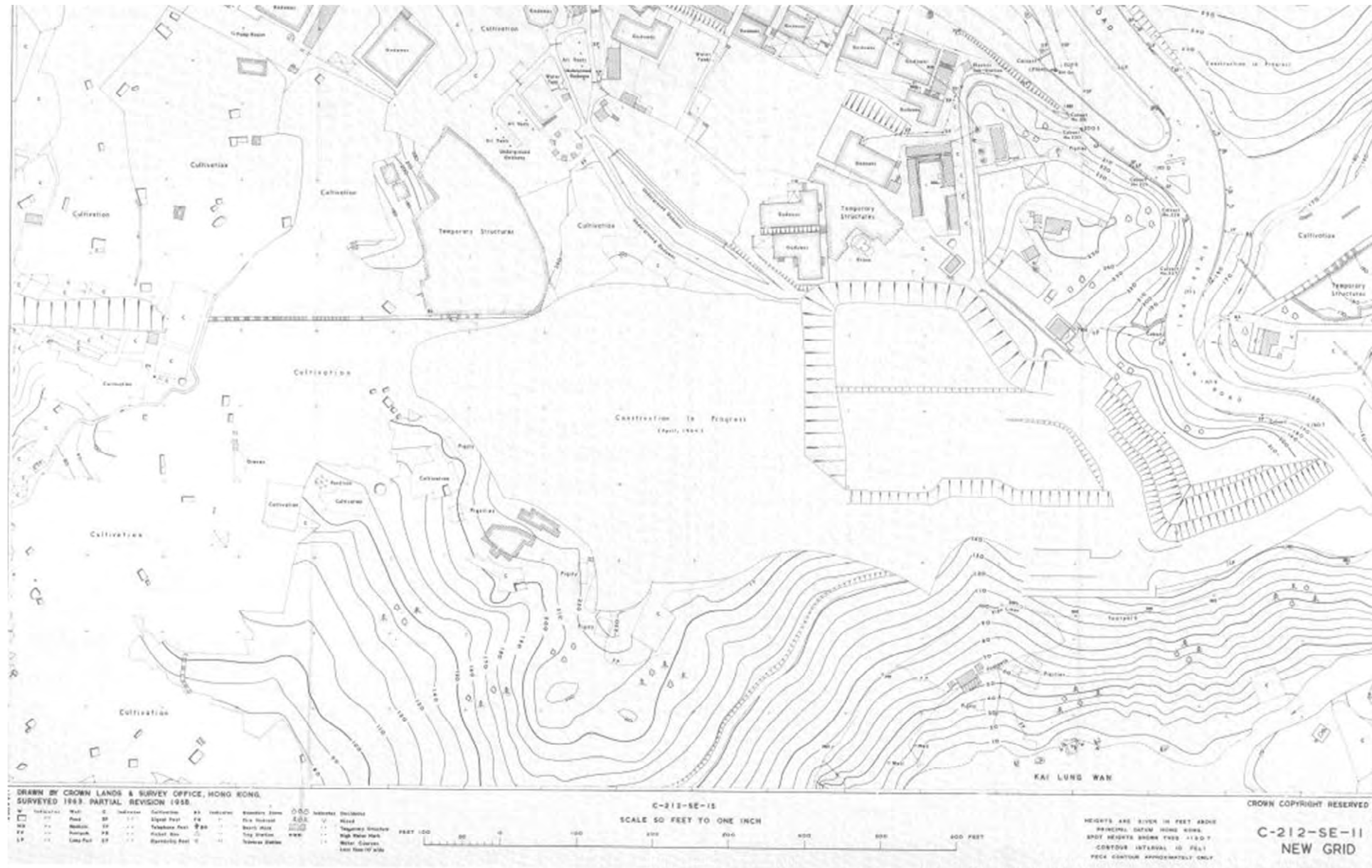
1963 Aerial photo/ Ref no.:8079



1988 Aerial photo/ Ref. no.: A14437



1979 Aerial photo/ Ref. no.: 27089



1968 Survey map/ Ref. no.: C-212-SE-11 (Partial)

7.2 Detailed information of heritage resources in Cultural Mapping

Ref. No.: BH1		
Name: Old Dairy Farm Main Office Building		
Location: 141 Pok Fu Lam Road, Pok Fu Lam, Hong Kong		
AMO Accorded Grading: Grade 2		
AMO Building Types: Institutional		
Completion Date: Around 1920		
Ownership: Government		
Current User: Hong Kong Academy for Performing Arts		
Current Use: Office and studio		
General Condition: Good; Well-maintained		
Building Materials:		
Roof: Concrete	Wall: Brick	Ex. Finishes: Plaster with paint
Historical Appraisal: <p>Dairy Farm was started to establish in Pok Fu Lam since 1986 to provide hygienic fresh milk to Hong Kong community. It has numerous farms, cowsheds and associated facilities spanning over the whole Pok Fu Lam. The Main Office Building was located at entrance of the Mains of Old Dairy Farm. It clustered with other Dairy Farm structures such as the octagonal cowsheds, poultry batteries, workshop/blacksmith's shop, etc. to form the major group of Dairy Farm facilities in Pok Fu Lam. Most of the Dairy Farm structures had been removed gradually since late 1970s, while the Main Office Building is one of the three buildings at the Mains that still in existence today. It was once used a food store, car repair center, and the site office of the Pok Fu Lam Temporary Housing Area, after Dairy Farm moved out of Pok Fu Lam. It is now occupied by APA for running fast-track programs organized by the School of Theatre and Entertainment Arts. The Main Office Buildings, together with other Dairy Farm's remains, serve as a reminder of the existence of Dairy Farm in Pok Fu Lam.</p>		

Architectural Appraisal:

The Main Office is a two storeys building divided into 5 bays which the rear bay stands slightly higher than the rest of the building. It is built in an architectural style popular in the 1920s and 1930s. A simple projecting cornice runs around the building at parapet level and vertical emphasis is provided by flat piers or pilasters between the bays. The fenestration on the east and south elevations consists of metal windows set into blank window recesses with projecting shaped canopies for weather protection. Ornamentation is confined to applique art deco motifs at the top of pilasters and each side of the canopy over the main entrance. The applique motif at the top of the two pilasters at the end of the building is a device featuring a hook, pulley and chains possibly denoting use as a repair workshop. The rear elevation consists of irregular arrangement of windows, doors and flights of steps to the first floor offices. Numerous alterations seem to have been carried out. Internally the building is divided by cross walls into large featureless utilitarian rooms. It is a building of the Old Dairy Farm now rare in Hong Kong. It is of built heritage value and remains fairly authentic in its external appearance.

Photographic Record:



(Source: China Point)

Inspection Date: 2 Nov 2011

Ref. No.: BH2		
Name: Old Dairy Farm Senior Staff Quarters		
Location: 139 Pok Fu Lam Road, Pok Fu Lam, Hong Kong		
AMO Accorded Grading: Grade 1		
AMO Building Types: Residence		
Completion Date: 1887		
Ownership: Government		
Current User: Nil		
Current Use: Vacant		
General Condition: Poor; Lack of maintenance and repair		
Building Materials:		
Roof: Tile roof	Wall: Brick	Ex. Finishes: Plaster and paint
Historical Appraisal: <p>Dairy Farm was started to establish in Pok Fu Lam since 1886 to provide hygienic fresh milk to Hong Kong community. It has numerous farms, cowsheds and associated facilities spanning over the whole Pok Fu Lam. The Senior Staff Quarters, also known as the <i>Braemar</i>, was the only surviving manager house of Old Dairy Farm. There were six manager houses built prior to war, while only two of them, the <i>Braemar</i> and <i>Domum</i> were extant after war. It clustered with other Dairy Farm structures such as the octagonal cowsheds, poultry batteries, workshop/blacksmith's shop, etc. to form the major group of Dairy Farm facilities in Pok Fu Lam. Most of the Dairy Farm structures had been removed gradually since late 1970s, while the Senior Staff Quarters is one of the three buildings at the Mains that still in existence today. The Senior Staff Quarters, together with other Dairy Farm's remains, serve as a reminder of the existence of Dairy Farm in Pok Fu Lam.</p>		

Architectural Appraisal:

The Senior Staff Quarters is a two storeys building. The lower or ground floor storey, which corresponds to a basement, has thick granite block walls pierced at regular intervals by circular bull's eye windows for ventilation. These granite walls act as a plinth to support the principal storey at first floor level which has simple classical architectural features. Each elevation is different but the main features are a bay window on the north-east side. The main features of the interior, which has suffered from vandalism and decay, are period fireplaces in the main rooms, panelled doors, and heavily moulded architraves to windows and door frames. There are two outbuildings comprising a single storey building probably used as servants' quarters and a garage block in simple classical architectural style. Both outbuildings have double-roll Chinese tile pitched roofs. It is a building of the Old Dairy Farm now rare in Hong Kong. It is of considerable built heritage value and it remains fairly authentic.

Photographic Record:



(Source: China Point)

Inspection Date: 21 Dec 2011

Ref. No.: BH3		
Name: Old Dairy Farm Cowsheds		
Location: 141 Pok Fu Lam Road, Pok Fu Lam, Hong Kong		
AMO Accorded Grading: Grade 2		
AMO Building Types: Others (Agricultural)		
Completion Date: 1887		
Ownership: Government		
Current User: Hong Kong Academy for Performing Arts		
Current Use: Theatre and exhibition hall		
General Condition: Good; Well-maintained		
Building Materials:		
Roof: Concrete	Wall: Brick	Ex. Finishes: Plaster and paint
Historical Appraisal: Dairy Farm was started to establish in Pok Fu Lam since 1986 to provide hygienic fresh milk to Hong Kong community. It has numerous farms, cowsheds and associated facilities spanning over the whole Pok Fu Lam. The octagonal Cowsheds were the earliest form of Old Dairy Farm cowshed. At the time of 1941-45, there were only four cowsheds of such design while the other cowsheds were all in long rectangular shape. The four octagonal cowsheds were all located at the Mains of Dairy Farm, which two of them located beneath the <i>Bethanie</i> marked the highest level of the Mains. They clustered with other Dairy Farm structures such as the poultry batteries, Senior Staff Quarters, workshop/blacksmith's shop, etc. to form the major group of Dairy Farm facilities in Pok Fu Lam. The conversion of Cowsheds into The Wellcome Theatre by APA was completed in 2007. The two Cowsheds are the oldest remains of Old Dairy Farm, and also the last surviving cowsheds of Dairy Farm. The octagonal Cowsheds, together with other Dairy Farm's remains, serve as a reminder of the existence of Dairy Farm in Pok Fu Lam.		

Architectural Appraisal:

The cowshed is built of grey-green brick walls stuccoed externally and plastered internally, with sloping reinforced concrete roofs. An octagonal ventilation turret is situated at the apex of each roof. Externally the cowshed has a simple classical architectural appearance. The reason for the irregular arrangement of the windows is not known, but it does appear to be the original design, or else a very early alteration. Internally, the side-by-side stall partitions are formed in concrete. Originally the dado, or lower part of the walls, was left as bare cement render to facilitate washing down, but the upper part of the walls and sloping soffits were lime-washed. Window openings are fitted with iron ventilation grilles and closed by external wooden shutters. Floors are of concrete with raised platforms to the stalls with herring-bone drainage grooves. There is a central service passage with wash-down channels on either side.

Photographic Record:



(Source: China Point)

Inspection Date: 2 Nov 2011

Ref. No.: BH4		
Name: The <i>Bethanie</i>		
Location: 139 Pok Fu Lam Road, Pok Fu Lam, Hong Kong		
AMO Accorded Grading: Grade 1		
AMO Building Types: Medical/ Sanitary Building		
Completion Date: 1875		
Ownership: Government		
Current User: Hong Kong Academy for Performing Arts		
Current Use: Hong Kong Academy for Performing Arts Campus		
General Condition: Good; Well-maintained		
Building Materials:		
Main Roof: Steel and glass (newly modified)	Wall: Brick	Ex. Finishes: Plaster and paint
Historical Appraisal: The <i>Bethanie</i> was built in 1875 by the French Society of Foreign Missions (also known as Missions Etrangeres de Paris) as a sanatorium to help restoring sick or tired missionaries to physical health. A chapel was built as part of the <i>Bethanie</i> as a request of J.J. dos Remedios, whom sold the land to the MEP to build the <i>Bethanie</i> . The <i>Bethanie</i> was sold to Hong Kong Land Company in 1974. Since the land was difficult to develop, the Hong Kong Land Company exchanged the piece of land with the Government. The <i>Bethanie</i> was then leased to the University of Hong Kong from 1978 to 1997 for the use of the University Press and other departments, and then left vacant until the site leased to APA in 2003. The <i>Bethanie</i> marked the presence of French mission in Hong Kong. It also made significant achievement in spreading Catholicism.		

Architectural Appraisal:

The building consists of three parts: the Chapel, the Sanatorium and the Service Wing. The predominant architectural style is Neo-Gothic featuring pointed lancet windows, pointed arched colonnades to verandahs, flying buttresses, pinnacles, crockets and trefoil ornamentation to parapets. An extension on the east side is of Bauhaus style with typical 1930s architectural features. Internally the Chapel is the most striking with a ribbed and vaulted dome supported on slender Gothic style columns. As a rare building type in the area it has obvious built heritage value and local interest. *Bethanie* remains fairly authentic, despite the additions and alterations it has undergone during the change-of-use process to enable its present use as the second campus of the APA. The additional flat roof built in the 1960s has been removed to reveal the original pitched roof design, which was rebuilt with glazed tiles and gable walls. To comply with the current safety standards and building requirements while preserving the heritage features of *Bethanie*, some decorative features such as fireplaces have been kept and restored; but some have been removed or salvaged for reuse and display purpose.

Photographic Record:



(Source: China Point)

Inspection Date: 2 Nov 2011

Ref. No.: BH5		
Name: The Exterior of University Hall, the University of Hong Kong		
Alias: The <i>Douglas Castle</i> ; The Nazareth		
Location: 144 Pok Fu Lam Road, Pok Fu Lam, Hong Kong		
AMO Accorded Grading: Declared monument		
AMO Building Types: Residence		
Completion Date: 1867		
Ownership: Private		
Current User: The University of Hong Kong		
Current Use: Residential Hall		
General Condition: Good; Well-maintained		
Building Materials:		
Roof: Tile	Wall: Brick	Ex. Finishes: Plaster and paint
Appraisal: The University Hall was originally known as <i>Douglas Castle</i> , named after a Scottish merchant Douglas Lapraik, the founder of Douglas Steamship Company. The <i>Douglas Castle</i> was sold to the MEP in 1894 to become the permanent home of Nazareth. Before moving into the <i>Douglas Castle</i> , Nazareth was once housed in Clanmore in Pok Fu Lam and Richmond Terrance in Kennedy Town. In 1953, the <i>Douglas Castle</i> was sold to the University of Hong Kong and converted into a male students' hostel, i.e. the University Hall, which opened in 1956. Its Exterior was declared as a monument in 1995. The <i>Douglas Castle</i> together with the <i>Bethanie</i> marked the presence of French mission in Hong Kong and the success of Nazareth Press in the Far East.		

Photographic Record:



(Source: China Point)

Inspection Date: 2 Nov 2011

Ref. No.: BH6
Name: Pok Fu Lam Reservoir Air Vents at the Service Reservoir
Location: Pok Fu Lam Reservoir Road, Pok Fu Lam, Hong Kong
AMO Accorded Grading: Grade 3
AMO Building Types: Waterworks
Completion Date: 1871
Ownership: Government
Current User: Water Services Department
Current Use: Air ventilation for reservoir
General Condition: Good
Building Materials: Cast iron
Historical Appraisal: <p>Pok Fu Lam Reservoir is the oldest reservoir in Hong Kong. The construction of the Reservoir commenced in 1860 and was completed in 1871. The storage capacity of the Reservoir was limited when first built, while it was enlarged several times in later years. Prior to the erection of Tai Tam Reservoir, Pok Fu Lam Reservoir was the only reservoir providing fresh water to the Central and Western districts. The Air Vents at the Service Reservoir, consist of twelve ventilators, are situated on a hilltop to the west of the Main Reservoir. The ventilators are to release compressed air and vapours from the covered reservoir below. The Air Vents, together with other Reservoir's structures, illustrated the development of water supply in Hong Kong.</p>

Architectural Appraisal:

The Air Vents at the Service Reservoir (covered) consist of twelve cast iron ventilators situated on top of the small covered reservoir which is situated on a hilltop at the west end of the main reservoir and reached by a flight of steps behind the Management Office. The ventilators are a standard design seen on other reservoirs and simply consist of an iron pipe with slots in the side and a domed top. Their purpose is to release compressed air and vapours from the covered reservoir below. As Pok Fu Lam Reservoir is the oldest reservoir in Hong Kong, the engineering structures have built heritage value as well as being rare examples of Victorian civil engineering. There have been obvious alterations to some of the structures, but their basic authenticity remains.

Photographic Record:




(Source: China Point)

Inspection Date: 2 Nov 2011

Ref. No.: BH7/8/9/10		
Name: Pok Fu Lam Reservoir Masonry Bridge (total four nos.)		
Location: Pok Fu Lam Reservoir Road, Pok Fu Lam, Hong Kong		
AMO Accorded Grading: Declared monuments		
AMO Building Types: Waterworks/Bridge		
Completion Date: 1871		
Ownership: Government		
Current User: Water Services Department		
Current Use: Bridge		
General Condition: Fair; Metal propping was installed to prevent collapse		
Building Materials:		
Roof: Granite block	Wall: Granite blocks	Ex. Finishes: Fairface
Historical Appraisal: Pok Fu Lam Reservoir is the oldest reservoir in Hong Kong. The construction of the Reservoir commenced in 1860 and was completed in 1871. The storage capacity of the Reservoir was limited when first built, while it was enlarged several times in later years. Prior to the erection of Tai Tam Reservoir, Pok Fu Lam Reservoir was the only reservoir providing fresh water to the Central and Western districts. The four Masonry Bridges are scattered over the east to north side of the Main Reservoir along the Pok Fu Lam Reservoir Road. The bridges spanned the mouth of four feeder streams to collect water running off the hills. The Masonry Bridges, together with other Reservoir’s structures, illustrated the development of water supply in Hong Kong.		

Architectural Appraisal:

The four Masonry Bridges are situated at the east end of the Reservoir and along the Pok Fu Lam Reservoir Road along the north side of the Reservoir. The bridges span the mouths of four feeder streams which run off the hillsides. The four bridges are constructed of granite with semi-circular or segmental arches. Two of the smaller bridges have granite copings with the ends of the stones neatly finished with chamfered margins and reticulated or vermiculated surfaces in Italianate Renaissance style. The two larger stone bridges have mass concrete copings and splayed concrete abutments, sometimes known as wings. As Pok Fu Lam Reservoir is the oldest reservoir in Hong Kong, the engineering structures have built heritage value as well as being rare examples of Victorian civil engineering. There have been obvious alterations to some of the structures, but their basic authenticity remains.

Photographic Record:

(Source: China Point)

Inspection Date: 2 Nov 2011

Ref. No.: BH11		
Name: Pok Fu Lam Reservoir Former Watchman’s Cottage		
Location: Pok Fu Lam Reservoir Road, Pok Fu Lam, Hong Kong		
AMO Accorded Grading: Declared monument		
AMO Building Types: Residence		
Completion Date: 1871		
Ownership: Government		
Current User: Water Services Department		
Current Use: Country park management center		
General Condition: Fair; Currently under restoration works on date of inspection		
Building Materials:		
Roof: Chinese pan and roll tiles on timber purlins	Wall: Brick with plaster and paint; Columns in granite blocks	Ex. Finishes: Plaster and paint
Historical Appraisal: Pok Fu Lam Reservoir is the oldest reservoir in Hong Kong. The construction of the Reservoir commenced in 1860 and was completed in 1871. The storage capacity of the Reservoir was limited when first built, while it was enlarged several times in later years. Prior to the erection of Tai Tam Reservoir, Pok Fu Lam Reservoir was the only reservoir providing fresh water to the Central and Western districts. The Watchman’s Cottage, originally used as lodge by Reservoir’s watchman, is now used as a country park management centre. The Watchman’s Cottage, together with other Reservoir’s structures, illustrated the development of water supply in Hong Kong.		

Architectural Appraisal:
The former Watchman’s Cottage, now used as a country park management centre, is a single-storey building. It is constructed in Neo-Classical style featuring white painted walls, triangular pediments and a pitched roof of Chinese tiles. There is a small open verandah in front with granite columns. The original windows (probably wooden casements) have been replaced with modern aluminum windows. As Pok Fu Lam Reservoir is the oldest reservoir in Hong Kong, the engineering structures have built heritage value as well as being rare examples of Victorian civil engineering. There have been obvious alterations to some of the structures, but their basic authenticity remains.

Photographic Record:


(Source: China Point)

Inspection Date: 2 Nov 2011

Ref. No.: BH12
Name: Pok Fu Lam Reservoir Embankment
Location: Pok Fu Lam Reservoir Road, Pok Fu Lam, Hong Kong
AMO Accorded Grading: Grade 2
AMO Building Types: Waterworks
Completion Date: 1871
Ownership: Government
Current User: Water Services Department
Current Use: Embankment
General Condition: Good; Form intact
Building Materials: Puddled clay core surfaced with rip-rap
Historical Appraisal: Pok Fu Lam Reservoir is the oldest reservoir in Hong Kong. The construction of the Reservoir commenced in 1860 and was completed in 1871. The storage capacity of the Reservoir was limited when first built, while it was enlarged several times in later years. Prior to the erection of Tai Tam Reservoir, Pok Fu Lam Reservoir was the only reservoir providing fresh water to the Central and Western districts. The embankment is located at the south side of the Main Reservoir as water barrier. The Embankment, together with other Reservoir’s structures, illustrated the development of water supply in Hong Kong.

Architectural Appraisal:

The Dam Embankment is an earth embankment with a puddled clay core surfaced with rip-rap (civil engineering mixture of small stones and sand). Grass and vegetation grow on the embankment which has a fenced concrete road running along it. As Pok Fu Lam Reservoir is the oldest reservoir in Hong Kong, the engineering structures have built heritage value as well as being rare examples of Victorian civil engineering. There have been obvious alterations to some of the structures, but their basic authenticity remains.

Photographic Record:



(Source: China Point)

Inspection Date: 2 Nov 2011

Ref. No.: BH13
Name: Pok Fu Lam Reservoir Box Culvert
Location: Pok Fu Lam Reservoir Road, Pok Fu Lam, Hong Kong
AMO Accorded Grading: Grade 2
AMO Building Types: Waterworks
Completion Date: 1871
Ownership: Government
Current User: Water Services Department
Current Use: Box culvert
General Condition: Good
Building Materials: Box culvert and overflow spillweir in granite blocks
Historical Appraisal: <p>Pok Fu Lam Reservoir is the oldest reservoir in Hong Kong. The construction of the Reservoir commenced in 1860 and was completed in 1871. The storage capacity of the Reservoir was limited when first built, while it was enlarged several times in later years. Prior to the erection of Tai Tam Reservoir, Pok Fu Lam Reservoir was the only reservoir providing fresh water to the Central and Western districts. The Box Culvert, situated along the embankment, is connected with an overflow spillweir to transverse storm water from one end to the other. The Box Culvert, together with other Reservoir's structures, illustrated the development of water supply in Hong Kong.</p>

Architectural Appraisal:

Features along the dam include a small railed jetty giving access to a water level gauge, a small pump house, a Box Culvert and an overflow spillweir with coursed granite side walls. As Pok Fu Lam Reservoir is the oldest reservoir in Hong Kong, the engineering structures have built heritage value as well as being rare examples of Victorian civil engineering. There have been obvious alterations to some of the structures, but their basic authenticity remains.

Photographic Record:



(Source: The Geographical Information System on Hong Kong Heritage)

Inspection Date: 2 Nov 2011

Ref. No.: BH14		
Name: Pok Fu Lam Reservoir Gauge Basin		
Location: Pok Fu Lam Reservoir Road, Pok Fu Lam, Hong Kong		
AMO Accorded Grading: Declared monument		
AMO Building Types: Waterworks		
Completion Date: 1871		
Ownership: Government		
Current User: Water Services Department		
Current Use: Gauge basin		
General Condition:		
Building Materials:		
Roof: N/A	Wall: N/A	Ex. Finishes: Granite block
Historical Appraisal: <p>Pok Fu Lam Reservoir is the oldest reservoir in Hong Kong. The construction of the Reservoir commenced in 1860 and was completed in 1871. The storage capacity of the Reservoir was limited when first built, while it was enlarged several times in later years. Prior to the erection of Tai Tam Reservoir, Pok Fu Lam Reservoir was the only reservoir providing fresh water to the Central and Western districts. The Gauge Basin, situated below the embankment, was used to monitor the flow and depth of water. Its site was the original site of the Reservoir built in 1863? to collect water from upper stream. The site was then converted to the Gauge Basin in the 1890s. The Gauge Basin, together with other Reservoir's structures, illustrated the development of water supply in Hong Kong.</p>		

Architectural Appraisal:

The Gauge Basin are situated below the dam. The structure is an elongated pit with coursed granite walls, a semi-circular end and a tunnel inlet at the other end with rock-faced rusticated voussoirs in the Italianate Renaissance style. The structure also features perforated and stepped concrete walls across the pit, tubular steel guard rails, and raised rectangular tanks with coursed granite walls. As Pok Fu Lam Reservoir is the oldest reservoir in Hong Kong, the engineering structures have built heritage value as well as being rare examples of Victorian civil engineering. There have been obvious alterations to some of the structures, but their basic authenticity remains.

Photographic Record:



(Source: The Geographical Information System on Hong Kong Heritage)

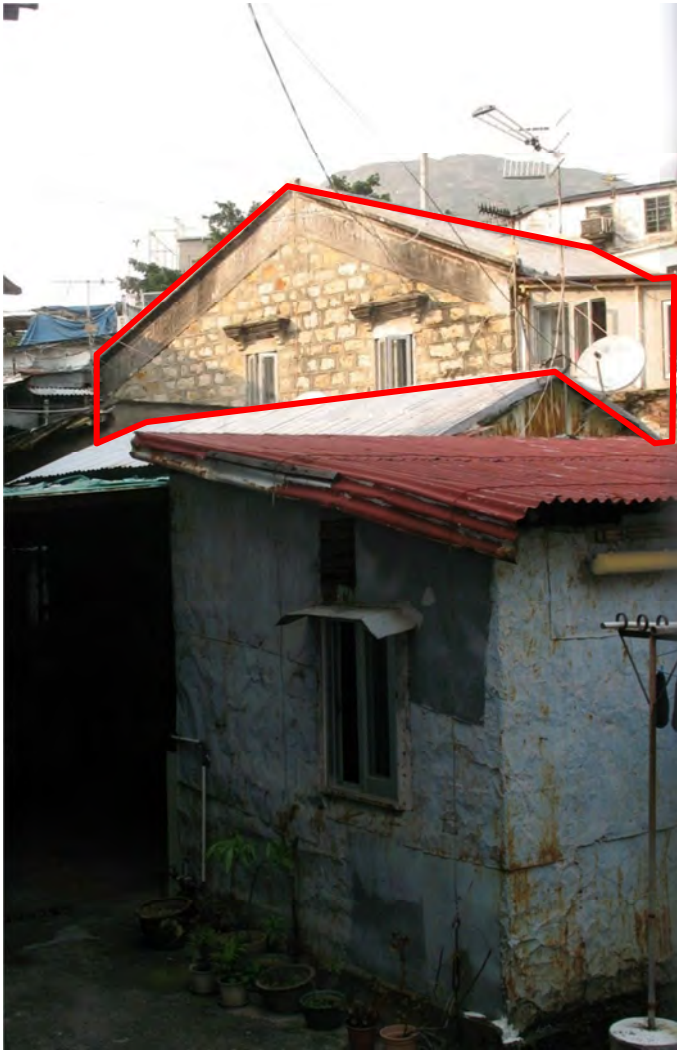
Inspection Date: 2 Nov 2011

Ref. No.: BH15		
Name: No. 97 Pok Fu Lam Village		
Location: No. 97 Pok Fu Lam Village, Pok Fu Lam, Hong Kong		
AMO Accorded Grading: Grade 3		
AMO Building Types: Residence		
Completion Date: 1914		
Ownership: Private		
Current User: Private owner		
Current Use: Residence		
General Condition: Fair with extensive alterations to roof and façade.		
Building Materials:		
Roof:	Wall:	Ex. Finishes:
Corrugated sheets	Granite blocks	Fairface
Historical Appraisal: Pok Fu Lam Village is in the southwest of Hong Kong Island. It has a history of more than 200 years. The villagers engaged in farming or worked in the nearby Dairy Farm in early years to maintain a rather sustainable community. Many houses in the Pok Fu Lam Village have been undergone reconstruction or renovation while No. 97 is the one that relatively authentic in its material and form. No.97 reminds people of the settlement of Pok Fu Lam Village and helps to illustrate the evolution of village live.		

Architectural Appraisal:

The residential house is a one-storey Chinese vernacular building having a one-hall-one-courtyard plan. It is constructed of granite blocks and concrete with its walls to support its pitched roof. An open courtyard was in front of the hall but it has been altered. A one-storey flat roof structure is at the courtyard. The walls are rendered with courses of coarse granite blocks. The two gable walls are with a frieze of geometric pattern plastered moulding. The parapet at the courtyard is with interlocking coin and rhombus pattern plastered mouldings. Window hoods are moulded and a cornice is at the back wall of the building. The tiles roof has been cemented. The exterior appearance of the building is basically maintained. Its authenticity is kept.

Photographic Record:




(Source: China Point)

Inspection Date: 15 Feb 2012

Ref. No.: DF1		
Name: Old Dairy Farm Manure Pit		
Location: Within Pok Fu Lam village		
AMO Accorded Grading: Nil		
AMO Building Types: Nil		
Completion Date: (Cannot be ascertained)		
Ownership: Private		
Current User: Private storage use		
Current Use: Store room		
General Condition: Fair with roof reconstructed		
Building Materials:		
Roof: Concrete	Wall: Granite blocks	Ex. Finishes: Fairface
Historical Appraisal: Dairy Farm was started to establish in Pok Fu Lam since 1986 to provide hygienic fresh milk to Hong Kong community. It has numerous farms, cowsheds and associated facilities spanning over the whole Pok Fu Lam. One of the major facilities of Dairy Farm was the manure pits. They were attached to every farm for the collection and storage of manure. It is believed that most of the manure pits have been demolished after the removal of Dairy Farm, while the one located at the north of Pok Fu Lam Village is the only remain of such that found to be intact. The Manure Pit, together with other Dairy Farm’s remains, serve as a reminder of the existence of Dairy Farm in Pok Fu Lam.		

Photographic Record:



(Source: China Point)

Inspection Date: 15 Feb 2011

Ref. No.: DF2/3		
Name: Old Dairy Farm Paddock (Partial)		
Location: Mid level hill side of old Dairy Farm		
AMO Accorded Grading: Nil		
AMO Building Types: Nil		
Completion Date: Cannot be ascertained		
Ownership: Under the land ownership		
Current User: Nil		
Current Use: Open space		
General Condition: Poor with lack of maintenance. Wild vegetation blocks the remaining edge trimming blocks of the paddocks		
Building Materials:		
Roof: Nil	Wall: Nil	Ex. Finishes: Nil
Historical Appraisal: Dairy Farm was started to establish in Pok Fu Lam since 1986 to provide hygienic fresh milk to Hong Kong community. It has numerous farms, cowsheds and associated facilities spanning over the whole Pok Fu Lam. All the cowsheds were associated with paddocks to create some area for the cattle to do roam around, and also to protect them from injury such as snakebite or breaking of legs. Although most of the paddocks have been removed, some paddocks which located away from residential development area partially remained. The Paddocks, together with other Dairy Farm’s remains, serve as a reminder of the existence of Dairy Farm in Pok Fu Lam.		

Photographic Record:



(Source: China Point)

Inspection Date: 15 Feb 2011

Ref. No.: DF4		
Name: Old Dairy Farm Silo		
Location: Mid level hill side of old Dairy Farm		
AMO Accorded Grading: Nil		
AMO Building Types: Industrial		
Completion Date: Cannot be ascertained		
Ownership: Private		
Current User: Private use		
Current Use: Vacant		
General Condition: Poor, with lack of maintenance. Wild vegetation blocks the access and external walls of silo		
Building Materials:		
Roof: Concrete	Wall: Granite Blocks	Ex. Finishes: Fairface
Historical Appraisal: Dairy Farm was started to establish in Pok Fu Lam since 1986 to provide hygienic fresh milk to Hong Kong community. It has numerous farms, cowsheds and associated facilities spanning over the whole Pok Fu Lam. Silos were built to convert surplus green fodder in summer into silage that to be used during winter months. They scattered over the farms at convenient centers, each had accommodation of about 100 tons silage. There were six silos built on farm at the time of 1919. It is believed that only the one located at the back of Dairy Farm Dormitories remained intact today. The Silo, together with other Dairy Farm’s remains, serve as a reminder of the existence of Dairy Farm in Pok Fu Lam.		

Photographic Record:



(Source: South China Morning Post, 2010)

Inspection Date: 15 Feb 2011

Ref. No.: DF5		
Name: Old Dairy Farm Dormitory Block B		
Location: Pokfulam village		
AMO Accorded Grading: Nil		
AMO Building Types: Nil		
Completion Date: (To be ascertained)		
Ownership: Private		
Current User: Private owner		
Current Use: Vacant (prohibited from entry)		
General Condition: Detrimental; Falling spalling concrete found on site		
Building Materials:		
Roof: Reinforced concrete	Wall: Reinforced concrete	Ex. Finishes: Render with paint
Historical Appraisal: Dairy Farm was started to establish in Pok Fu Lam since 1986 to provide hygienic fresh milk to Hong Kong community. It has numerous farms, cowsheds and associated facilities spanning over the whole Pok Fu Lam. The Dormitory Block A & B are both located at the east end of Pok Fu Lam Village. They are relatively modern structures of Dairy Farm that built after war, and the only structures that are located inside the Pok Fu Lam Village. They are probably the latest remains of Dairy Farm in Pok Fu Lam. The Dormitory, together with other Dairy Farm’s remains, serve as a reminder of the existence of Dairy Farm in Pok Fu Lam, and reflected the close relationship of Dairy Farm with Pok Fu Lam Village in early years.		

Photographic Record:



(Source: China Point)

Inspection Date: 2 Nov 2011

Ref. No.: DF6		
Name: Old Dairy Farm Dormitory Block A		
Location: Pokfulam village		
AMO Accorded Grading: Nil		
AMO Building Types: Nil		
Completion Date: (To be ascertained)		
Ownership: Private		
Current User: Private owner		
Current Use: Vacant (prohibited from entry)		
General Condition: Detrimental; Falling spalling concrete found on site		
Building Materials:		
Roof: Reinforced concrete	Roof: Reinforced concrete	Roof: Reinforced concrete
Historical Appraisal: Dairy Farm was started to establish in Pok Fu Lam since 1986 to provide hygienic fresh milk to Hong Kong community. It has numerous farms, cowsheds and associated facilities spanning over the whole Pok Fu Lam. The Dormitory Block A & B are both located at the east end of Pok Fu Lam Village. They are relatively modern structures of Dairy Farm that built after war, and the only structures that are located inside the Pok Fu Lam Village. They are probably the latest remains of Dairy Farm in Pok Fu Lam. The Dormitory, together with other Dairy Farm’s remains, serve as a reminder of the existence of Dairy Farm in Pok Fu Lam, and reflected the close relationship of Dairy Farm with Pok Fu Lam Village in early years.		

Photographic Record:



(Source: China Point)

Inspection Date: 2 Nov 2011

Ref. No.: OH1		
Name: No. 10 to No. 25, Pok Fu Lam Village		
Location: No. 10 to No. 25, Pok Fu Lam Village, Pok Fu Lam, Hong Kong		
AMO Accorded Grading: Nil		
AMO Building Types: Residence		
Completion Date: Circa 1870s		
Ownership: Private		
Current User: Local villagers		
Current Use: Residence		
General Condition: Fair with severe alterations		
Building Materials:		
Roof: Various materials	Wall: Bricks & concrete (mixed use)	Ex. Finishes: Various materials including mosaic tiles, render with paint
Historical Appraisal: Pok Fu Lam Village is in the southwest of Hong Kong Island. It has a history of more than 200 years. The villagers engaged in farming or worked in the nearby Dairy Farm in early years to maintain a rather sustainable community. Many houses in the Pok Fu Lam Village have been undergone reconstruction or renovation. The location of No. 10 to 25 is believed to be the earliest settlement of the Village, which housed around 20 families at first. The setting and houses arrangement is more or less retained while the buildings have been substantially altered. This row of houses reminds people of the settlement of Pok Fu Lam Village and helps to illustrate the evolution of village live.		

Photographic Record:



(Source: China Point)

Inspection Date: 15 Feb 2011

Ref. No.: OH2		
Name: God of Earth Shrine, Pok Fu Lam Village		
Location: God of Earth, Pok Fu Lam Village, Pok Fu Lam, Hong Kong		
AMO Accorded Grading: Nil		
AMO Building Types: Shrine		
Completion Date: Circa 1870s		
Ownership: Pokfulam village		
Current User: Community of Pokfulam village		
Current Use: Shrine		
General Condition: Good with some mould is found on wall of shrine		
Building Materials:		
Roof: Nil	Wall: Bricks	Ex. Finishes: Plaster rendering
Historical Appraisal: Pok Fu Lam Village is in the southwest of Hong Kong Island. It has a history of more than 200 years. The villagers engaged in farming or worked in the nearby Dairy Farm in early years to maintain a rather sustainable community. There are a total of four God of Earth Shrine in the village; the one located at the village entrance is the largest one. It is the tradition of the Chinese to worship God of Earth to pray for safety and luck. It is believed that this God of Earth Shrine is the earliest established shrine of such in Pok Fu Lam, which built by the founder of Pok Fu Lam Village. The worshipping of God of Earth Shrine is part of village’s culture and also a representation of local cultural heritage.		

Photographic Record:



(Source: China Point)

Inspection Date: 2 Nov 2011

Ref. No.: OH3		
Name: Li Ling Shin Che Pagoda, Pok Fu Lam Village		
Location: Li Ling Shin Che Pagoda, Pok Fu Lam Village, Pok Fu Lam, Hong Kong		
AMO Accorded Grading: Nil		
AMO Building Types: Pagoda (religious)		
Completion Date: 1916		
Ownership: Pokfulam village		
Current User: Community of Pokfulam village		
Current Use: Religious and ceremonial use		
General Condition: Good with some mould is found on wall of shrine		
Building Materials:		
Roof: Concrete	Wall: Grey bricks	Ex. Finishes: Fairface brick
Historical Appraisal: Pok Fu Lam Village is in the southwest of Hong Kong Island. It has a history of more than 200 years. The villagers engaged in farming or worked in the nearby Dairy Farm in early years to maintain a rather sustainable community. A pagoda, which called Li Ling Shin Che Pagoda, is situated in the Pok Fu Lam Village. It was built in 1916, when a fairy Li Ling Shin Che helped to expel evils away from the Village. The Pagoda was then built by the villagers as an offer to fairy. The villagers used to have rituals on Li Ling Shin Che Festival (every 15 th April of the Chinese calendar) and special seasons. The worshipping of God of Earth Shrine is part of village’s culture and also a representation of local cultural heritage.		

Photographic Record:



(Source: China Point)

Inspection Date: 2 Nov 2011