



中研讀文建
心究產化築

Heritage Impact Assessment for Revitalization of the Old Tai Po Police Station, Tai Po into Green Hub

November 2011



Kadoorie Farm & Botanic Garden

CONSULTANCY FOR HERITAGE IMPACT ASSESSMENT FOR REVITALIZATION OF OLD TAI PO POLICE STATION, TAI PO INTO GREEN HUB

November 2011

Acknowledgements

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

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

Research Team

Team Members

Position



Ho Puay-peng

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

Conservation specialist

Mr. LO Ka Yu, Henry

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

Project Manager

Ms. HO Sum Yee, May

BSSc(AS), MArch, PDip (Cultural Heritage Management),
MSc(Conservation), Registered Architect, HKIA, HKICON
Conservation Architect, CAHR, CUHK

Conservation Architect

Ms. NG Wan Yee, Wendy

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

Research Project Officer

Ms. Lam Sze Man, Heidi

BA(History)
Research Assistant, CAHR, CUHK

Researcher

TABLE OF CONTENTS

Consultancy for Heritage Impact Assessment for Revitalization of Old Tai Po Police Station, Tai Po into Green Hub.....	i
Acknowledgements.....	i
Research Team.....	ii
Table of Contents	iii
List of Figures.....	v
Introduction.....	1
1.1 Background	1
1.2 Methodology	1
Significance.....	3
2.1 Historic place	3
2.1.1 Tai Po before the Colonial era	3
2.1.2 The Occupation of the New Territories (1898-1899).....	9
2.1.3 Tai Po in the Colonial era	14
2.1.4 New face of Tai Po after the Second World War	23
2.1.5 Aerial photos.....	28
2.2 Architectural evolution.....	37
2.2.1 At the beginning (1899)	37
2.2.2 Pre-war evolution.....	38
2.2.3 1945	40
2.2.4 1949	40
2.2.5 1958	41
2.2.6 1959	46
2.2.7 The 1960s.....	48
2.2.8 The 1970s.....	49
2.2.9 The 1980s.....	49
2.2.10 The 1990s.....	50
2.2.11 2011	50
2.2.12 Chronology on architectural evolution.....	51
2.3 Architectural description	52
2.4 Heritage values.....	53
2.5 Character defining elements	54
2.5.1 Main Building	55
2.5.2 Staff Quarters	58
2.5.3 Surroundings	60
Revitalization Proposal.....	62
3.1 Project objectives	62
3.2 Proposed use	62
3.3 User's requirement	63

3.3.1	General.....	63
3.3.2	Main Building.....	63
3.3.3	Staff Quarters.....	64
3.3.4	Canteen Block.....	64
3.4	Statutory requirement.....	64
3.4.1	Planning and Land Requirement.....	64
3.4.2	Compliance with the Buildings Ordinance	64
3.5	Condition of fabric	66
3.5.1	Description.....	66
3.5.2	Structural Appraisal	66
3.5.3	Loading Assessment	67
3.5.4	Recommendations.....	67
3.6	Proposed layout and setting.....	68
Assessment.....		74
4.1	Conservation Principles.....	74
4.2	Potential Impact and mitigation measures.....	76
4.2.1	Definition of terms.....	76
4.2.2	Impact assessment.....	77
4.3	Interpretation.....	87
Management and Implementation		90
5.1	Maintenance management plan.....	90
5.2	Property management proposal	91
5.3	Future development.....	91
5.4	Documentation.....	91
5.5	Financial resources.....	92
5.6	Staffing and management structure	92
5.7	Implementation programme	92
Bibliography		94
	Official Document	94
	Books before 1911	94
	Books after 1911	95
	Website	95
	Newspaper	96
Appendix I		97

LIST OF FIGURES

Fig. 1. An old map of 1866 showing the location of villages in Tai Po in the Qing Dynasty. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, reference number: HC10a (partial)).....	4
Fig. 2. Tai Po Tau 大埔頭, 1927. (from <i>Tai Po Tau Village, Tai Po, December 1927</i> , Reference File, Photograph 08-25-173, Hong Kong Public Records Office, Hong Kong SAR Government.).....	5
Fig. 3. An old map of 1915 showing the locations of Tai Po Hui 大埔墟 and Tai Wo Shi 太和市. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, reference number: HF-5a.).....	7
Fig. 4. The panorama of Tai Po, 1953. (from <i>Old & New panorama of New Town Development in Tai Po, Shatin & Kwai Chung</i> . Retrieved 20, June 2011, from Multimedia Information System under the Hong Kong Public Libraries, Web Site: http://hkclweb.hkpl.gov.hk/hkclr2/internet/cht/html/frm-mod_srch.html .).....	7
Fig. 5. Tai Po Hui 大埔墟. (from Zheng Baohong 鄭寶鴻, <i>A Century of New Territories Roads and Streets</i> , Hong Kong, Joint Publishing (Hong Kong) Company Limited, 2002, p. 88.)	8
Fig. 6. Tin Hau Temple in Tai Po Hui 大埔墟, 2009.....	8
Fig. 7. Tai Wo Shi 太和市 [Tai Wo Market], 1930s. (from Zheng Baohong 鄭寶鴻, <i>A Century of New Territories Roads and Streets</i> , Hong Kong, Joint Publishing (Hong Kong) Company Limited, 2002, p. 60.).....	9
Fig. 8. Man Mo Temple at Fu Shin Street in Tai Po. (from <i>Dabu taiheshi kaixu baizhounian jinian tekan</i> 大埔太和市開墟百周年紀念特刊 [The 100th Anniversary of the Establishment of Tai Wo Shi in Tai Po], the publishing committee of The 100th Anniversary of the Establishment of Tai Wo Shi in Tai Po, 1992.).....	9
Fig. 9. The map attached to “The Convention for the Extension of Hongkong”, 1898. (from Nigel Cameron, <i>An Illustrated History of Hong Kong</i> , Hong Kong; Oxford, Oxford University Press, 1991, p. 192.)...	10
Fig. 10. The British and Chinese officials surveyed the boundaries of the new territory, 1898. (from Liu Runhe 劉潤和, <i>Xinjie jianshi</i> 新界簡史 [The Brief History of the New Territories], Hong Kong, Joint Publishing (Hong Kong) Company Limited, 1999, p. 19.).....	11
Fig. 11. The flag-raising ceremony, 16th April, 1899. (from Patrick Hase, <i>The Six-day War of 1899</i> , Hong Kong, Hong Kong University Press, 2008, plate 5.).....	13
Fig. 12. Meeting at Tai Po between Sir Henry Blake and the gentry and elders of the New Territories on 2nd August, 1899. (from Solomon Bard, <i>Voices from the Past: Hong Kong, 1842-1918</i> , Hong Kong, Hong Kong University Press, 2002, p. 169.).....	13
Fig. 13. The permanent police station and temporary government buildings in Tai Po from Yuen Chau Tsai 元洲仔, 1905. (from <i>Causeway and Temporary Government Buildings at Tai Po, 1905</i> , Reference File: Photograph 08-17-008, Hong Kong Public Records Office, Hong Kong SAR Government.).....	17
Fig. 14. Tai Po Police Station, 1905. (from <i>Tai Po Police Station (built 1899), 1905</i> , Reference File, Photograph 08-17-006 from Hong Kong Public Records Office, Hong Kong SAR Government.)	17
Fig. 15. Island House, 1910. (from Siu Kwok Kin 蕭國健, <i>Tai Po Heritage</i> 大埔風物志, Hong Kong, Tai Po District Council, 2007, p. 25.)	18
Fig. 16. Island House, 2010. (See ‘Island House, Yuen Chau Tsui, Tai Po’, in <i>Declared Monuments in Hong Kong – New Territories</i> , from Antiquities and Monuments Office, under Antiquities and Monuments Office, Leisure and Cultural Services Department, Web Site: http://www.lcsd.gov.hk/CE/Museum/Monument/en/monuments_17.php .)	19
Fig. 17. District Office in Tai Po, 1920. (from Siu Kwok Kin 蕭國健, <i>Tai Po Heritage</i> 大埔風物志, Hong Kong, Tai Po District Council, 2007, p. 41.)	19
Fig. 18. Former District Office building, 2010.....	20
Fig. 19. The locations of Tai Po Police Station, Island House, District Office and Police Bungalow on a map of 1915. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, reference number: HF-5a.).....	21

Fig. 20. A section of Tai Po Road, c. 1905. (from Zheng Baohong 鄭寶鴻, <i>A Century of New Territories Roads and Streets</i> , Hong Kong, Joint Publishing (Hong Kong) Company Limited, 2002, p. 58.).....	22
Fig. 21. The map of 1915 showing a portion of the British Section of the Kowloon-Canton Railway in 1915. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, reference number: HF-5a.)	22
Fig. 22. The location of Luk Heung 六鄉. (from Liu Tik Sang, Wong Wing Ho, Chau Hing Wah... etc., <i>Traditions and Heritage in Tai Po</i> , Hong Kong, Hong Kong Working Group on Promotion of Local Community Economy in Tai Po, Agricultural, Fisheries, Commerce, Industries, Tourism and Recreation Affairs Committee, Tai Po District Council, 1998, p. 240.)	24
Fig. 23. Aerial photograph of 1967 showing the new residential buildings on the newly reclaimed land to the northwest of Tai Po Police Station. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, ref. no. 4894.)	25
Fig. 24. New housing units built as resettlement for the villagers of Luk Heung 六鄉, 1968. (from <i>Aerial of Tai Po Tau and Tai Po</i> . Retrieved 20, June 2011, from Multimedia Information System under the Hong Kong Public Libraries, Web Site: http://hkclweb.hkpl.gov.hk/hkclr2/internet/cht/html/frm-bas_srch.html .).....	25
Fig. 25. Aerial photo of Tai Po in 1983. A large piece of reclaimed land was used as industrial estate (coloured in yellow) and for the development of new town (coloured in orange). (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, ref. no. 49406.).....	27
Fig. 26. An aerial photo of 1945 showing the site of the old Tai Po Police Station. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, photo ref. no. 4214.)	28
Fig. 27. An aerial photo of 1949 showing the site of the old Tai Po Police Station. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, photo ref. no. 5101.)	29
Fig. 28. An aerial photo of 1956 showing the site of the old Tai Po Police Station. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, photo ref. no. 0187.)	30
Fig. 29. An aerial photo of 1967 showing the site of the old Tai Po Police Station. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, photo ref. no. 4894.)	31
Fig. 30. An aerial photo of 1972 - 1973 showing the site of the old Tai Po Police Station. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, photo ref. no. 2244 and 5776.)	32
Fig. 31. An aerial photo of 1983 - 1984 showing the site of the old Tai Po Police Station. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, photo ref. no. 49406 and 54348.).....	33
Fig. 32. An aerial photo of 1992 - 1993 showing the site of the old Tai Po Police Station. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, photo ref. no. A32901 and A35812.).....	34
Fig. 33. An aerial photo of 2001 showing the site of the old Tai Po Police Station. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, photo ref. no. CW30441.).....	35
Fig. 34. An aerial photo of 2011 showing the site of the old Tai Po Police Station. (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, photo ref. no. CS32380.).....	36
Fig. 35. Old photo of Tai Po Police Station dated to 1905 (left) and floor plan of the Main Building in 2011 (right) (from <i>Tai Po Police Station (built 1899), 1905</i> , Reference File, Photograph 08-17-006 from Hong Kong Public Records Office, Hong Kong SAR Government.).....	37
Fig. 36. Aerial photo dated to 1945.....	40
Fig. 37. Aerial photo dated to 1949.....	40
Fig. 38. Old architectural drawings of Old Tai Po Police Station in 1958. (courtesy of Public Record Office, Ref. No. HKRS478-2-51.)	41
Fig. 39. Front elevation of Main Building on drawings dated to 1958.....	42
Fig. 40. Side elevation of Main Building on drawings dated to 1958.	42
Fig. 42. Ground floor plan of Main Building in 1958.	45
Fig. 43. Ground floor plan of Main Building in 2011.	45
Fig. 44. Ground floor plan of Staff Quarters in 1958 (left) and 2011(right).....	46

Fig. 45. Old architectural drawings of Tai Po Police Station in 1959. (from <i>Tai Po Police Station – Additional Barrack & Canteen</i> , Reference File HKRS478-2-51, Drawing No. A/9403 from Hong Kong Public Record Office, Hong Kong SAR Government.)	47
Fig. 46. Ground floor plan of Canteen Block in 1959(left) and 2011(right).	47
Fig. 48. Aerial photo in 1967.....	48
Fig. 49. Aerial photo in 1973.....	49
Fig. 50. Aerial photo in 1984.....	49
Fig. 51. Aerial photo in 1993.....	50
Fig. 52. Aerial photo in 2011.....	50
Fig. 53. Ground floor plan of the Old Tai Po Police Station in 2011.	53
Fig. 54. Section of the Old Tai Po Police Station in 2011.	53
Fig. 55. Proposed Landscape Plan.....	70
Fig. 57. Artistic impression of the Main Building viewing from the Site entrance.	72
Fig. 58. Artistic impression of the internal courtyard at the Main Building.	72
Fig. 59. Artistic impression of the open lawn.....	73

1

INTRODUCTION

1.1 Background

The Advisory Committee on Revitalization of Historic Buildings (Advisory Committee) has completed assessment of the proposals submitted for revitalizing the 5 historic buildings under Batch II of the Revitalizing Historic Buildings Through Partnership Scheme (Revitalization Scheme). The Secretary for Development has accepted the Advisory Committee's recommendation and given the approval-in-principle to the selected non-profit-making organizations in September 2010.

The selected organization for Old Tai Po Police Station at Tai Po is Kadoorie Farm and Botanic Garden Corporation. Old Tai Po Police Station will be transformed into a "Green Hub" for sustainable living.

Old Tai Po Police Station was accorded as Grade 1 Historic Building by Antiquity and Advisory Board in December 2009. Following the recommendation of Chief Executive in the 2007-2008 Policy Address and the corresponding Technical Circular (Works) No. 6/2009 of Development Bureau, in order to fully implement heritage conservation, it is required that all public works projects involving historic built heritages and sites to undergo Heritage Impact Assessment (HIA).

The aim of this HIA report is to assess the impacts on the historic fabrics of Old Tai Po Police Station arising from the implementation of the proposed project so that adverse impacts could be avoided or minimized with appropriate mitigation measures.

1.2 Methodology

This Heritage Impact Assessment (HIA) report is prepared based on the Conservation Guidelines drawn by Antiquities and Monuments Office in the Resource Kit for Old Tai Po Police Station under the Revitalization Scheme, the Guidance Note to HIA Submission for the Revitalisation

Scheme, Technical Circular (Works) No. 06/2009 of Development Bureau, preliminary site inspections and desktop research.

International charters and standards are followed in this study report:

- James Semple Kerr, The Conservation Plan, Australian National Trust, 1996.
- Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, Australia ICOMOS Incorporated, 2000.
- Neville Agnew and Martha Demas edited, Principles for the Conservation of Heritage Sites in China, The Getty Conservation Institute, 2002.

2

SIGNIFICANCE

2.1 Historic place

Located on a small hill at Wan Tau Kok 運頭角, the old Tai Po Police Station was the first police station built in the New Territories. The site of the police station was the location where British flag raising ceremony took place, marking the official British takeover of the New Territories in 1899.

2.1.1 Tai Po before the Colonial era

2.1.1.1 Early human inhabitation

There are evidences that there had been human inhabitation in Tai Po since the Stone Age (from about 1.5 million BC to 2,200 BC). Over 30 archaeological sites were discovered in Tai Po, such as Wong Tei Tung 黃地峒, Sun Tong Ha 新塘下 and A Chau 丫洲.

2.1.1.2 Pearl picking since Southern Han Dynasty

Since the Southern Han era (917-971), Tai Po Sea was a prime location for pearl picking. Liu Zhang 劉鋹, the Emperor of Southern Han Dynasty established a pearl fishery, namely *mei tsuen to* 媚川都 [Meichuan Sector] in his domain for pearl picking.¹ It is said that *mei tsuen to* 媚川都 [Meichuan Sector] was located in Tai Po Sea, now known as Tolo Harbour.² Until the Yuan and early Ming Dynasties (1206-1398), Tai Po Sea remained as a locus of pearl picking in Dongguan County 東莞縣.³ When limited number of pearls was collected due to the over picking, the

¹ Tuotuo 脫脫, *Song shi* 宋史 [History of Song], 1343, *juan* 240, see edition in Beijing, Chung Hwa Book Co., 1977, p. 13920.

² Wong Chongxi 王崇熙, *Xin'an xianzhi* 新安縣志 [Xin'an County Gazetteer], 1819, see edition in Hong Kong, s.n., 1979, p. 35 and *Map of the Sun-On-District*, 1868 as cited in Empson, Hal, *Mapping Hong Kong: a Historical Atlas*, Hong Kong, Government Information Services, 1992, p. 53.

³ Luo Xianglin 羅香林 et al., *1842 nian yiqian zhi Xianggang ji qi duiwai jiaotong – Xianggang qiandai shi* 1842年以前之香港及其對外交通 – 香港前代史 [Hong Kong and Its External Communications Before 1842: the History of Hong Kong Prior to British Arrival], Hong Kong, Xianggang xueshe, 香港, 中國學社 1959, pp. 50-51.

Imperial Government eventually abandoned the pearl industry in Tai Po Sea in the Hongwu 洪武 era (1368-1398) of the early Ming Dynasty.⁴

2.1.1.3 Villages established since Song Dynasty

Since the Song Dynasty (10th – 13th century), large amount of people migrated from the Mainland China to the south due to the civil unrest caused by subsequent warfare, including the war between Song and Liao Dynasties (979-1004, 1122-1123), Jingkang Incident (1125-1127) and the Mongol-Song war (1235-1279). Some of these newcomers established villages in the valleys and flat land between the mountains sustained by cultivating the fields in Tai Po, such as the Tangs in Tai Po Tau 大埔頭 and the Mans in Tai Hang 泰亨. (Fig. 1 - Fig. 2)

In the early Qing Dynasty (1644-1911), the Imperial Government encouraged people to migrate to the south after the abolition of Evacuation Order in the 8th year of Kangxi 康熙 era (1669).⁵ A large amount of people therefore moved from the Southern China to Hong Kong. They settled in the hilly areas, such as Lam Tsuen 林村, Wun Yiu 碗窑 and Ting Kok 汀角 in Tai Po. (Fig. 1)

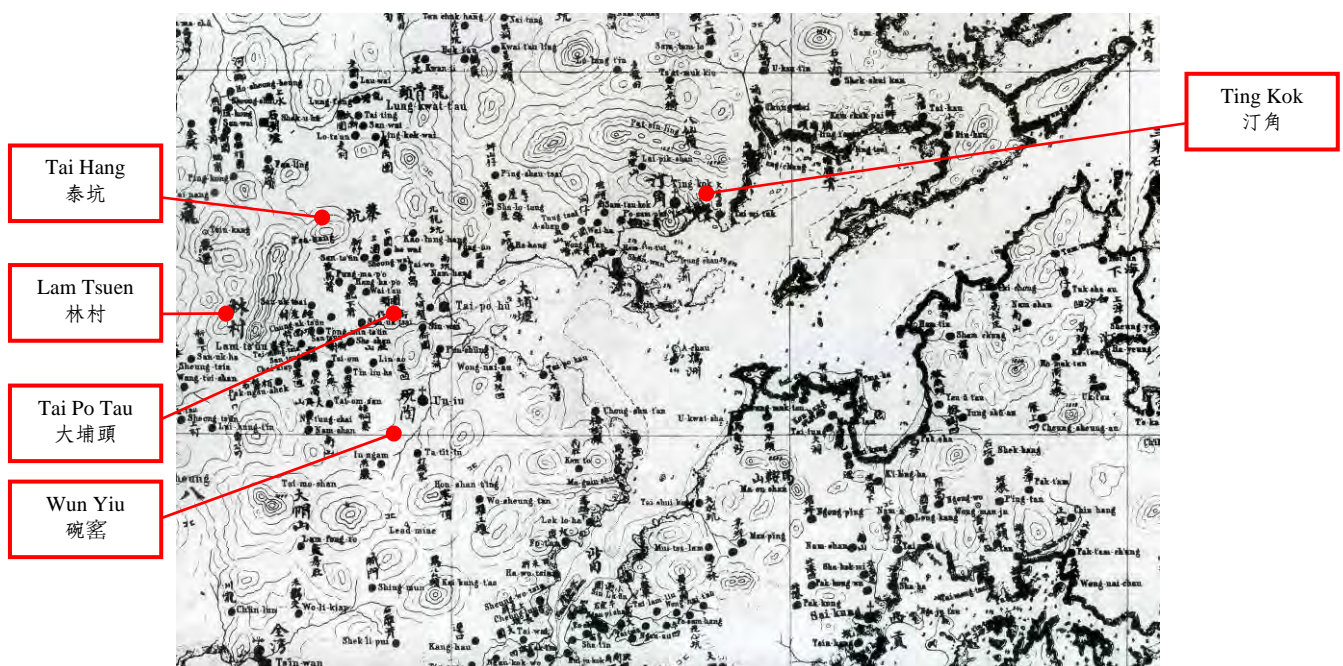


Fig. 1. An old map of 1866 showing the location of villages in Tai Po in the Qing Dynasty.

(Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, reference number: HC10a (partial))

⁴ *Ibid.*, pp. 50-51.

⁵ In the first year of Kangxi 康熙 era in the Qing Dynasty (1662), the Qing government enforced an evacuation order to prevent any help giving to the loyalists of Ming Dynasty who escaped to Taiwan. Residences along the coastal area in Guangdong were ordered to move inland by 50 *li* 里 (around 28.8 kilometers).



Fig. 2. Tai Po Tau 大埔頭, 1927.
(from *Tai Po Tau Village, Tai Po, December 1927*, Reference File, Photograph 08-25-173, Hong Kong Public Records Office, Hong Kong SAR Government.)

2.1.1.4 Markets established in Qing Dynasty

In the Qing Dynasty, markets, namely hui 墟 or shi 市 were established locally in the territory primarily for the exchange and distribution of daily essentials and farm produce among villagers. During the time, there were two local markets, known as Tai Po Hui 大埔墟 and Tai Wo Shi 太和市 in Tai Po area. (Fig. 3)

Tai Po Hui 大埔墟 [Tai Po Market] was sited at the area around the present-day Kau Hui Chik Street 舊墟直街. (Fig. 4-Fig. 5) According to a stone inscription, namely 大埔示諭 [Tai Po Public Notice], the market was established by Tang Cheung 鄧祥 and Tang Tin Cheung 鄧天章 in the 11th year of Kangxi 康熙 era in the Qing Dynasty (1672).⁶ It is suggested that the ownership of Tai Po Market was shared by different lineages of Tang clan, including the Tangs of Tai Po Tau 大埔頭 and Lung Yeuk Tau 龍躍頭.⁷ Profits arose from running the market were allocated to maintain Tang Hau Tsz Tsz 鄧孝子祠 [Temple of Tang Filial Son] located adjacent to the market. The temple was built in the yiwei 乙未 year of the Wanli 萬曆 era in the Ming Dynasty (1595) by the Tang clan to honor a filial son, Tang Sze Mang 鄧師孟 who substituted for his father to be kidnapped by pirates and threw himself into the sea during the Longqing 隆慶 era in the Ming

⁶ David Faure 科大衛, Lu Hongji 陸鴻基, Wu Lun Nixia he 吳倫霓霞, *Xianggang beiming huibian* 香港碑銘彙編 [Collection of Inscriptions in Hong Kong], Hong Kong Urban Council 香港市政局, 1986, p. 250.

⁷ Liu Tik Sang, Wong Wing Ho, Chau Hing Wah... etc., *Traditions and Heritage in Tai Po*, Hong Kong Working Group on Promotion of Local Community Economy in Tai Po, Agricultural, Fisheries, Commerce, Industries, Tourism and Recreation Affairs Committee, Tai Po District Council, 1998, p. 56.

Dynasty (1567-1572).⁸ In 1905, Tai Po Market was formed by two streets having 38 stores.⁹ Nowadays, all the structures in the market were demolished, except the Tin Hau Temple. (Fig. 6)

Located to the south of Tai Po Market, Tai Wo Shi 太和市 [Tai Wo Market] was established by an inter-village alliance, Tsat Yuek 七約 [Seven Alliance] in the 18th year of the Guangxu 光緒 era in the Qing Dynasty (1892).¹⁰ (Fig. 3 - Fig. 4) Tsat Yuek 七約 included approximate eighty villages located in Tai Hang 泰亨, Lam Tsuen 林村, Cheung Chue Tan 樟樹灘, Ting Kok 汀角 and Fanling 粉嶺. The market was located at the present-day Fu Shin Street 富善街, where 28 stores ran their business on both sides of a main street.¹¹ (Fig. 7) Man Mo Temple 文武廟, dedicated to deities, Man Cheong 文昌 [God of Literature] and Kwan Tei 關帝 [God of War], was built amidst the stores by the Seven Alliance as an administrative office of the alliance and market.

In the 22nd year of the Guangxu 光緒 era in the Qing Dynasty (1896), Kwong Fuk Bridge 廣福橋 was built to facilitate the villagers accessing Tai Wo Shi 太和市 from the opposite bank of Lam Tsuen River. Thereafter, Tai Wo Shi 太和市 gradually took over Tai Po Hui 大埔墟 as the most prosperous market in Tai Po. Nowadays, Man Mo Temple at Fu Shin Street 富善街 was the only remaining historic building in Tai Wo Shi 太和市. (Fig. 8)

⁸ Wong Chongxi 王崇熙, *Xin'an xian zhi* 新安縣志 [Xin'an County Gazetteer], *juan* 2, chapter on the geography, 1819, pp. 11-13, see edition in Hong Kong, s.n., 1979, p. 150.

⁹ Liu Tik Sang, Wong Wing Ho, Chau Hing Wah... etc., *Traditions and Heritage in Tai Po*, Hong Kong Working Group on Promotion of Local Community Economy in Tai Po, Agricultural, Fisheries, Commerce, Industries, Tourism and Recreation Affairs Committee, Tai Po District Council, 1998, p. 53.

¹⁰ *Dabu taiheshi kaixu baizhounian jinian tekan* 大埔太和市開墟百周年紀念特刊 [The 100th Anniversary of the Establishment of Tai Wo Shi in Tai Po], the publishing committee of The 100th Anniversary of the Establishment of Tai Wo Shi in Tai Po, 1992.

¹¹ Liu Tik Sang, Wong Wing Ho, Chau Hing Wah... etc., *Traditions and Heritage in Tai Po*, Hong Kong Working Group on Promotion of Local Community Economy in Tai Po, Agricultural, Fisheries, Commerce, Industries, Tourism and Recreation Affairs Committee, Tai Po District Council, 1998, p. 37.

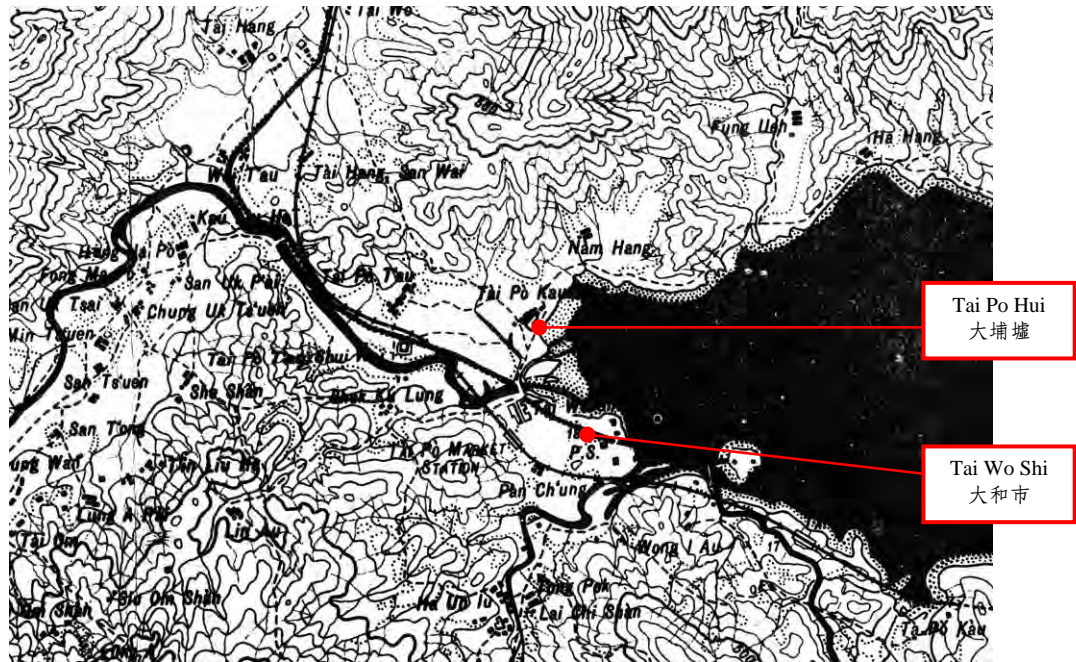


Fig. 3. An old map of 1915 showing the locations of Tai Po Hui 大埔墟 and Tai Wo Shi 太和市.

(Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, reference number: HF-5a.)



Fig. 4. The panorama of Tai Po, 1953.

(from *Old & New panorama of New Town Development in Tai Po, Shatin & Kwai Chung*. Retrieved 20, June 2011, from Multimedia Information System under the Hong Kong Public Libraries, Web Site:
http://hkclweb.hkpl.gov.hk/hkclr2/internet/cht/html/frm-mod_srch.html.)



Fig. 5. Tai Po Hui 大埔墟.
 (from Zheng Baohong 鄭寶鴻, *A Century of New Territories Roads and Streets*, Hong Kong, Joint Publishing (Hong Kong) Company Limited, 2002, p. 88.)



Fig. 6. Tin Hau Temple in Tai Po Hui 大埔墟, 2009.



Fig. 7. Tai Wo Shi 太和市 [Tai Wo Market], 1930s.
 (from Zheng Baohong 鄭寶鴻, *A Century of New Territories Roads and Streets*, Hong Kong, Joint Publishing (Hong Kong) Company Limited, 2002, p. 60.)



Fig. 8. Man Mo Temple at Fu Shin Street in Tai Po.
 (from *Dabu taiheshi kaixu baizhounian jinian tekan* 大埔太和市開墟百周年紀念特刊 [The 100th Anniversary of the Establishment of Tai Wo Shi in Tai Po], the publishing committee of The 100th Anniversary of the Establishment of Tai Wo Shi in Tai Po, 1992.)

2.1.2 The Occupation of the New Territories (1898-1899)

Hong Kong was originally part of Xin'an County 新安縣 administrated under Guangdong Province during the Qing Dynasty. Started with the import of opium to China by British in the early 19th century, the western powers began to invade China for economic benefits. After a series of warfare initiated by British and other western countries, Hong Kong Island and the Kowloon Peninsula were eventually ceded and leased to the British Empire as a trading entrepot in 1841 and 1860.

The western powers sought to further expand their influence and privileges in China in the late 19th century. After Guangzhouwan 廣州灣, the present-day Zhanjiang 湛江 in Guangdong Province was leased to the French in 1898, the British demanded to extend the boundary of Hong Kong territory to counter the influence of France in southern China. This new piece of land in the colony then became the present-day New Territories.

2.1.2.1 The Convention for the Extension of Hongkong (1898)

A convention, “The Convention for the Extension of Hongkong” was signed between the Qing and British Government on the 9th June, 1898 and became effective on the 1st July, 1898. (Fig. 9) According to the convention, a new territory, without exact boundary stated, should be leased to Britain for 99 years. Subsequently, the British government assigned Mr. Steward Lockhart, the Special Commissioner who was also the Colonial Secretary of Hong Kong, to conduct a survey of the extent of new territory before the formal takeover in March, 1899.

In March 1899, a memorandum that clearly delineated the boundaries of the new territory was signed between the Qing and British Government.¹² (Fig. 10) Thereafter, the land to the south of the Sham Chun River and the surrounding islands of Hong Kong, where later known as the New Territories, became part of the British colony.

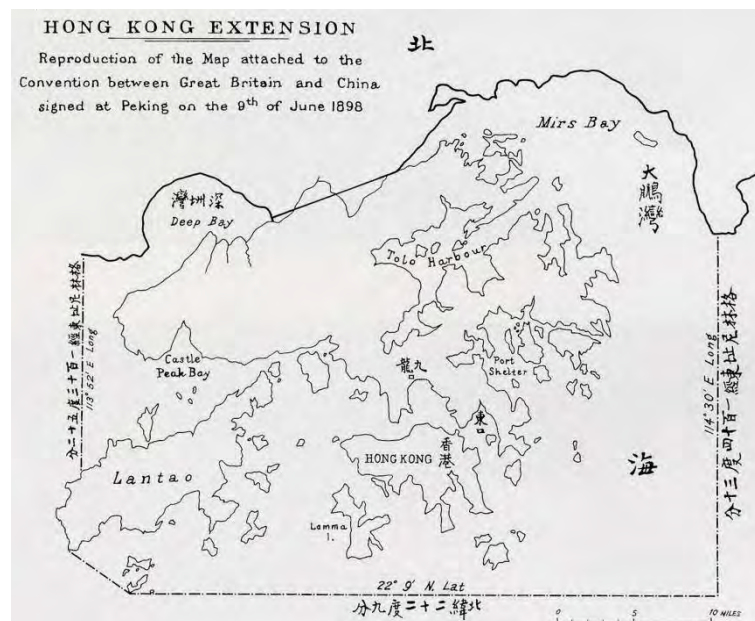


Fig. 9. The map attached to “The Convention for the Extension of Hongkong”, 1898.
(from Nigel Cameron, *An Illustrated History of Hong Kong*, Hong Kong; Oxford, Oxford University Press, 1991, p. 192.)

¹² See ‘Despatches and Other Papers Relating to the Extension of the Colony of Hongkong’ in *Papers Laid Before the Legislative Council of Hongkong 1899*. Retrieved 20, June 2011, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/s1899/1610.pdf>, p. 4.



Fig. 10. The British and Chinese officials surveyed the boundaries of the new territory, 1898.
(from Liu Runhe 劉潤和, *Xinjie jianshi* 新界簡史 [The Brief History of the New Territories], Hong Kong, Joint Publishing (Hong Kong) Company Limited, 1999, p. 19.)

2.1.2.2 British Arrival and the Six-day War of 1899¹³

In 1899, a year after “The Convention for the Extension of Hongkong” leased the New Territories to Britain, the British moved to establish control. This triggered resistance by some of the population of the New Territories. There ensued six days of fighting in the New Territories between the 14th and 19th April, 1899.

Erecting police stations and linking them with roads was a tactic planned to bring order and British control to the New Territories. A site on Flagstaff Hill was chosen for the Tai Po Police Station by F.H. May, the Captain-Superintendent of the Hong Kong Police Force (who later became the 13th Governor of Hong Kong) in March 1899. The site was accepted by the local villagers of the nearest village at Pun Chung 泮涌. The police had erected sheds from mats to act as the temporary police station, and to provide a venue for the formal flag-raising ceremony on the 17th April.

However, on the 3rd April 1899, May had to escape from a meeting of Tai Po villagers who were angry at his plans. He and his small party retreated to the sheds on Flagstaff Hill. Rioters from Tai Po Tsat Yuek 大埔七約 [Seven Alliance from Tai Po] attacked the sheds and burned them down at that night, May and his men escaped back to Hong Kong. The next day, two warships ‘HMS Whiting’ and ‘HMS Fame’ arrived at Tai Po with troops on board as a show of force and the villagers expressed regret at burning the temporary police station. The sheds were subsequently rebuilt by the police.

¹³ Section 2.1.2.2 is summarized by Andy Brown of Kadoorie Farm and Botanic Garden and edited by Centre for Architectural Heritage Research. See the original text in Patrick Hase, *The Six Day War of 1899*, Hong Kong, Hong Kong University Press, 2008.

On the 14th April, a few days before the ceremony, a force of 2,600 villagers from six different clans burned the mat sheds again. They were later reinforced by villagers from Kam Tin 錦田 and Pat Heung 八鄉.

On the 15th April, a force of policemen under F.H. May went back to the Tai Po site and was attacked by about 1,200 armed villagers. The villagers showed good military understanding, who were trained and were well prepared and dug in. 125 soldiers, of Indian origin, of the British Hong Kong Regiment under Captain Berger walked from Sha Tin 沙田 to support and relieve May's policemen who were in such a dangerous situation. The British were finally rescued by the arrival of the British naval torpedo boat destroyer 'HMS Fame' who brought supplies and ammunition for May and Berger, and shelled the villagers' positions with its heavy 12 pounder gun, killing over 50 of them and causing the villagers to retreat out of range.

The temporary police station made of mat sheds was quickly rebuilt again by the police. The flag-raising ceremony was brought forward one day to the 16th April, as the shelling that had already been conducted by the British was technically illegal under international law as this was not the British territory until the flag had been raised. The ceremony was conducted by senior army officers and Stewart Lockhart, the Colonial Secretary, with about 530 troops on parade and much ceremony, including the artillery firing a salute and two warships flying all their flags. (Fig. 11)

On the 17th April, the insurgents fired on Flagstaff Hill from a ridge above it. The British troops took action against them and attacked the insurgent position at the ridge. The insurgents then retreated to Lam Tsuen Gap 林村凹 near the present-day Kadoorie Farm.

On the 18th April, the remainder of the insurgent force, around 1,600 men, attacked 350 British troops at Sheung Tsuen 上村, near Shek Kong 石崗. The troops formed a defensive position along a stream and fired continuous rifle volleys which broke the attack. The British pursued the fleeing villagers to their villages where they surrendered on the 19th April. The surrender on the 19th April eventually ended the Six-day War.



Fig. 11. The flag-raising ceremony, 16th April, 1899.
 (from Patrick Hase, *The Six-day War of 1899*, Hong Kong, Hong Kong University Press, 2008, plate 5.)

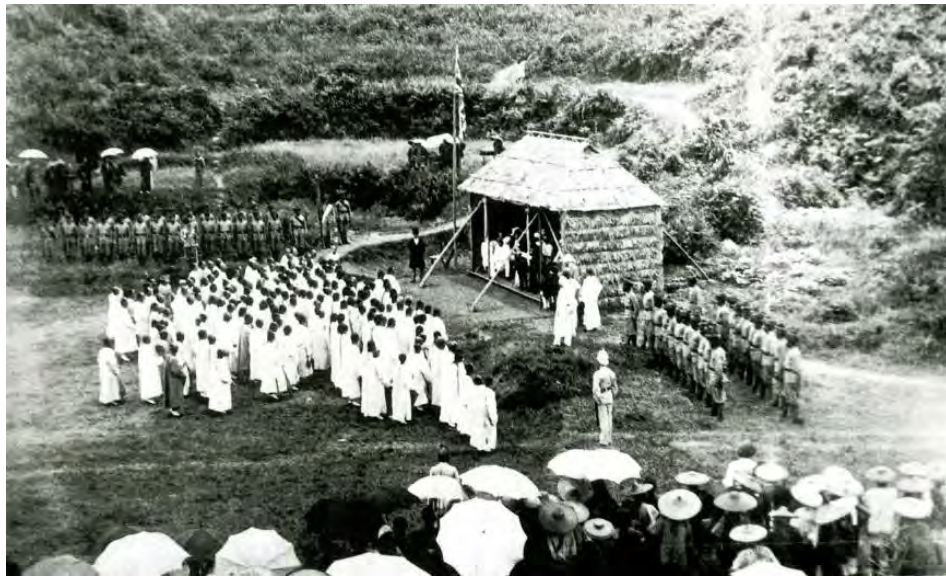


Fig. 12. Meeting at Tai Po between Sir Henry Blake and the gentry and elders of the New Territories on 2nd August, 1899.
 (from Solomon Bard, *Voices from the Past: Hong Kong, 1842-1918*, Hong Kong, Hong Kong University Press, 2002, p. 169.)

2.1.3 Tai Po in the Colonial era

2.1.3.1 Administrative centre of the New Territories

Soon after the Six-day War of 1899, the headquarters of the administration of the New Territories was fixed at Tai Po where was considered the most central position of this newly leased territory.¹⁴ A cluster of offices and quarters for the senior officials governing the territory were set up by the Colonial Government to establish sovereignty.

During May and July 1899, Mr. (later Sir) Stewart Lockhart took over the administration of the New Territories before his return to Hong Kong. Subsequently, Mr. Edwin Richard Hallifax¹⁵ was appointed Police Magistrate and later Assistant Superintendent of Police of the New Territories while Mr. C. Mcl. Messer¹⁶ was appointed Assistant Land Officer.¹⁷ A branch Land Office was established at Tai Po in July 1899 to deal with the work of land registration in Northern New Territories and islands of the East.¹⁸

The importance of Tai Po was evidenced by the construction of a main road from Kowloon through Tai Po to the frontier between Chinese and British Territory, as well as a permanent police station and staff quarters at Tai Po. These works were described as only public works contemplated by the Governor Sir Henry A. Blake after the taking over of the territory.¹⁹

2.1.3.2 Building a permanent police station at Tai Po

Simultaneously with the taking over of the New Territory in 1899, police stations was opened at Tai Po, Shatin, and Kowloon City, and subsequently at Ping Shan, Cheung Chau, Fu Ti Au 虎地拗 close to the border between Chinese and British Territory, Tai O, Yung Shu Wan in Lamma Island, Au Tau 凹頭 near Yuen Long, Tung Chung, Kat O in Mirs Bay, Starling Inlet at Sha Tau Kok and

¹⁴ See 'Extracts From Papers Relating to the Extension of the Colony of Hongkong' in *Papers Laid Before the Legislative Council of Hongkong 1899*. Retrieved 20, June 2011, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/s1899/1610.pdf>, p. 191.

¹⁵ Mr. Edwin Richard Hallifax was appointed the Secretariat for Chinese Affairs of Hong Kong in 1913.

¹⁶ Mr. C. Mcl. Messer later became the Colonial Treasurer of Hong Kong in 1918.

¹⁷ See 'Report on the New Territories, 1899-1912' in *Papers Laid Before the Legislative Council of Hongkong 1912*. Retrieved 20, June 2011, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/s1912/2111.pdf>, p. 44, and 'Report on the New Territory during the first year of British Administration' in *Papers Laid Before the Legislative Council of Hongkong 1900*. Retrieved 20, June 2011, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/s1900/1667.pdf>, p. 253.

¹⁸ The Land Office in Victoria was constituted the head office that attended to the work of land registration in the districts south of Kowloon range of hills and in the islands to the West of Hong Kong.

¹⁹ See 'Report on the New Territory during the first year of British Administration' in *Papers Laid Before the Legislative Council of Hongkong 1900*. Retrieved 20, June 2011, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/s1900/1667.pdf>, p. 251.

San Tin in the same year.²⁰ Four temporary matsheds for the use of the police were constructed in particular at Tai Po, Au Tau, Shatin and Fu Ti Au.²¹

The first permanent police station in the New Territories, the present-day old Tai Po Police Station, was erected at Tai Po in 1899. The building was located on a knoll adjacent to Pun Chung Village 泮涌村, where the entire Tai Po area can be overlooked. (Fig. 13 - Fig. 14) It was described as “a large permanent Police Station containing 12 rooms besides kitchen and out-offices, with accommodation for 5 Europeans, 32 Indians or Chinese Constables.”²² When total number of police in New Territories was counted 148, namely 32 Europeans, 89 Indians and 27 Chinese distributed among 13 stations, in 1899²³, around one-fourth of the force was stationed in Tai Po. In the following three years, six new permanent police stations were erected at Au Tau (1900), Ping Shan (1900), Sai Kung (1901), Sha Tau Kok (1901), Sheung Shui (1902) and Tai O (1902),²⁴ where around only 20 to 30 police officers were stationed at each of them.

Being the first permanent building erected by the Colonial Government in the locus and apparently served as the police headquarters of the entire New Territories, it might be possible that staff quarter was also provided for Mr. Edwin Richard Hallifax, Police Magistrate and Assistant Superintendent of Police of the New Territories inside the Police Station, where residential units with living room, dinning room, bedroom, and lavatory were located.

Table 1. Numbers of officers stationed in police stations early built in the New territories.

Location	Year of construction	Number of police	Total number
Tai Po	1899	5 European and 32 Indian or Chinese	37 ²⁶
Au Tau	1900	6 European and 21 Indian or Chinese	27 ²⁷

²⁰ See ‘Report on the New Territory during the first year of British Administration’ in *Papers Laid Before the Legislative Council of Hongkong 1900*. Retrieved 20, June 2011, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/s1900/1667.pdf>, pp. 259-260.

²¹ According to the record, some of the other police stations were set up by adaption of old Chinese Customs Stations, magistracy, village house, and blockhouse and finally completed in 1901-02. However, it is uncertain if these buildings were occupied early in 1899. See ‘Report on the New Territories, 1899-1912’ in *Papers Laid Before the Legislative Council of Hongkong 1912*. Retrieved 20, June 2011, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/s1912/2111.pdf>, pp. 47 and 60.

²² See ‘Report of the Director of Public Works for 1899’ in *Papers Laid Before the Legislative Council of Hongkong 1900*. Retrieved 20, June 2011, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/s1900/1674.pdf>, p. 241.

²³ See ‘Report on the New Territories, 1899-1912’ in *Papers Laid Before the Legislative Council of Hongkong 1912*. Retrieved 20, June 2011, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/s1912/2111.pdf>, p. 61.

²⁴ See ‘Report on the New Territories, 1899-1912’ in *Papers Laid Before the Legislative Council of Hongkong 1912*. Retrieved 20, June 2011, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/s1912/2111.pdf>, pp. 47 and 60.

²⁶ See ‘Report on the New Territory during the first year of British Administration’ in *Papers Laid Before the Legislative Council of Hongkong 1900*. Retrieved 20, June 2011, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/s1900/1667.pdf>, p. 284.

Ping Shan	1900	No information ²⁸	-
Sai Kung	1900	No information	-
Sha Tau Kok	1901	3 European, 8 Indian and 8 Chinese	19 ²⁹
Sheung Shui	1902	4 European, 12 Indian and 5 Chinese	21 ³⁰
Tai O	1902	3 European, 8 Indian and 9 Chinese	20 ³¹

The Government report of 1899-1912 recorded the different tasks of Europeans, Indians and Chinese officers in the force, it reads,

All the patrol work in the Territory is still performed by Indian Police alone, under the supervision of Europeans; and of the Chinese, the senior and more able men are employed in detective work, the junior only in station duty.³⁵

On the other hand, the suppression of piracies at sea was also a major task of the police in the New Territories as soon as the territory was occupied. Two steam launches were employed by the police to patrol the eastern and western waters of the New Territories and numerous islands. It is also mentioned that a steam pinnace, formerly used for police work in the Victoria Harbour, was sent to patrol the waters of Mirs Bay from Tai Po³⁶, suggesting the marine police guarding the eastern waters of the New Territories was also stationed in Tai Po.

²⁷ *Ibid.*, p. 284.

²⁸ It is recorded that the design of Police Station in Ping Shan was similar to that at Au Tau.

²⁹ See 'Report of the Director of Public Works, for the Year 1901' in *Papers Laid Before the Legislative Council of Hongkong 1902*. Retrieved 20, June 2011, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/s1902/1766.pdf>, p. 857.

³⁰ See 'Report of the Director of Public Works, for the Year 1902' in *Papers Laid Before the Legislative Council of Hongkong 1903*. Retrieved 20, June 2011, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/s1903/1812.pdf>, p. 300.

³¹ *Ibid.*, p. 300.

³⁵ See 'Report on the New Territories, 1899-1912' in *Papers Laid Before the Legislative Council of Hongkong 1912*. Retrieved 20, June 2011, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/s1912/2111.pdf>, p. 49.

³⁶ See 'Report on the New Territory during the first year of British Administration' in *Papers Laid Before the Legislative Council of Hongkong 1900*. Retrieved 20, June 2011, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/s1900/1667.pdf>, p. 260.

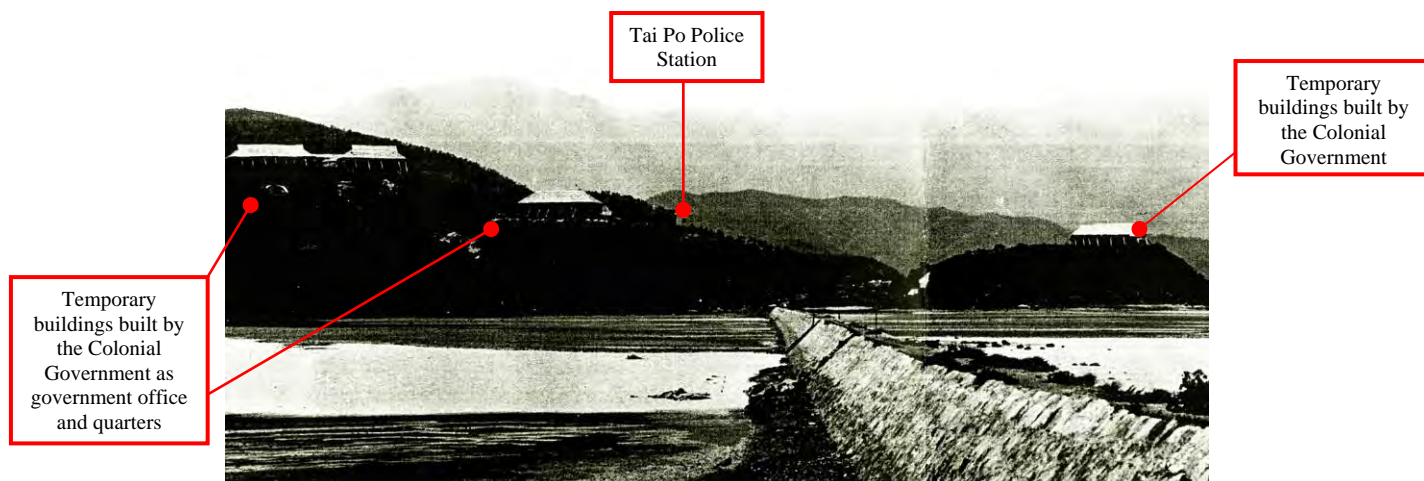


Fig. 13. The permanent police station and temporary government buildings in Tai Po from Yuen Chau Tsai 元洲仔, 1905.

(from *Causeway and Temporary Government Buildings at Tai Po, 1905*, Reference File: Photograph 08-17-008, Hong Kong Public Records Office, Hong Kong SAR Government.)



Fig. 14. Tai Po Police Station, 1905.

(from *Tai Po Police Station (built 1899), 1905*, Reference File, Photograph 08-17-006 from Hong Kong Public Records Office, Hong Kong SAR Government.)

2.1.3.3 District Office North and Island House

In the early years, the officers in charge of the land matters in the New Territories were housed in a matshed building that was probably located on the knoll near the Police Station. It is not until 1906 a new and permanent quarter, known as Island House, was built for the Assistant Land Officer,

followed with a new office building constructed adjacent to Tai Po Police Station in 1908.³⁸ (Fig. 15 - Fig. 19)

It was described that Island House occupied an exceptionally fine situation on the summit of a small island (Yuen Chau Tsai 元洲仔) near the head of Tolo Harbour.³⁹ The main building, that is two storeys and in great measure surrounded with verandahs, contained a dining room, a drawing room, an office, four bedrooms, four bathrooms, a hall, a pantry and a lavatory. A small detached building erected at a lower level accommodated the servants' quarter, containing a European kitchen, larder and storage, two boys' rooms, and accommodation for six coolies. There was also a stable containing two stalls and a loose box, a coach-house and harness-room.

Located to the southeast of Tai Po Police Station is the Land Office of the Northern District, later the District Office North, completed in August 1908. The building contained four rooms with verandah to accommodate the offices for Assistant Land Officer and his staffs, and subsequently the District Officer and Assistant District Officer.



Fig. 15. Island House, 1910.
(from Siu Kwok Kin 蕭國健, *Tai Po Heritage* 大埔風物志, Hong Kong, Tai Po District Council, 2007, p. 25.)

³⁸ See 'Report of the Director of Public Works, for the Year 1906' in *Papers Laid Before the Legislative Council of Hongkong 1907*. Retrieved 20, June 2011, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi.lib.hku.hk/hkgro/view/s1907/1999.pdf>, p. 704 and 'Report of the Director of Public Works, 1908' in *Administrative Reports for the Year 1908, Appendix P*. Retrieved 20, June 2011, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi.lib.hku.hk/hkgro/view/a1908/54.pdf>, p. 19.

³⁹ See 'Report of the Director of Public Works, for the Year 1906' in *Papers Laid Before the Legislative Council of Hongkong 1907*. Retrieved 20, June 2011, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi.lib.hku.hk/hkgro/view/s1907/1999.pdf>, p. 552.



Fig. 16. Island House, 2010.

(See 'Island House, Yuen Chau Tsui, Tai Po', in *Declared Monuments in Hong Kong – New Territories*, from Antiquities and Monuments Office, under Antiquities and Monuments Office, Leisure and Cultural Services Department, Web Site: http://www.lcsd.gov.hk/CE/Museum/Monument/en/monuments_17.php.)



Fig. 17. District Office in Tai Po, 1920.

(from Siu Kwok Kin 蕭國健, *Tai Po Heritage* 大埔風物志, Hong Kong, Tai Po District Council, 2007, p. 41.)



Fig. 18. Former District Office building, 2010.

2.1.3.4 Police quarters

To provide better living for the senior police officers, new staff quarters were erected on a knoll to the north of Tai Po Police Station in June 1909. It consisted of a bungalow, servants' quarters and a stable. The bungalow contained a sitting room, a dining room, an office, three bedrooms each with a separate bathroom, a drying room, a pantry and stores, as well as a European kitchen and additional storage at the semi-basement. The servants' quarters contain five rooms a Chinese kitchen, a small tool-house and a latrine, while the stable is a two-storey building containing a loose-box, a stall, a coach-house, a harness-room, two servants' room, a stable-man's room and a kitchen.⁴⁰

⁴⁰ See 'Report of the Director of Public Works' in *Administrative Reports for the Year 1909, Appendix O*. Retrieved 20, June 2011, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/a1909/83.pdf>, p. 24.



Fig. 19. The locations of Tai Po Police Station, Island House, District Office and Police Bungalow on a map of 1915.
(Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, reference number: HF-5a.)

2.1.3.5 Between rural and the town

In order to facilitate the administration between the rural and town as well as cope with military need, new road and railway connecting to the Kowloon Peninsula were planned by the Colonial Government to make Tai Po more accessible.

The construction work of Tai Po Road that led to Yau Ma Tei started in 1900 and was completed in 1902⁴³, while the British section of the Kowloon-Canton Railway was opened in 1910. (Fig. 20 - Fig. 21) There were initially five stations, namely Tsim Sha Tsui Station, Yau Ma Tei Station, Shatin Station, Tai Po Station and Fanling Station. Tai Po Market Station was put into service two years later.

⁴³ See 'Report on the New Territories, 1899-1912' in *Papers Laid Before the Legislative Council of Hongkong 1912*. Retrieved 20, June 2011, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/s1912/2111.pdf>, p. 47.



Fig. 20. A section of Tai Po Road, c. 1905.
(from Zheng Baohong 鄭寶鴻, *A Century of New Territories Roads and Streets*, Hong Kong, Joint Publishing (Hong Kong) Company Limited, 2002, p. 58.)

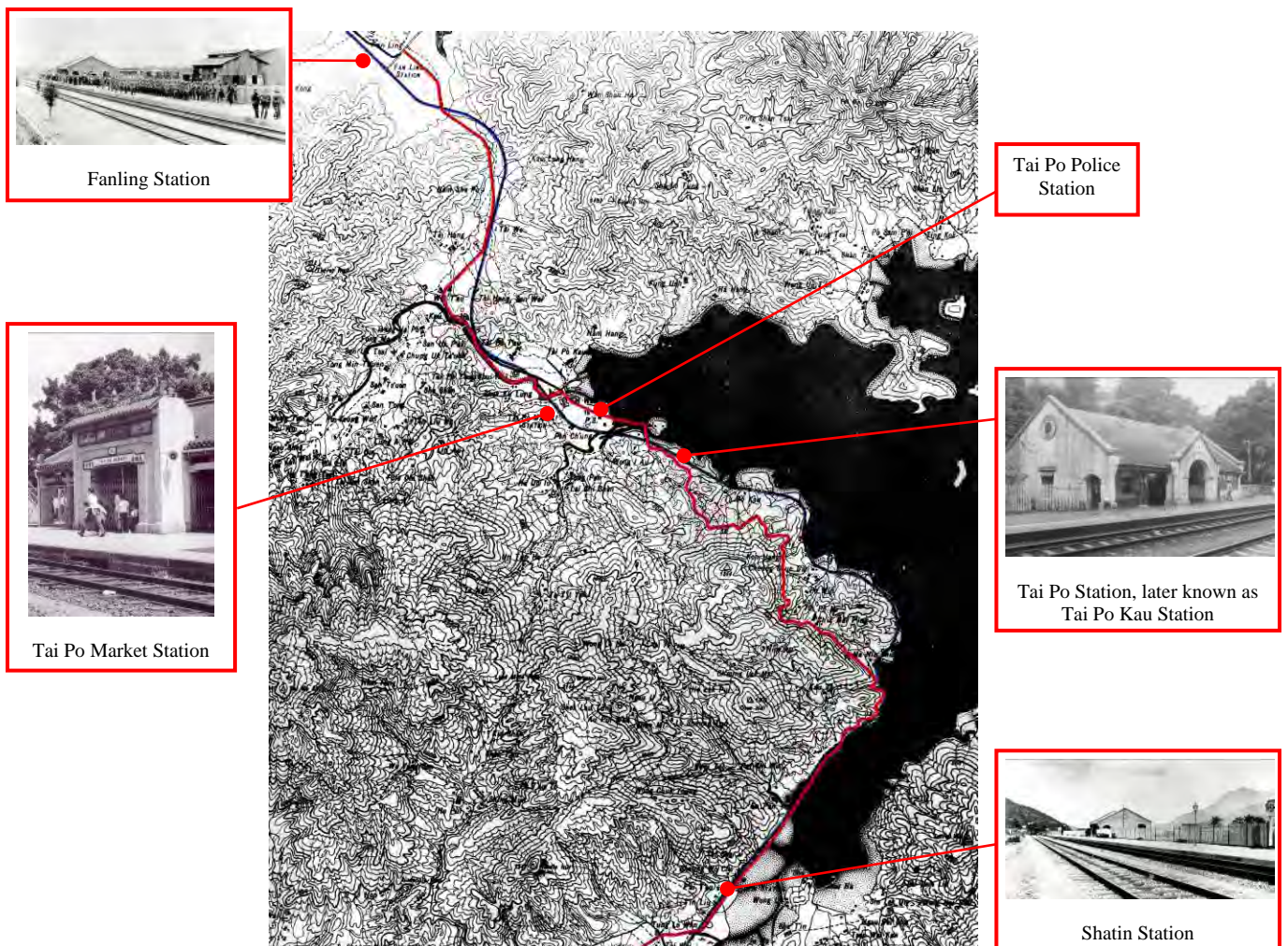


Fig. 21. The map of 1915 showing a portion of the British Section of the Kowloon-Canton Railway in 1915.
(Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, reference number: HF-5a.)

2.1.4 New face of Tai Po after the Second World War

2.1.4.1 Role of being an administrative centre faded

In 1948, the dominion of the Tai Po District Office was weakened by the establishment of a new administrative authority, the New Territories Administration which was set up to dominate Tai Po District Office, Yuen Long District Office and District Office South collectively.⁴⁴

Subsequently, Tai Po Police Station was no longer used as the police headquarters since 1949⁴⁵ and the building was then shared by various sections of the police force, including the police divisional office and regional crime prevention office for the Northern New Territories, and temporary accommodation and offices for the Marine Police North Division.

This police station ceased to operate when the new Tai Po Police Station opened at On Po Lane 安埔里 in 1987.

2.1.4.2 Plover Cove Reservoir in Shun Wan 船灣

After the Second World War, the population of Hong Kong grew rapidly from 2.1 millions in 1951 to 3.13 millions in 1961.⁴⁶ In order to maintain sufficient fresh water supply in Hong Kong, the Colonial Government announced the proposal of the Plover Cove Reservoir Project in 1960, in which a large-scale reservoir was suggested to be built at Shuen Wan 船灣.

The construction of the Plover Cove Reservoir necessitated the relocation of the inhabitants of those villages where would be flooded with increased water level. In 1966, the Government decided to resettle the villagers of Luk Heung 六鄉 [six villages] at Shuen Wan 船灣, including Chung Pui 涌背, Chung Mei 涌尾, Wang Leng Tau 橫嶺頭, Kam Chuk Pai 金竹排, Tai Kau 大湆 and Siu Kau 小湆 to 13 four-storey residential units on newly reclaimed land to the immediate northwest of Tai Po Police Station. (Fig. 22 - Fig. 24)

The construction of Plover Cove Reservoir was completed in 1967.⁴⁷

⁴⁴ Lau Yun Wo 劉潤和 *Xhinjie jianshi* 新界簡史 [A Brief History of the New Territories], Hong Kong, Joint Publishing, 1999, p. 42.

⁴⁵ 新界警察總部可容警員三百 [The new Police Headquarters can accommodate 300 policemen], 華僑日報 Wah Kiu Yat Po, 2nd September, 1949.

⁴⁶ E.G.Pryor, *Housing in Hong Kong*, Hong Kong, Oxford University Press, 1973, p. 29.

⁴⁷ Liu Tik Sang, Wong Wing Ho, Chau Hing Wah... etc., *Traditions and Heritage in Tai Po*, Hong Kong Working Group on Promotion of Local Community Economy in Tai Po, Agricultural, Fisheries, Commerce, Industries, Tourism and Recreation Affairs Committee, Tai Po District Council, 1998, pp. 244-249.

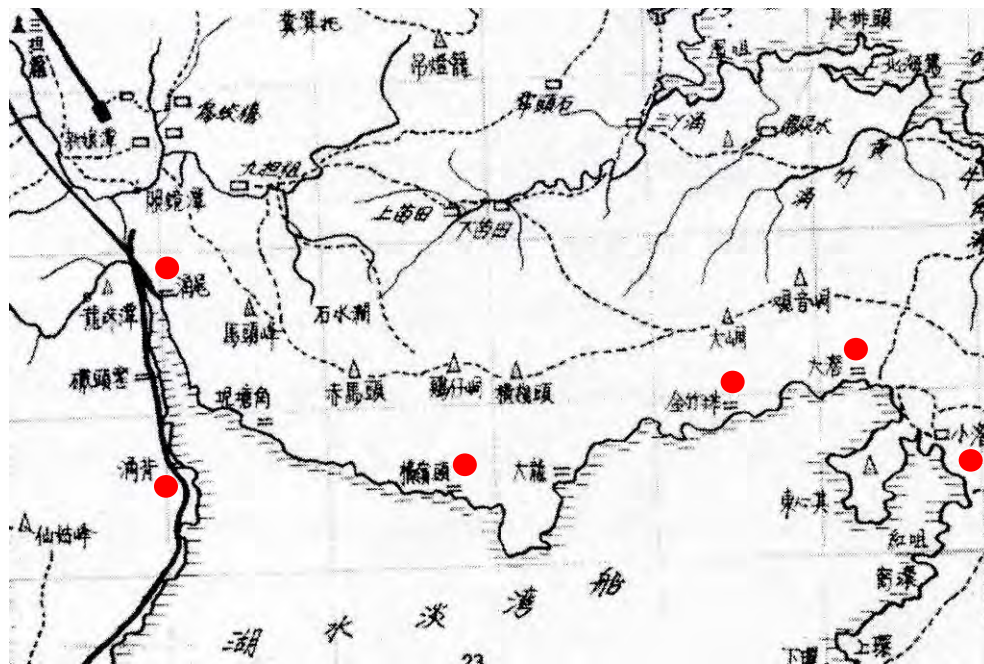


Fig. 22. The location of Luk Heung 六鄉.

(from Liu Tik Sang, Wong Wing Ho, Chau Hing Wah... etc., *Traditions and Heritage in Tai Po*, Hong Kong, Hong Kong Working Group on Promotion of Local Community Economy in Tai Po, Agricultural, Fisheries, Commerce, Industries, Tourism and Recreation Affairs Committee, Tai Po District Council, 1998, p. 240.)

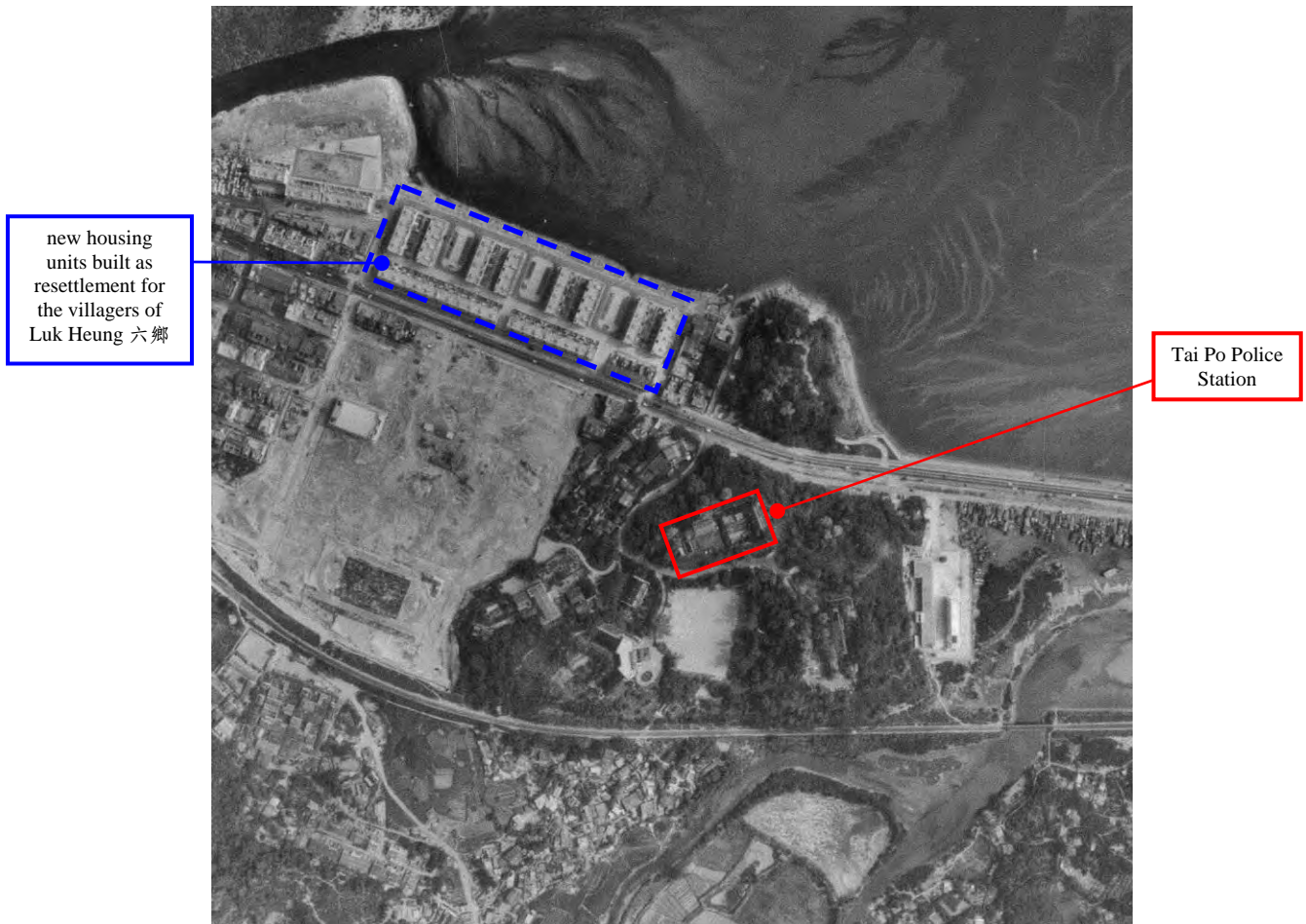


Fig. 23. Aerial photograph of 1967 showing the new residential buildings on the newly reclaimed land to the northwest of Tai Po Police Station.
 (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, ref. no. 4894.)

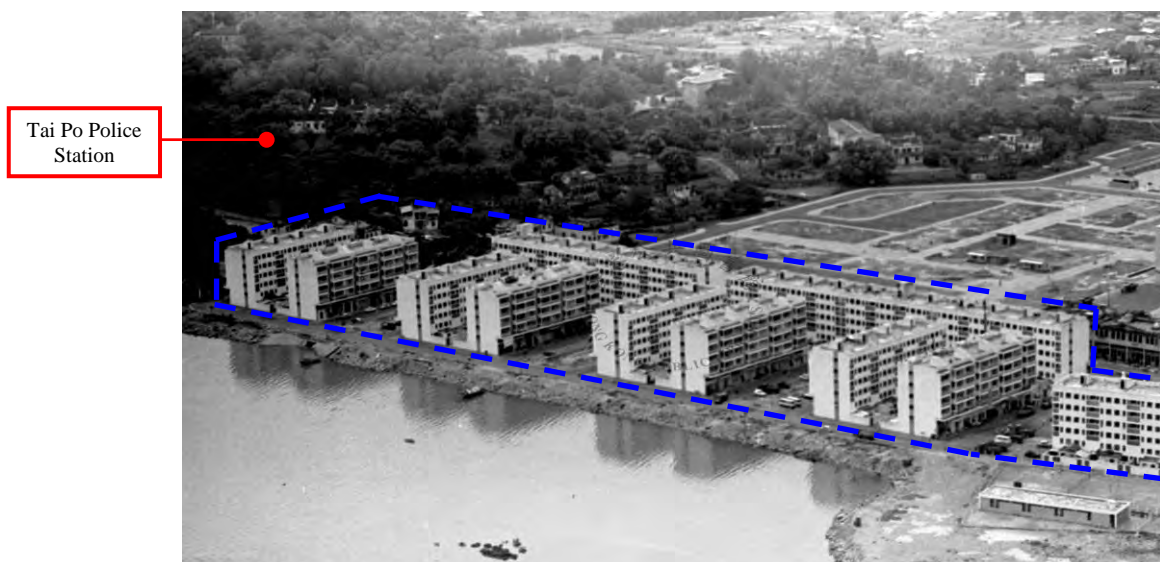


Fig. 24. New housing units built as resettlement for the villagers of Luk Heung 六鄉, 1968.

(from *Aerial of Tai Po Tau and Tai Po*. Retrieved 20, June 2011, from Multimedia Information System under the Hong Kong Public Libraries, Web Site: http://hkclweb.hkpl.gov.hk/hkclr2/internet/cht/html/frm-bas_srch.html.)

2.1.4.3 Industrial Estate and New Town

In the late 1970s, the Government carried out a large-scale reclamation work in Tolo Harbour, which largely changed the contextual setting of the Tai Po Police Station, and Tai Po in large.

The reclaimed land to the south of Fung Yuen 鳳園 was designated for a large-scale industrial estate in 1975.⁴⁸ (Fig. 25) On the other hand, as the population of Tai Po District grew rapidly from 39,000 to 67,000 in the 1960s and 1970s,⁴⁹ the government proclaimed that a new town would be developed in Tai Po District to accommodate a population of 200,000 in 1979.⁵⁰

New housing estates, including Tai Yuen Estate 大元邨 (completed in 1980), Kwong Fuk Estate 廣福邨 (completed in 1983), Fu Shin Estate 富善邨 (completed in 1985) and Fu Hang Estate 富亨邨 (completed in 1990) were built on the newly reclaimed land to the north of the Old Tai Po Police Station. (Fig. 25)

In 1983, the Tai Po Market Station was relocated to the south of the Old Tai Po Police Station, while the old Tai Po Market Station and Tai Po Kau Station were closed.

Tolo Highway connecting Tai Po 大埔 and the urban areas was constructed in the 1980s to ease the busy traffic between Tai Po and Shatin.

⁴⁸ Nowadays, many well-known brands in Hong Kong, such as South China Morning Post, the Hong Kong and China Gas Co. Ltd., Lee Kum Kee Co. Ltd., and Amoy Food Ltd., have their offices and factories in Tai Po Industrial Estate.

⁴⁹ Siu Kwok Kin 蕭國健, *Tai Po Heritage* 大埔風物志, Hong Kong, Tai Po District Council, 2007, p. 13.

⁵⁰ *Ibid.*, p. 13.

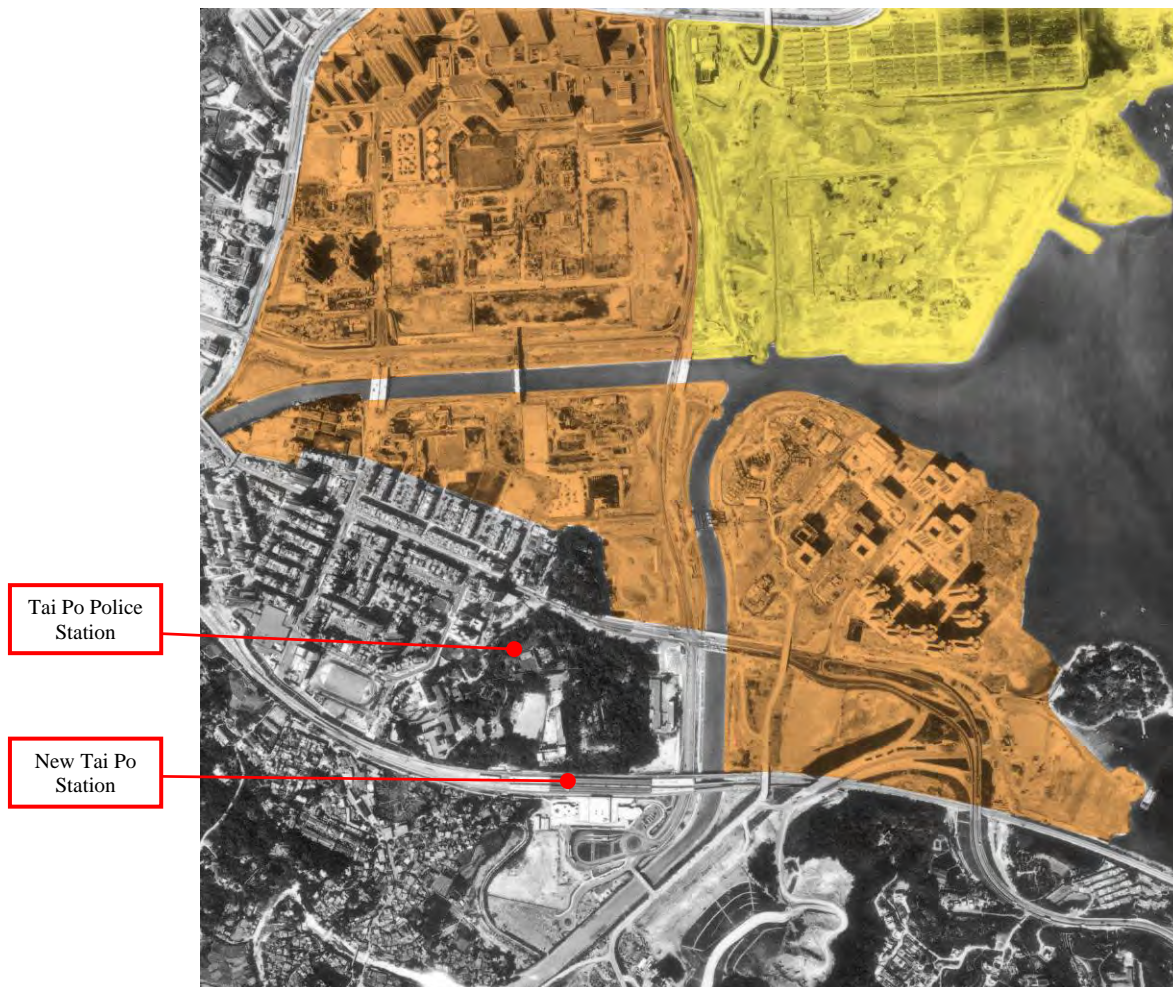


Fig. 25. Aerial photo of Tai Po in 1983. A large piece of reclaimed land was used as industrial estate (coloured in yellow) and for the development of new town (coloured in orange).

(Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, ref. no. 49406.)

2.1.5 Aerial photos



Fig. 26. An aerial photo of 1945 showing the site of the old Tai Po Police Station.
(Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, photo ref. no. 4214.)

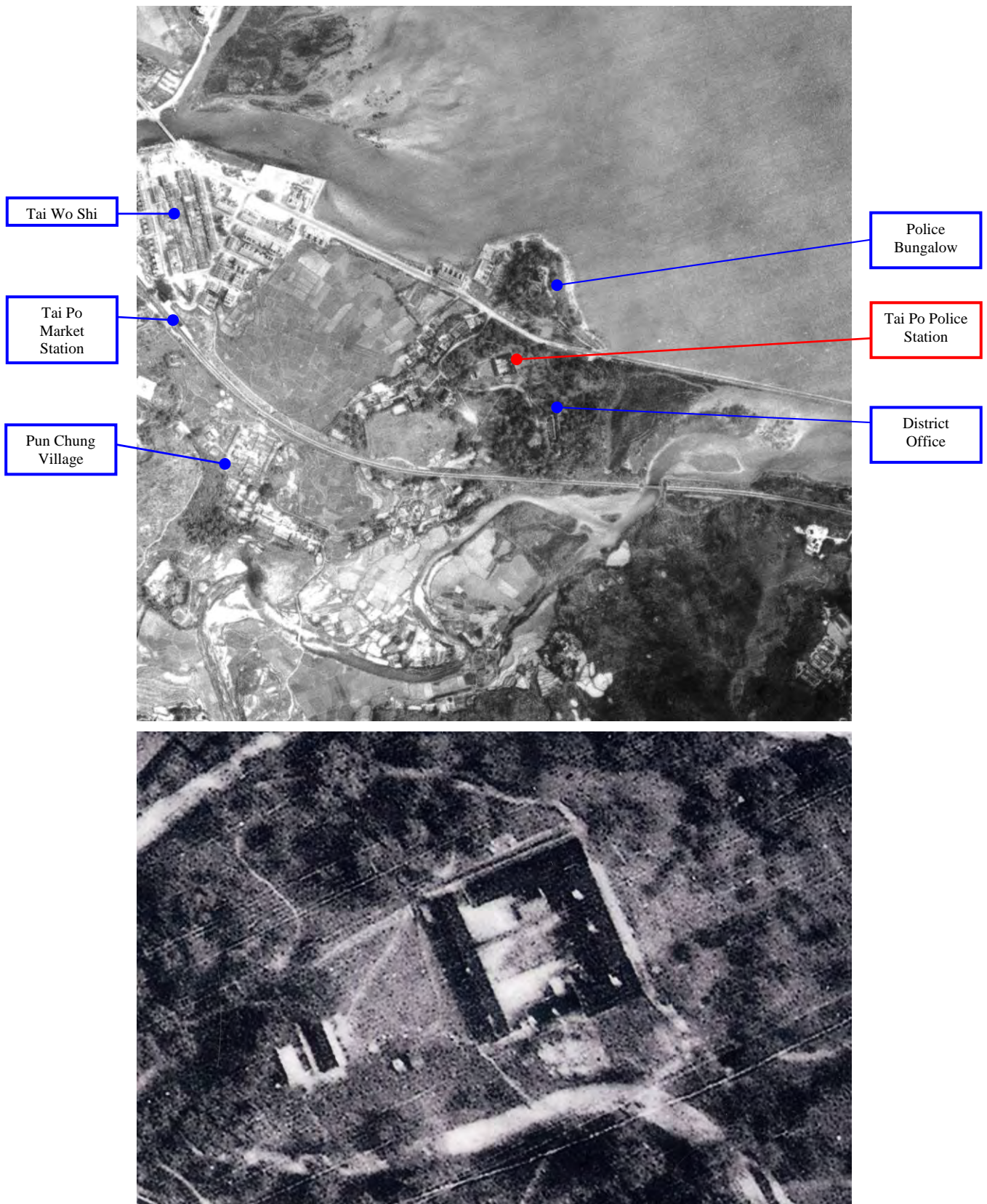


Fig. 27. An aerial photo of 1949 showing the site of the old Tai Po Police Station.
 (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR
 Government, photo ref. no. 5101.)



**Fig. 28. An aerial photo of 1956 showing the site of the old Tai Po Police Station.
(Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR
Government, photo ref. no. 0187.)**

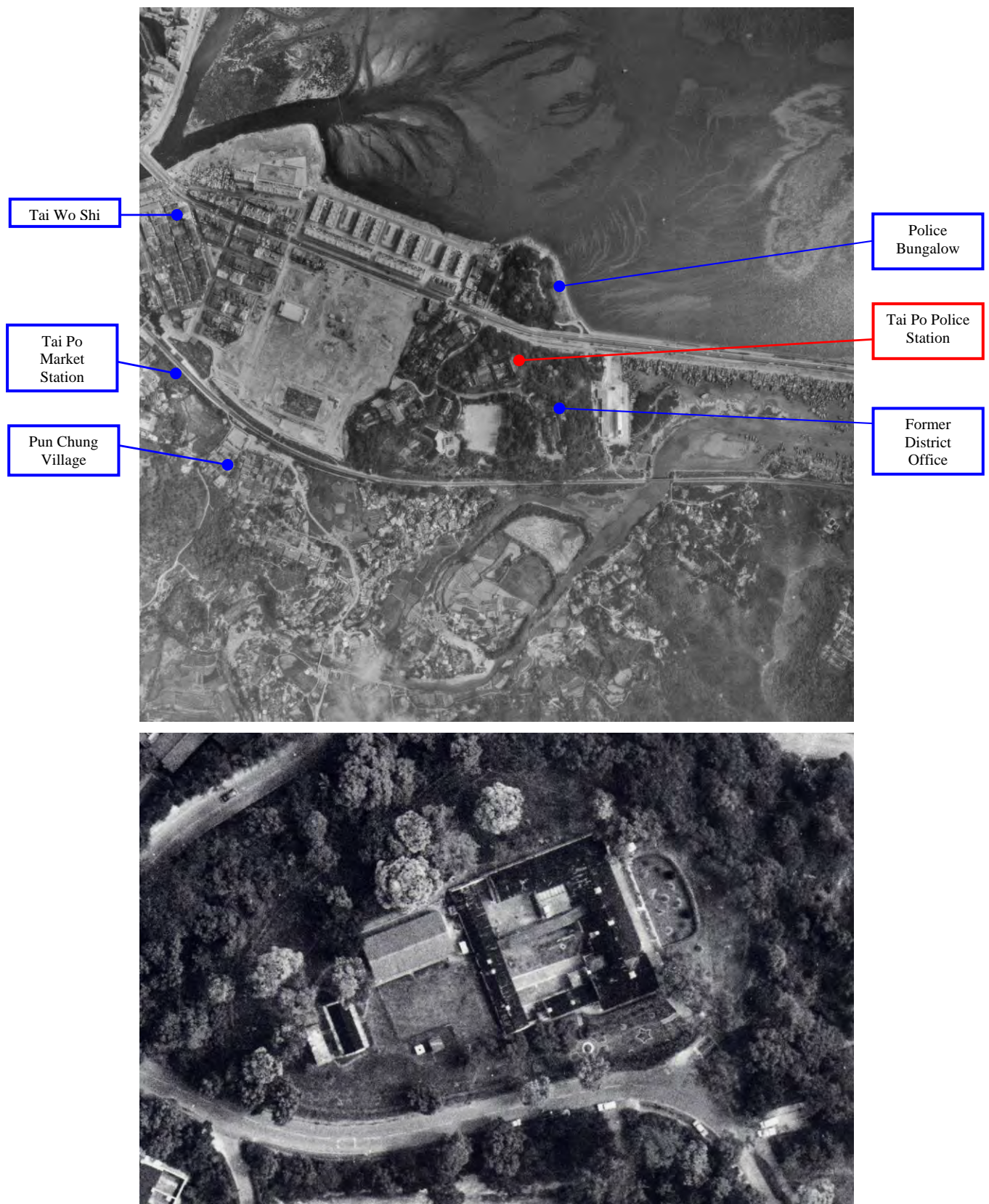


Fig. 29. An aerial photo of 1967 showing the site of the old Tai Po Police Station.
 (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, photo ref. no. 4894.)

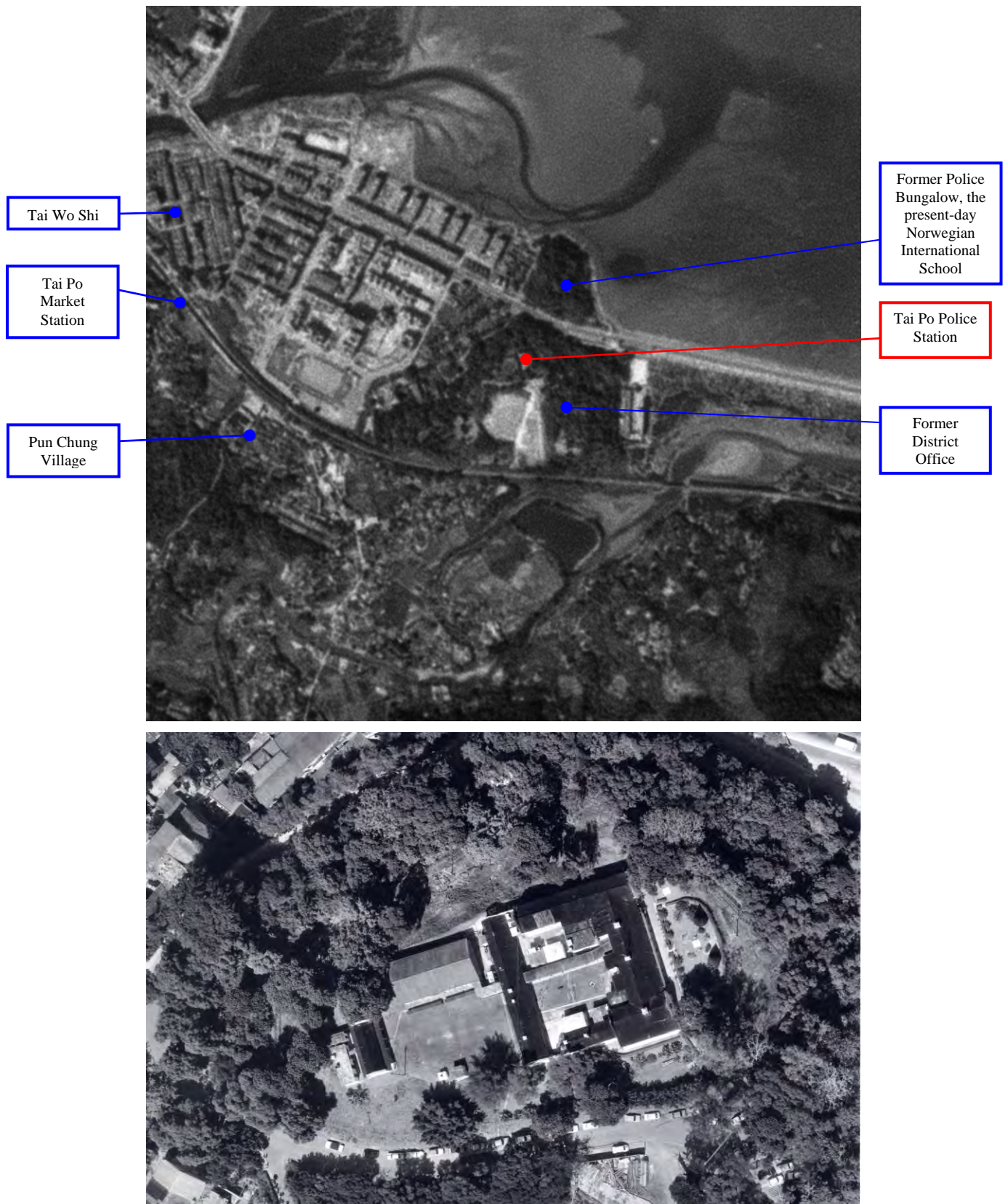


Fig. 30. An aerial photo of 1972 - 1973 showing the site of the old Tai Po Police Station.
 (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, photo ref. no. 2244 and 5776.)

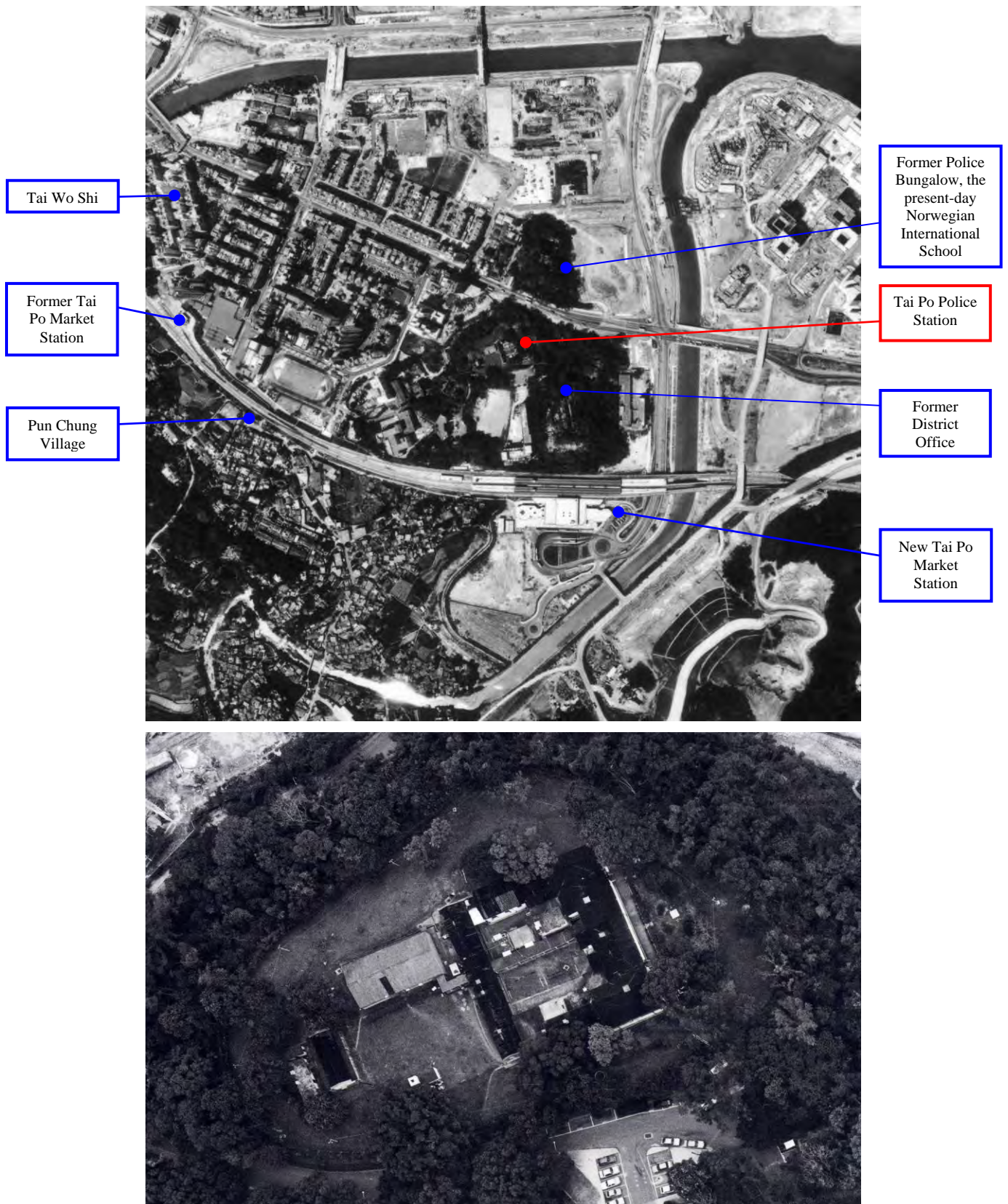


Fig. 31. An aerial photo of 1983 - 1984 showing the site of the old Tai Po Police Station.
 (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, photo ref. no. 49406 and 54348.)

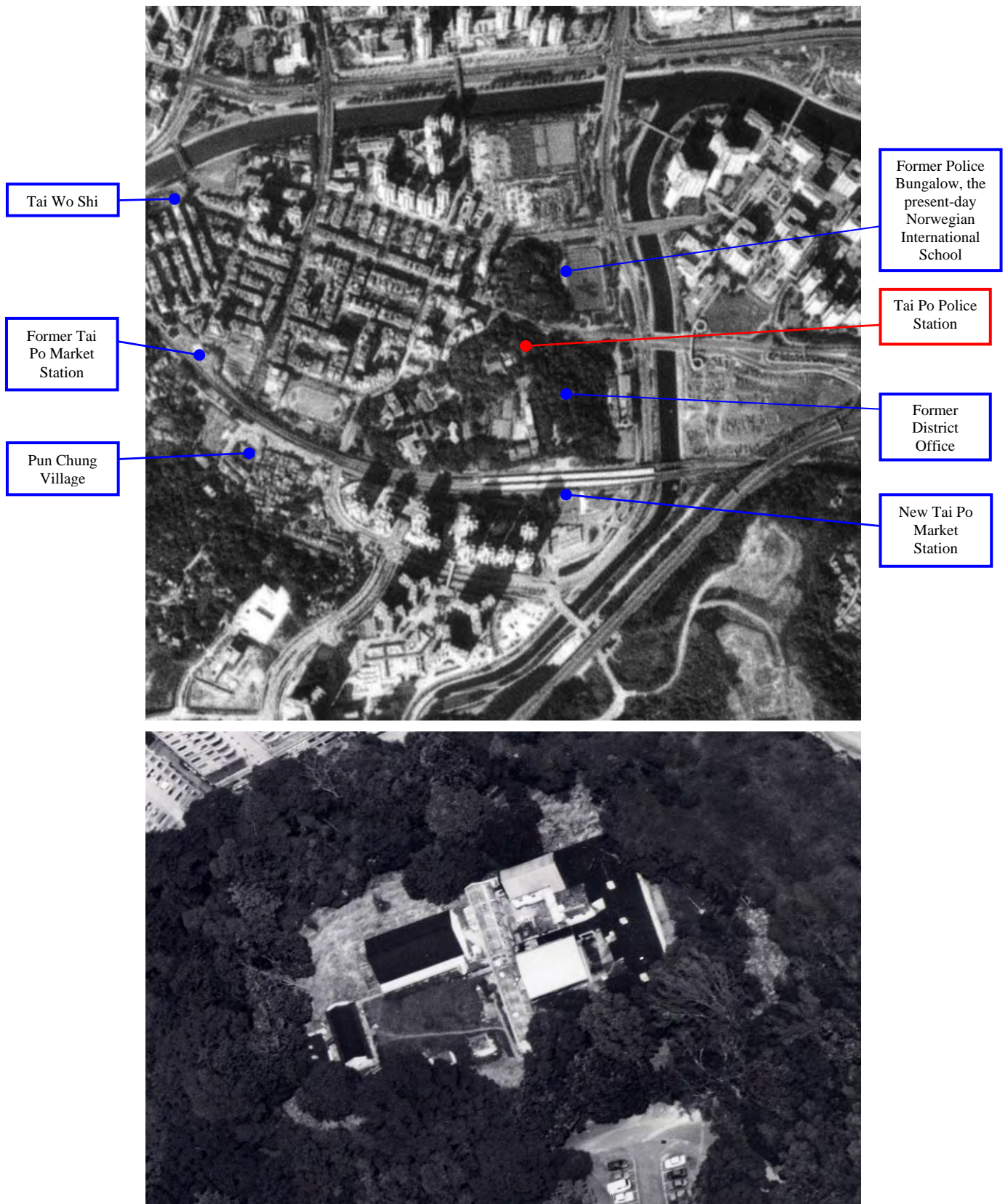


Fig. 32. An aerial photo of 1992 - 1993 showing the site of the old Tai Po Police Station.

(Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, photo ref. no. A32901 and A35812.)



Fig. 33. An aerial photo of 2001 showing the site of the old Tai Po Police Station.
 (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, photo ref. no. CW30441.)

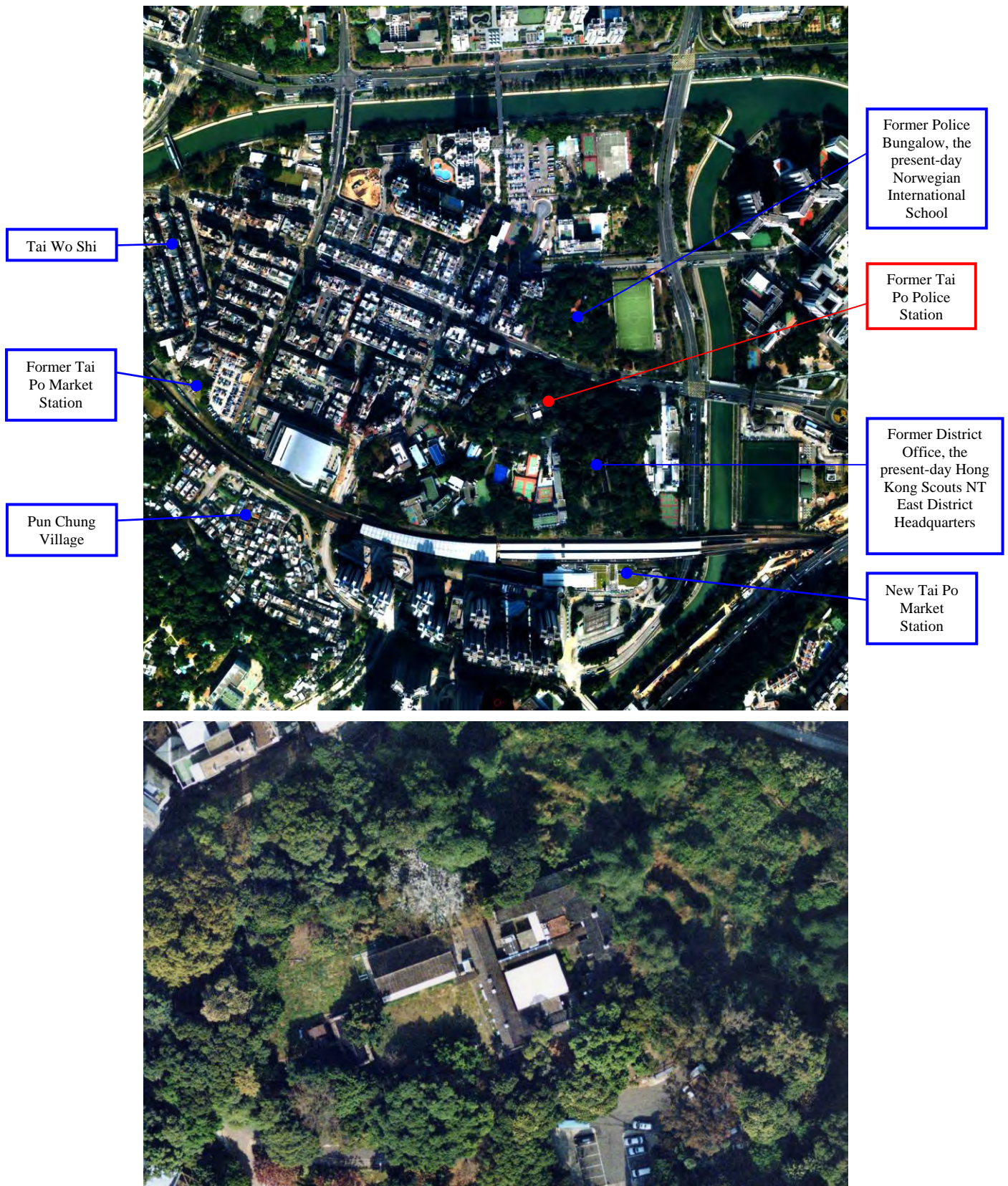


Fig. 34. An aerial photo of 2011 showing the site of the old Tai Po Police Station.
 (Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, photo ref. no. CS32380.)

2.2 Architectural evolution

The Tai Po Police Station building compound has undergone many changes throughout its history. In the following section, an architectural evolution is revealed in a chronological order.

2.2.1 At the beginning (1899)

In the Report of the director of Public Works for 1899, it reads,

‘A large permanent police station was built at Tai-po containing 12 rooms besides kitchen and out office, with accommodation for 5 European and 32 Indian or Chinese constables, the expenditure brought to account during the year being \$7.650.’⁵³

The record revealed that Tai Po Police Station was of a considerable scale at the time when it was built. From an earliest available photo dated to 1905, the Main Building was composed mainly of an east wing, west wing and several outhouses having roofs at different height (Fig. 35). The east wing was built on an elevated platform which appeared to be higher than the rest of the Main Building. This could imply that the function of the rooms within east wing were of greater importance than the rest of the building. The symmetrically designed main elevation possessing a verandah was located on the east wing. Gable walls with Dutch gables are found at either side of the verandah, which adds visual interest to the main elevation. On the walls are windows highlighted with voussoirs-shaped mouldings.

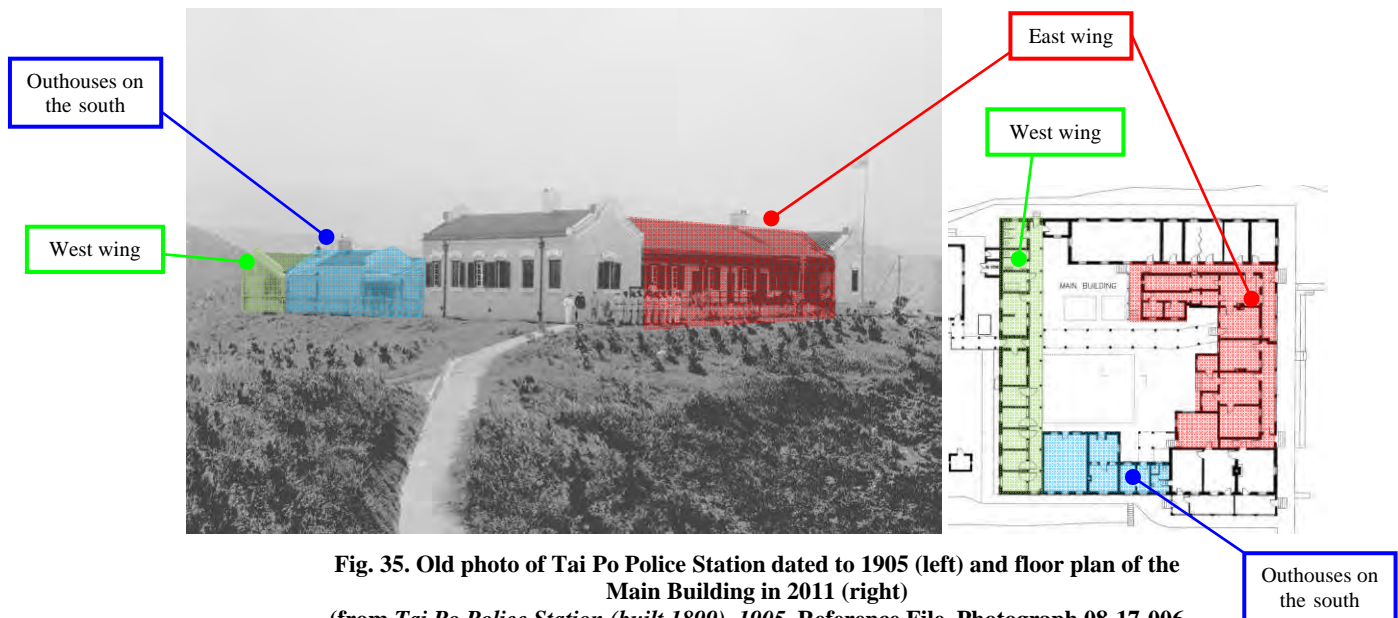


Fig. 35. Old photo of Tai Po Police Station dated to 1905 (left) and floor plan of the Main Building in 2011 (right)
(from *Tai Po Police Station (built 1899), 1905*, Reference File, Photograph 08-17-006 from Hong Kong Public Records Office, Hong Kong SAR Government.)

⁵³ See ‘Report on the New Territory during the first year of British Administration’ in *Papers Laid Before the Legislative Council of Hongkong 1900*. Retrieved 20, June 2011, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/s1900/1667.pdf>, p. 284.

2.2.2 Pre-war evolution

According to the annual reports prepared by Public Works Department in the pre-war period, alterations were carried out at the cells, outhouses, servants' quarters and rooms, and some supplementary facilities. Other than regular annual maintenance, it is easy to note that Tai Po Police Station suffered from termite (white ant) damage extensively in the 1930s, for which major repair works were carried out in particular.

Table 2. List of changes to Tai Po Police Station in the pre-war period, extracted from government records.

Year	Events	Cost
1904	<i>"General repairs, painting and colour-washing"</i>	\$961.04
1906	<i>"General repairs and painting throughout"</i>	\$1,278
1908	<i>"General repairs and painting throughout"</i>	\$1,811
1909	<i>"General repairs and painting throughout and alteration to Cells"</i>	\$1,766
1911	<i>"Reconstructing roof of coolie quarters and rebuilding coal house and latrine"</i>	\$1,484
1912	<i>"General repairs, painting and colourwashing throughout"</i>	\$1,708
	<i>"Fixing hardwood ceiling in Sergeant's Quarters"</i>	\$170
	<i>"Laying on water services"</i>	\$79
1913	<i>"Additional cookhouse for Indians and partitions to form extra rooms"</i>	\$792
1914	<i>"Repairing path with cement concrete"</i>	\$409
	<i>"Various minor repairs"</i>	\$120
1915	<i>"General repairs and painting throughout"</i>	\$1,703.93
1916	<i>"Minor repairs"</i>	\$113.62
1918	<i>"Constructing new verandah at the Main Building"</i>	\$1,199.84
	<i>"Minor repairs"</i>	\$204.34
1920	<i>"Matsheds for Indian Married Sergeants were constructed"</i>	--
1923	<i>"Typhoon and Rainstorm Damage – received damage chiefly to roofs, ceilings, windows, and doors"</i>	--
1924	<i>"The reinforced cement concrete path to Taiipo Police Station was completed during the early part of the year"</i>	
1925	<i>"Police Stations at Taiipo, Sha Tin, Ta Ku Ling, and Shataukok - Anti-mosquito measure – The work consisted of rendering the windows and doors, and in some instances verandahs, of both the European and Native Quarters mosquito-proof."</i>	\$3,850.59
1926	<i>"Provision of Mosquito-proofing to Police Stations at Taiipo, Sha Tin, Ta Ko Ling, and Shataukok – This works was completed satisfactorily during the year"</i>	--
1927	<i>"The heavy rains during the Summer did considerable damage to Tai Po Police Station"</i>	--

1930	<p><i>“Major repair – White ant damage”</i></p> <p><i>“Typhoon and Rainstorm Damage – Damage was not great, being chiefly confined to roofs and external joinery”</i></p>	--
1931	<p><i>“Repair due to white ant damage”</i></p> <p><i>“Arms Grilles for New Territories Police Stations – This work consisted of the construction of grilled enclosures in the Charge Rooms of Castle Peak, Ping Shan, Au Tau, Tai Po, Sheung Shui, Sha Tin, Sha Tau Kok, Lok Ma Chau and Sai Kung Police Stations”</i></p>	\$1,917
1932	<p><i>“Major repair – extensive white ant damage”</i></p> <p><i>“Alterations to kitchen and amahs room, new coal store”</i></p>	
1933	<i>“Repair due to white ant damage”</i>	
1934	<p><i>“Renewed pathways and surfacing”</i></p> <p><i>“Extended mosquito proofing”</i></p>	
1935	<p><i>“New doors to passage and bathroom”</i></p> <p><i>“Repair due to white ant damage”</i></p> <p><i>“Extended mosquito proofing”</i></p>	
1936	<p><i>“Repairs to stoves and mosquito screens”</i></p> <p><i>“Repairs due to white-ant damage”</i></p> <p><i>“Improvements – concrete floor, partitions, drying lines, etc.”</i></p> <p><i>“Additional Cells – This work consisted of the provision of two additional cells to Taipo Police Station.”</i></p>	\$2,188.29
1937	<i>“Repair due to white ant damage”</i>	
1939	<i>“Brick and concrete incinerators was erected at Taipo Police Station”</i>	

2.2.3 1945

From the earliest available aerial photo dated to 1945, the profile of Main Building and Staff Quarters were generally seen. (Fig. 36) Collated with the plan in 1950s, the east and west wings of the Main Building was already linked with a covered walkway. At the corner of the south wing was a structure being absent in the old photo dated to 1905, which is very likely to be the new verandah constructed in 1918. The mark at the open lawn is probably the brick and concrete incinerator erected in 1939.

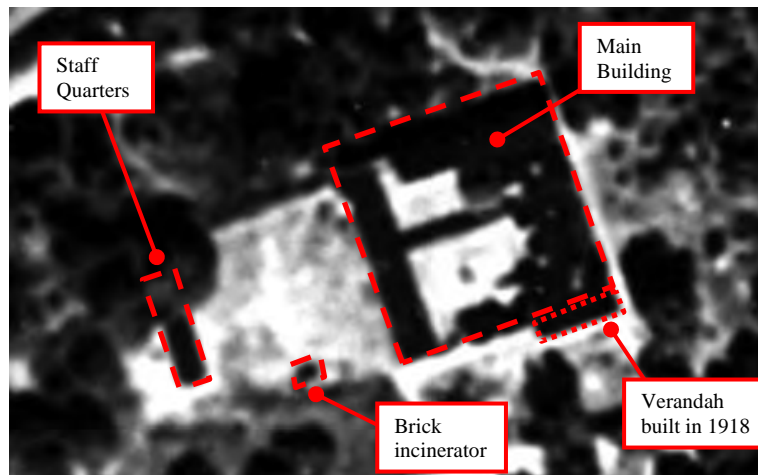


Fig. 36. Aerial photo dated to 1945.

2.2.4 1949

The building context appears to be roughly the same as that in 1945. Other than the incinerator, there was another structure found at the open lawn, which is likely to be the shed found at the site nowadays.

Instead of having several roofs with different height, the outhouses to the south of the Main Building was covered by a single roof, implying that they might be converted into a single block.

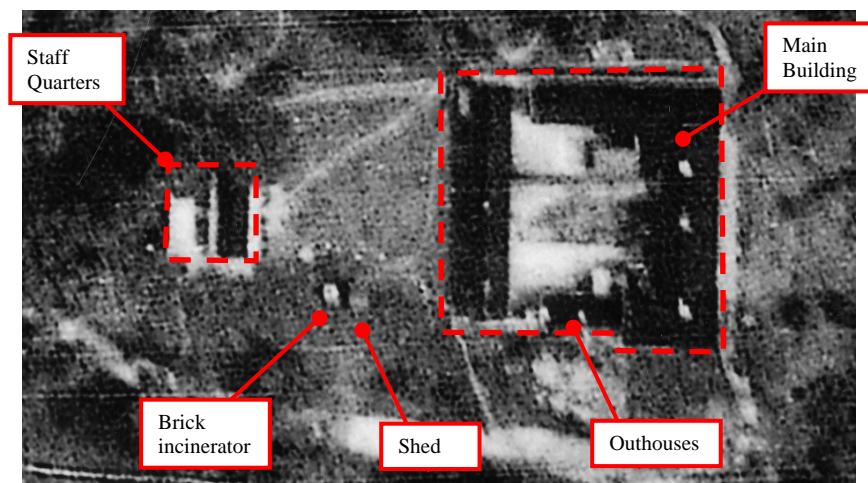


Fig. 37. Aerial photo dated to 1949.

2.2.5 1958

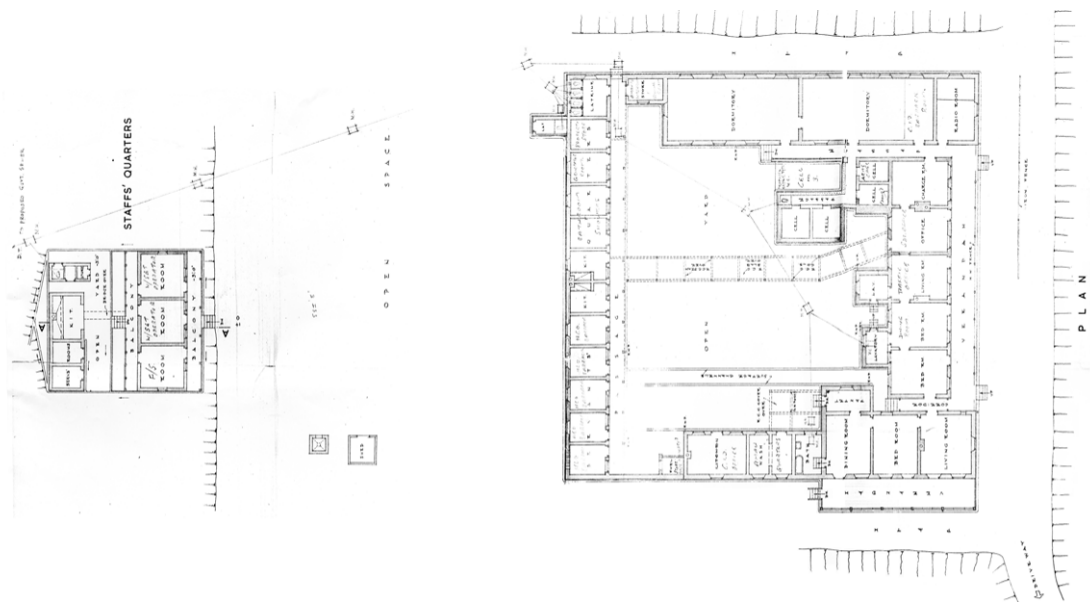


Fig. 38. Old architectural drawings of Old Tai Po Police Station in 1958.
(courtesy of Public Record Office, Ref. No. HKRS478-2-51.)

The earliest available architectural drawings dated to 1958 allow a better understanding of the functional layout and design of the police station building in the early years.

Main Building

It is seen that the Main building was comprised of rooms of various sizes surrounding a central courtyard. Facing east was an open verandah with columns. A few rooms adjacent to it formed a residential unit with living room, two bed rooms, and lavatories. To its south is another even larger residential unit having a living room a bed room and a dining room next to a verandah, as well as a pantry and a bath. The northeast corner of the building was allocated for office use, where radio room, charge room, office, and four cells were located. Close to the offices are two large rooms used as dormitory for the police officers. The reinforced concrete covered walkway in the central court led to the west wing that was divided into small rooms, namely servants' quarters, kitchens and latrine. It is also interesting to notice that the veranda facing east was kept open and that facing south was already enclosed with glazing as shown on drawings. (Fig. 39 and Fig. 40)

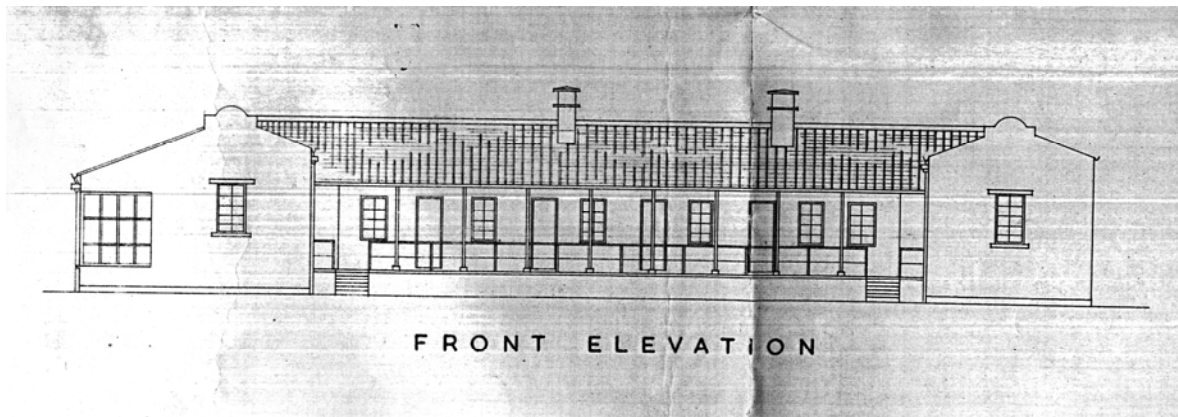


Fig. 39. Front elevation of Main Building on drawings dated to 1958.

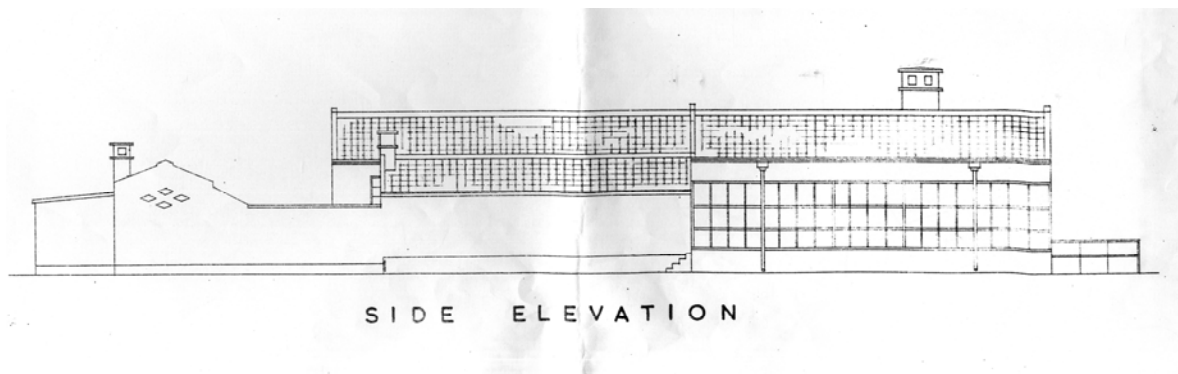


Fig. 40. Side elevation of Main Building on drawings dated to 1958.



Fig. 41. Spatial layout of the Main Building in 1958.

A comparison of the Main Building in 1958 and 2011 is summarized and illustrated as follows.

Table 3. Comparison of the ground floor plan of the Main Building dated to 1958 and 2011.

Location	1958	2011
Verandah at the east wing	Opened	Enclosed and subdivided into two rooms
Verandah at the south wing	Enclosed, undivided, and accessed by one stairs	Enclosed, subdivided into three rooms and provided with two stairs
East and south wing	Used as living quarters	Used as offices
No. of cells	4	2
A room between east wing and south wing	Used as small pantry for a dinning room	Enlarged in size
North wing	large rooms for dormitories	Subdivided into smaller rooms for office

West wing	Small rooms of similar size for servants' quarters, kitchen and latrine	Partitioning of a few rooms is altered. A corridor is created connecting to the Canteen Block.
Structure at the rear of west wing	a small room as latrine	Replaced by later built structures for storage
Internal courtyard	Remained open	Occupied by later added structures

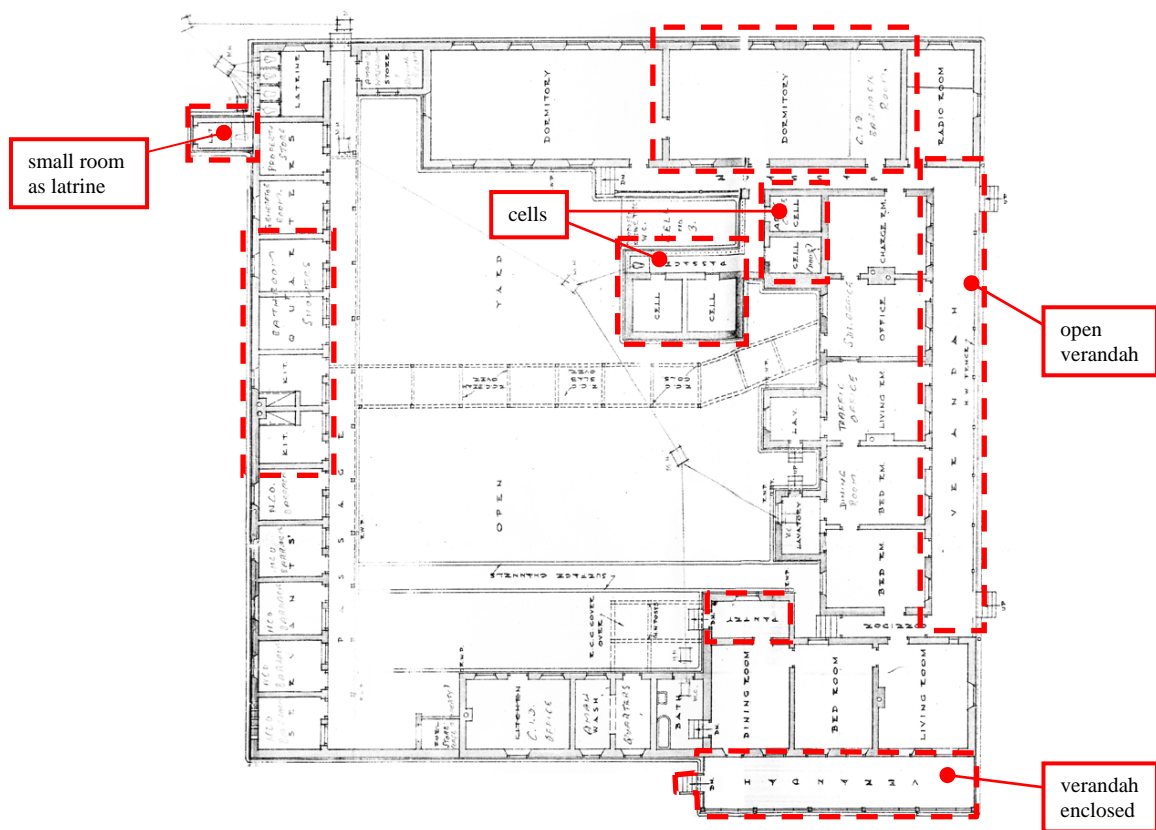


Fig. 42. Ground floor plan of Main Building in 1958.

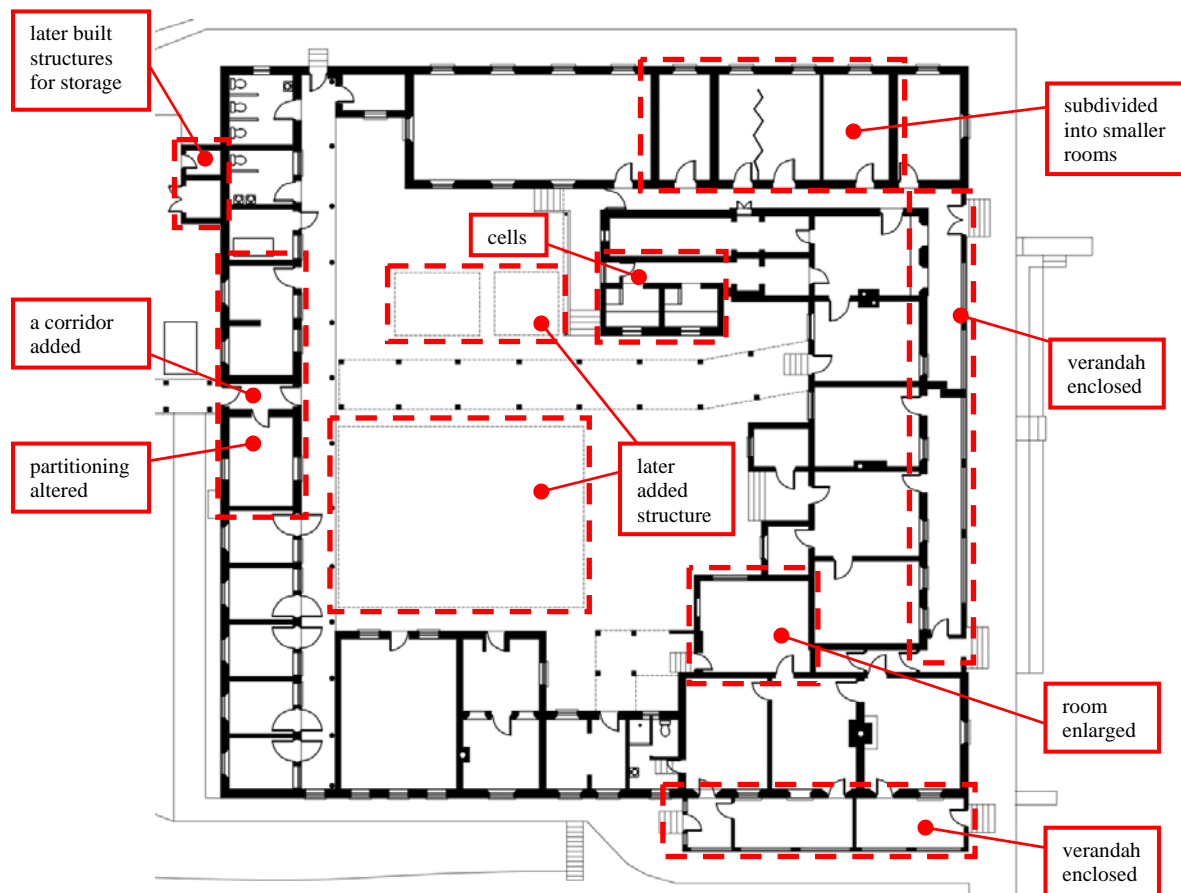


Fig. 43. Ground floor plan of Main Building in 2011.

Staff Quarters

In 1958, the Staff Quarters was the married quarters occupied by Rank and File.⁵⁴ It is seen that its layout is very similar to what we could perceive nowadays, containing a main building with verandah (balcony) on the two sides, and servants' quarters and kitchen in a smaller individual structure separated by an open yard.

A comparison of the Staff Quarters in 1958 and 2011 is summarized and illustrated as follows.

Table 4. Comparison of the ground floor plan of the Staff Quarters dated to 1958 and 2011.

Location	1958	2011
main building	No window on the rear elevation	Two openings are located for the installation of the air conditioners
Servant's rooms	Two small rooms were used as servants' rooms	The servants' rooms are converted into toilets
	No window on the rear elevation	Windows are found on the rear elevation

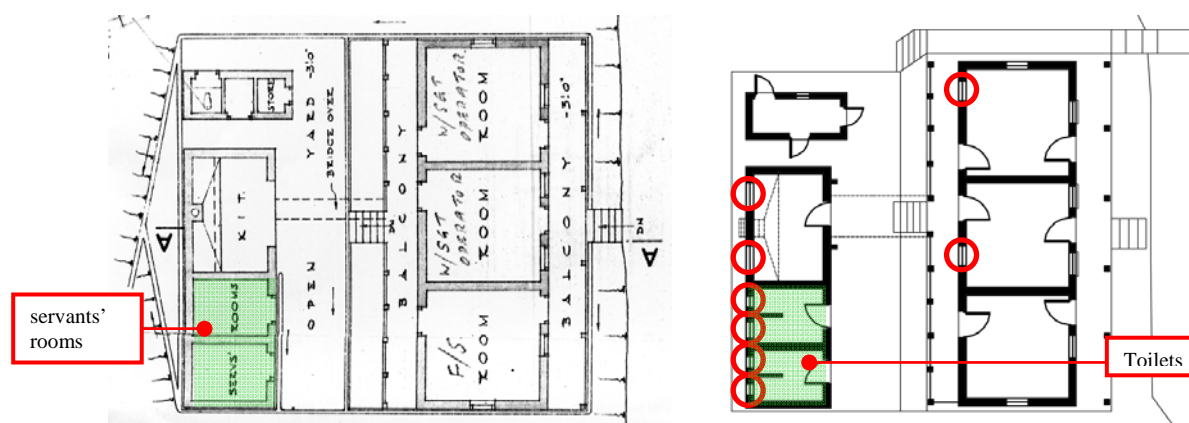


Fig. 44. Ground floor plan of Staff Quarters in 1958 (left) and 2011(right).

2.2.6 1959

The Canteen Block was proposed in 1959 and completed in 1960-61 (Fig. 45). It is seen on the proposed plan that the building was a rectangular structure divided into two large rooms, one for canteen and one for barrack. The roof was supported by steel trusses that sit on brick piers among brick walls. New concrete paving was laid surrounding the Canteen Block and connecting to the Main Building, where a new door was formed at a kitchen in the west wing.

Besides these additions, it is also shown that three rooms at the west wing of the main Building would be converted into a shower room and a generator room.

⁵⁴ from *Tai Po Police Station 1951-1970, Reference File HKRS 478-2-51* from Hong Kong Public Records Office, Hong Kong SAR Government, pp. 23 and 36.

Table 5. Comparison of the ground floor plan of the Canteen Block dated to 1958 and 2011.

Location	1959	2011
Interior of Canteen Block	Subdivided into two large rooms used as a canteen and a barrack room	Canteen and barrack room are merged by creating two openings at the partition wall. A kitchen area is formed with new wall added.
Exterior of Canteen Block	Concrete paving surround the Canteen Block and connected to Main Building	A metal verandah added in front of the Canteen Block. A covered walkway connecting to Main Building added.

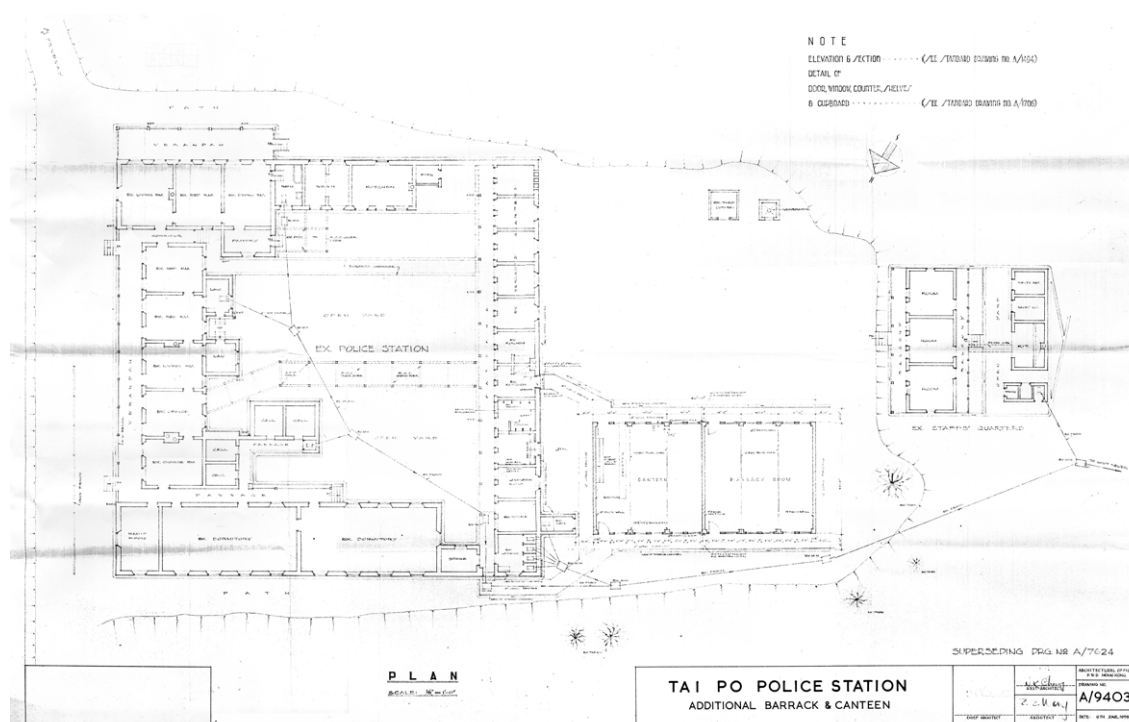


Fig. 45. Old architectural drawings of Tai Po Police Station in 1959.
(from *Tai Po Police Station – Additional Barrack & Canteen*, Reference File HKRS478-2-51, Drawing No. A/9403 from Hong Kong Public Record Office, Hong Kong SAR Government.)

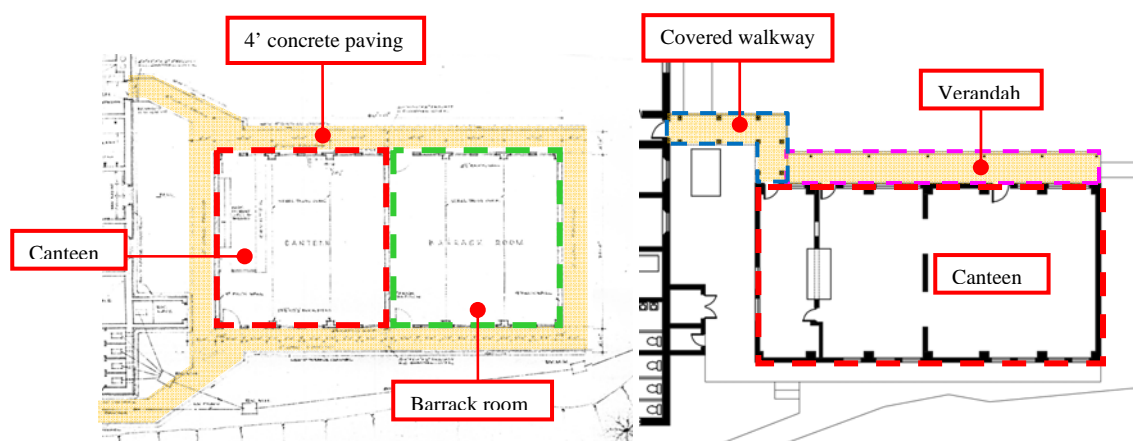


Fig. 46. Ground floor plan of Canteen Block in 1959(left) and 2011(right).

2.2.7 The 1960s

From the aerial photo dated to 1964, it is likely that the landscaped garden in front of the east wing and south wing was beginning to take shape (Fig. 47). The design of the landscaping could be well perceived in the aerial photo of 1967. It is shown that the existing hexagonal well was already present as an important feature forming part of the landscaped garden.

Besides, an additional structure that might be the water tank found nowadays was shown at the rear of the west wing (Fig. 48). And, it is also recorded that the Staff Quarters was occupied as barrack accommodation by Women Police in 1960.⁵⁶



Fig. 47. Aerial photo in 1964.

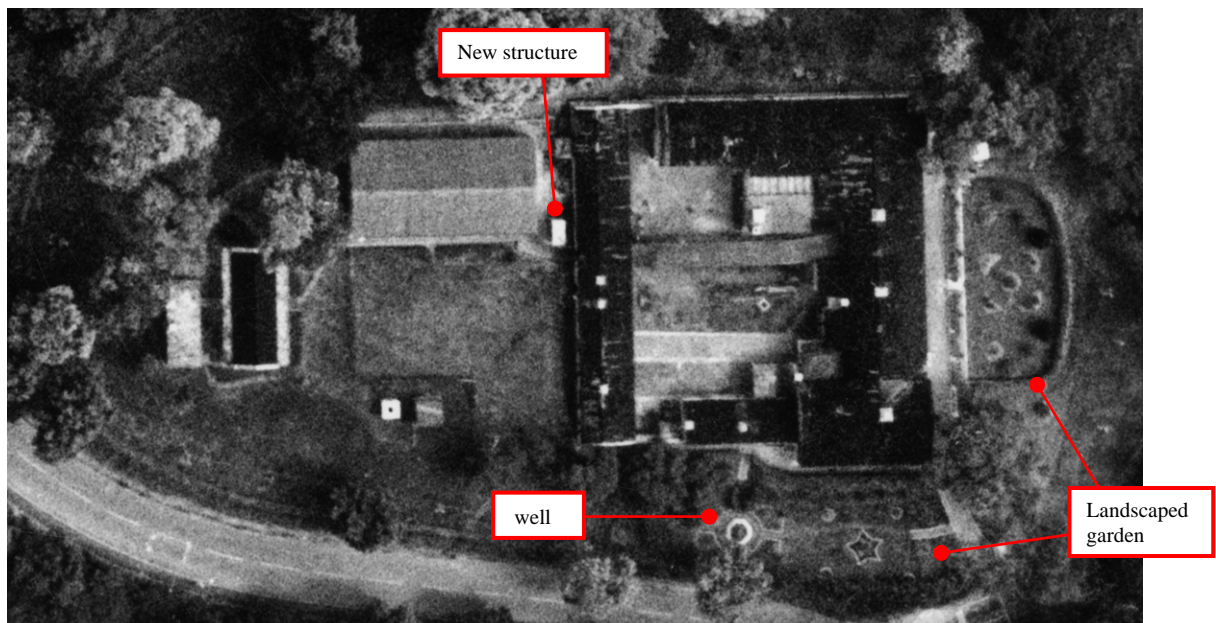


Fig. 48. Aerial photo in 1967.

⁵⁶ Reference File HKRS478-2-51, from Hong Kong Public Record Office, Hong Kong SAR Government, 1960, p. 36.

2.2.8 The 1970s

It is seen in the aerial photo dated to 1973 that a few individual structures were erected at the internal courtyard of the Main Building. Moreover, a covered walkway connecting the west wing of the Main Building to the Canteen Block was also constructed. And, the verandah at the east wing was likely to be enclosed already with glazing atop solid walls(Fig. 49).

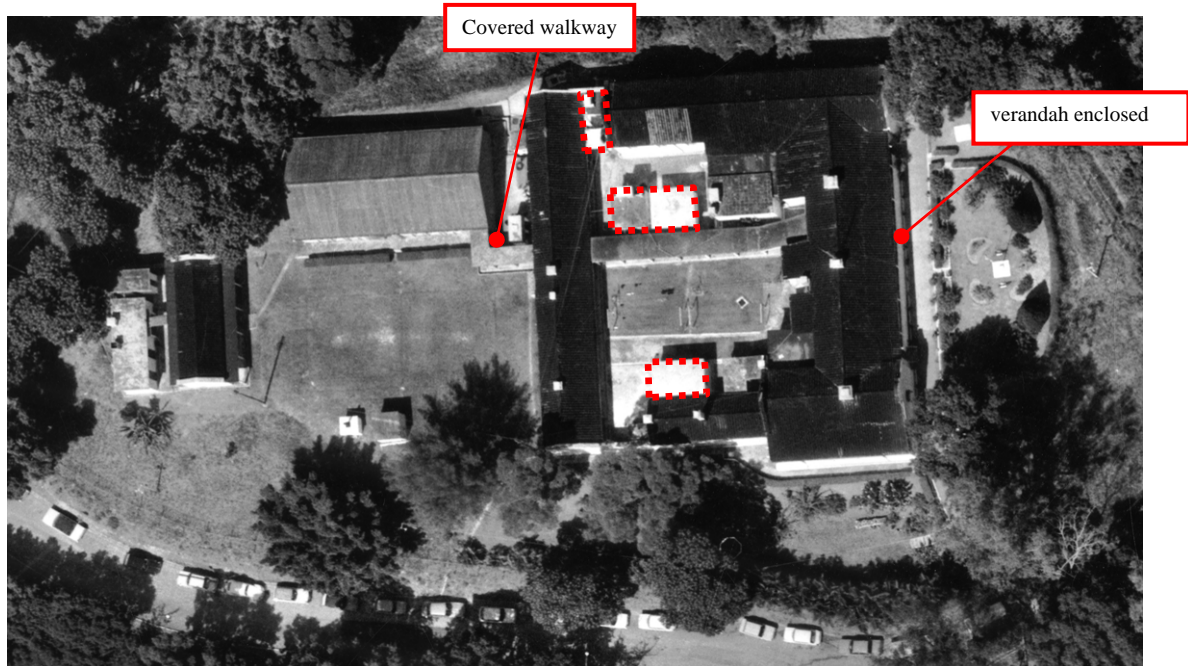


Fig. 49. Aerial photo in 1973.

2.2.9 The 1980s

From the aerial photo dated to 1984, it is seen that a new room was added at the south wing adjacent to the west wing (Fig. 50).



Fig. 50. Aerial photo in 1984.

2.2.10 The 1990s

It is shown in the aerial photo of 1993 that a large individual structure was erected at the internal courtyard of the Main Building, and a canopy was added adjacent to the cells and armoury. Moreover, a verandah was built in front of the Canteen Block while an additional structure, probably the dangerous goods store nowadays, was found at the south of the open lawn. (Fig. 51).

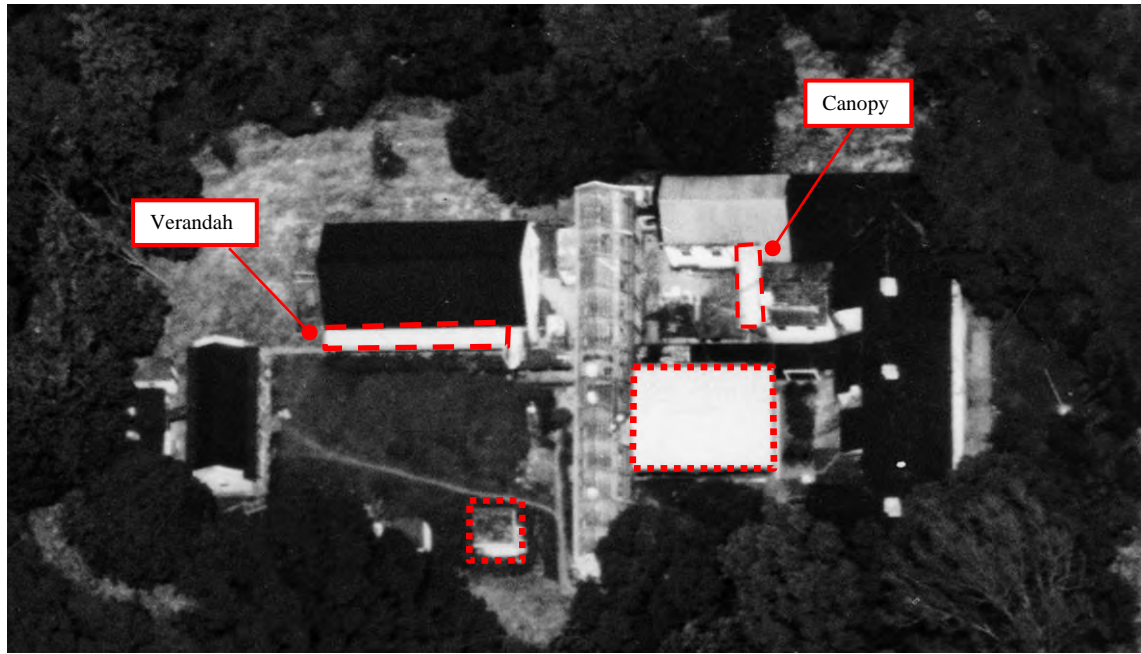


Fig. 51. Aerial photo in 1993.

2.2.11 2011

There is no obvious change to the building fabrics as observed in the aerial photo dated to 2011.



Fig. 52. Aerial photo in 2011.

2.2.12 Chronology on architectural evolution

Year	Changes/ observations		
1899	<i>“A large permanent police station was built at Tai-po containing 12 rooms besides kitchen and out office, with accommodation for 5 European and 32 Indian or Chinese constables, the expenditure brought to account during the year being \$7.650.”</i>		
1909	<ul style="list-style-type: none"> alteration is made to the cells 		
1911	<ul style="list-style-type: none"> reconstruction of the roof of coolie quarters rebuilding coal house and latrine 		
1912	<ul style="list-style-type: none"> fixing hardwood ceiling in Sergeant’s Quarters at the Main Building laying on water services 		
1913	<ul style="list-style-type: none"> additional cookhouse for Indians and partitions to form extra rooms 		
1914	<ul style="list-style-type: none"> repair path with cement concrete 		
1918	<ul style="list-style-type: none"> constructing new verandah at the Main Building 		
1924	<ul style="list-style-type: none"> a reinforced cement concrete path to the police station completed 		
1925 - 1926	<ul style="list-style-type: none"> provision of mosquito-proofing 		
1930	<ul style="list-style-type: none"> white ants damage recorded 		
1931	<ul style="list-style-type: none"> repair due to white ant damage 		
1932	<ul style="list-style-type: none"> extensive white ant damage alterations to kitchen and amahs room, new coal store 		
1933	<ul style="list-style-type: none"> repair due to white ant damage 		
1934	<ul style="list-style-type: none"> wire for electric light and power 		
1935	<ul style="list-style-type: none"> new doors to passage and bathroom repair due to white ant damage 		
1936	<ul style="list-style-type: none"> provision of two additional cells repair due to white ant damage improvements to concrete floor, partitions, drying lines etc. 		
1937	<ul style="list-style-type: none"> repair due to white ant damage hot water system installed 		
1939	<ul style="list-style-type: none"> brick incinerator erected 		
1949	<ul style="list-style-type: none"> the shed in open lawn already present 		
1958	<table border="0"> <tr> <td> Main Building <ul style="list-style-type: none"> verandah at the east wing was still opened verandah at the south wing was undivided and provided with one staircase, and probably enclosed. 4 cells were found two large rooms as dormitories at the north wing a small room at the rear of the west wing used as a latrine internal courtyard was still open </td><td> Staff Quarters <ul style="list-style-type: none"> married quarters occupied by Rank and File small rooms as servants’ quarters no window on the rear elevation of the rooms at main building no window at the kitchen and the store </td></tr> </table>	Main Building <ul style="list-style-type: none"> verandah at the east wing was still opened verandah at the south wing was undivided and provided with one staircase, and probably enclosed. 4 cells were found two large rooms as dormitories at the north wing a small room at the rear of the west wing used as a latrine internal courtyard was still open 	Staff Quarters <ul style="list-style-type: none"> married quarters occupied by Rank and File small rooms as servants’ quarters no window on the rear elevation of the rooms at main building no window at the kitchen and the store
Main Building <ul style="list-style-type: none"> verandah at the east wing was still opened verandah at the south wing was undivided and provided with one staircase, and probably enclosed. 4 cells were found two large rooms as dormitories at the north wing a small room at the rear of the west wing used as a latrine internal courtyard was still open 	Staff Quarters <ul style="list-style-type: none"> married quarters occupied by Rank and File small rooms as servants’ quarters no window on the rear elevation of the rooms at main building no window at the kitchen and the store 		

1959	<ul style="list-style-type: none"> ▪ Canteen Block was proposed ▪ 4" wide concrete paving was proposed surrounding Canteen Block and connecting to the Main Building
1960	<ul style="list-style-type: none"> ▪ Staff Quarters was used as barrack accommodation by Women Police
1960 - 61	<ul style="list-style-type: none"> ▪ Canteen Block was completed
1964 - 1967	<ul style="list-style-type: none"> ▪ landscaped gardens in front of east wing and south wing existed ▪ the hexagonal well presented as an feature forming part of the landscape garden ▪ a new structure was found between the Main Building and the Canteen Block
1973	<ul style="list-style-type: none"> ▪ individual structures were erected at the internal courtyard of the Main Building ▪ verandah at the east wing was already enclosed ▪ covered walkway connecting the Main Building to the Canteen Block was erected
1984	<ul style="list-style-type: none"> ▪ a new room was already added at the south wing
1993	<ul style="list-style-type: none"> ▪ a canopy was already added adjacent to the cells and armoury of the Main Building ▪ a large individual structure was present at the internal courtyard of the Main Building ▪ a verandah was added at the front of the Canteen Block ▪ an individual structure was built at the open lawn

2.3 Architectural description

The Site mainly comprises three buildings: Main Building, Canteen Block and Staff Quarters. The three buildings are arranged around an open lawn.

The functional arrangement of the Old Tai Po Police Station reflects the general layout of a police station. A charge room is located near the public entrance, where is the only area in the site accessible by public. Cells are located at the internal courtyard where they are more secured and protected. Before the police station ceased to provide accommodation, quarters were found within the Site. It was quite common to have quarters for different rank officers, provided at the police station, which usually included barrack and flat combined with living room, dining room, bedroom and lavatory (Fig. 53).

A hierarchy is shown at the Site, with the eastern part of the Main Building built on an elevated platform which makes it appear higher than the rest of the structures at the Site. Such design implies that the function of these rooms at this part of the building were of greater importance than the others. In contrast, the Staff Quarters was built along the slope at a lower level than the Main Building (Fig. 54).

Old Tai Po Police Station was built with features of the Colonial period, namely verandah and louver windows which catered for the hot and humid climate in Hong Kong. The Chinese styled pan and roll tiles supported on timber batten and purlins also showed the choice of local construction method.

The design of Old Tai Po Police Station reflected a Utilitarian approach, which created a rather irregular form for the Main Building. The significance of the Main Building is evidenced by

apparently more decorative detailing in the western-styled architectural features, such as the Dutch gables, windows with voussoirs-shaped mouldings and aprons, ornamented fireplaces, chimneys with moulding and cast iron downpipes with hopper-head.

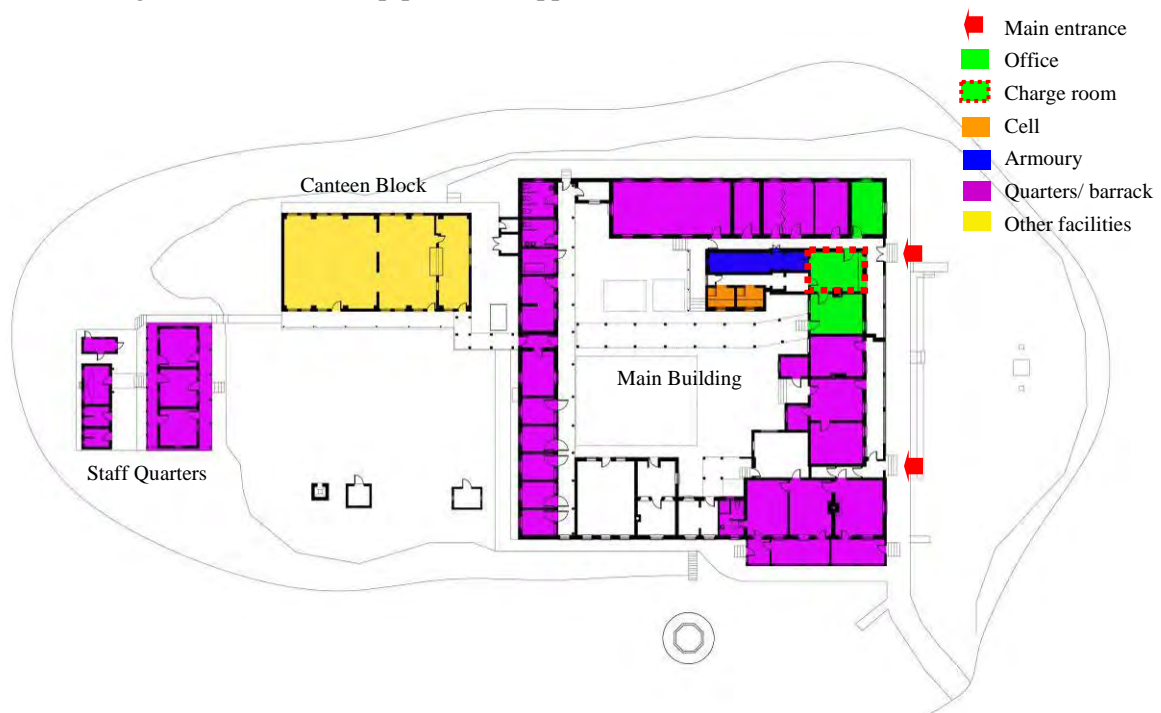


Fig. 53. Ground floor plan of the Old Tai Po Police Station in 2011.

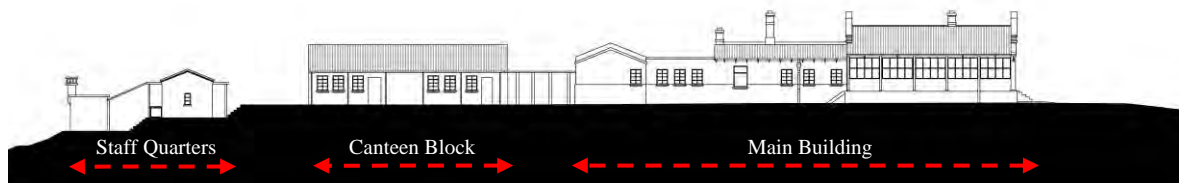


Fig. 54. Section of the Old Tai Po Police Station in 2011.

2.4 Heritage values

The Old Tai Po Police Station is known to be located at the site where British flag raising ceremony took place, marking the official take-over of the New Territories by Britain. Being the first permanent police station built by the colonial government in the New Territories soon after the takeover, it represents the establishment of the British sovereignty in this newly leased territory in 1899.

Built on a knoll at Tai Po, a strategic location where was considered as the most central position of territory, it immediately served as the police headquarters of the New Territories since it was built. Its founding and the other government buildings erected for the officials governing the territory at the locus reflected that Tai Po was once the headquarter of the administration of the New Territories in the early colonial era.

Located originally along the shoreline overlooking the Tai Po Sea in the late 19th century, its current context of being an inland area remind us large-scale reclamation work was carried out in the 1970s, thereafter Tai Po became a new town.


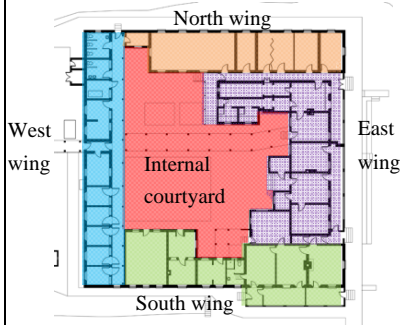



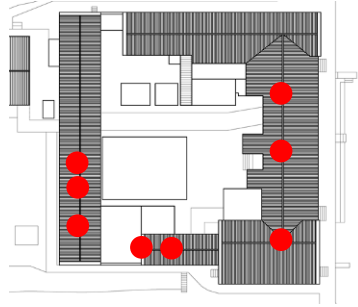

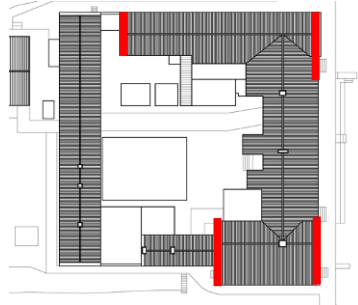

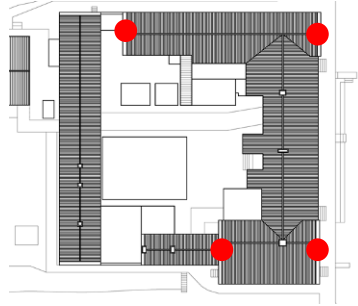
Tai Po Police Station demonstrates a typical setting and layout of a police station. Typical architectural features of the Colonial period are still found, such as the adoption of verandahs, louvre windows and the choice of local construction method, for instances the Chinese-styled timber roofing. The station building were built with a Utilitarian approach, reflecting the humble nature of the compound as a police station.



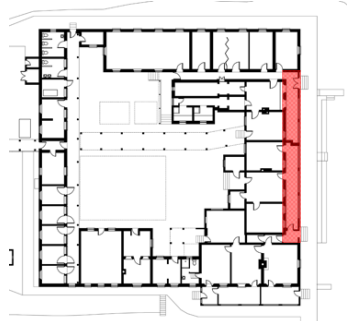



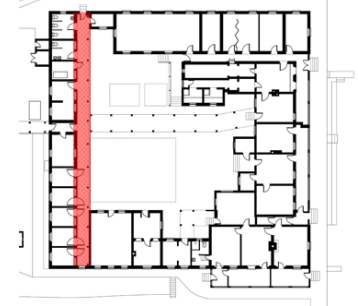


2.5 Character defining elements


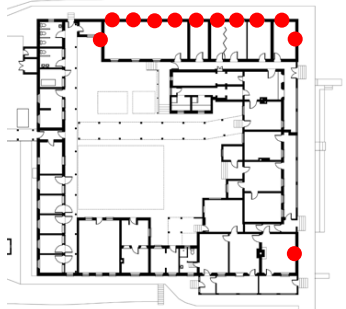

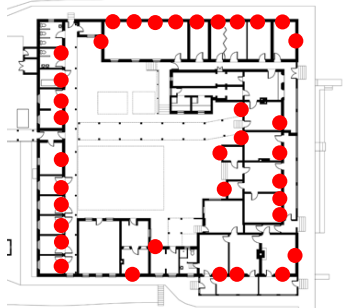

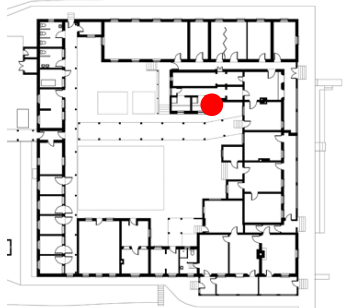



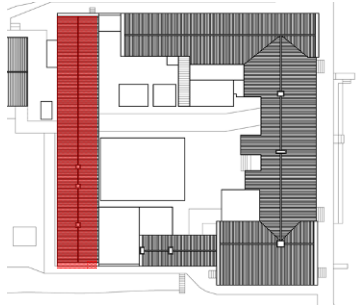
The principal character defining elements are listed below, which means the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of a historic place, and which must be retained in order to preserve its heritage value⁵⁷.


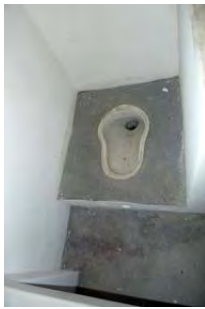








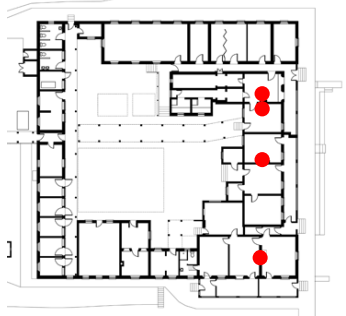
⁵⁷ Definition extracted from *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada*. Retrieved on December 15, from Parks Canada under Her Majesty the Queen in Right of Canada, Website: http://www.pc.gc.ca/docs/pc/guide/nldclpc-sgchpc/index_e.asp.

2.5.1 Main Building

	Item	Image	Location
M-1	Spatial arrangement of the Main Building with four wings and an internal courtyard		
M-2	Chinese styled pitched roof with pan and roll tiles		
M-3	Chimney		
M-4	Dutch gable		
M-5	Oculus		


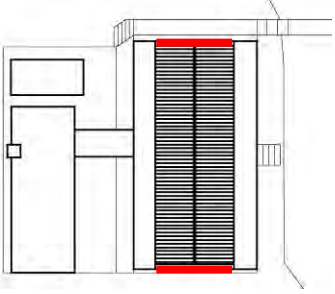

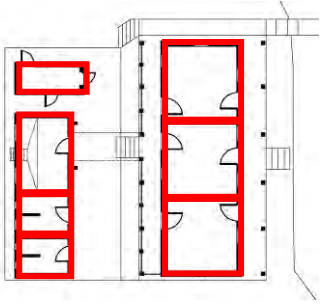

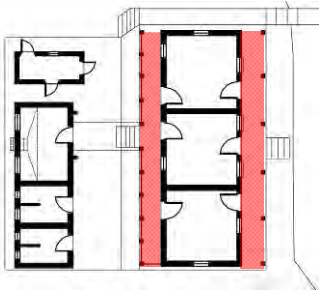

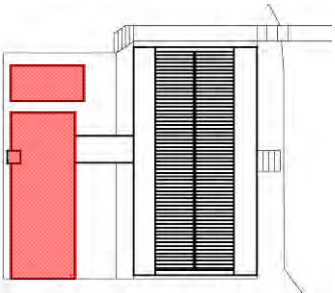

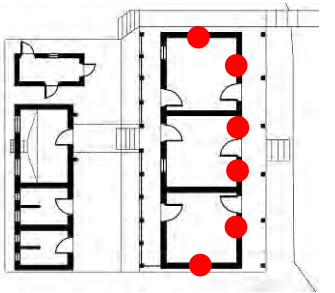
M-6	Plastered brick wall		All external walls of the Main Building
M-7	Original verandah at the east wing		
M-8	Verandah added in 1918 at the south wing		
M-9	Verandah at the west wing		
M-10	Covered walkway		

M-11	Voussoirs-shaped moulding		
M-12	Window sill with apron		
M-13	Cast iron downpipe		
M-14	Timber roof structure, with some replaced by steel purlins		
M-15	Corbelling to the gable wall of the roof		


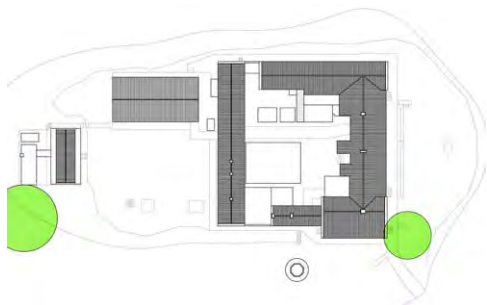

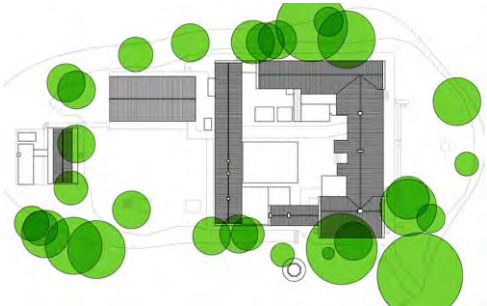

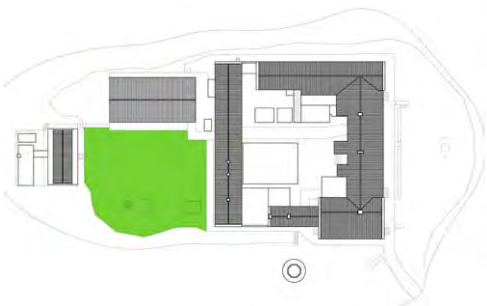

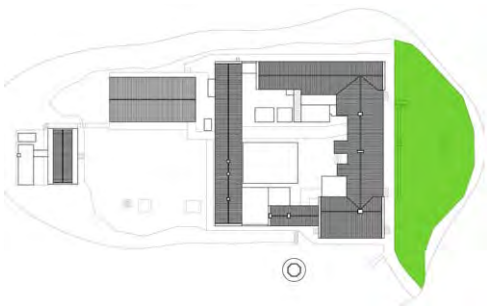

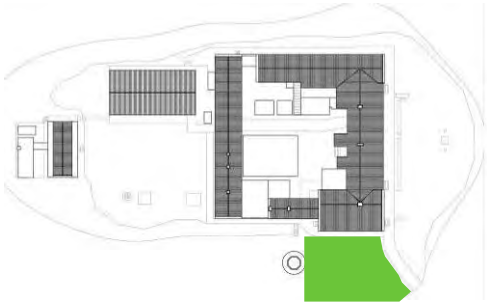
M-16	Cell units, comprising two cells, toilet and corridor	 	
M-17	Armoury with gun loading opening	 	
M-18	Fireplace	   	


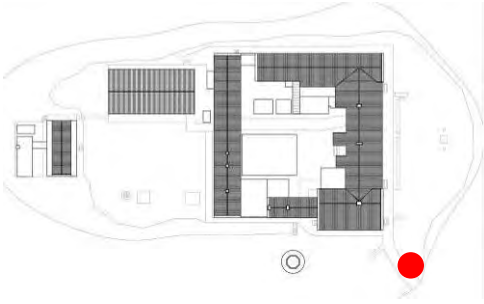

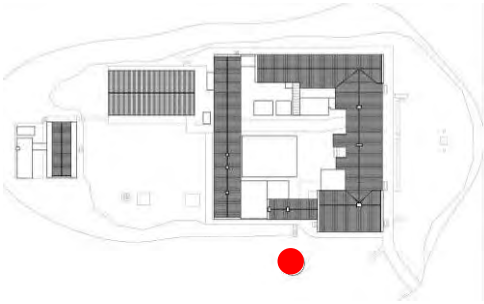

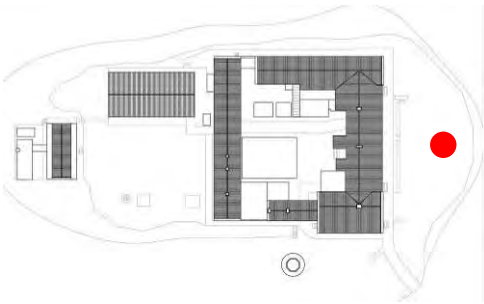

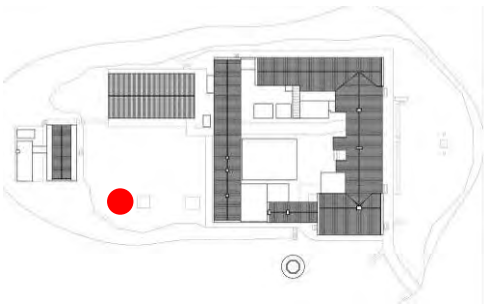
2.5.2 Staff Quarters

	Item	Image	Location
Q-1	Chinese styled pitched roof with pan and roll tiles and timber structure		

Q-2	Triangular gable		
Q-3	Painted brick walls		
Q-4	Verandah with columns		
Q-5	Toilet/ kitchen annex		
Q-6	Timber-framed window		

2.5.3 Surroundings

	Item	Image	Location
S-1	Old and valuable trees		
S-2	Mature trees		 *Exact number and location of the mature trees to be referenced to the tree survey
S-3	Open lawn		
S-4	Front yard		
S-5	Front landscape area (near the entrance)		

S-6	Entrance guard house		
S-7	Well		
S-8	Flagpole and cannon rests		
S-9	Brick incinerator		

3

REVITALIZATION PROPOSAL

3.1 Project objectives

Kadoorie Farm and Botanic Garden Corporation planned to adaptive re-use Old Tai Po Police Station as a “Green Hub” with the objectives as follows:

- To adopt an integrated approach to conserve the historic and architectural value, the heritage trees, and the egretry of ecological importance;
- To serve as a centre for development, teaching and promoting simple, affordable and meaningful strategies for ecologically responsible and low carbon living; and
- To promote a range of educational programmes and training camps to help people of Hong Kong and Mainland China understand and tackle the most pressing ecological and social concerns of modern life.

3.2 Proposed use

Kadoorie Farm and Botanic Garden Corporation is to establish an influential landmark for Hong Kong and the region to promote simple, affordable and meaningful strategies for ecologically responsible and low-carbon living by:

- Providing dwelling in nature for visitors in the form of guestrooms amongst landscaped gardens;
- Operating a daily Community Co-op Market supporting the growth of the local small-scale economy by selling appropriate locally produced items, namely local preserved foods, handicrafts, books and local produce;
- Running the ‘Eat Well’ programme in the form of a Eat Well canteen which will provide cookery workshops, classes and serve healthy meals to the participants of the educational programme and to the public; and

- Running the Transformative Education Programme by offering workshops and courses on sustainable living, management and design, heritage conservation, and folk art; with facilities such as Exhibition, Folk Art & Craft Workshop, training room and information & resource centre.

3.3 User's requirement

3.3.1 General

- Strive to preserve the architectural features of the Old Tai Po Police Station, namely the general site setting, representative setting of the police station such as the cells and armoury, the Chinese pitched roof, Dutch gable, masonry wall, verandah, covered walkway, timber-framed windows, etc. which helps to reflect the building characteristics of Hong Kong during Colonial period, as well as its original use as a police station which could substantially convey that part of the history to new generations.
- Preserve and enhance the nature around the Old Tai Po Police Station, including preserving the existing habitats.
- Remove existing structures of no historic value to reveal the original setting of the open area, and incorporate new thematic landscape gardens.
- Reinstate the Chinese styled tiled pitched roofs at the Main Building and Staff Quarters with appropriate strengthening works to meet statutory requirements.
- Provide barrier free access by adding ramps in order to ensure safe and easy access for the disabled and the aged.
- Provide sufficient sanitary fitments at the Site, such as the provision of showers and toilets for the guestrooms and Folk Art & Craft workshops.

3.3.2 Main Building

- Convert the Main Building into an information and resource centre, guestrooms, and community co-op market. The general setting of the Main Building is kept with minor alteration to the interior at areas with lower significance.
- Provide an exhibition of history through the preservation of the original setting of the cells and armoury at the Main Building which will be opened to the public.
- Restore the verandahs at the east wing, south wing and west wing of the Main Building to reveal the original appearance of the historic building to visitors.

3.3.3 Staff Quarters

- Convert the Staff Quarters into Folk Art & Craft Workshop to offer art classes with visiting Artists in Residence, exhibitions and live demonstrations of traditional handicrafts as part of the Transformative Education Programme.

3.3.4 Canteen Block

- Convert the Canteen Block into Eat Well Canteen for the 'Eat Well' programme to offer cookery demonstration and cookery training.

3.4 Statutory requirement

3.4.1 Planning and Land Requirement

The site is zoned "Government, Institution or Community" ("G/IC") on the draft Tai Po Outline Zoning Plan (OZP) No. S/TP/23. The proposed "Green Hub" and the usage of the site is regarded as "Field Study, Education and Visitor Centre" under 'Column 1 – Uses always permitted' of the OZP. As such, Section 16 planning application is not required.

3.4.2 Compliance with the Buildings Ordinance

3.4.2.1 Means of Escape

- 2 existing gates opening out to Wan Tau Kok Lane can provide MOE for visitors and vehicle respectively.
- An extra escape point for visitors shall be proposed adjacent to the vehicular gate, which together with the current visitor entrance could be sufficient for the MOE requirement.
- New access shall be proposed connecting the open lawn and Wan Tau Kok Lane to complete the route of MOE from the Canteen Block and the Servants' Quarters to the proposed extra escape point adjacent to the vehicular gate.
- Exit routes for domestic and non-domestic use should be separated in order to satisfy the statutory requirement.
- The width of some of the existing corridors at the Main Building are marginally below the 1050mm minimum width requirement.

3.4.2.2 Means of Access for Fire Fighting & Rescue

- Emergency Vehicular Access (EVA) is only up to the entrance gate at Wan Tau Kok Lane and a paved area next to the south elevation of the Main Building.
- There is inadequate EVA to serve the major elevation of the buildings.
- Necessary means of access shall be provided. Both prescriptive and fire engineering approach will need to be explored in view of the site constraint and from the conservation point of view.

3.4.2.3 Fire Resisting Construction

- Fire engineering study may be required to demonstrate fire safety for the existing timber structures.
- Subject to detailed study, fire rated glass might be required to be installed to existing timber windows.

3.4.2.4 Barrier free access

- There is no barrier free access connecting between different levels within the Site. Addition of ramps shall be required to comply with current building regulation.

3.4.2.5 Fire Services Installation

- There is no wet Fire Protection System (i.e. F.H./HR & Sprinkler System).
- Manual fire alarm (MFA), visual fire alarm and automatic fire alarm system (AFA) are found.
- Exit sign / emergency lights are not found.
- Additional fire service installation for the new use, including sprinkler system, hose reel system, fire alarm system, emergency back-up power supply, etc, shall be installed to meet current requirement, subject to approval and consideration of exemption or modification by the authority.

3.4.2.6 Sanitary fitment provisions

- The present sanitary fitments provision seems inadequate. New toilets, including disable toilets, shall be provided to comply with the statutory requirements.

3.5 Condition of fabric

3.5.1 Description

Main Building

The walls of the Main Building are constructed of bricks rendered with plaster and paint both externally and internally, with on grade concrete floor slab. There are pitched roofs of Chinese pan and roll tiles found to be supported by different types of structures, namely timber battens and timber purlins, timber battens and steel purlins, and steel trusses. There are also concrete flat roofs found at some areas of the Main Building.

There are some later addition structures at the internal courtyard which are mainly reinforced concrete structures and metal structures.

Staff Quarters

The walls of the Staff Quarters are constructed of bricks painted externally while plastered and painted internally. The floor is on grade concrete slab. The pitched roof is of Chinese pan and roll tiles supported on timber rafters, while the flat roof is of concrete.

Canteen Block

The columns and walls of the Canteen Block are constructed of reinforced concrete plastered and painted both externally and internally, with the existing kitchen finished with ceramic tiles at the interior. The floor is on grade concrete slab. The pitched roof is a corrugated metal sheet roof supported on steel trusses and purlins.

3.5.2 Structural Appraisal

- Most walls are assumed to be load-bearing walls, which are very important in load transfer. They cannot be removed unless there is assessment, based on structural investigation, that such removal will not compromise the structural integrity of the walls.
- Structurally, the roofs of the Main Building are in good conditions. However, if there is a need to replace the steel members in the future, it is recommended that timber construction will be adopted.
- In general, all the individual buildings of the Old Tai Po Police Station are in good conditions and only minor repair works are needed for non-structural cracks, localised concrete spalling and deteriorated wall finishes.

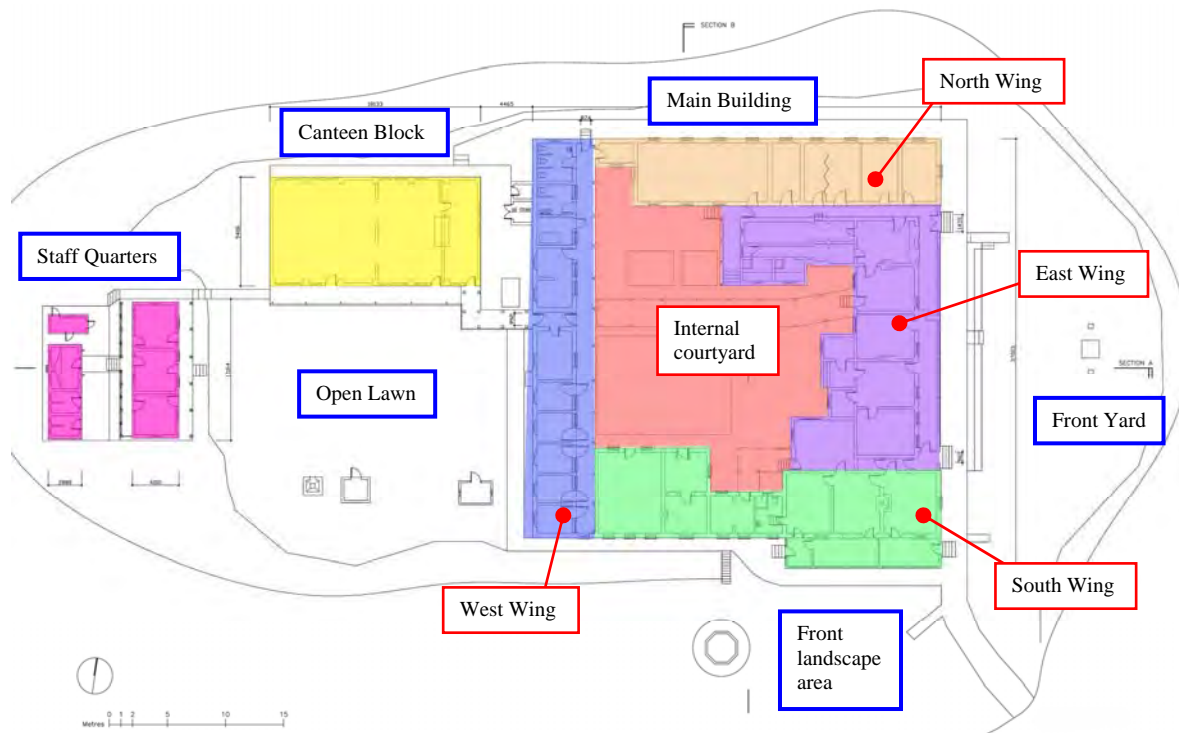
3.5.3 Loading Assessment

- The Main Building was built in 1899, the design of which pre-dated the London County Council (LCC) – 1915. In LCC 1915, 100 lb/sq ft (=4.79 kPa) is specified for floor loading of an office entrance floor.
- Subject to further investigation confirming that the concrete floor is constructed on grade, the loading capacity of the ground floor can be assumed to take an imposed load of 5.0 kPa.

3.5.4 Recommendations

- Further site investigation should be carried out to verify the existing conditions of the buildings, the allowable loading capacity of the floor and other important structural information for the adaptive reuse of the buildings.
- A more detailed and comprehensive structural investigation is to be conducted to record the current conditions and to identify the defective elements for repair, replacement or strengthening. The results will be incorporated into the detailed design.
- A comprehensive restoration plan should be prepared to reinstate all defective roofs. Appropriate repair and treatment to the other structures and architectural elements to prevent future deterioration is recommended.
- A proposal for site investigation as well as consequence structural repair/strengthening proposal should be submitted to AMO for further consideration prior to commencement of works.

3.6 Proposed layout and setting



	East Wing	North Wing	West Wing	South Wing	Internal courtyard
Main Building	Exhibition of history	Guestrooms	Guestrooms	Guestrooms	Enchanted Garden
	meeting room, office, toilets, electric meter room, storage	training room, public toilets for disabled, storage	guest toilets, laundry room and linen store, pump room, plant room	Community co-op market	
				Information and Resource Centre	
Staff Quarters	Folk Art & Craft Workshops, staff toilet and store				
Canteen Block	Eat Well Canteen				
Front landscape area (near the entrance)	Weekly Community Fair				
Front Yard	Memorial Garden				
Open Lawn	Above ground		Underground		
	Healing Garden, Fruit garden		Hydrant tank, sprinkler tank, pump room		

Function	Description
Information and Resource Centre	<ul style="list-style-type: none"> serves as front desk of guestrooms at the main arrival organizes and provides information to heritage trails and tours to key heritage and ecological sites in Tai Po organizes heritage trail which link up different features of architectural, cultural, historical and ecological interest within the Old Tai Po Police Station with guided tours
Exhibition of	<ul style="list-style-type: none"> displays an exhibition of Tai Po Heritage for education about the historical significance

History	<p>of the Old Tai Po Police Station and the area, and the importance of heritage conservation</p> <ul style="list-style-type: none"> ▪ illustrates the history and culture of the Tai Po Police Station, Tai Po and the New Territories through exhibits and oral history archives ▪ displays historic photographs of the New Territories ▪ offers guided tours and short talks
Community Co-op Market	<ul style="list-style-type: none"> ▪ sells local preserved foods, handicrafts, books and local products
Guestrooms	<ul style="list-style-type: none"> ▪ provides dwelling in nature amongst landscaped gardens, some rooms have good views towards the egretty ▪ as supporting facilities to the residential transformative education and professional training programmes ▪ provides a residential experience of sustainable living to visitors with pre-booking
Folk Art & Craft Workshop	<ul style="list-style-type: none"> ▪ offer art classes, with visiting Artists in Residence, exhibitions and live demonstrations of traditional handicrafts
Eat Well Canteen	<ul style="list-style-type: none"> ▪ provides dining area, offers cookery demonstration, cookery training and related preparation
Weekly Community Fair	<ul style="list-style-type: none"> ▪ runs a regular weekly Community Fair, which includes an Organic Farmers Markets and provides a platform for local people to sell locally made products at stalls manned by the producers
Memorial Garden	<ul style="list-style-type: none"> ▪ display of the flagpoles and cannon rests to reveal the history of the Tai Po Police Station
Enchanted Garden	<ul style="list-style-type: none"> ▪ creates a peaceful and inspiring atmosphere to invite visitors to dwell in nature ▪ provides a pleasing environment for users of the guestrooms to meditate in the garden
Healing Garden	<ul style="list-style-type: none"> ▪ supports the practice of horticultural therapy for people with mental and /or physical disabilities with plants through an interactive sensory experience, including olfactory, tactile, visual, hearing and ‘talking’ to plants

Soft Landscape

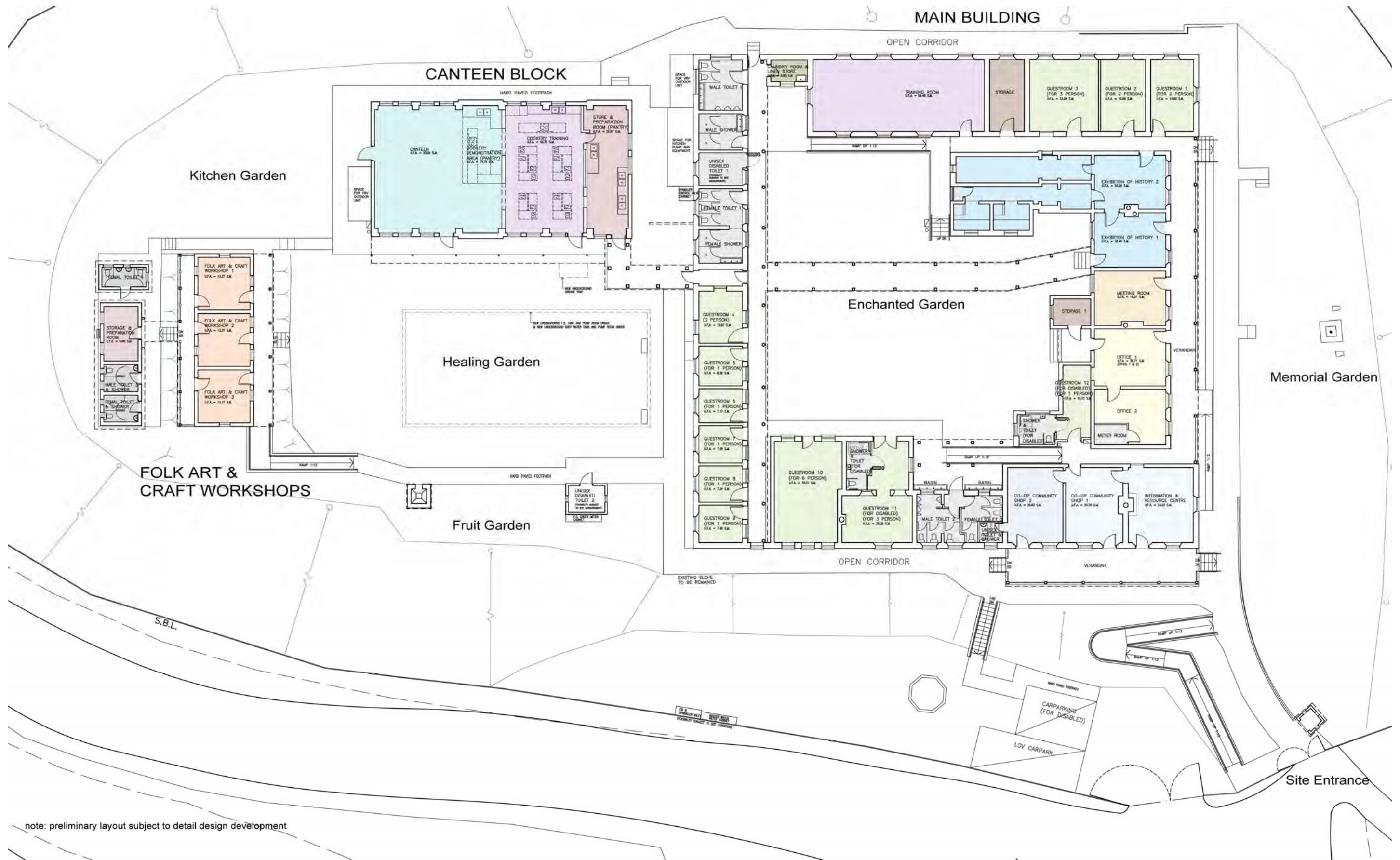
- Shrubs
- Climbers/ Ground Cover
- Lawn
- Fair-faced concrete
- Flower Bed
- Turf Paving
- Ventilation Inlet & Outlet Cover with Climbers (Dog House)

Hard Landscape

- Repair and Make
- Good Existing Floor Finish
- Homogenous Tile in Specified Pattern
- Clay Paver
- Clay Paver
- Water Feature



Fig. 55. Proposed Landscape Plan



Project: **The Green Hub**
 Revitalising Historic Buildings Through Partnership
 Scheme of Old Tai Po Police Station for
 Kadoorie Farm & Botanic Garden Corporation

Drawing: Architectural Layout Plan

Fig. 56. Proposed General Layout Plan



Fig. 57. Artistic impression of the Main Building viewing from the Site entrance.



Fig. 58. Artistic impression of the internal courtyard at the Main Building.



Fig. 59. Artistic impression of the open lawn.

4

ASSESSMENT

4.1 Conservation Principles

The conservation process of making a possible compatible use for the Old Tai Po Police Station adopted the following guiding conservation principles in developing the appropriate treatments and level of intervention for character defining elements and other historic building fabrics with reference to international charters and other relevant conservation standards.

Conserve heritage value

- Respect its changes over time and its various uses that represent particular periods. Thus, it is not necessary to return its state to the original period when the building or the site was firstly erected. Only remove, and/or replace the physical fabric that has substantially altered the overall intactness of the buildings and the character defining elements.
- Restore any deformed, collapsed, or misplaced components, and later additions considered of no significance or intrusive should be removed.

Retain authenticity and integrity

- Respect the original character or architectural style of the building fabric and retain its traditional building materials or construction system as much as possible.
- Recognize each historic place as a physical record of its time, place and use.
- Do not create a false sense of historical development by adding elements from other historic places or by combining features of the same property that never co-existed.

Minimum intervention

- Keep any treatment or intervention to building fabric to the minimum and respect the heritage value when undertaking an intervention.
- Use the gentlest means possible for any intervention.

- Make any intervention physically and visually compatible and identifiable upon close inspection, and document any intervention for future reference.

Repair rather than replace

- Repair rather than replace the character-defining elements.
- Only when such elements are too severely deteriorated to repair, and with sufficient physical evidence, replace them with new elements that match the forms, materials and detailing of the same elements.
- Where there is no sufficient evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

Reversibility

- Make any intervention or adaptation to the building fabric reversible, without causing any damage to the existing structure when such intervention is to be removed in future.
- Any new additions should be reversible and should not affect the essential form and integrity of the historic place, or that the building fabric should not be impaired if the new work is to be removed in the future.

Integrating old and new

- When adding new construction to heritage buildings, the proposed new works and developments should be sympathetic to the heritage place in terms of its compatible proportion, form, design and materials. Make the new works physically and visually compatible with and distinguishable from the original fabric of the historic place.

4.2 Potential Impact and mitigation measures

4.2.1 Definition of terms⁵⁸

Levels of Significance	Meaning
High	Elements which make a major contribution to the overall significance of the place. Spaces, elements or fabric originally of substantial intrinsic quality, and exhibit high degree of intactness and quality, though minor alterations or degradation may be evident.
Moderate	Elements which make a moderate contribution to the overall significance of the place. Spaces, elements or fabric originally of some intrinsic quality, and may have undergone minor or extensive alteration or degradation.
Low	Elements which make a minor contribution to the overall significance of the place. Spaces, elements or fabric originally of little intrinsic quality, and may have undergone alteration or degradation. Original spaces, elements or fabrics of some quality, which have undergone extensive alteration or adaptation to the extent that only isolated remnants survive.
Neutral	Items which are of little consequence in terms of understanding or appreciating the site and its developments, without being actually intrusive
intrusive	Items which are visually intrusive or which obscure the understanding of significant elements of the site, and may be identified for removal

Mitigation measures	- Practical advice is given to mitigation adverse impact affects.								
Impact level	- Overall level of impact on elements, after application of mitigation measures, is assessed as follows: <table> <tr> <td>High</td><td>- an impact that significant alters or obliterates significant characteristics of the heritage resource;</td></tr> <tr> <td>Medium</td><td>- an impact that alters the character or surroundings of the heritage resource, but is consistent with existing and emerging trends;</td></tr> <tr> <td>Low</td><td>- an impact capable of measurement but with no alteration of significant characteristics; and</td></tr> <tr> <td>Neutral</td><td>- a change that does not affect the value of the heritage resource and/or its surroundings.</td></tr> </table>	High	- an impact that significant alters or obliterates significant characteristics of the heritage resource;	Medium	- an impact that alters the character or surroundings of the heritage resource, but is consistent with existing and emerging trends;	Low	- an impact capable of measurement but with no alteration of significant characteristics; and	Neutral	- a change that does not affect the value of the heritage resource and/or its surroundings.
High	- an impact that significant alters or obliterates significant characteristics of the heritage resource;								
Medium	- an impact that alters the character or surroundings of the heritage resource, but is consistent with existing and emerging trends;								
Low	- an impact capable of measurement but with no alteration of significant characteristics; and								
Neutral	- a change that does not affect the value of the heritage resource and/or its surroundings.								

⁵⁸ The definition of terms is developed based on James Semple Kerr, *Conservation Plan: A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance*, National Trust, 2004.

4.2.2 Impact assessment

	Assessment Items	Affected CDEs / fabric	Level of significance	Impact Level	Treatment/ Mitigation Measures
General					
A-1	Convert the Old Tai Po Police Station into a 'Green Hub'	N.A.	N.A.	low	<ul style="list-style-type: none"> Photographic and cartographic survey of the buildings and its site shall be carried out before the commencement of works. Interpretation strategy shall be properly formulated and present the historic development and changes of the buildings and site to enhance and reinforce the understanding of the cultural significance of the historic place.
Site					
B-1	Demolish the later-added structures at the internal courtyard and the open lawn	N.A.	intrusive	neutral	<ul style="list-style-type: none"> Such improvement work is considered beneficial as the original setting of the open spaces and the spatial layout of the building could be revealed.
B-2	Addition of new thematic landscape gardens	Old and valuable trees, mature trees, front landscape area (near the entrance), front yard, spatial arrangement of the Main Building, open lawn, flagpole and cannon rests	moderate	neutral	<ul style="list-style-type: none"> The existing trees and lawn shall be put back in shape and preserved. Horticultural survey shall be carried out to evaluate the ecological and amenity values of existing trees, including recommendation of treatment to existing trees. The design of the thematic landscape gardens shall not overwhelm the appearance of the Old Tai Po Police Station and impose visual impact to the buildings. The flagpole and cannon rests shall be preserved in-situ for interpretation of the cultural significance of the building and site. They shall be cleaned, repaired, and repainted as necessary with compatible materials. The new landscape elements shall enrich the overall landscaping of the site and in harmony with the original core landscape elements. A tree preservation proposal shall be prepared that covers tree protection proposal and management during the construction. A tree specialist shall be engaged to monitor the condition of existing trees during the construction period.

B-3	Addition of new outdoor ramps and staircase for barrier free access and MOE provision	Front landscape area (near the entrance), open lawn	moderate	low	<ul style="list-style-type: none"> Such new additions are acceptable provided that they are of compatible design, in terms of suitable material, colour and texture. The new additions should be reversible without causing permanent damage to the historic fabric. The new additions should be discernible from the original historic fabric and be understated in character. The new additions should not impose visual impact to the Main Building and Staff Quarters, while the original setting of the front landscape area and open lawn are still perceivable. The proposed additions should be located away from existing tree.
B-4	Addition of the new underground hydrant tank, sprinkler tank, F.S. pump room, underground grey water and rain water tank at the open lawn, with the removal of the existing shed	Open lawn	moderate	neutral	<ul style="list-style-type: none"> Such new structures are acceptable as they are placed underground, which does not affect the original setting of the open lawn. The new structures shall not affect the structural stability of the historic structures. The excavation shall be carried out by a non-percussive method such as pipe pile wall with struts and wailings to minimize the disturbance to existing historic buildings and preserved trees. Precautious measures such as monitoring point for settlement and tilting, etc. shall be provided during the excavation work. The removal of the existing shed and dangerous goods store is considered beneficial as the original setting of the open lawn is revealed.

Main Building					
C-1	Repair and restore the Chinese styled tiled pitched roofs consisting of pan and roll tiles supported by timber battens and purlins, remove the later intervention including the steel purlins, and replace the timber structures at the west wing with appropriate size	Chinese styled tiled pitched roof laid with pan and roll tiles, timber roof structures, chimneys, Dutch gable	high	medium	<ul style="list-style-type: none"> Such improvement works are considered beneficial as the original appearance of the roof structure could be revealed. Subject to statutory requirement and approval, the restored roof shall match with the existing with reference to the traditional Chinese styled architectures and available information. The design of the roof restoration shall be submitted to AMO for approval. Documentation should be prepared during the course of the restoration works. Information should be provided in-situ clarifying the authenticity of the new timber roof structure, for example, the date of restoration could be branded on each timber member. Disturbance to the chimneys and Dutch gable shall be avoided during the restoration works of the roof. The chimneys and Dutch gable shall be cleaned, repaired, and repainted as necessary with compatible materials.
C-2	Replace existing metal trusses with new king post metal trusses at the north wing	Chinese styled tiled pitched roof laid with pan and roll tiles, timber roof structures	low	low	<ul style="list-style-type: none"> The design of the new king post metal trusses shall be submitted to AMO for approval. Information should be provided in-situ clarifying the authenticity of the new king post metal trusses, for example, the date of construction could be branded on each truss.
C-3	Remove dirt and climbing plants of the external plastered brick walls, and apply paint on top of existing external rendering	Plastered brick walls	high	neutral	<ul style="list-style-type: none"> Such improvement works are considered beneficial as the original appearance of the external wall could be revealed. Any loose finish and rendering on the wall surface should be removed, replastered by compatible materials and repainted by breathable paint.

C-4	Replace existing windows by timber-framed windows and timber louvres, with addition of insect screen	All existing windows	high	low	<ul style="list-style-type: none"> Such restoration works is considered beneficial and acceptable as the original appearance of the windows could be revealed. All later added items, including window type air-conditioners with supports and exhaust fans should be removed. Existing openings including their size and location should not be altered. The design of the timber-framed windows and louvres shall be made reference to old photo and existing precedents of the same period. The design shall be submitted to AMO for approval. Information should be provided in-situ clarifying the authenticity of the reconstructed windows, for example, the date of restoration could be branded on each window member. The insect screen shall be installed at the interior which will not affect the general appearance of the Main Building. The insect screen should be understated in character.
C-5	Remove existing paint on the voussoirs-shaped moulding and window sill with apron to expose the original brick surfaces	All the voussoirs-shaped moulding and window sill with apron	high	low	<ul style="list-style-type: none"> Such improvement works are considered beneficial as the original texture of these elements could be revealed. Existing paint should be removed by hand-held tools or suitable paint stripper with due care with minimal disturbance to the historic fabrics. Further investigation should be carried out to verify the original materials of the surfaces to be exposed. If the surface is not brick, such surface shall be cleaned and repaint with suitable paint system.
C-6	Restore the verandah at the east wing, including the reconstruction of the columns and metal balustrades	Verandah at the east wing	high	neutral	<ul style="list-style-type: none"> Such restoration work is considered beneficial as the original appearance of the verandah could be revealed, which could reinforce the understanding of the original design of the historic building Reference should be made to available old photo, drawings and existing precedents of the same period. The design of the restored verandah shall be submitted to AMO for approval. Information should be provided in-situ clarifying the authenticity of the reconstructed columns and metal balustrades, for example, the date of restoration could be branded on each column.

C-7	Restore the verandah at the south wing, including the reconstruction of concrete columns and metal balustrades	Verandah added in 1918 at the south wing	moderate	neutral	<ul style="list-style-type: none"> Such restoration work is considered beneficial as the original appearance of the verandah could be revealed, which could reinforce the understanding of the architectural evolution of the historic building. Reference should be made to available drawings, existing concrete columns at the Staff Quarters and existing precedents of the same period. The design of the restored verandah shall be submitted to AMO for approval. Information should be provided in-situ clarifying the authenticity of the reconstructed columns and metal balustrades, for example, the date of restoration could be branded on each column.
C-8	Restore the verandah at the west wing, including the replacement of the existing timber columns with concrete columns	Verandah at the west wing	high	neutral	<ul style="list-style-type: none"> Reference should be made to available drawings, Staff Quarters and existing precedents of the same period. The design of the restored verandah shall be submitted to AMO for approval. Information should be provided in-situ clarifying the authenticity of the new concrete columns, for example, the date of restoration could be branded on each column.
C-9	Remove the steel canopy next to the original cells and armoury	Cells and armoury	low	neutral	<ul style="list-style-type: none"> Such improvement work is considered beneficial as the original appearance of the cells and armoury could be revealed.
C-10	Replace existing covered walkway with new metal covered walkway at the south wing to shelter the new ramp for barrier free access	Plastered brick walls, internal courtyard	moderate	medium	<ul style="list-style-type: none"> Such alteration is considered acceptable provided that the spatial relationship between the four wings and the internal courtyard is still perceivable. The new structure should be of compatible design, in terms of suitable material, colour and texture. The new additions should be discernible from the original historic fabric and be understated in character.
C-11	Retain, clean and maintain existing cells and armoury	Cells and armoury	high	neutral	<ul style="list-style-type: none"> Such improvement works is considered beneficial as the original appearance of the cells and armoury could be retained. The internal layout of the cell including the toilet and corridor, and the armoury should be retained unaltered. Associated items should be preserved in-situ for interpretation. Existing metal gates of cells, the metal doors and opening for gun loading at armoury shall be cleaned, repaired and treated with corrosion protection as appropriate.

C-12	Retain and restore existing fireplaces in-situ, remove existing paint to reveal the original brick or tile surface, and open up any blocked fireplace	Fireplaces	high	neutral	<ul style="list-style-type: none"> Such reinstatement work is considered beneficial and acceptable provided that the works is minimal and carried out by experienced workmen under the guidance of conservationist. Existing paint should be removed by hand-held tools or suitable paint stripper with due care with minimal disturbance to the historic fabrics. For any blocked fireplace to be opened up, they should be restored with materials. They should not be covered and made ready for public's appreciation after the restoration.
C-13	Add split-type air conditioning unit and pipe works to enhance the comfort of visitors	Plastered brick walls	moderate	low	<ul style="list-style-type: none"> The outdoor units should be placed at less prominent locations such as at the rear of the west wing facing Canteen Block or facing internal courtyard to minimize visual impact to the Main Building and its surrounding area. The outdoor units should be concealed with screen of subtle design to minimize the visual impact to the Main Building viewing from its surrounding area. Avoid having pipe penetration on the external elevations. The disturbance to the historic fabric of the Main Building should be kept to a minimum.
C-14	Add mechanical ventilation, such as louvre opening and fan	N.A	low	low	<ul style="list-style-type: none"> The mechanical ventilation should be placed at less prominent locations such as on the wall or existing window facing internal courtyard or Canteen Block which are not identified as CDEs. They shall be concealed with screen of subtle design in order to minimize the visual impact to the Main Building viewing from its surrounding area. The disturbance to the historic fabric of the Main Building should be kept to a minimum.

C-15	Form new openings on walls for installation of new building services such as electrical system, fire services system, air conditioning system, etc.	Plastered brick walls	high	medium	<ul style="list-style-type: none"> ▪ All the pipes and ducts of all kinds of building services installation should be grouped together when entering the building so that minimum number of holes will be made on the walls surfaces. ▪ Instead of forming new holes, existing openings on walls should be utilized as far as practicable. ▪ Location of new openings for passage of piping should be located at a less prominent location, and should be agreed prior the works. ▪ Disturbance to the historic walls shall be kept to a minimum as far as possible. ▪ The openings shall be formed by removal of brick subject to the advice from Registered Structural Engineer. ▪ No window-type air conditioner is allowed to be used.
C-16	Install new building services such as light fittings, electrical trunking and conduits, air conditioning units, visual fire alarms, socket outlets, etc.	Internal walls	low	medium	<ul style="list-style-type: none"> ▪ All the pipes and ducts of all kinds of building services installation should be grouped together when entering the building so that minimum number of holes will be made on the historic walls surfaces and floor. ▪ Cable trunking should be used instead of individual electrical conduits. ▪ Disturbance to historic walls should be kept to a minimum to avoid adverse visual impact and affect the structural integrity of the building. ▪ Instead of forming new holes, existing openings on historic walls should be utilized as far as practicable.
C-17	Add new outdoor ramps for barrier free access	Front yard, internal courtyard, plastered brick walls	moderate	low	<ul style="list-style-type: none"> ▪ The location for the new ramps should be placed at the internal courtyard or location which should not impose visual impact to the Main Building, while the original setting of the front yard and internal courtyard are still perceivable. The design of the new outdoor ramp shall be submitted to AMO for approval. ▪ Such new additions are acceptable provided that they are of compatible design, in terms of suitable material, colour and texture. ▪ The new additions should be independent structures and reversible without causing permanent damage to the historic fabric. ▪ The new additions should be discernible from the original historic fabric and be understated in character.

C-18	Demolish existing DG stores and add the grey water treatment and filtration plant and rain water pump at the rear of the west wing	N.A	low	low	<ul style="list-style-type: none"> The new addition shall be properly screened off to minimize the visual impact imposed to Main Building and surroundings.
C-19	Addition of lightning protection devices	N.A.	low	low	<ul style="list-style-type: none"> The new lightning protection devices shall be installed at roofs of relatively low historic significance, such as flat roofs that are recent construction. The new additions should be placed at less prominent locations to minimize the visual impact imposed to Main Building and surroundings.
Staff Quarters					
D-1	Repair the Chinese styled tiled pitched roofs consisting of pan and roll tiles supported by timber rafters	Chinese styled tiled pitched roof laid with pan and roll tiles and timber structure	high	medium	<ul style="list-style-type: none"> Such repair work is considered beneficial as the original appearance of the roof is retained. Documentation should be prepared during the course of the repair work.
D-2	Remove dirt and climbing plants of the existing brick walls, remove existing external paint, repair damaged bricks and mortar and repaint	Brick walls	high	neutral	<ul style="list-style-type: none"> Such improvement works are considered beneficial as the original appearance of the external wall could be revealed. The brick walls shall be applied with water repellent material of water vapour permeability and other protective treatment as necessary. The brick walls should be repainted with suitable paint system.
D-3	Repair existing verandahs	Verandah with columns	high	neutral	<ul style="list-style-type: none"> Metal balustrade shall be upgraded to meet statutory requirements. The design of the metal balustrade should be made reference to existing precedents of the same period and shall be submitted to AMO for approval.

D-4	Repair and restore timber-framed windows, with the addition of insect screen	Timber-framed windows	high	neutral	<ul style="list-style-type: none"> Such improvement works are considered beneficial and acceptable provided that the works is minimal and carried out by experienced workmen under the guidance of conservationists. The timber components shall be treated with preservative paint against decay and insect attack. All later added items, including window type air-conditioners with supports and exhaust fans should be removed. Existing openings including their size and location should not be altered. The insect screen shall be installed at the interior which will not affect the general appearance of the Staff Quarters. The insect screen should be understated in character.
D-5	Interior wall to be made good, while interior flooring to be applied with modern flooring to suit new use	Brick walls	low	neutral	<ul style="list-style-type: none"> The new internal decoration should be compatible to the historic ambience of the historic building. Any loose finish on the wall surface should be removed, replastered by compatible materials and repainted by breathable paint.
D-6	Add split-type air conditioning unit and pipe works at the rear of the existing kitchen	Brick walls	high	low	<ul style="list-style-type: none"> The location chosen for such addition is an insignificant location where visual impact to the Staff Quarters is minimal. The disturbance to the historic fabric of the Staff Quarters should be kept to a minimum.
D-7	Form new openings on walls for installation of new building services such as electrical system, fire services system, air conditioning system, etc.	Brick walls	high	medium	<ul style="list-style-type: none"> All the pipes and ducts of all kinds of building services installation should be grouped together when entering the building so that minimum number of holes will be made on the walls surfaces. Instead of forming new holes, existing openings on brick walls should be utilized as far as practicable. Location of new openings for passage of piping shall be agreed prior the works. Disturbance to the historic brick walls shall be kept to a minimum as far as possible. The openings shall be formed by removal of bricks and shall be subject to the advice from Registered Structural Engineer. No window-type air conditioner is allowed to be used.

Canteen Block					
E-1	Replace existing corrugated roofing with new metal roofing	N.A	low	low	<ul style="list-style-type: none"> The new structure should be of compatible design, in terms of suitable material, colour and texture, in order to minimize visual impact to the open lawn, and harmonize with the overall ambiance of the site.
E-2	Replace existing verandah with new metal structures matching with the existing	N.A	low	low	<ul style="list-style-type: none"> Such change is considered acceptable given that the original verandah setting, including the location of the columns is still retained. The new structure should be of compatible design, in terms of suitable material, colour and texture, in order to minimize visual impact to the open lawn.
E-3	Remove dirt, climbing plants and existing paint on external walls, and apply paint on top of existing external rendering	N.A.	low	neutral	<ul style="list-style-type: none"> Such improvement works are considered beneficial as the original appearance of the external wall could be revealed, while harmonizing with the overall appearance of other historic buildings at the Site. The colour of the paint should match with the historic buildings in order to harmonize with the overall appearance of other historic buildings at the Site, as well as keeping the visual impact to the open lawn a minimum. The condition of external rendering shall be checked before the application of suitable paint system.
E-4	Convert the canteen block into the “Eat Well Canteen” with alteration and addition to the building fabrics such as new building services installation, new door opening for means of escape, etc.	N.A.	low	low	<ul style="list-style-type: none"> The new alteration and addition should be placed in at less prominent locations such as underground or at the space between Canteen Block and the west wing to minimize visual impact to the elevation of the Canteen Block.

4.3 Interpretation

Green Hub aims to promote the conservation of both the historic buildings and the ecology of the Site. The focus of interpretation of the Old Tai Po Police Station will therefore be placed on the education for sustainability of the historic buildings and the ecology of the Site, through a better understanding of the historical and natural heritage:

- The Old Tai Po Police Station is a significant heritage site representing the law and order of the New Territories after the Colonial rule. It is also a representative example of colonial style buildings with utilitarian approach.
- The Site is adjacent to the Tai Po Market Egrettry 2008 area. It is also close to the Tai Po Egrettry which is designated as a Site of Special Interest (SSSI).

Clever and imaginative interpretation of the function and use of the Site as well as the ecology surrounding the Site will set the context for a comprehensive understanding of the colonial history and the ecological elements of the Site. Activities and programs to be held at the Site shall be designed to cultivate the community to understand and tackle the most pressing ecological and social concerns

The conceptual framework of the interpretation is proposed to tie in with the different uses of the buildings and areas as follows:

Location	Interpretation	Presentation
Information and Resource Centre	<ul style="list-style-type: none"> ▪ organize and provide information to heritage trails and tours to key heritage and ecological sites in Tai Po ▪ organize heritage trail which link up different features of architectural, cultural, historical and ecological interest within the Old Tai Po Police Station with guided tours 	<ul style="list-style-type: none"> ▪ Guiding map ▪ Leaflet ▪ Heritage trail ▪ Guided tours and talks
Exhibition of History	<ul style="list-style-type: none"> ▪ displays an exhibition of Tai Po Heritage for education about the historical significance of the Old Tai Po Police Station and the area, and the importance of heritage conservation ▪ illustrates the history and culture of the Tai Po Police Station, Tai Po and the New Territories through exhibits and oral history archives ▪ displays historic photographs of the New Territories ▪ offer guided tours and short talks 	<ul style="list-style-type: none"> ▪ Exhibits ▪ Interpretative panels ▪ Audio visual installations ▪ Guided tours and talks

Training Room	<ul style="list-style-type: none"> ▪ serves as a 'bird hide' for large groups of visitors to observe egrets ▪ serves as briefing room before commencing bird watching activities ▪ serves as classroom of transformative education and professional training programme 	<ul style="list-style-type: none"> ▪ Bird watching activities ▪ Educational activities
Community Co-op Market	<ul style="list-style-type: none"> ▪ sell local preserved foods, handicrafts, books and local products 	<ul style="list-style-type: none"> ▪ Community supported scheme involving community collaboration ▪ Casual & efficient display of organic products
Guestrooms	<ul style="list-style-type: none"> ▪ provides dwelling in nature amongst landscaped gardens, some rooms have good views towards the egretty ▪ provides tranquil views towards gardens ▪ as supporting facilities to the residential transformative education and professional training programmes ▪ provides a residential experience of sustainable living to visitors with pre-booking 	<ul style="list-style-type: none"> ▪ Bird watching activities
Folk Art & Craft Workshop	<ul style="list-style-type: none"> ▪ offer art classes, with visiting Artists in Residence, exhibitions and live demonstrations of traditional handicrafts 	<ul style="list-style-type: none"> ▪ Educational programme
Eat Well Canteen and cookery training room	<ul style="list-style-type: none"> ▪ provides dining area which serves visitors with a learning experience of low carbon diet, offers cookery demonstration, cookery training and related preparation 	<ul style="list-style-type: none"> ▪ Educational programme, such as cookery demonstration and training ▪ Themed canteen with healthy meals ▪ Different seating zones for different atmosphere and functions ▪ Display of farm tools and pictures
Memorial Garden	<ul style="list-style-type: none"> ▪ Reveal the history of the Tai Po Police Station 	<ul style="list-style-type: none"> ▪ Display of the flagpoles and cannon rests
Front Landscape Area (near the entrance)	<ul style="list-style-type: none"> ▪ runs a regular weekly Community Fair, which includes an Organic Farmers Markets and provides a platform for local people to sell locally made products at stalls manned by the producers 	<ul style="list-style-type: none"> ▪ Community Fair with stalls for selling products
Enchanted Garden	<ul style="list-style-type: none"> ▪ creates a peaceful and inspiring atmosphere to invite visitors to dwell in nature ▪ provides a pleasing environment for users of the guestrooms to meditate in the garden ▪ demonstrates rain water collection for irrigating the thematic landscape zones 	<ul style="list-style-type: none"> ▪ Plants with graceful colour scheme and natural fragrant ▪ Casual sitting area with garden furniture ▪ Water feature: <ul style="list-style-type: none"> - collects rainwater for irrigation - creates wetland habitat for aquatic wildlife ▪ Educational programme through making the process of water management at the Site visible to the visitors

Healing Garden	<ul style="list-style-type: none"> ▪ supports the practice of horticultural therapy for people with plants 	<ul style="list-style-type: none"> ▪ Interactive sensory experience, including olfactory, tactile, visual, hearing and ‘talking’ to plants
Fruit Garden	<ul style="list-style-type: none"> ▪ supports the Eat Well Programme with edible fruits 	<ul style="list-style-type: none"> ▪ Experiencing edible fruits planting and harvesting ▪ Display crop in season
Kitchen Garden	<ul style="list-style-type: none"> ▪ supports the Eat Well Programme with edible plants 	<ul style="list-style-type: none"> ▪ Experiencing planting and harvesting edible plants, flowers and herbs ▪ Display crop in season

5

MANAGEMENT AND IMPLEMENTATION

5.1 Maintenance management plan

Once the conservation and adaption work is completed on a historic and significant building, on-going maintenance is necessary to keep the building in good order. Maintenance is an essential part of the conservation/preservation process.

Repairs required as part of on-going maintenance should be undertaken to match the materials, colour or texture of the existing, and must blend in with existing fabric. Maintenance work should be governed by the Burra Charter principle of **“Do as much as necessary and as little as possible”**.

A maintenance schedule should be developed which includes:

- Regular inspection to check the degree of deterioration of all Character defining elements
- Annual inspection of the condition of the roof
- Quarterly monitoring of the termite control and eradication system to the timber roof structures
- Regular inspection of internal and external finishes and fittings
- Regular monitoring of site drainage and plumbing system.
- Regular maintenance to the plants and garden
- Regular monitoring of the Tai Po Market Egretty 2008

The maintenance management plan will be reviewed annually by building management professionals, conservationists and professionals with thorough understanding of managing a heritage site to ensure the execution of a proper maintenances programme.

A maintenance manual or handbook delineating the recommended procedures of carrying out necessary maintenance works, schedule of building materials and identified conservation items will be compiled and provided to future frontline maintenance staffs to ensure their adequate understanding of their duties and necessity in better maintaining the heritage site.

5.2 Property management proposal

The conservation and adaption of the buildings is only the first stage in an ongoing process of care and management. It is important that everyone involved with the use of the heritage site is aware of its value and the level of care which must be taken when any works are proposed.

Damaging and often irreversible changes can inadvertently occur through ill-considered actions or ignorance. To avoid this situation occurring, all staff involved in any aspect of the management of the Old Tai Po Police Station must be briefed on the significance and appropriate management of the buildings and its setting. An operation manual detailing the significance and appropriate management of the buildings and its setting, as well as the identified conservation items will be compiled and provided to future users for guiding the operation of the building without degrading its heritage significance in any aspect.

No new work, however minor or seemingly insignificant should occur without approval and checking. For example, nothing should be fixed on or into internal or external walls without prior approval.

The property management plan will be reviewed annually by building management professionals, conservationists and professionals with thorough understanding of managing a historic building to ensure the execution of a proper management programme.

5.3 Future development

For any future development to the historic buildings and site, including renovation works, alterations and additions, is intended, prior consultation and consent should be sought from the Kadoorie Farm and Botanic Garden Corporation, Development Bureau and Antiquities & Monuments Office. The proposed works should follow the internationally recognized conservation principles and be designed by qualified conservationists such as a Conservation Architect or a Heritage Consultant.

5.4 Documentation

Before the commencement of any works on site, a detailed photographic and cartographic survey will be conducted by experienced surveyors/conservationist to provide important reference to all later restoration and renovation works. Besides, as-built drawings and photos to the historic buildings upon the completion of the restoration works will be prepared for record purpose. These survey reports and all conservation studies, site inspection records will be kept at the management office and made available to the users and professionals who are responsible for up-keeping the historic site and managing the changes of the historical place.

Documentation of the whole conservation process, from conceptualization to implementation stage will also be required, so that an understanding of the changes to the historic fabrics is recorded to inform future care and maintenance. Such documentation, say measured drawings, photos of the conservation works in process, may also form educational materials displayed to the public as part of the interpretation strategies. Upon the completion of conservation works, all these documentations should be well kept at the Green Hub.

5.5 Financial resources

Under the Revitalizing Historic Buildings through Partnership Scheme, budget is allocated for the general maintenance work of the buildings in the coming 3 years. The maintenance cost will be allocated from the operational surplus after the first 3 years.

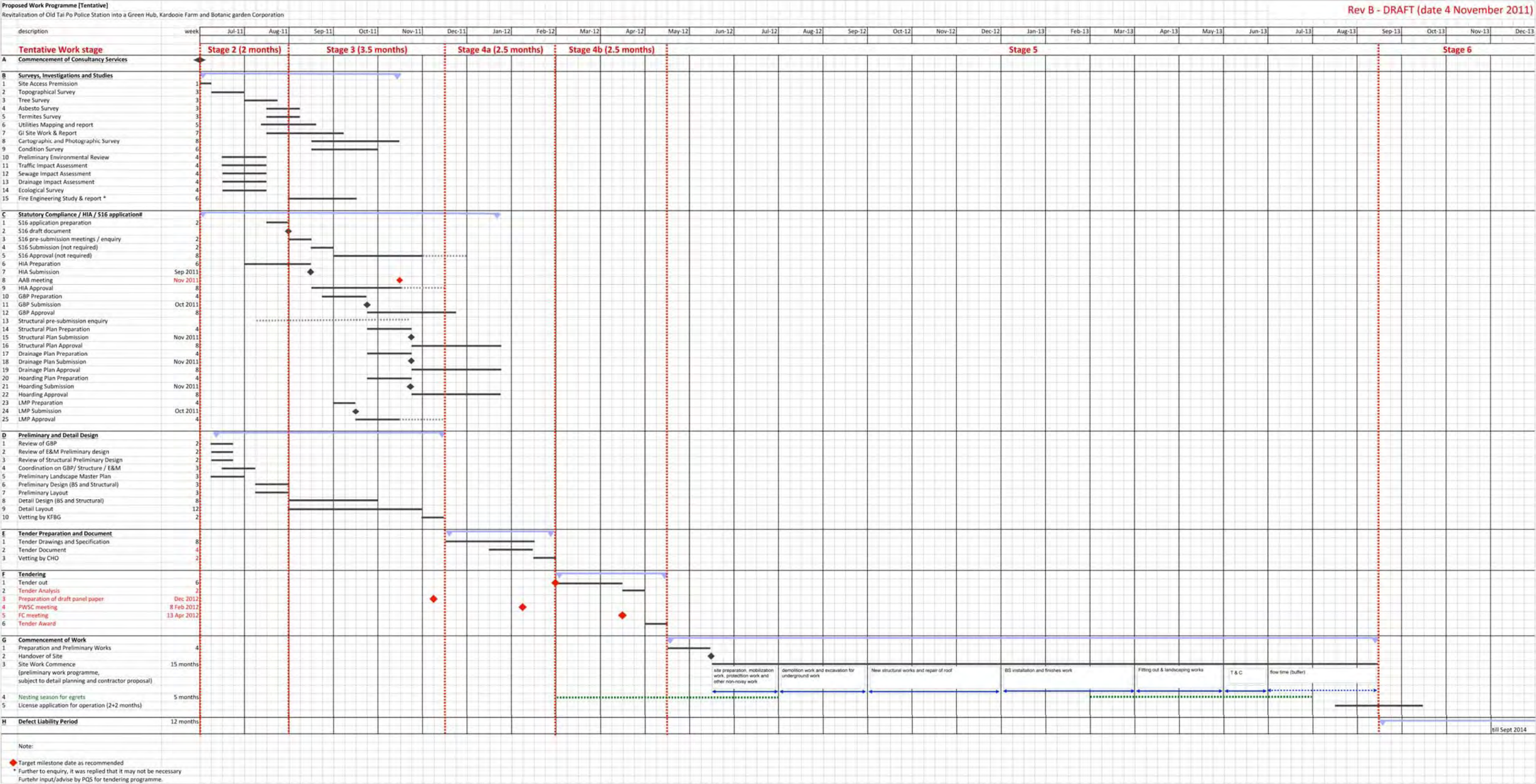
The HK SAR Government will bear the cost for structural-related maintenance work. Kadoorie Farm and Botanic Garden will be responsible for the repair and maintenance work to up-keep the site for operation.

5.6 Staffing and management structure

- A heritage expert should be appointed in the project team during the design and construction stage to ensure that the conservation policies stated in the conservation management plan can be appropriately and effectively executed.
- A project officer/curator should be appointed for the interpretation strategy.
- A management committee consisting of building professionals will be set up to oversee the implementation and operation of the scheme as well as draw the operation manual and maintenance manual.

5.7 Implementation programme

The proposed work programme for the revitalization of the Old Tai Po Police Station into Green Hub is as follows:



BIBLIOGRAPHY

Official Document

- Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, reference number: HC10a.
- Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, reference number: HF-5a.
- Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, photo ref. no. 4894.
- Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, photo ref. no. 49406.
- Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, photo ref. no. 4214.
- Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, photo ref. no. 5101.
- Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, photo ref. no. 0187.
- Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, photo ref. no. 4894.
- Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, photo ref. no. 2244.
- Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, photo ref. no. A32901.
- Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, photo ref. no. CW30441.
- Courtesy of Survey and Mapping Office, Lands Department, Hong Kong SAR Government, photo ref. no. CS32380.
- Hong Kong Public Records Office, *Causeway and Temporary Government Buildings at Tai Po, 1905*, Reference File: Photograph 08-17-008.
- Hong Kong Public Records Office, *Tai Po Police Station, 1951-1970*, Reference File, HKRS478-2-51.
- Hong Kong Public Records Office, *Tai Po Tau Village, Tai Po, December 1927*, Reference File, Photograph 08-25-173.

Books before 1911

- Tuotuo 脱脱, *Song shi* 宋史 [History of Song], 1343, *juan* 240, see edition in Beijing, Chung Hwa Book Co., 1977.
- Wong Chongxi 王崇熙, *Xin'an xianzhi* 新安縣志 [Xin'an County Gazetteer], 1819, see edition in Hong Kong, s.n., 1979.

Books after 1911

- Dabu taiheshi kaixu baizhounian jinian tekan* 大埔太和市開墟百周年紀念特刊 [The 100th Anniversary of the Establishment of Tai Wo Shi in Tai Po], the publishing committee of The 100th Anniversary of the Establishment of Tai Wo Shi in Tai Po, 1992.
- David Faure 科大衛, Lu Hongji 陸鴻基, Wu Lun Nixia he 吳倫霓霞, *Xianggang beiming huibian* 香港碑銘彙編 [Collection of Inscriptions in Hong Kong], Hong Kong Urban Council 香港市政局, 1986.
- G.Pryor, *Housing in Hong Kong*, Hong Kong, Oxford University Press, 1973.
- Liu Runhe 劉潤和, *Xinjie jianshi* 新界簡史 [The Brief History of the New Territories], Hong Kong, Joint Publishing (Hong Kong) Company Limited, 1999.
- Liu Tik Sang, Wong Wing Ho, Chau Hing Wah... etc., *Traditions and Heritage in Tai Po*, Hong Kong Working Group on Promotion of Local Community Economy in Tai Po, Agricultural, Fisheries, Commerce, Industries, Tourism and Recreation Affairs Committee, Tai Po District Council, 1998.
- Luo Xianglin 羅香林 et al., *1842 nian yiqian zhi Xianggang ji qi duiwai jiaotong – Xianggang qiandai shi* 1842年以前之香港及其對外交通 – 香港前代史 [Hong Kong and Its External Communications Before 1842: the History of Hong Kong Prior to British Arrival], Hong Kong, Xianggang xueshe, 香港, 中國學社 1959.
- Nigel Cameron, *An Illustrated History of Hong Kong*, Hong Kong; Oxford, Oxford University Press, 1991.
- Patrick Hase, *The Six-day War of 1899*, Hong Kong, Hong Kong University Press, 2008.
- Royal Hong Kong Police*, Hong Kong, Hong Kong Police Museum.
- Siu Kwok Kin 蕭國健, *Tai Po Heritage* 大埔風物志, Hong Kong, Tai Po District Council, 2007.
- Solomon Bard, *Voices from the Past: Hong Kong, 1842-1918*, Hong Kong, Hong Kong University Press, 2002.
- Zheng Baohong 鄭寶鴻, *A Century of New Territories Roads and Streets*, Hong Kong, Joint Publishing (Hong Kong) Company Limited, 2002.

Website

- ‘Extracts From Papers Relating to the Extension of the Colony of Hongkong’ in *Papers Laid Before the Legislative Council of Hongkong 1899*. Retrieved 20, June 2011, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/s1899/1610.pdf>.
- ‘Island House, Yuen Chau Tsui, Tai Po’, in *Declared Monuments in Hong Kong – New Territories*, from Antiquities and Monuments Office, under Antiquities and Monuments Office, Leisure and Cultural Services Department, Web Site: http://www.lcsd.gov.hk/CE/Museum/Monument/en/monuments_17.php.
- ‘Report of the Director of Public Works for 1899’ in *Papers Laid Before the Legislative Council of Hongkong 1900*. Retrieved 20, June 2011, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/s1900/1674.pdf>.
- ‘Report of the Director of Public Works, 1908’ in *Administrative Reports for the Year 1908, Appendix P*. Retrieved 20, June 2011, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/a1908/54.pdf>.
- ‘Report of the Director of Public Works, for the Year 1901’ in *Papers Laid Before the Legislative Council of Hongkong 1902*. Retrieved 20, June 2011, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/s1902/1766.pdf>.
- ‘Report of the Director of Public Works, for the Year 1902’ in *Papers Laid Before the Legislative Council of Hongkong 1903*. Retrieved 20, June 2011, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/s1903/1812.pdf>.

‘Report of the Director of Public Works, for the Year 1906’ in *Papers Laid Before the Legislative Council of Hongkong 1907*. Retrieved 20, June 2011, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi.lib.hku.hk/hkgro/view/s1907/1999.pdf>.

‘Report of the Director of Public Works’ in *Administrative Reports for the Year 1909, Appendix O*. Retrieved 20, June 2011, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/a1909/83.pdf>.

‘Report on the New Territories, 1899-1912’ in *Papers Laid Before the Legislative Council of Hongkong 1912*. Retrieved 20, June 2011, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/s1912/2111.pdf>.

‘Report on the New Territory during the first year of British Administration’ in *Papers Laid Before the Legislative Council of Hongkong 1900*. Retrieved 20, June 2011, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Web Site: <http://sunzi1.lib.hku.hk/hkgro/view/s1900/1667.pdf>.

Aerial of Tai Po Tau and Tai Po, from Multimedia Information System under the Hong Kong Public Libraries, Web Site: http://hkclweb.hkpl.gov.hk/hkclr2/internet/cht/html/frm-bas_srch.html.

Old & New panorama of New Town Development in Tai Po, Shatin & Kwai Chung. Retrieved 20, June 2011, from Multimedia Information System under the Hong Kong Public Libraries, Web Site: http://hkclweb.hkpl.gov.hk/hkclr2/internet/cht/html/frm-mod_srch.html.

Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada. Retrieved on December 15, from Parks Canada under Her Majesty the Queen in Right of Canada, Website: http://www.pc.gc.ca/docs/pc/guide/nldclpc-sgchpc/index_e.asp.

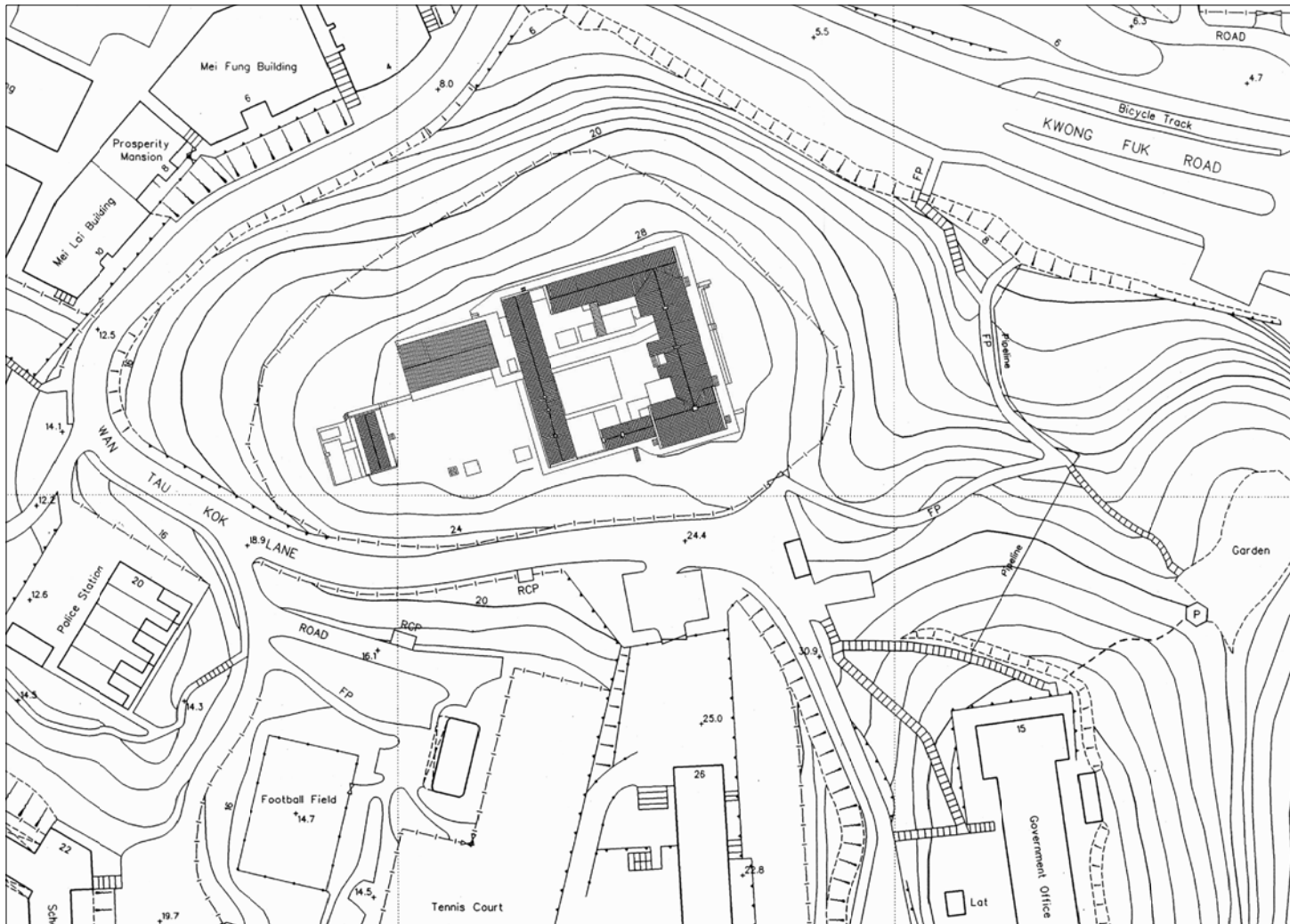
Newspaper

新界警察總部可容警員三百 [The new Police Headquarters can accommodate 300 policemen], 華僑日報 Wah Kiu Yat Po, 2nd September, 1949.

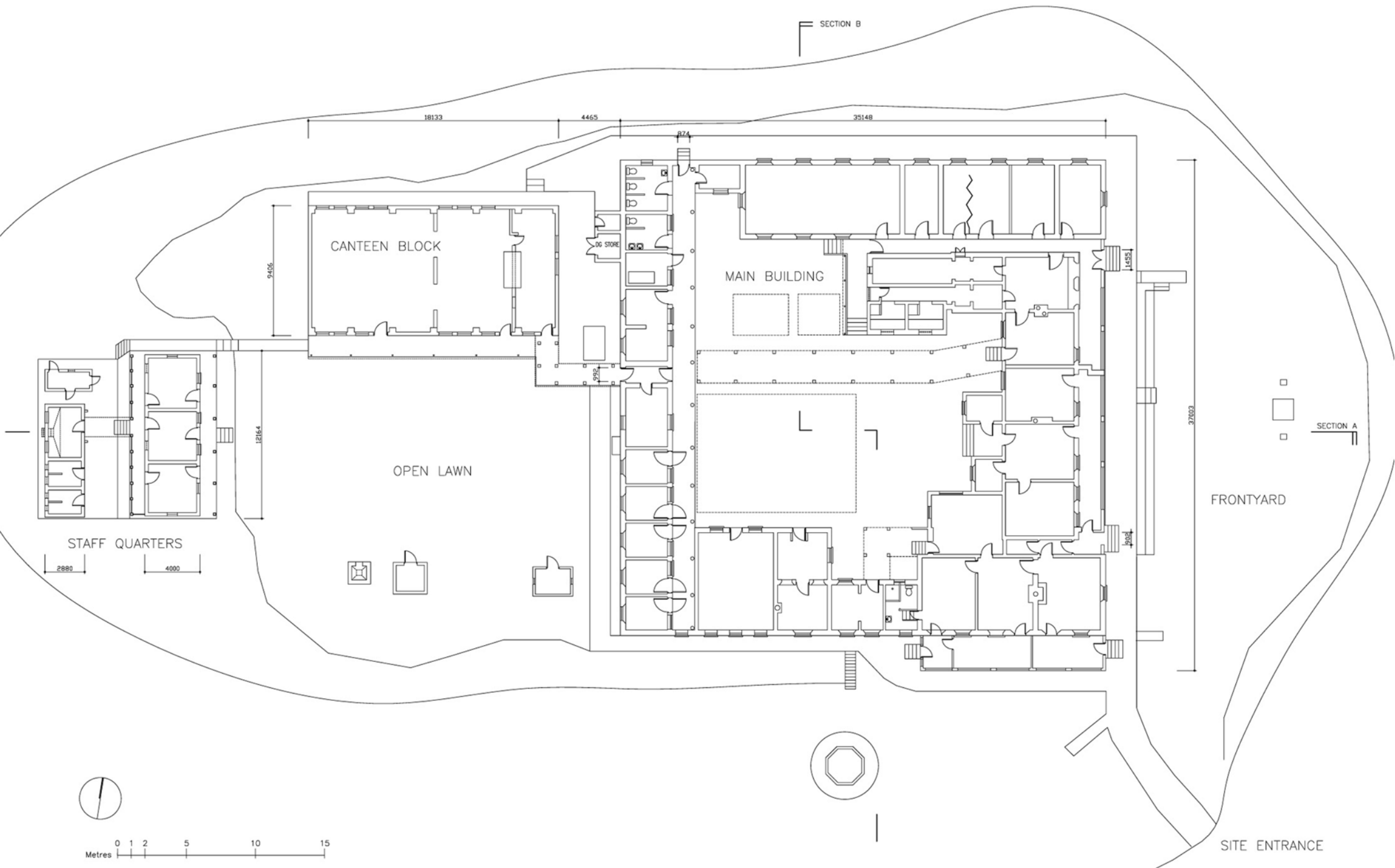
APPENDIX I

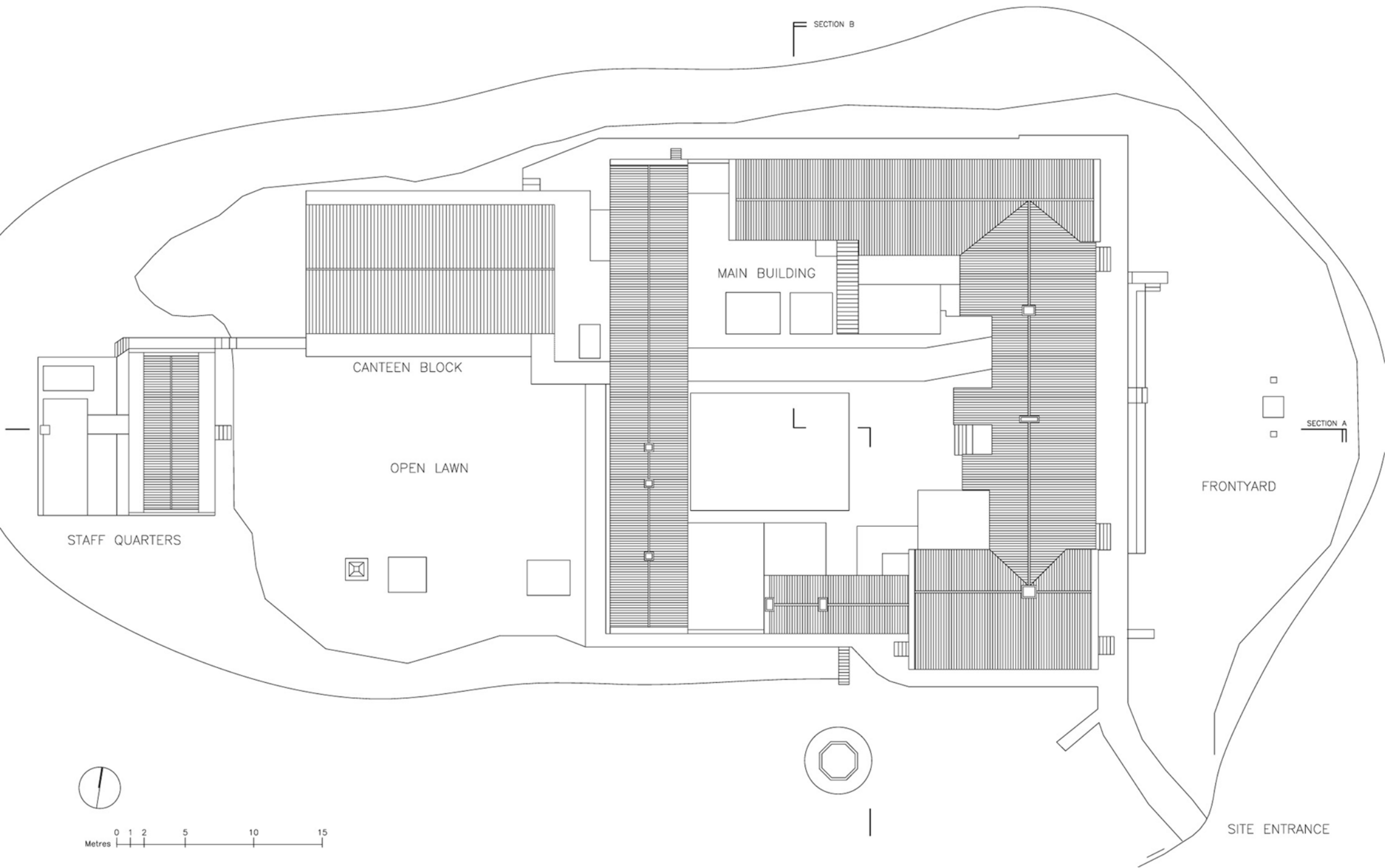
Architectural Drawings	
Drawing No.	Title
TP-01	Block Plan
TP-02	Ground Floor Plan
TP-03	Roof Plan
TP-04	Elevations
TP-05	Sections

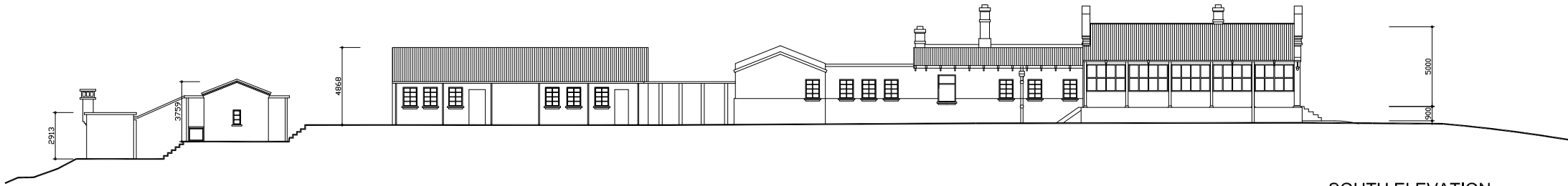
**from Resource Kits for Revitalising Historic Buildings through Partnership Scheme.*



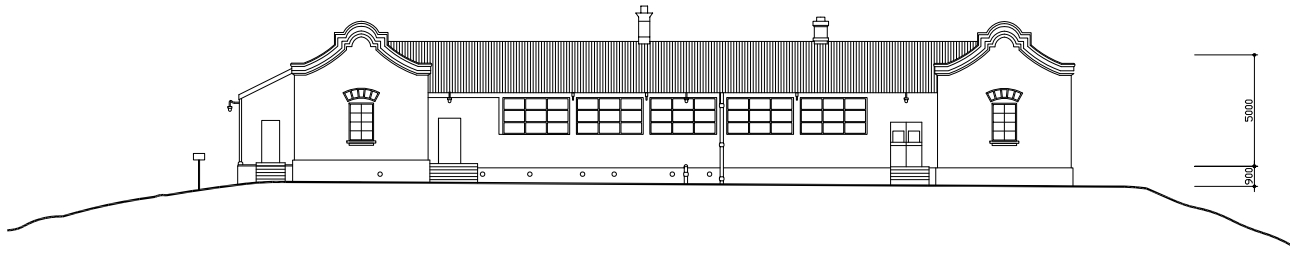
0 10 20 30 40 50
Metres



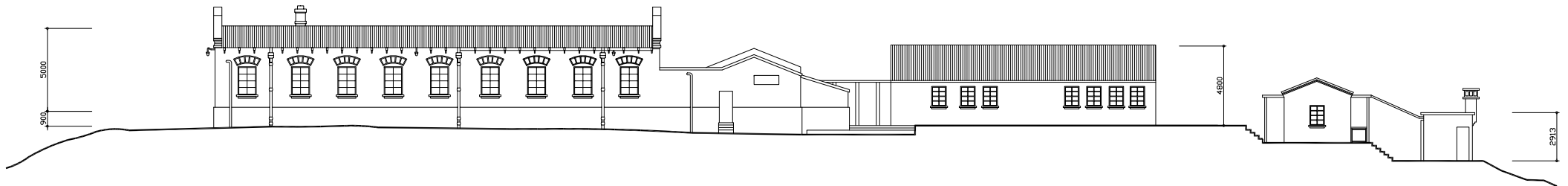




SOUTH ELEVATION

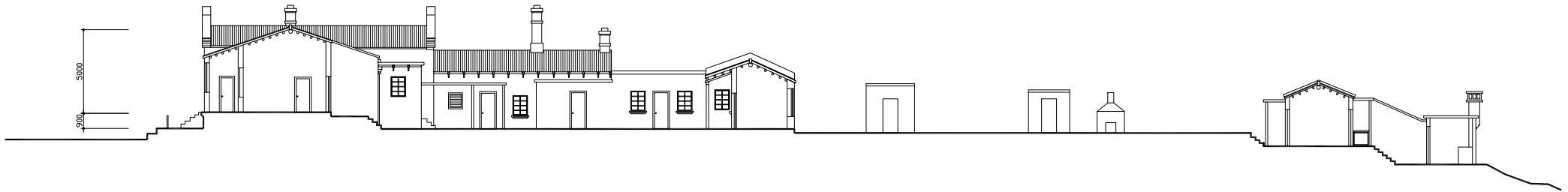


EAST ELEVATION

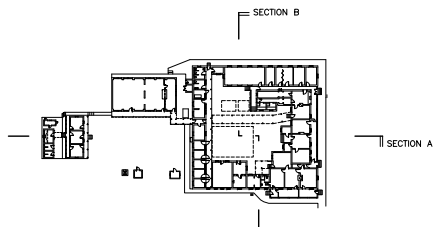


NORTH ELEVATION





SECTION A



KEY PLAN (NOT TO SCALE)



SECTION B

