

INTERPRETATION STUDY ON THE SITE OF FORMER MOUNTAIN LODGE AND ITS SURROUNDING AREAS

FOR ANTIQUITIES AND MONUMENTS OFFICE,
LEISURE AND CULTURAL SERVICES DEPARTMENT



Part 2 - Study Report

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The Oval Partnership

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Cover :Photo of Victoria Peak Garden
(Source : Oval Feb 2009)

Introduction

Background

The Former Mountain Lodge (FML) at Victoria Peak was built between 1900 and 1902 as the summer residence of the Governors of Hong Kong. Following an extended period of vacancy and neglect during the war years and due to the state of disrepair, the main buildings and servant's quarters were completely pulled down in 1946 while the Gate Lodge was retained. In the 1970's the site was redeveloped and opened to the public as the Victoria Peak Garden with the Gate Lodge subsequently declared a monument in 1995.

Purpose of the Study

Following an initial archeological survey in 2007 and in response to rising concerns on heritage conservation and growing interest in cultural tourism, this study was commissioned by the Antiquities and Monuments Office (AMO) of the HKSAR to examine the historical value of the site of the FML and its surrounding areas.

Report Structure

The study basically comprises two reports, namely the 'Statement of Significance' (Part 1) and 'Study Report' (Part 2) concluding with an executive summary of the findings.

Part 1 - The 'Statement of Significance' assesses the existing site condition both in terms of the cultural significance of the tangible physical remains and intangible socio-cultural values identified within the study area.

Part 2 - The 'Study Report' examines long term development and future use of the site in formulating an interpretation strategy with three scheme options supported by an implementation plan.

Scope

The study area referred to as 'the site of the FML and its surrounding areas' has two major points of reference. The first being the boundary marker stones that map the original extent of the FML site, and the second, being the wider study area enclosed by the 'Lugard Road and Harlech Road Round Walk' (see Outline Zoning Plan p.7).

Objectives

The objective of this submission is to formulate an interpretation strategy and site interpretation plan to realize the potential of the site of the FML and its surrounding areas with respect to heritage conservation, education, cultural tourism and possible uses. While Part 1 of the report assesses the existing cultural heritage value with the identification of key "character defining elements" (CDEs), Part 2, formulates a conservation plan and guidelines applicable to the future maintenance and development of the site. The study identifies 3 Scheme Options involving both conservation and adaptive re-use of existing remains and features in accordance with recognized guidelines and practices. Technical assessments address key aspects related to the feasibility and sustainability of the schemes together with an implementation plan incorporating the proposed Scheme Options.

Understanding the Site

Statutory Planning Context (OPL)

The Study Area, with an area about 19.6 ha, is demarcated by the boundary stones of the FML (see Outline Zoning Plan p.7). According to the approved Peak Area Outline Zoning Plan (OZP) No. S/H14/9, the Study Area is zoned “Green Belt” (“GB”), “Open Space” (“O”), and “Government, Institution or Community” (“G/IC”) (see Table below).

| Zoning | Area (ha) | Planning Intention | Remarks |
|---------------|------------------|--|--|
| “O” | 8.9 | This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. | <ul style="list-style-type: none"> ▪ The FML is zoned “O” on the approved OZP. ▪ According to the Notes for “O” zone of the approved OZP, “Pavilion” and “Field Study/Education/Visitor Centre” are Column 1 uses which are always permitted (see Appendix A– Notes of the approved Peak Area OZP No. S/H14/9 p.93) |
| “GB” | 9.85 | This zone is intended primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone. | <ul style="list-style-type: none"> ▪ The Gate Lodge is zoned “GB” on the approved OZP. ▪ Provision of hiking trails regarded as “nature trail” is a Column 1 use which is always permitted. Moreover in keeping with the “planning intention” to provide “additional outlets for passive recreational activities”. (see Appendix A– Notes of the approved Peak Area OZP No. S/H14/9 p.94) |
| “G/IC” | 0.85 | This zone is intended primarily for the provision of G/IC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. | <ul style="list-style-type: none"> ▪ No. 40 Mount Austin Road, currently used as a park management office is zoned “G/IC” on the approved OZP. ▪ Interpretation Centre regarded as “Field Study/Education/Visitor Centre”, “Public Convenience” & “Public Vehicle Park” are Column 1 uses which are always permitted. ▪ Refreshment facilities regarded as “Eating Place” is a Column 2 and use requires planning permission from the Town Planning Board (see Appendix A– Notes of the approved Peak Area OZP No. S/H14/9 p.91) |

According to the covering Notes of the approved OZP, amenity planting, provision of refreshment kiosk, road, lamp pole, and environmental improvement works, such other public works coordinated or implemented by Government are always permitted on land falling within the boundaries of the Plan (see **Appendix A – Notes of the approved Peak Area OZP No. S/H14/9 p.90**)

Land Status (see attached Location Plan p.6 for Lot Index Plan)

The Pavilion and Victoria Peak Garden

- The majority of the study area including the Pavilion, Victoria Peak Garden, middle lawn and lower lawn areas are allocated to LCSD under Government Land Allocation i.e. GLA-HK 102 subject to relevant Engineering Conditions.

The Gate Lodge

- The Gate Lodge is allocated to LCSD under GLA-HK 357.

Transmitter Towers

- An existing transmitter tower on elevated ground adjacent to the pavilion site is allocated to HK Police under GLA-HK 101.
- An existing transmitter tower on elevated ground South-East of Victoria Peak Garden is allocated under GLA-HK 1031.

No. 40 Mount Austin Road

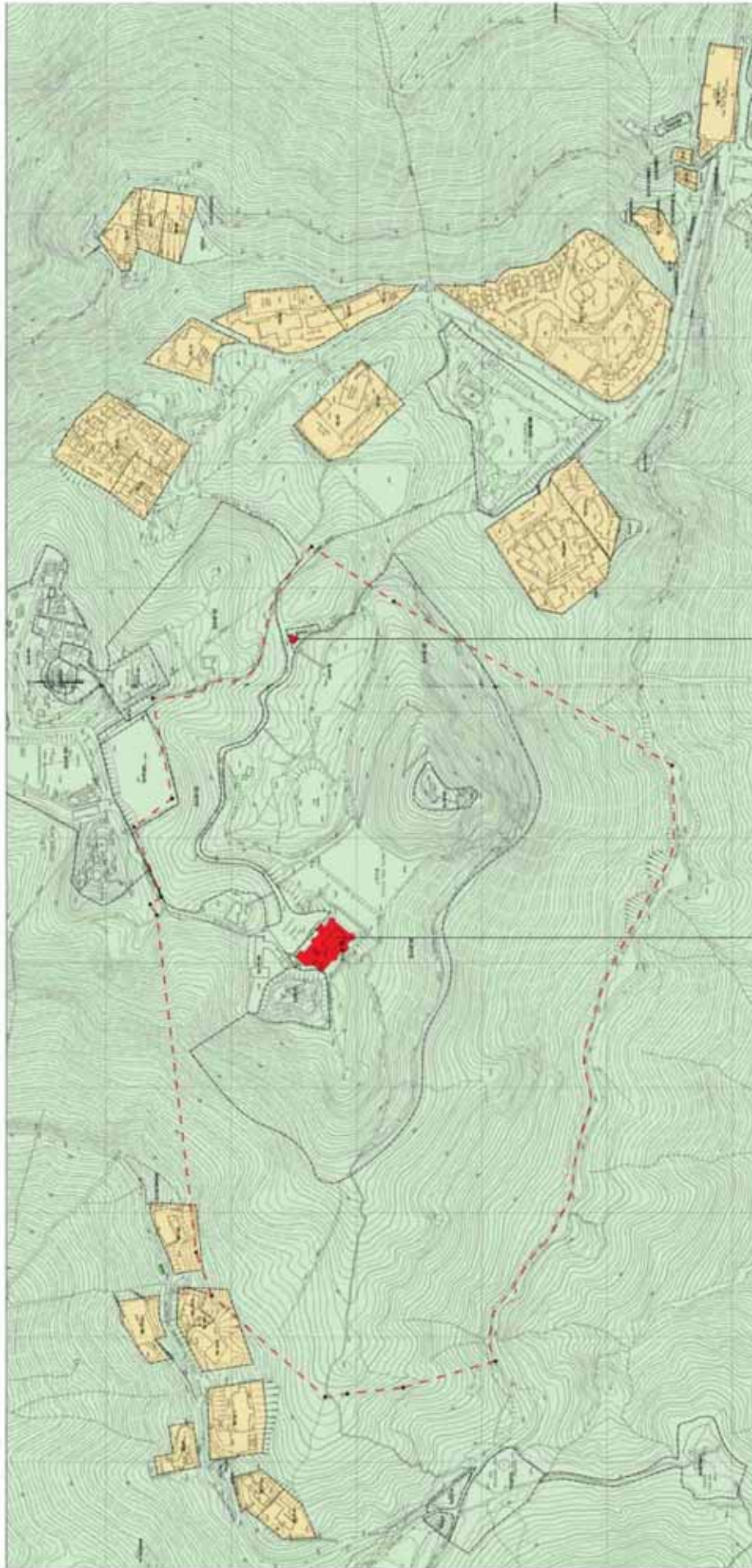
- No. 40 Mount Austin Road was under Rural Building Lot No. 1087, previously granted to Hong Kong Telecom International Limited (subsequently renamed to PCCW-HKT Telephone Limited) for a term from 1.1.1988 to 30.9.2006. The lease also covered Nos. 36 and 38 Mount Austin Road. The use was restricted for the purpose of telecommunications stations, associated facilities and housing of staff which were essential for the operation of the telecommunications stations.
- The lease has since expired and the land returned to Government ownership.
- The building at the subject site is currently being used as the park management office which is allocated to LCSD under GLA-THK 1863 subject to relevant Engineering Conditions attached to the GLA.
- Future needs to be discussed with relevant government departments.

Existing and Proposed Development by Others

Ongoing improvement works to government land within the study area under the control of LCSD include refurbishment of existing structures, upgrading of walking trails, maintenance of slopes and storm water drainage channels, maintenance of shrubs and trees, reinstatement of the lawn at Victoria Peak Garden, preservation and rehabilitation of the existing Gate Lodge and construction of stepped terraces adjacent, construction of covered sitting areas in the form of rotunda and pergola structures and upgrading of park furniture and lighting. It is noted that the study area contains a number of Government Land Allocation sites assigned to various Government Departments and organizations while the wider study area extending to the Lugard Road and Harlech Road Round Walk includes lots.

Major Datum Levels

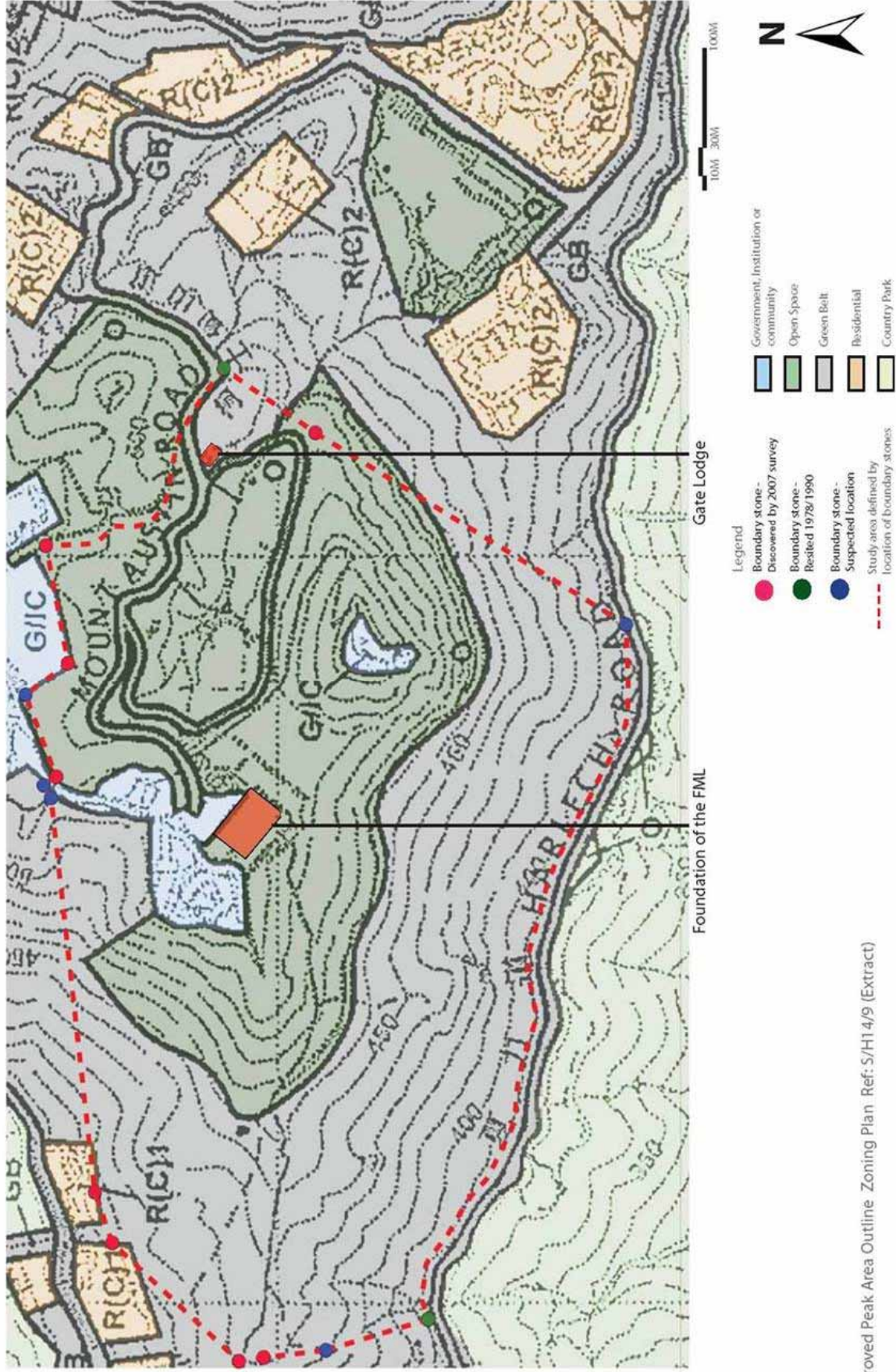
Key ground datum levels within the study area range from +387 M Pd to +538M Pd. (see **Map 01 p.9**)



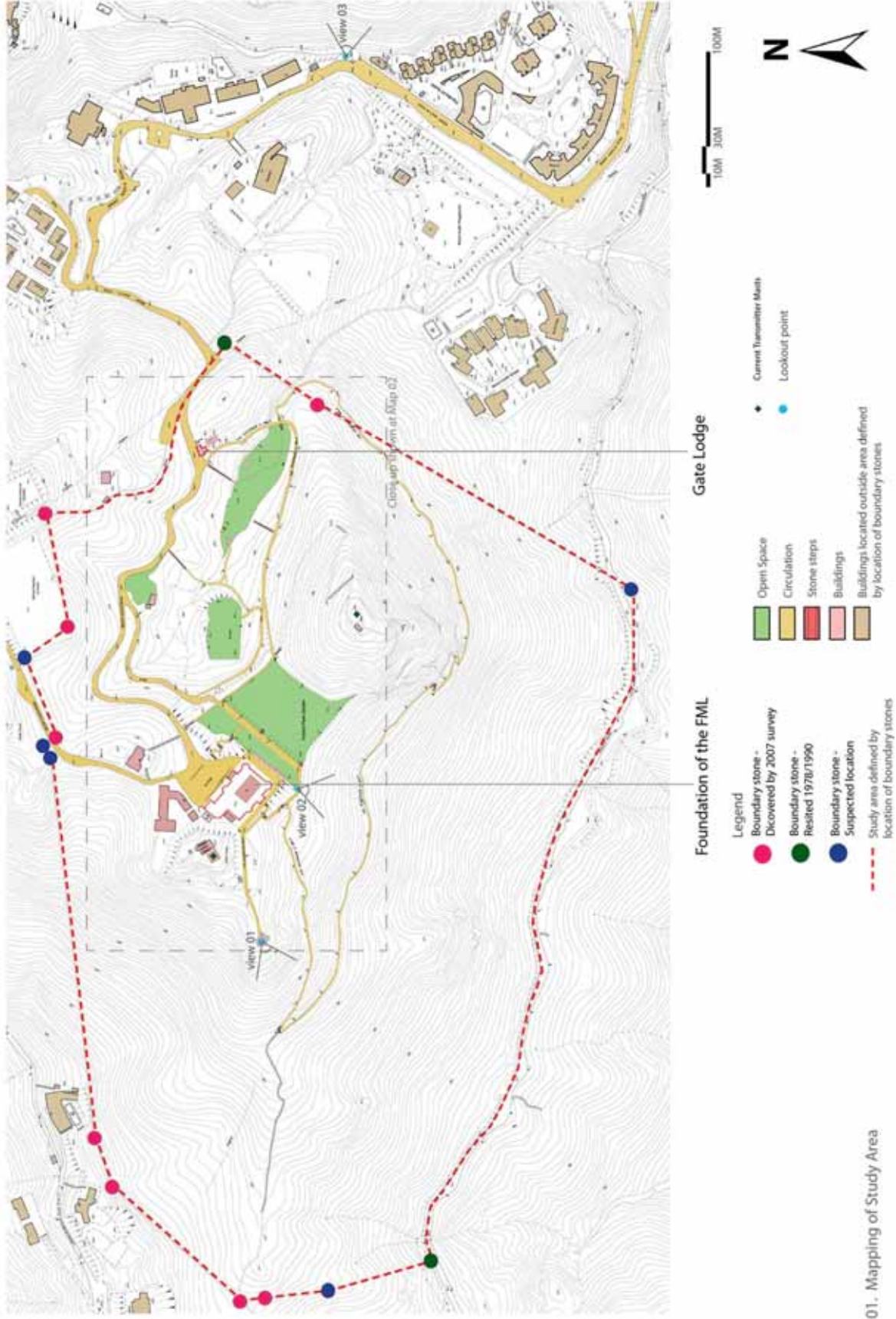
Gate Lodge

Foundation of the FML

- Legend**
- Government Land's (including GLA - Sites)
 - Foundation of FML & Gate Lodge
 - Private Lots
 - Study areas defined by location of boundary stones



Map01. Mapping of Study Area



Map 02. Mapping of Existing Features and Artifacts



Legend

- | | | | |
|--|---------------------------------------|-------------------------|----------------------|
| 1. Foundation of Former Mountain Lodge | 7. Retaining wall | 17. Gate Lodge | Open Space |
| 2. Pavilion by the former Urban Council | 8. Zigzag Footpath Steps | 18. Terrace | Circulation |
| 3. Kiosk | 9. Circulation (Footpath) | 19. Garden (Lower Lawn) | Buildings / Features |
| 4. 40 Mount Austin Road | 10. Ruins of Mountain Lodge | 20. Rotunda | Foundation of FML |
| 5. Foundation of former servant quarter - site A | 11. Victoria Peak Garden (Upper Lawn) | 21. Gazebo | Stone steps |
| 6. Foundation of former servant quarter - site B | 12. Garden (Middle Lawn) | 22. Governor's Walk | |
| | 13. Radio tower | 23. Government Stone | |
| | 14. 36 Mount Austin Road | | |
| | 15. Stone Steps | | |
| | 16. Circular Viewing Platform | | |



Isometric Diagram Of Existing Features and Artifacts



This diagram should be read together with Map 02: Mapping of Existing Features and Artifacts

* Symbol Indicating Mappings not shown on Diagram

1. Foundation of Former Mountain Lodge
2. Pavillion by the former Urban Council
3. Kiosk
4. 40 Mount Austin Road
5. Foundation of former servant quarter - site A
6. Foundation of former servant quarter - site B
7. Retaining wall
8. Zigzag Footpath Steps

9. Circulation (Footpath)
10. Ruins of Mountain Lodge
11. Victoria Peak Garden (Upper Lawn)
12. * Garden (Middle Lawn)
13. Radio tower
14. * 36 Mount Austin Road
15. Stone Steps
16. Circular Viewing Platform

17. * Gate Lodge
18. * Terrace
19. * Garden (Lower Lawn)
20. * Rotunda
21. * Gazebo
22. Governor's Walk
23. * Government Store

Existing Site Condition - Isometric Diagram

Conservation Plan

Introduction

Part 1 of the study establishes the overall significance of Mountain Lodge and its surrounding area. Individual cultural and natural heritage values, and their associated character-defining elements, are identified and evaluated. The Statement of Significance summarizes the significance of the five identified values – architectural, contextual, landscape, historical and social.

In identifying the cultural and natural heritage values of the FML and its surrounding area for Part I of the study, the *relative* significance of the different values is not addressed. Rather, the focus is on identifying the values *and* how they each contribute to the understanding of the site – and in turn, its significance. On the other hand, in Part II, which focuses on policies to conserve the site in the context of maintaining its values (significance), it is necessary to understand the *relative* importance (the *degree of importance*) of the different values. Simply put, all values are important, but not necessarily equal. Identifying the most important values helps focus the conservation policies in a way that leads to logical, cumulative policies that can best protect the cultural and natural heritage values of the site over the longer term.

Policies

1. Basis of Approach: Policies that define general approach, including use; Vision (LDS & LHY)

General policies. The protection of *landscape value* and *contextual value* is most important and it should be given priority. It is the serenity of the site with its sweeping views, areas of lawn and walks that have attracted people in the past (including the governors) and continue to attract people today. Given this, the primary *basis of approach* is the conservation of the landscape and its associated views – and the removal or upgrading of inappropriate (and unnecessary) intrusions, from park furnishings to utilitarian buildings subject to review of their long-term benefit and relevance to the site.

The protection of *architectural value* should also be given priority. It is the Gate Lodge, the *visible* foundations of Mountain Lodge and the former servant quarters (sites A and B) that help reveal the original use of the site (coupled with the character-defining elements associated with landscape and contextual values).

The *vision* for the site is a carefully controlled and maintained landscape, in combination with remnants of architectural importance, that allows local and overseas visitors to (1) enjoy open spaces, green lawns, mountain walks, native plants, shrubs and trees – and unobstructed views of Hong Kong, while, at the same time, (2) understand the original context of Victoria Peak Garden. In doing so, the vision must acknowledge the *historical value* and contemporary *social value* of the site. The latter value, in particular, appears to be especially important since the 1970s, when the pavilion was constructed.

2. Control of Change: Policies that control development while retaining significance

2.1 Architectural / archaeological (LDS & LHY)

[Please note that entries reflect order set out in Map 02]

- 2.1.1 Foundations of the FML (#1): *Preserve.*
- 2.1.2 Pavilion by the former Urban Council (#2): Since significance appears to be more related to *social value*, different development options may be appropriate, i.e. *preserve* (Scheme Option 1), *modify selectively* (Scheme Option 2) and *substantially modify and /or demolish* (Scheme Option 3). *Please note that public consultation may be necessary if either Scheme Option 2 or Scheme Option 3 is considered.*
- 2.1.3 Kiosk & Public Toilets (#3): *Refurbish* (Scheme Option 1), *long-term demolition* (Scheme Options 2 & 3).
- 2.1.4 No.40 Mount Austin Road (#4): *Retain for future adaptive reuse* (Scheme Option 1), *substantially modify and / or demolish* (Scheme Options 2 & 3).
- 2.1.5 Foundation of former servants' quarters – site A (#5): *Preserve.*
- 2.1.6 Foundation of former servants' quarters – site B (#6): *Preserve.*
- 2.1.7 Retaining wall (#7): *Preserve.*
- 2.1.8 Ruins of the FML (#10): *Preserve.*
- 2.1.9 Radio tower (#13): NA.
- 2.1.10 No.36 Mount Austin Road (#14): NA
- 2.1.11 Circular Viewing Platform (#16): *Preserve / modify selectively*
- 2.1.12 Gate Lodge (#17): *Preserve* with provisions for minimal intervention only, i.e. such building services as lighting fixtures should be determined by an experienced conservation architect.
- 2.1.13 Government stores (#23): *Modify selectively.*
- 2.1.14 Boundary stones: *Preserve.*

2.2 Landscape (KN)

- 2.2.1 Zigzag footpath and granite steps (#8): *Preserve granite steps*
- 2.2.2 Footpath connecting Victoria Peak Garden to Governor's Walk (#9): *Preserve*
- 2.2.3 Victoria Peak Garden (Upper Lawn) (#11): *Preserve / modify selectively.*
- 2.2.4 Garden (Middle Lawn) (#12): *Preserve / modify selectively.*
- 2.2.5 Stone steps in Victoria Peak Garden (#15): *Preserve / modify selectively.*
- 2.2.6 Terrace to Gate Lodge (#18): *Modify selectively.*
- 2.2.7 Garden (Lower Lawn) (#19): *Preserve / modify selectively.*
- 2.2.8 Governor's Walk (#22): *Preserve / modify selectively.*

3. Provision of services and retention of character: Policies that result from 1 and 2 above

3.1 **Architectural** (OPL)

[Please note that entries reflect order set out in Map 02]

3.1.1 Foundations of the FML (#1):

- ♦ Existing foundations to be protected against damage during any site improvement works such as repaving of the FML viewing platform and surrounding areas and integration of sub-ground drainage.
- ♦ Any approved alterations and additions to adopt a coordinated design with minimal intervention, complimentary to the character of the site.
- ♦ Electricity supply for light fittings, water supply for irrigation and storm water drainage to follow policies set out under 'Landscape' below.

3.1.2 Pavilion by the former Urban Council (#2):

- ♦ Existing character to be maintained with discreet routing of electrical supply for task and effect lighting. Fittings to be generally hidden from view or simple in design with reflected light preferable to direct light sources (Scheme Option 1).
- ♦ Any modification or replacement (Scheme Options 2 & 3) to be architecturally sensitive and lightweight in structure to ensure minimal impact to the existing foundations of the FML. Height to be limited to one storey in a design complimentary to the heritage and social value of the site with minimal exposure of services and fittings. *(Please note that public consultation may be necessary if either Scheme Option 2 or Scheme Option 3 is considered)*
- ♦ Any discovery of architectural remains and artifacts below the existing structure to be reported for further assessment and advice before resuming site works.
- ♦ Overall design not to distract from the open views and natural setting.

3.1.3 Kiosk & Public Toilets (#3):

- ♦ Refurbishment (Scheme Option 1) to blend with Pavilion design.
- ♦ Long-term demolition (Scheme Options 2&3) to be sensitive to the potential discovery of architectural remains and artifacts below the existing structure. Any discoveries to be reported for further assessment and advice prior to resuming site works.
- ♦ Repaving to be coordinated with surrounding areas retaining a unified character.
- ♦ Electricity supply for light fittings, water supply for irrigation and storm water drainage to follow policies set out under 'Landscape' below.

3.1.4 No.40 Mount Austin Road (#4):

- ♦ Refurbishment (Scheme Option 1) to cater for intended use of new Lessee while at the same time: a) Building bulk to be limited to the existing and preferably reduced according to user needs; b) visual impact of any modified façade designs to be subject to Design Disposition and Height (DD&H) clause in the lease documents; c)

Building design and colour palate to be 'low-key' in character so as not to distract from the FML site as a public park and recreation area; d) additional greening and planting of site and its environs is encouraged; e) Any external signage and lighting to be discreet and in keeping with the landscaped setting.

- ◆ Long-term / partial demolition (Scheme Option 2) Resumption of an open space and walkway linking to the FML site from the site of the original servant's quarters to be sensitive to the potential discovery of architectural remains and artifacts below the existing structure. Any discoveries during demolition and installation of underground services to be reported for further assessment and advice prior to resuming site works. Future use needs to be discussed with relevant government departments.
- ◆ Long-term demolition and reconstruction (Scheme Option 3) to house a new refreshment area, kiosk, interpretation centre and public amenities (subject to further technical feasibility studies on the upgrading of utility connections).
- ◆ Building layout, form and design character to be in keeping with the setting with a maximum of one storey in height.
- ◆ Repaving to be coordinated with surrounding areas retaining a unified character.
- ◆ Electricity supply for light fittings, water supply for irrigation and storm water drainage to follow policies set out under 'Landscape' below.

3.1.5 Foundation of former servant's quarters (Site A (#5) & Site B(#6)):

- ◆ Both sites to be backfilled and paved with all underground utility works routed to avoid damaging the remaining foundations. Electricity supply for light fittings, water supply for irrigation and storm water drainage to follow policies set out under 'Landscape' below.
- ◆ New foundations (Scheme Option 3) to be designed to span across existing ruins allowing for future display within the proposed interpretation centre. New building design to provide barrier free access for the disabled.

3.1.6 Retaining wall (#7):

- ◆ Existing character to be retained with flood lighting at the base.

3.1.7 Ruins of the FML(#10):

- ◆ To be retained and integrated with landscape works.

3.1.8 Radio Tower(#13): NA

3.1.9 No.36 Mount Austin Road (#14): NA

3.1.10 Circular Viewing Platform (#16):

- ◆ Overall form and disposition with unobstructed views of the western side of Hong Kong to be retained as a defining function.
- ◆ Selective upgrading of surface finishes, storm water drainage and external lighting to be integrated with other landscape works.
- ◆ Additional trellis structure (Scheme Option 3) to be lightweight and

robust with simple ground connections.

3.1.11 Gate Lodge (#17):

- ♦ Entire building form and all facades to be retained and preserved including windows, door, roofing, etc. as a key reference point for the characteristic FML design.
- ♦ All interior fit-out work to respect and complement the existing building style with minimal intervention in the form of discreet light fittings and essential services determined by an experienced conservation architect.

3.1.12 Government Stores (#23):

- ♦ Any alterations to be humble in design so as to minimize visual impact. All utility works to be carefully routed to avoid damage to existing features and artifacts. Fixtures and fittings to be concealed from view or discreet in design.

3.1.13 Boundary Stones:

- ♦ To be protected against any underground utility works and site maintenance activities nearby.

3.2 **Landscape (KN)**

(Note: the following policies apply equally to Scheme Options 1, 2 & 3)

3.2.1 Electricity supply for lighting and light fittings

- ♦ No manholes or draw-pits should be located in lawn or planted areas.
- ♦ All manholes or draw-pits should be located in paved areas where covers with matching paving materials can be provided.
- ♦ Disparate light fittings to be upgraded and replaced with fittings that coordinate with other landscape furniture.

3.2.2 Water supply for irrigation and water points

- ♦ No manholes or draw-pits should be located in lawn or planted areas.
- ♦ All manholes or draw-pits should be located in paved areas where covers with matching paving materials can be provided.
- ♦ Water points to be located in discrete locations and designed to coordinate with other landscape furniture.

3.2.3 Storm water drainage

- ♦ No manholes or draw-pits should be located in lawn or planted areas.
- ♦ All manholes or draw-pits should be located in paved areas where covers with matching paving materials can be provided.
- ♦ Recently constructed open u-channels in lawn areas beside footpaths to be demolished and replaced with sub-soil drains.

4. Specific elements: Policies that set out treatment of specific parts / contents that reinforce specific aspects of the *setting*.

4.1 **Architectural / archaeological (LDS & LHY)**

[Please note that entries reflect order set out in Map 02]

4.1.1 Foundations of the FML (#1):

- ♦ Preserve exposed foundations and maintain existing cover on interior foundations.
- ♦ Long-term removal of recent stone railing and replacement of paving at upper grade, raise surface level of lower grade as necessary (Scheme Option 1). Replace recent stone railing with visually subtle fencing that is congruent with that planned for other areas (Scheme Options 2 & 3).
- ♦ Consider revealing (with appropriate protection) entrance floor tiles.
- ♦ Consider outlining the interior foundations on the surface of the upper grade (especially if modifications to the Pavilion by the former Urban Council are considered as proposed in Scheme Option 3).

4.1.2 Pavilion by the former Urban Council (#2):

- ♦ Re-establish original colour scheme (Scheme Option 1)
- ♦ Consider alternate colour scheme that relates to new roofing elements and other modification proposals (Scheme Options 2 & 3) (*please note that public consultation may be necessary*).

4.1.3 Kiosk & Public Toilets (#3): Refurbish (Scheme Option 1), *demolish* (Scheme Options 2 & 3).

4.1.4 No.40 Mount Austin Road (#4):

- Refurbishment (Scheme Option 1) to cater for intended use.
- Long-term / partial demolition (Scheme Option 2) Resumption of an open space and walkway linking to the FML site from the site of the original servant's quarters.
- Long-term / substantial demolition and reconstruction (Scheme Option 3) to house a new refreshment area, kiosk, interpretation centre and public amenities (subject to further technical feasibility studies on the upgrading of utility connections).
- Future use needs to be discussed with relevant government departments.

4.1.5 Foundation of former servants' quarters – site A (#5):

- ♦ Maintain existing cover and ensure protection of areas not investigated (Scheme Option 1)
- ♦ Consider revealing (with appropriate protection) parts of the foundation. (Scheme Options 2 & 3)
- ♦ Explore capacity of area to support vehicular traffic / parking including reinstatement of the original grassed turning circle in front of the FML (Scheme Options 2 & 3)

4.1.6 Foundation of former servants' quarters – site B (#6):

- ♦ Maintain existing cover and ensure protection of areas not investigated (Scheme Option 1)
- ♦ Consider revealing (with appropriate protection) parts of the foundation

(Scheme Options 2 & 3)

4.1.7 Retaining wall (#7):

- ♦ Preserve, wherever possible, both stones *and* mortar joints.
- ♦ Recent growth should not obscure wall.

4.1.8 Ruins of the FML (#10):

- ♦ Maintain artifacts *in situ*, as far as possible.

4.1.9 Radio tower (#13): NA.

4.1.10 No.36 Mount Austin Road (#14): NA

4.1.11 Circular Viewing Platform (#16):

- ♦ Overall form and disposition with unobstructed views of the western side of Hong Kong to be retained as a defining function.
- ♦ Selective upgrading of surface finishes, storm water drainage and external lighting to be integrated with other landscape works.

4.1.12 Gate Lodge (#17):

- ♦ Maintain exterior fabric; replace only as necessary.
- ♦ Windows and doors should remain operational.
- ♦ Interior building services should be minimal, and, when absolutely necessary, they should be visually unobtrusive.
- ♦ Reestablish, if necessary, original paint scheme.
- ♦ Stairs and terraces should be in keeping with the scale of the lodge.
- ♦ Detailing of stairs and terraces should be subtle and serve as a polite backdrop to the lodge.

4.1.13 Government stores (#23): NA.

4.1.14 Boundary stones:

- ♦ Maintain artifacts *in situ*, as far as possible.

4.2 **Landscape (KN)**

(Note: the following policies apply equally to Scheme Options 1, 2 & 3)

4.2.1 Zigzag footpath and granite steps (#8):

- ♦ Preserve granite steps and highlight use of natural materials.
- ♦ Carry out remedial pointing to stonework planter beside path to improve previous repairs.

4.2.2 Footpath connecting Victoria Peak Garden to Governor's Walk (#9):

- ♦ Preserve and signpost this path connection
- ♦ Coordinate the different elements of landscape furniture such as paving blocks, bins, seats, lights, handrails etc. to avoid visual clutter.

4.2.3 Victoria Peak Garden (Upper Lawn) (#11):

- ♦ Long-term removal of the blocks of ornamental shrub beds in the centre of this space and return to a simple lawn, extending to former coverage when used for tennis.
 - ♦ Coordinate the different elements of landscape furniture such as paving blocks, bins, seats, lights, handrails, rain shelters etc. to avoid visual clutter.
- 4.2.4 Garden (Middle Lawn) (#12):
- ♦ Preserve and improve the quality of the simple lawn area and coordinate the seats, bins and lights to avoid visual clutter.
- 4.2.5 Radio tower (#13):
- ♦ Landscape treatment to lower slopes beside footpath to screen engineered slope stabilization works.
- 4.2.6 Stone steps in Victoria Peak Garden (#15):
- ♦ Preserve the granite steps
 - ♦ Replace the recent Chinese ceramic handrails with more appropriate design, coordinated with other landscape furniture.
- 4.2.7 Circular Viewing Platform (#16)
- ♦ Preserve this viewpoint location
 - ♦ Coordinate the different elements of landscape furniture such as paving blocks, bins, seats, lights, handrails etc. to avoid visual clutter.
 - ♦ Review / improve recently-built open u-channels beside paths.
- 4.2.8 Terrace to Gate Lodge (#18):
- ♦ The new terraced area is a recently finished additional feature and may need selective modification of materials, colours and finishes to coordinate better with the Gate Lodge and landscape furniture
- 4.2.9 Garden (Lower Lawn) (#19):
- ♦ Preserve the simple lawn area.
 - ♦ Introduce subsoil drainage to improve condition of turf.
 - ♦ Review / improve recently-built open u-channels beside paths.
 - ♦ Review recently-built incongruous pergola and gazebo structures.
 - ♦ Coordinate the different elements of landscape furniture such as bins, seats and lights to avoid visual clutter.
- 4.2.10 Governor's Walk (#22):
- ♦ Preserve Governor's Walk.
 - ♦ Resurface concrete path with granite stone paving similar to Country Park footpaths.
 - ♦ Add safety handrails at dangerous sections.

- 4.2.11 Other Landscape Features (#A to #H) not included in Elements #1 to #23 (refer to character-defining hard and soft landscape elements)
- ♦ Preserve granite wall to western boundary of upper lawn
 - ♦ Preserve granite walls and drainage culverts beside access road with selective repairs to consolidate structures.
 - ♦ Preserve all existing trees in surrounding woodland and copses as well as the ornamental shrubs (includes protected species) beside the zigzag footpath.
 - ♦ Supplement woodland fringe with new planting of selective indigenous tree species.
 - ♦ Establish arboretum and woodland trail to exhibit the human intervention in establishing and enriching the wooded landscape of the Peak.
 - ♦ Reconfigure the existing car park to include a grassed drop-off area directly in front of the FML as per the original landscape designs of the FML. (Scheme Options 2 & 3 only)
5. Care of fabric: Policies that guide fabric renewal and / or retard its deterioration
- 5.1 **Architectural / archaeological** (LDS & LHY)
[Please note that entries reflect order set out in Map 02]
- 5.1.1 Foundations of the FML (#1):
- ♦ Ensure that all repairs, including re-pointing, use materials, forms and profiles as close to the original as possible. Although tools / equipment may be modern, the results must be the same as that achieved using original tools / equipment.
 - ♦ Require specifications and method statement(s) for all work; require sample of work in advance.
 - ♦ Monitor existing cover and, if necessary, ensure on-going adequate protection of entrance hall tiles.
- 5.1.2 Pavilion by the former Urban Council (#2):
- ♦ Ensure that all repairs use materials, forms and profiles as close to the original as possible (Scheme Options 1 & 2)
 - ♦ Require specifications and method statement(s) for all work; require sample of work in advance (Scheme Options 1 & 2)
 - ♦ Scheme Option 3: NA.
- 5.1.3 Kiosk& Public Toilets (#3):
- ♦ Carry out normal repair and maintenance to the retained portion of the building as required noting existing building and materials have no intrinsic architectural heritage value.(Scheme Option 1)
 - ♦ Scheme Options 2&3: NA.
- 5.1.4 No.40 Mount Austin Road (#4):
- ♦ Carry out normal repair and maintenance (Scheme Option 1)
 - ♦ Carry out normal repair and maintenance to the retained portion of the building as required noting existing building and materials have no intrinsic architectural heritage value.(Scheme Options 2&3)
 - ♦ Future use needs to be discussed with relevant government departments.

- 5.1.5 Foundation of former servants' quarters – site A (#5):
- ♦ Monitor existing cover (Scheme Option 1).
 - ♦ Monitor existing cover and ensure on-going adequate protection of any exposed areas within the proposed refreshment and amenity area. (Scheme Options 2 & 3)
- 5.1.6 Foundation of former servants' quarters – site B (#6):
- ♦ Monitor existing cover (Scheme Option 1)
 - ♦ Monitor existing cover and ensure on-going adequate protection of any exposed areas on display within the proposed interpretation centre (Scheme Options 2 & 3).
- 5.1.7 Retaining wall (#7)
- ♦ Ensure that all repairs, including re-pointing, forms and profiles as close to the original as possible. Although tools / equipment may be modern, the results must be the same as that achieved using original tools / equipment.
 - ♦ Require specifications and method statement(s) for all work; require sample of work in advance.
 - ♦ Remove all damaging vegetation from walls on a regular basis.
- 5.1.8 Ruins of the FML (#10):
- ♦ Monitor condition and any need for repair and maintenance.
 - ♦ Remove any damaged artifacts from site for conservation.
- 5.1.9 Radio tower (#13): NA.
- 5.1.10 No.36 Mount Austin Road (#14): NA
- 5.1.11 Circular Viewing Platform (#16):
- ♦ Maintain overall form and disposition with unobstructed views of the western side of Hong Kong.
 - ♦ Selective upgrading of surface finishes, storm water drainage and external lighting to be integrated with other landscape works.
- 5.1.12 Gate Lodge (#17):
- ♦ Ensure that all repairs use materials, forms and profiles as close to the original as possible. Although tools / equipment may be modern, the results must be the same as that achieved using original tools / equipment.
 - ♦ Require specifications and method statement(s) for all work; require sample of work in advance.
- 5.1.13 Government stores (#23): NA.
- 5.1.14 Boundary stones:
- ♦ Monitor condition and any need for repair and maintenance.
 - ♦ Remove any damaged boundary stones from site for conservation.

5.2 **Landscape (KN)**

(Note: the following policies apply equally to Scheme Options 1, 2 & 3)

5.2.1 Zigzag footpath and granite steps (#8):

- ◆ Ensure that all repairs, including re-pointing, use materials, forms and profiles as close to the original as possible. Although tools / equipment may be modern, the results must be the same as that achieved using original tools / equipment.

5.2.2 Footpath connecting Victoria Peak Garden to Governor's Walk (#9):

- ◆ N/A. Modern materials on footpath have no intrinsic architectural heritage value.

5.2.3 Victoria Peak Garden (Upper Lawn) (#11):

- ◆ Ensure new lawn matches surrounding turf species and is regularly watered, weeded, mown, aerated, top-dressed, fertilized, rolled and mown in accordance with good horticultural practice to provide a good quality grass surface for visitors.

5.2.4 Garden (Middle Lawn) (#12):

- ◆ Ensure the lawn is regularly watered, weeded, mown, aerated, top-dressed, fertilized, rolled and mown in accordance with good horticultural practice to provide a good quality grass surface for visitors.

5.2.5 Radio tower (#13):

- ◆ Ensure new climbing plants installed to screen the engineered slopes are regularly watered, fertilized and weeded to establish properly.

5.2.6 Stone steps in Victoria Peak Garden (#15):

- ◆ Ensure the installation of replacement handrails does not damage the preserved granite steps.

5.2.7 Circular Viewing Platform (#16)

- ◆ N/A. Modern materials on platform have no intrinsic architectural heritage value.
- ◆ Review uncovered u-channels along access path for replacement with natural soakaways and affected areas returfed with matching grass species.

5.2.8 Terrace to Gate Lodge (#18):

- ◆ N/A. Modern materials on terrace have no intrinsic architectural heritage value.

5.2.9 Garden (Lower Lawn) (#19):

- ◆ Ensure the lawn is regularly watered, weeded, mown, aerated, top-dressed, fertilized, rolled and mown in accordance with good horticultural practice to provide a good quality grass surface for visitors.
- ◆ Introduce subsoil drainage to improve condition of turf.
- ◆ Review uncovered u-channels along access path for replacement with natural soakaways and affected areas returfed with matching grass species.

5.2.10 Governor's Walk (#22):

- ♦ Resurface concrete path with granite stone paving to country park specification.

5.2.11 Other Landscape Features (#A to #H) not included in Elements #1 to #22 (refer to character-defining hard and soft landscape elements)

- ♦ Granite wall to western boundary or upper lawn and access road granite walls and drainage culverts: Ensure that all repairs, including re-pointing, use materials as close to the original as possible and use forms / profiles as close to the original as possible. Although tools / equipment may be modern, the results must be the same as that achieved using original tools / equipment.
- ♦ Existing Woodland: Carry out regular inspections of all trees within the public open space and on the fringe of the woodland areas to ensure that they are in a healthy and safe condition. Treat ailing trees and fell promptly those that do not have a chance of recovery, all in accordance with good arboricultural practice.
- ♦ Supplementary Tree Planting: Ensure new supplementary tree planting is watered, fertilized and properly staked in order to establish properly, all in accordance with good arboricultural practice.
- ♦ Proposed trellis structures extending from the site of No.40 Mount Austin Road towards the circular viewing platform (Scheme Options 2 & 3): Ensure new climbing plants are regularly watered, fertilized and weeded to establish properly.

6. Management: Policies that promote the efficient execution of policies above

6.1 **Architectural / archeological** (LDS & LHY)

(Note: the following policies apply equally to Scheme Options 1, 2 & 3)

6.1.1 Establishment of an inter-departmental / bureau management system including policies specific to the FML site and surrounding areas

6.1.2 Overall responsibility to be assigned to a specific government department / bureau.

7. Interpretation and Presentation : Policies that inform visitors without undermining the character and atmosphere of the site

7.1 **Architectural / Interpretation** (MET)

[Please note that entries reflect order set out in Map 02]

7.1.1 Foundations of the FML (#1):

- Interpretation to include: a) Photo collage of FML site during its life; b) Presentation of history of the FML site from the mid 19 century to present highlighting the local recreational use; c) Promotion of events to replicate the social role played by the FML in the past, including summer jazz and concert series, open air theatres and performances; d) Leasing of site for weddings, functions and other celebrations (may involve closing of area at certain times and special leases to serve refreshments) (Scheme Options 2&3); e) Related interpretation and photo gallery inside the refreshment area / interpretation

centre (Scheme Options 2&3)

7.1.2 Pavilion by the former Urban Council (#2):

- Provide seating.

7.1.3 Kiosk & Public Toilets (#3): NA

7.1.4 No.40 Mount Austin Road (#4):

- Interpretation panel to explain former use of building and the history of telecommunications on the Peak.
- Interpretation panels to describe the archaeological site of the former staff quarters of the FML.
- Interpretation centre to act as focal point for FML (Scheme Options 2&3).
- Foundations to be displayed within the new interpretation centre (Scheme Options 2&3).

7.1.5 Foundation of former servants' quarters – site A (#5):

- Interpretation signage with historic photos of staff quarters (if available) and staff at the lodge (if known) rather than just of the governor.

7.1.6 Foundation of former servants' quarters – site B (#6): As above.

7.1.7 Retaining wall (#7):

- To be featured in the information centre (all Scheme Options) and interpretation centre (Scheme Options 2&3).

7.1.8 Ruins of the FML (#10):

- Signage to be posted along Governor's walk together with interpretation of native plant species
- Interpretation to feature in 'heritage walk'.

7.1.9 Radio Tower (#13):

- History of the role of telecommunications on the Peak to feature in the information centre (all Scheme Options) and interpretation centre (Scheme Options 2&3).

7.1.10 No.36 Mount Austin Road (#14): NA

7.1.11 Gate Lodge (#17):

- Establish as an information centre and starting point for a 'heritage walk' around the FML together with interpretation of HK's colonial heritage.

7.1.12 Government Stores (#23): NA

7.2 **Landscape Interpretation (MET)**

7.2.1 Zigzag footpath and granite steps (#8):

- Interpretation to feature in 'heritage walk'.

- 7.2.2 Footpath connecting Victoria Peak Garden to Governor's Walk (#9):
- Interpretation to feature in 'heritage walk'.
- 7.2.3 Victoria Peak Garden (Upper Lawn) (#11):
- Interpretation to feature in 'heritage walk' including a) highlight historic uses, including lawn tennis; b) interpretation of flora in the region; c) continued use as local recreational area.
- 7.2.4 Garden (Middle Lawn) (#12):
- Interpretation to feature in 'heritage walk'.
- 7.2.5 Stone steps in Victoria Peak Garden (#15):
- Interpretation to feature in 'heritage walk'.
- 7.2.6 Circular Viewing Platform (#16):
- a)Install an etched panel with compass to show relative location vis-à-vis other cities; b) better interpret views to south and west; c) describe historic and modern uses of islands and landscapes (i.e. brief history of Lamma Island / Cheung Chau)
- 7.2.7 Terrace to Gate Lodge (#18):
- Potential leasing for weddings, functions and other special events.
- 7.2.8 Garden (Lower Lawn) (#19):
- Interpretation to feature in 'heritage walk' with minimal intervention - retain as pleasure garden for rest, relaxation and contemplation.
- 7.2.9 Governor's Walk (#22):
- Improve signage along Governor's walk with interpretation of native plant species.
 - Interpretation to feature in 'heritage walk'.
- 7.2.10 New signboard at Lugard Road and Harlech Road Round Walk:
- Signboard to provide information about the Peak and encourage visitation.
- 7.2.11 Boundary stones:
- Interpretation to feature in 'heritage walk'.

8. Tourism/Visitation: Policies that provide visitor access / services without undermining the character and atmosphere of the site.

8.1 **Tourism (BM)**

(Note: the following policies apply equally to Scheme Options 1, 2 & 3)

Tourism and visitation policy issues relate to the type of visitor desired, construction/provision of services and facilities to ensure a quality visitor experience, interpretation and presentation.

8.1.1 Target visitors

- Target visitor audiences must be compatible with the general policies and visitation outlined at the beginning of the Conservation Plan. Marketing activities and in some cases de-marketing activities must be consistent with the overall themes. Marketing relates to promoting the core attributes of the site to its target audiences. De-marketing seeks to convey messages to others that they should not visit.
- The market assessment identified a number of tourist and local resident segments that would be interested in visiting the FML. Appropriate collateral materials must be provided to inform them of the site

8.1.2 Facilities and Services

- Providing a quality experience that is compatible with the general policies and vision for the FML in a safe environment must drive facility and infrastructure development. The recommendations made above are appropriate.
- Visitor safety must be considered. This issue relates to both safety of access to the site and safety on site.
 - Safety of access includes ensuring pedestrians and vehicular passengers can access the FML site safely and easily.
 - Safety on site may necessitate the provision of barriers, security measures and other facilities as needed.

8.1.3 Interpretation and presentation:

- An opportunity exists to tell multiple stories about the FML and its surroundings. Clarity in objectives and presentation are essential to ensure that materials are presented in a manner that is compatible with the broad policies and vision of the FML.
- Collateral materials should be provided, especially to tourists and school children to assist with the interpretation and understanding of the significance of the site
- Multi-lingual materials and interactive presentations will assist with the effective delivery of the interesting stories of the area.

Interpretation Strategy

Objectives (OPL)

Careful site investigation and study have revealed the importance of the FML and its surrounding area in shaping the history of the Peak. The area has undergone a series of transformations from its early role as a signal station, to the social exclusion (repealed in 1930), construction of the FML as the exclusive residence of the Governor and ultimately the return to public use as an informal recreation area. The physical, social and cultural values of the site are significant with high potential for improvement and revitalization in a manner that allows greater public accessibility and awareness.

Following on from the Statement of Significance, one of the main objectives of the Interpretation Strategy is to reveal the layers of history and hidden landscape, to record the colonial past of Hong Kong and at the same time revitalize the unique setting once excluded from the general public. An immediate solution to the problem of fragmentation of the FML is to establish a strong synergy between the natural environment and the remaining historical artifacts (physical remains). As the Statement of Significance has noted, the heritage quality of the site is significant but lacking interpretation beyond the mere physical existence of the locality and simple way-finding.

Major Issues

Fundamental issues addressed in the interpretation strategy are summarized as follows:

To capitalize on the cultural heritage value of the FML site - Ideally the heritage value of the site should speak for itself with minimal intervention to distract from enjoyment of the natural setting. The current scattered arrangement of elements needs careful review and consideration raising the questions of authenticity and relevance to the site as a whole. The Conservation Plan includes guidelines on the preservation and restoration of identified Character Defining Elements (CDEs) to be integrated with appropriate interventions that support a cleaner, simpler and more powerful interpretation of the site.

To improve connectivity within the FML site – Signs and storyboards to be installed at strategic locations to indicate the variety of heritage elements to be found along the paths and routes. Formal arrival point to be established as the main access or “gateway” to the FML site to assist orientation and way-finding.

To promote enjoyment of the natural landscape – Education to play an important role in the FML revitalization plans both in the historical context and in the current use as a recreation area. Proposals to include revitalization of the existing landscape and the inclusion of signage to showcase species that are unique to the region and their associated ecological and educational value.

To improve accessibility - A variety of approaches could be used to extend the appeal and accessibility of the FML and its surrounding areas. Besides improving the pedestrian route along Mount Austin Road and reviving the original Governor's Walk, a limited number of additional walking routes could also be considered where appropriate. Similarly, an existing link to the FML from the western end of the Lugard Road and Harlech Road Round walk with improved signage may add a valuable alternative linkage to the FML site.

To revitalize the FML as a tourist destination - The FML site has strong potential for wider appeal to the general public and tourists alike both in terms of its physical assets and social value. Interpretation plans may range from basic intervention and re-provisioning of facilities and beautifying of the local environment to a more comprehensive redevelopment of key elements of the FML and its surrounding areas.

General Interpretation Strategy (MET)

Summary Appraisal of Interpretation Potential

In terms of interpretation potential, the site and surrounding area of the FML has limited tangible, historic reference but substantial related social context and current social value. In recognition of limited number of physical artifacts to interpret and the wider social context, the Interpretation Plan should reflect a broader spectrum of messages.

Interpretative Messages

There are a number of potential stories and interpretative threads that are relevant to the site that could be classified into primary and secondary interpretation:

Primary interpretation message:

- **Unique microclimate of the Peak.** Directly relevant to the establishment of the FML.
- **Landscape and topography.** Commanding views of the harbour for recreation and communications have been critical in the development of the Peak area.
- **Changing natural landscape.** Establishment of the botanical gardens and the forestry programme of the late 19th century have had a profound impact on the landscape of Hong Kong.

Secondary interpretation messages:

- **The Peak as a centre for Hong Kong Communications.** As a sub-story of landscape and topography, beginning with the early hilltop signals through to the current radio masts.
- **Social and Residential History.** Past to present social and residential development history of the Peak centred on the FML
- **Flora and Fauna of the Peak.**
- **Country Parks.** Hiking in Hong Kong and the designation of country parks with the FML as the highest accessible point on Hong Kong Island.

General Interpretation Recommendations

Site Sensitivity

Visitor information including the storyline for the interpretative messages should be displayed in a sensitive way to ensure that any interpretation adds to the visitor experience without cluttering or overwhelming the FML site and surrounding landscape.

At present the site lacks real tangible icons that will attract visitors interested in the history and social context of the area. Major sites are limited to the ruins of the FML, the Gate Lodge and gardens (including retaining walls). It is not recommended however that objects or icons are added to areas of the site outside of any interpretation centre because of the difficulty in retaining site authenticity.

Use of the Gate Lodge

Restoration of the Gate Lodge for the display of historic photos is based on recent design proposals. However as an important part of the site it is recommended that the building be considered collectively and not developed in isolation. Due to the building's limited size, relative isolation and the need to preserve the character of the building, interpretation should be strictly controlled and limited.

As the Gate Lodge is effectively the entry way to the site, "The Gateway", it would be logical that the space be used to introduce and orientate the rest of the site in the form of an 'Information Centre'. The following stories are considered appropriate:

- Site orientation, potential routes and trails – Leaflets and site model.
- A brief history about the gate lodge and the building's function – Limited graphic interpretation.

External Interpretation and Heritage Walk

Some of the stories outlined in the Interpretative Messages section could be effectively interpreted in-situ following along the routes of existing and potential new trails in the form of a heritage walk describing the history of both the built and natural environments. In particular the flora and fauna interpretation needs be no more than simple name labels and should include descriptions of plants and species viewable in-situ with reference to their native origin, diversity and if appropriate history of introduction. The existing Peak trail already includes some information of this nature so coordination with Agriculture, Fisheries and Conservation Department (AFCD) will be required. It is proposed that a 'heritage walk' be established both as a way-finding tool and as a means to convey the history of the site with key features described at strategic points along the route. It is also envisaged that the heritage walk could in future extend beyond the confines of the FML site to the harlech Road and Lugard Road Round Walk as a means to raise awareness of the FML as a unique destination on Victoria Peak.

In-situ interpretation of a landscape site such as this creates certain challenges. How to present the stories without impacting the sites and blocking the views? This is particularly a challenge for a site where there are limited physical artifacts to interpret.

There is a number of possible options that could help in reducing the visual impact of typical vertical graphic display:

- Horizontal interpretation could be used in certain areas, where space is available to avoid blocking panoramas. These could be in the form of terrain models that help orientate visitors about their location and current altitude. Installing small table top orientation models will provide visitors with a tangible icon alongside which they can take photographs of the landscape without losing much of the view to signage. Locations that would suit landscape models of this type include the Gate Lodge and various lookout points.
- Photographic records of the site from the past could be included with orientation graphics or terrain models to show the changes over time. It is important that the photographs reflect not just the late nineteenth and early twentieth century history but that they also show the site in use during more recent times and even prior to any major changes as a result of current plans. These photographs could be displayed in simple and robust slide viewers rather than as printed images which will add to the sense of looking back into the past.



- Graphic orientation points could also include etched and filled glass graphic panels that display outlines of buildings that once stood on the sites in view. Visitors would be able to look through the glass panel to view the outline of the building as it would have been in-situ. Read in conjunction with brief contextual information, location plans or terrain models the visitors will begin to build up a clearer picture of the site as it once was.

Multimedia Site Interpretation

Due to the nature of the site and the widely dispersed interpretation locations it would be worth considering multimedia / audio-visual guided tours that visitors could tap into if they wish. Note: Due to the somewhat inconsistent mobile network coverage in the area we do not recommend mobile phone guides that rely on receiving wireless messages or data. The audio-visual system could be handled in one of two ways:

- System rental on-site (advantages: available to all. disadvantages: requires a distribution location and management resources)
- Off-Site or on-site wireless download to personal mobile devices (advantages: Minimal management requirements - disadvantages: Only available to visitors with suitable mobile devices)

There are currently a number of examples of mobile interpretation for cities and historic sites. The level of technology varies from simple downloads that visitors can access manually, through to interactive content triggered by Bluetooth or GPS technology. The following examples use mobile technology in different ways:

Glasgow Charles Rennie Mackintosh Society, UK
<http://www.culture24.org.uk/art/architecture/art30947>

Culloden Battlefield site interpretation, UK
<http://www.mernin.com/blog/?p=160>

Historical Malacca tour guide, Malaysia
<http://www.aircoast.com/malacca.html>

Interpretation at the Site of the FML

Little remains of the site and while this adds to the mystique of the building it does make direct interpretation rather difficult. It is recommended that the level of interpretation remains the same for Scheme Options 1, 2 and 3 with respect to the proposed 'Information Centre'. Fuller interpretation in the form of a small dedicated 'Interpretation Centre' is proposed for Scheme Options 2 and 3. Interpretation for this exposed outdoor site should be kept as low-tech as possible. That is not to say that more inventive interpretation techniques cannot be used. It is important however that interpretation is limited to avoid cluttering the site.

Slide viewers (described above in the external interpretation section) could be used here in-situ to show views from records of family life outside and perhaps within the different building rooms (this will depend on availability and of course, as outlined above, this technique should not be overused to the point of cluttering the site).

The following pictures from outside and inside the FML have been sourced from the Public Records Office. These pictures could be used within slide viewers at appropriate locations.



May Sisters (Sir Henry May's daughters) in the schoolroom of "Mountain Lodge", 1915



Lady May on the Verandah of "Mountain Lodge",
September 1915



Christmas Tree at "Mountain Lodge", December 1915



Dione May and Lady May in the drawing room at "Mountain Lodge", 1916



Lieutenant F.J. Kinchin Smith Aide De Camp, on the verandah Of "Mountain Lodge", 1916



Lieutenant F.J. Kinchin Smith having a piano lesson from Dione May in the drawing room of "Mountain Lodge", December 1916.



May Family at breakfast at "Mountain Lodge", 3 January 1917

Available building plans and other drawings of the building could be displayed around the site along with information about the different rooms of the house and major building services infrastructure.

Additional graphic panels could also include short descriptions of life at the lodge (if information can be found in official documents or diaries). This in conjunction with the exposed or marked wall locations would help visitors understand the building and how it was once used.

The Governors Walk Lookout

The circular viewing platform at the western end of the Governor's Walk would make an excellent location for both orientation and panorama graphic information. It is recommended that all scheme options include these features.

Site Interpretation Plan

Site Interpretation Concepts (OPL)

The Site Interpretation Plan draws the findings of the Statement of Significance (SOS) and the Site Interpretation Strategy in determining three scheme options for the site.

A number of scheme options are considered offering various degrees of intervention but all aiming to enhance the FML and its surrounding area to its full potential without sacrificing the authenticity of its heritage value. The elements proposed in the various scheme options are progressive to grow in line with a revitalized public interest and enjoyment of the area.

Scheme Option 1 acts as a base scheme identifying the minimum recommended extent of intervention required to provide a meaningful visitor experience, while Scheme Options 2&3 build on the visitor experience designed to appeal to a wider and larger audience. Major components of the three schemes are introduced as follows:

Scheme Option 1

Proposed minimum intervention to include selective preservation, restoration, construction and maintenance of the following:

- 1.1. a. Preservation, restoration and repair of CDE's including existing pavilion
(refer to SOS - Building Conservation Section)
b. Display of existing mosaic floor tiles within the FML
c. Reinstatement of stone lions at FML steps
- 1.2. a. Re-paving of the FML foundations
b. Repaving of the FML deck
c. Refurbishment of retained structures including kiosk and public toilets
- 1.3. a. Improved landscape lighting and park furniture
b. Repair and upgrading of footpaths, steps & viewing platforms
c. Removal of exposed concrete drainage channels and installation of sub-soil drains
d. Repair and maintenance of retaining walls and structures
e. Enhanced slope planting
f. Establishment of an arboretum
- 1.4. a. Provision of an information centre (proposed at existing Gate Lodge)
b. Provision of interpretation signage at strategic locations around the site

Scheme Option 2

Proposals as per Scheme Option 1 also to include:

- 2.1. a. Modification of the existing pavilion canopy
- 2.2. a. Reinstatement of the FML entrance lawn & associated landscaping
- 2.3. a. Enhanced slope planting adjacent to the FML
- 2.4. Long-term adaptation of structures at 40 Mount Austin Road to facilitate:
 - a. Provision of a new kiosk and public toilets
 - b. Provision of an interpretation centre
 - c. Provision of refreshment facilities including indoor and outdoor seating
 - d. Reconfigured car park & associated landscaping

Scheme Option 3

Proposals as per Scheme Options 1&2 to also to include:

- 3.1. a. Enlarged interpretation centre
 - b. Redesign of the Pavilion with event space
- 3.2. a. Reinstatement of the FML flagpole, viewing platform and steps
 - b. Provision of a shaded pedestrian route to the circular viewing platform
- 3.3. a. Enhancement of Trail interpretation, way finding and site ecology

Interpretation Plan - Scheme Option 1 (OPL)

(Base Scheme Design)

Design Concept

Scheme Option 1 acts as a base scheme for Scheme Options 2 & 3. Its approach is holistic and aiming to revitalize the FML and its surrounding area by emphasizing the heritage elements with minimal intervention. The proposals take full account of the Statement of Significance and Conservation Plan regarding the retention and conservation of identified Character Defining Elements while striving to optimize the appeal of the site to locals and tourists through subtle interpretation of the unique physical assets.

Connectivity

The Lugard Road and Harlech Road Round Walk is a popular route both with locals and visitors providing a 360 degree panorama of Hong Kong. The existing linkages to the FML and Governor's walk would greatly benefit from improved signage, carefully designed with maps describing the hiking trail to the Peak Garden and FML. Signage here will establish clearly the existence and content of the FML area along with descriptions of the heritage features and landscape that can be explored along the route.

Physicality

In all scheme options, the undisputed status of the Gate Lodge as the formal entrance to the FML is reinstated as the main orientation point in the form of an 'information centre'. A site model of the entire area indicating various heritage elements and routes to discover the FML and its surrounding area is proposed to be located inside the Gate Lodge. Visitors are encouraged to use this as a starting point and introduction to what the site has to offer. Two routes are identified offering alternative approaches to the FML site. The first route is the original formal approach via Mount Austin Road. Along this route, a photo of the outline of the FML, imprinted on glass is proposed at the original location where the shot was taken allowing a mental picture of the original building in context. From here the visitor could follow the formal ascent to the FML in its intended setting. An alternative route passes through the garden along one of the many original footpaths constructed in the grounds of the FML. Besides overhauling the landscape to its former vibrancy and recreational uses, proposed landscape improvements include an intermixed arboretum to showcase a wide range of typical and unique species native to the region. This will attract students as well as scholars interested in the Flora and Fauna of the Region.

Upon arrival at the site of the FML site, visitors will be able to rest in the shade of the Pavilion constructed over the site of the FML foundations in the 1970's. While the structure holds little architectural merit, its presence holds associated social value. As such the base scheme proposes to retain and repair the structure to its original form.

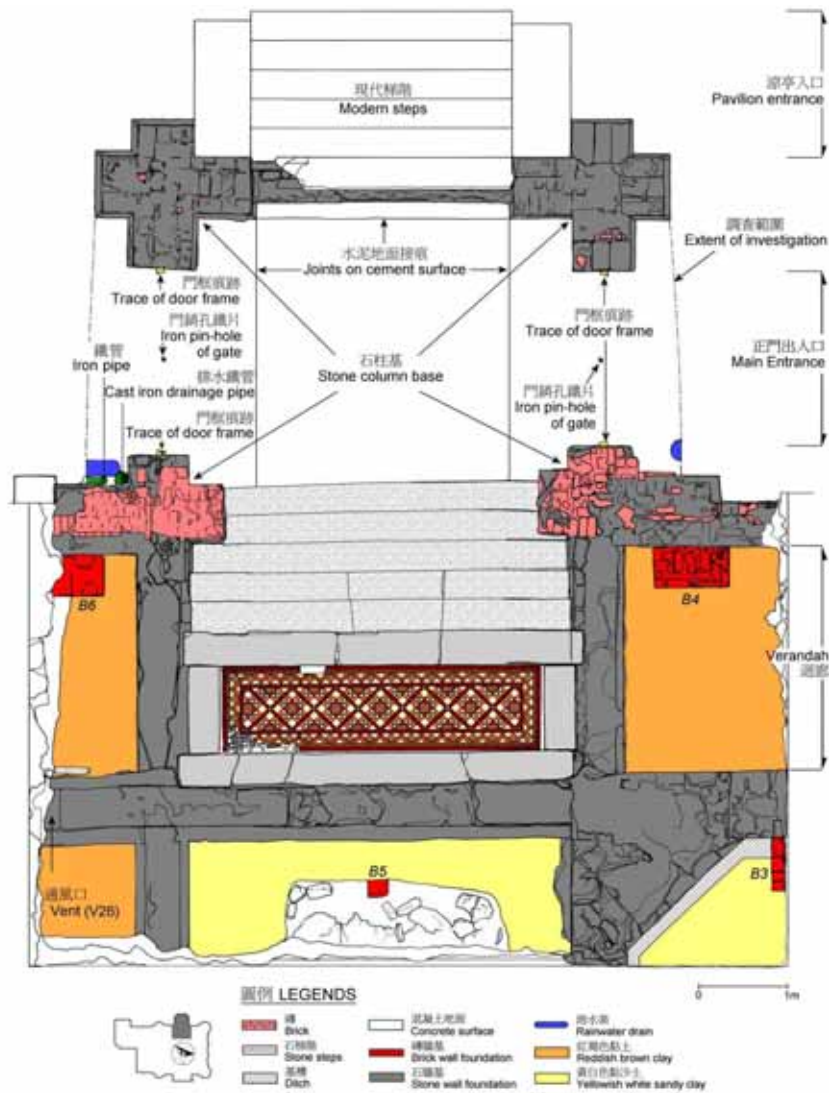
Upgrading of the adjacent floor finishes includes a proposal to demarcate the partition walls of the FML taking reference from record drawings while the entrance portico tiles discovered during the archeological investigation of the site could be exposed to view, protected by a raised glass podium, revealing one of the few remaining elements of the original interior design.

It is also recommended that designated areas of the foundations are exposed, with discreet LED illumination to highlight the masonry. The floor in such areas should be raised to allow suitable ventilation and be glazed to allow full unobstructed walk over access. It is proposed that the exposed area be limited to the original main entrance and porch to include the mosaic tiles together with part of the original foundation walls (approximately 10m x 5m in area). Interpretation panels should be included nearby to show the full extent of the foundations along with any available drawings or images of the original buildings and occupants. The ‘pros’ and ‘cons’ of various display methods will need to be considered as follows:

| | Display Method | Advantages | Disadvantages |
|---|---|--|--|
| A | Artifacts fully exposed with appropriate surface drainage, informational signage and display lighting. | Fully open to view with no secondary elements to distract the visitor experience. | Exposed to environmental damage including environmental pollutants, water penetration, dehydration and thermal stresses. |
| B | Artifacts sealed from external environment with appropriate glass enclosure, informational signage and display lighting. | Artifacts preserved and protected from degradation. | Maintenance of glass display cases required including regular cleaning. |
| C | Artifacts covered with a suitable surface finish and displayed through representational surface patterns, signage and informational multimedia. | Artifacts preserved and protected from further degradation. Low maintenance subject to proper drainage and surface preservation. | Original artifacts hidden from view. |

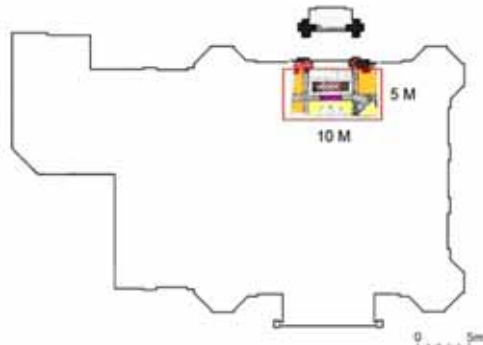
In the interests of maintaining the integrity of the extant archeological remains it is proposed that the base scheme (Scheme Option 1) adopts display method C as the basis for site interpretation. Fuller interpretation under Scheme Options 2 and 3 may involve selective use of display method C (including the discovered mosaic floor tiles) in order to provide a fuller visitor experience while protecting the artifacts. Good local and international examples of similar display methods in other projects are illustrated below.

Archaeological drawings of main entrance and porch



Key Plan of Foundation of FML

(Proposed display area indicated below approximately 10m x 5m in red line)



Source: Antiquities and Monuments Office. "Former Mountain Lodge, Archaeological Survey Report, Annex A, Figure 20 & 32 "

Reference images of appropriate display method



Glass Panel Display 001
New Acropolis Museum
Athens Greece



Glass Panel Display 002
The Western Market
Sheung Wan, Hong Kong

Besides repaving of the FML deck and selective exposure of archaeological remains, it is noted that the existing stone base of the FML includes non-original stone parapet walls along the periphery of building platform (see below). It is assumed that these were constructed as protective barriers for the level change in parallel with the pavilion constructed in the 1970's however such elements are considered 'out of character' and visually distracting from the original stone foundation walls below. As such, it is proposed to replace these walls with a more subtle design such as lightweight metal railings visually distinct from the original.

Reference images of appropriate railing design

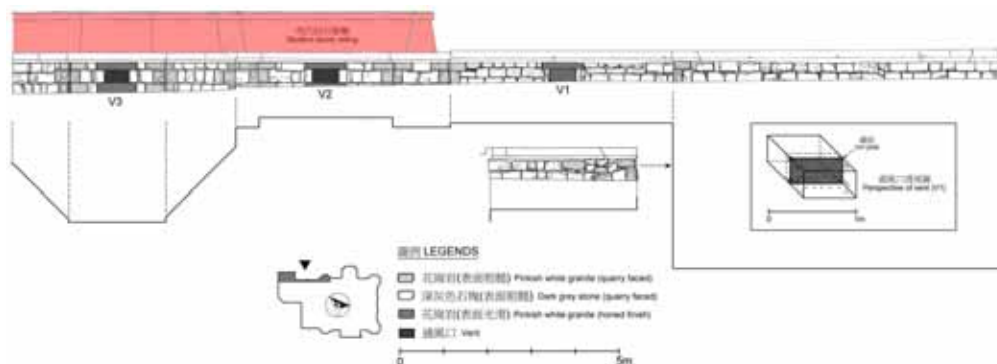


Railing reference 001
Restoration of Palazzo Steri for the university of
Palermo,
Palermo, Italy



Railing reference 002
Castelvecchio Museum,
Verona, Italy

Northern stone wall foundation of Mountain Lodge (western part) (Proposed replacement of modern stone railing built in 1970s in red)



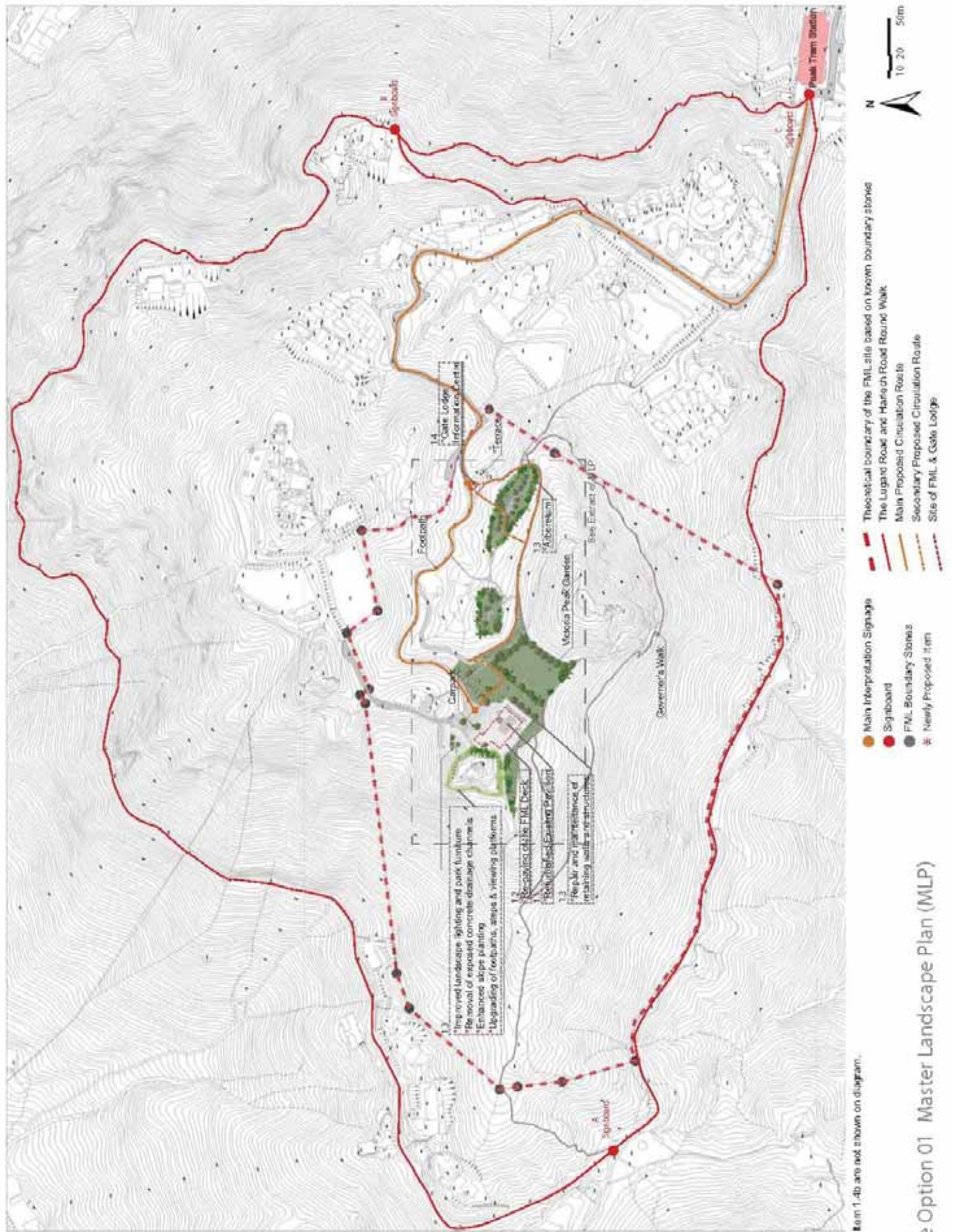
Source: Antiquities and Monuments Office. "Former Mountain Lodge, Archaeological Survey Report, Annex A, Figure 27 "

The existing kiosk and public toilet blocks also constructed in the 1970's provide a useful function and as such are retained in the base scheme. However, the external appearance of these structures needs upgrading in tune with other improvement works in the area.

Landscape

Besides preserving remaining landscape features across the site, it is proposed that garden areas be enriched with an arboretum adding natural shade to exposed pathways while providing educational value to the public and special appeal to school groups. Non-original ancillary structures such as gazebos and rotundas located on lawn areas should be reassessed together with other recent improvement works owing to their alien architectural style and low functional value. Long-term it is recommended that the lawn areas be cleared of interventions and returned to their former role as an informal garden.

Special attention should be given to the selection of external paving, street furniture and lighting etc. in order to improve quality and integration in the natural settings. In particular, proposed paving over and around the FML should be carefully considered and informative of the original site condition. High quality natural granite paving will be selectively laid along existing pathways including the lookout point to the west of the FML offering a unique vantage point with panoramic views of the western part of the territory. In general it is recommended that drainage channels revert to natural soak-away of rain water to negate the need for unsightly and dangerous open concrete channels observed throughout the FML site. It is recommended that the former Lions at the main steps to the FML platform will be reinstated to their original locations.

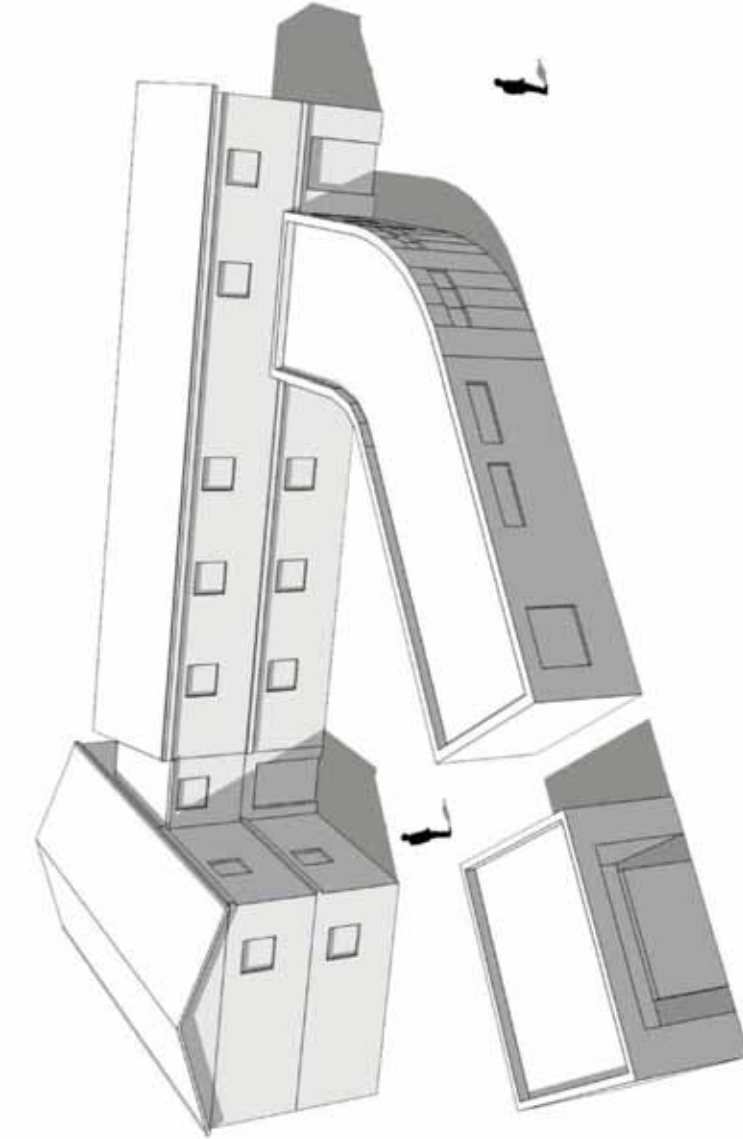


Item 1.4b are not shown on diagram.



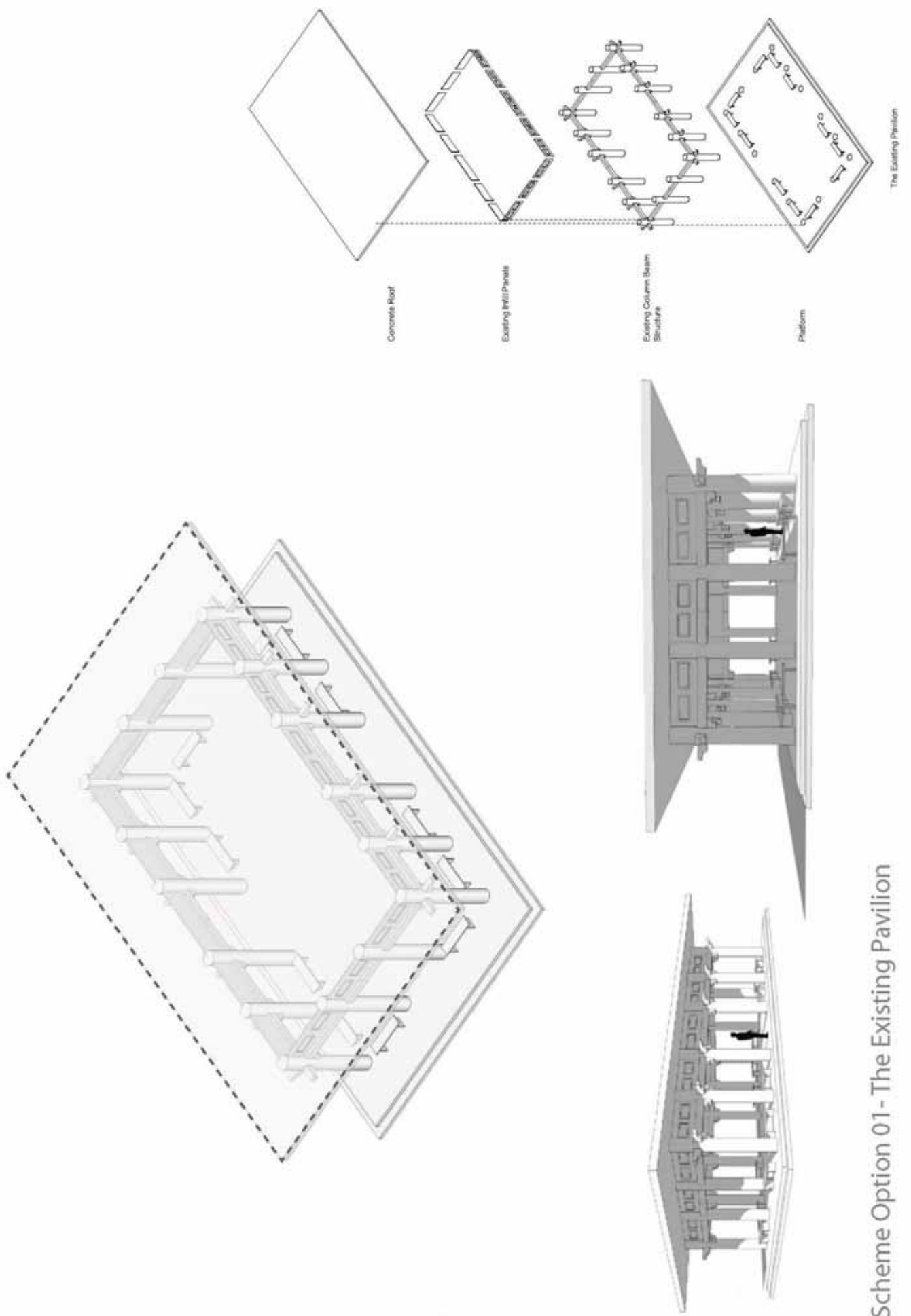
This diagram should be read together with Scheme Option 01 - Isometric Diagram for cross reference.
 * Symbol indicating proposed intervention not shown on diagram

- | | | | |
|---|--|--|---|
| <ul style="list-style-type: none"> ● Main Interpretation Signage ● Secondary Interpretation Signage ● Lighting | <ul style="list-style-type: none"> --- Site of FML & Gate Lodge --- Main Proposed Circulation Route --- Secondary Proposed Circulation Route --- Theoretical boundary of the FML site based on known boundary lines (see respective MLP) --- Demolished Structure | <ul style="list-style-type: none"> 1.1 a Refurbished Existing Pavilion b Existing Mosaic Tiles c Original Stone Lions 1.2 a Re-paving of the FML Foundation b Re-paving of the FML Deck c Refurbishment of Retained Structures | <ul style="list-style-type: none"> 1.3 a Improving Landscape Lighting and Park Furniture b Repair and Upgrading of Footpaths, Steps & Viewing Platforms c Removal Drainage Channels d Repair Retaining Walls e Enhanced Slope Planting 1.4 a Establishment of An Arboretum (more than single location) b Provision of An Information Centre (At Gate Lodge) c Provision of Interpretation Signage At Location Around the Site |
|---|--|--|---|



Part Plan of No. 40 Mount Austin Road

Existing Structure to be Refurbished and Reused
 Scheme Option 01 - Refurbishment of Existing No. 40 Mount Austin Road



Scheme Option 01 - The Existing Pavilion

Major design proposals in Scheme Option 1:

(See Scheme Option 1 Plan for locations)

Preservation, restoration and repair of CDE's (Scheme Option 1.1)

To implement recommendations of the Conservation Plan including the display of existing mosaic floor tiles within the site of the FML foundations and reinstatement of stone lions at the FML steps.

Re-paving of the FML foundations (Scheme Option 1.2)

To improve the walking surface of the FML foundations and surrounding paved area in the form of natural granite pavers blending with the original (retained) paving and extended to the refurbished kiosk and public toilet structures. Includes accent floor finishes to demarcate internal walls of the former mountain lodge based on historic records together with informational signage on key elements of the building design and known use.

Improvement of landscaping (Scheme Option 1.3)

To revive and improve the landscape setting including care of existing trees, repair and maintenance of retaining walls and structures, enhancement of slope planting, integration of an arboretum, repair and upgrading of foot paths, steps and viewing platforms and the improvement of landscape lighting and park furniture.

Provision of an information centre and signage (Scheme Option 1.4)

Signs and storyboards to be installed at strategic locations to indicate the variety of heritage elements to be found along the paths and routes. Existing Gate Lodge to be re-established as the main access point or “gateway” to the FML site. A scale model will be presented here to give the visitor an overview of the various trails and artifacts and an impression of the original FML construction and associated structures at the time of its occupation.

Interpretation Approach & Techniques – Scheme Option 1 (MET)

Impact

Scheme Option 1 represents the lowest impact proposal in terms of cost and interpretative intervention. This option uses only the existing site, the trails and the Gate lodge as interpretation locations. It is unlikely that option 1 will significantly increase visitation to the site. It will however “add value” to the site for those that regularly use the site or planned to visit anyway.

Gate Lodge

As outlined in the general interpretation recommendations section in the Conservation Plan, use of the Gate Lodge as an introduction and orientation centre is recommended for all scheme options.

As the gate lodge is effectively the entry way to the site “The Gateway” it would be logical that the space be used to introduce and orientate the rest of the site acting as an ‘information centre’. The following stories are considered appropriate:

- Site orientation, potential routes and trails – Leaflets and site model.
- A brief history about the gate lodge and the buildings function – Limited graphic interpretation.

Trail interpretation, way finding and identification of plant species

Due to the large site area and the nature of the site as a recreational walking route, the external trail interpretation is expected to be an important feature of any interpretation strategy. It will be important to ensure clear way-finding as well as to inform and to some extent entertain visitors on their journey. Trail interpretation could also help encourage visitors to make the walk up the hill to the site of the FML. Each of the 3 scheme options includes a number of identified way finding and major interpretation points around the site. These are identified on the scheme option plans. The graphic presentation style and content for any interpretation needs to be coordinated with that of work by other governmental departments such as Agriculture, Fisheries and Conservation Department (AFCD). Further recommendations on the interpretative techniques that could be employed are listed under the general interpretation recommendations section of the Interpretation Strategy.

FML site interpretation

The recommended interpretation of the FML site adopts the same basis for all 3 scheme options due to the limited extent of the physical remains and the sensitivity of the site. Interpretation for this exposed outdoor site should be kept as 'low-tech' as possible. That is not to say that more inventive interpretation techniques cannot be used. It is important however that interpretation is limited to avoid cluttering the site. Further recommendations on the interpretative techniques that could be employed are listed under the general interpretation recommendations section of the Interpretation Strategy.

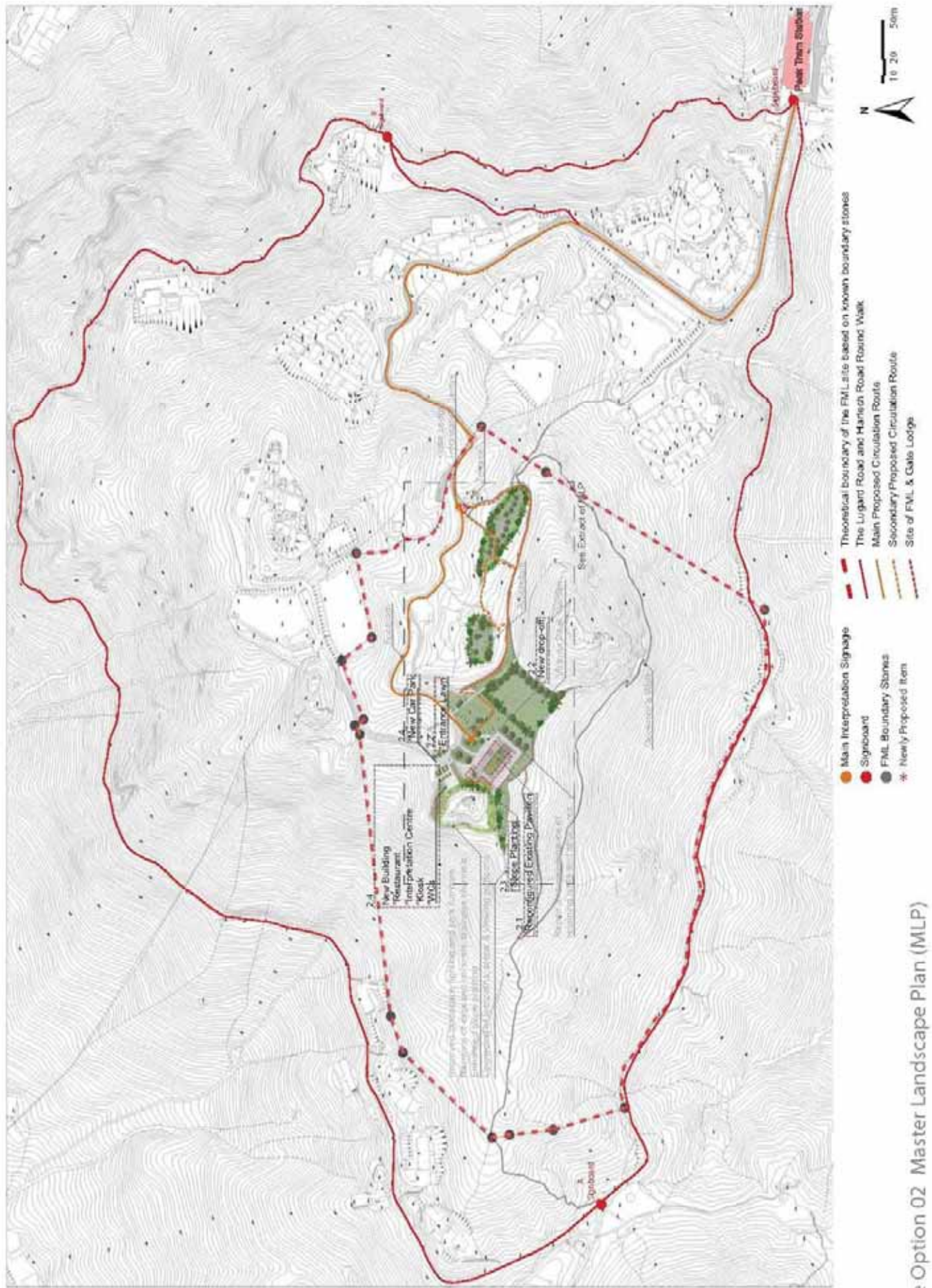
Interpretation Plan - Scheme Option 2 (OPL)

(Enhanced scheme design)

Design Concept

Scheme Option 2 seeks to enhance the visitor appeal and tourism potential of the FML site in the form of additional facilities, educational material and signage will combine to strengthen the FML as an important historical and recreational asset and tourist destination. This includes the provision of a refreshment area and an interpretation centre on the site of No.40 Mount Austin Road, currently a concrete frame building constructed in the 1970's. (scheme proposals and future use needs to be discussed with relevant government departments) The proposal recommends long-term demolition and re-provisioning of the existing kiosk and WC facilities, also regarded as having little architectural value. This new facility will be aligned in relation to the original foundations of the ancillary buildings, selectively exposing construction elements to view in coordination with other proposals under the Site Interpretation plan for Scheme Option 2. With reference to the original function of the servants quarters proposals include a 'kitchen garden' landscape adjacent to the refreshment area. An external terrace will allow panoramic views to the West in addition to opening up an original walking trail currently inaccessible to the public as an alternative means of accessing the uniquely impressive panoramic circular viewing platform to the West of the FML. Related improvements include relocation and realignment of car parking to be less visible upon arrival at the FML, redeveloped in combination with vacated land to the rear of No.40 Mount Austin Road and screened off by low walls and tree planting. In addition, reinstatement of the original grassed area directly in front of the FML steps and extension of the paving design around the FML will serve to lift the perception of quality and ambience of the rural setting. Enhanced slope planting at the base of the hillock to the west of the FML will greatly improve the backdrop to the site and reduce the visual impact of the existing concreted surface.

The Pavilion roof will be modified and extended adopting a sympathetic contemporary design aiming to lighten the feeling of enclosure while maintaining unobstructed scenic views to the south. The existing pedestal, column structure and primary roof beams will be retained to create a layered history of the site and its adaptive re-use. Signage, seating, lighting and other street furniture will follow a unified design to be determined in the detail design of the FML and its surrounding areas.





This diagram should be read together with Scheme Option 02 - Isometric Diagram for cross reference.

* Symbol indicating proposed intervention not shown on diagram

Proposals as per Scheme Option 01 also to include the following items

- Main Interpretation Signage
- Secondary Interpretation Signage
- Lighting
- Site of FNL & Gate Lodge
- Main Proposed Circulation Route
- Secondary Proposed Circulation Route
- Theoretical boundary of the FNL site based on known boundary stones (see respective MLP)
- Demolished Structure

- 2.1 a Modification of the Existing Pavilion Canopy
- 2.2 a Reinstatement of the FNL Entrance Lawn & Associated Landscaping
- 2.3 a Enhanced Slope Planting Adjacent to the FNL

2.4

- Demolition of structure at 40 Mount Austin Road to facilitate:
- a Provision of a New Kiosk and Public Toilets
- b Provision of an Interpretation Centre
- c Provision of a Restaurant including Kitchen, Indoor Seating and Outdoor Dining
- d Reconfigured Car Park & Associated Landscaping



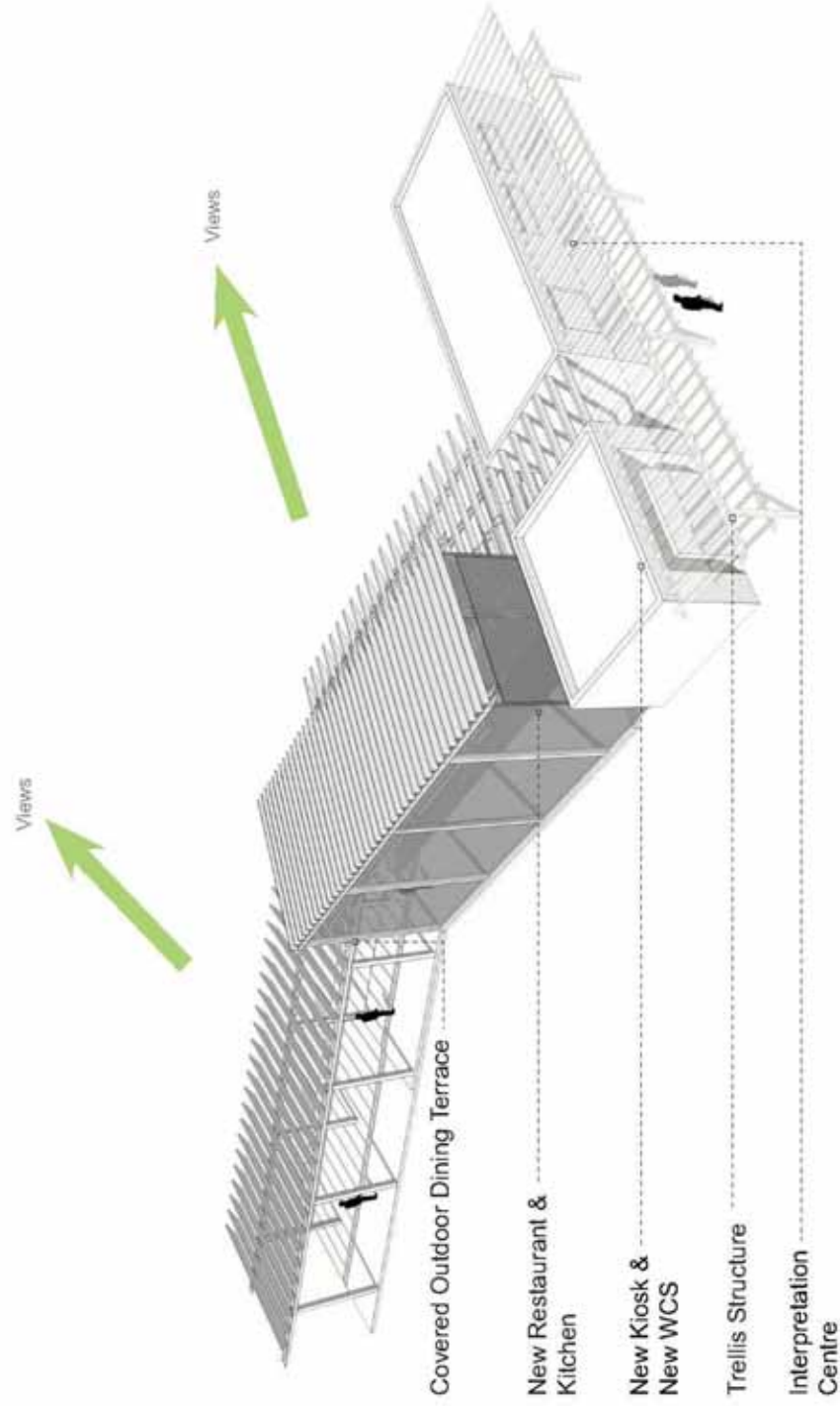
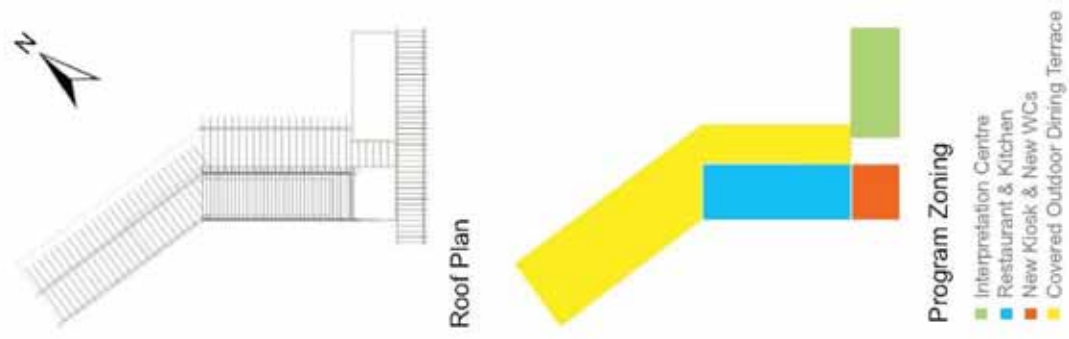
This diagram should be read together with Scheme Option 02 - Extract of MLP for cross reference.
 * Symbol indicating proposed intervention not shown on diagram
 Proposals as per Scheme Option 01 also to include the following items

- 2.1 a Modification of the Existing Pavilion Canopy
- 2.1 b Reinstatement of the FML Entrance Lawn & Associated Landscaping
- 2.1 c Enhanced Slope Planting Adjacent to the FML

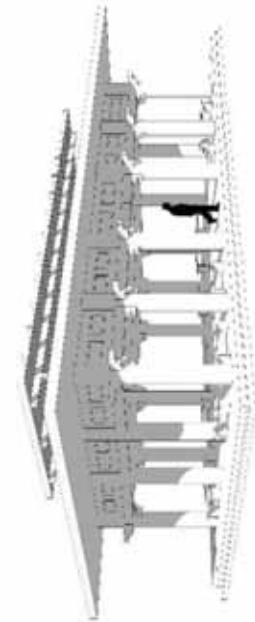
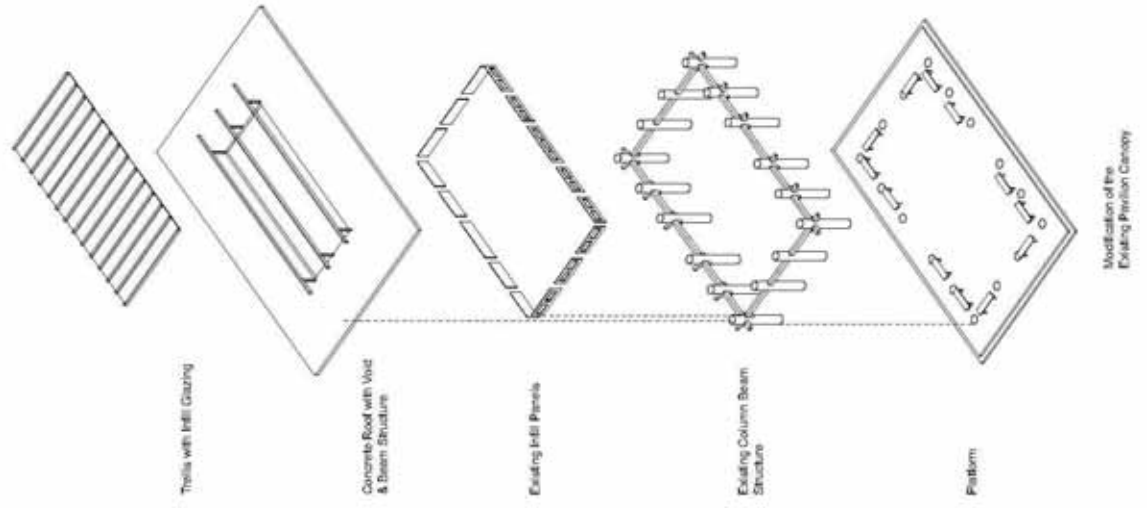
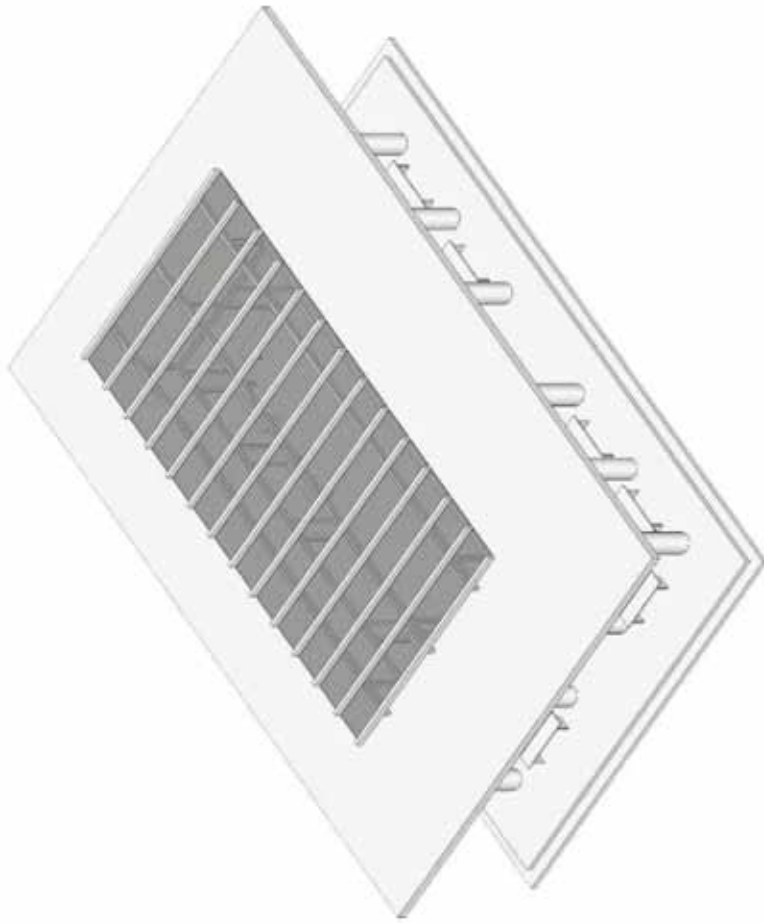
2.4

- Demolition of structure at 40 Mount Austin Road to facilitate
- a Provision of a New Kiosk and Public Toilets
- b Provision of an Interpretation Centre
- c Provision of a Restaurant including Kitchen, Indoor Seating and Outdoor Dining
- d Reconfigured Car Park & Associated Landscaping

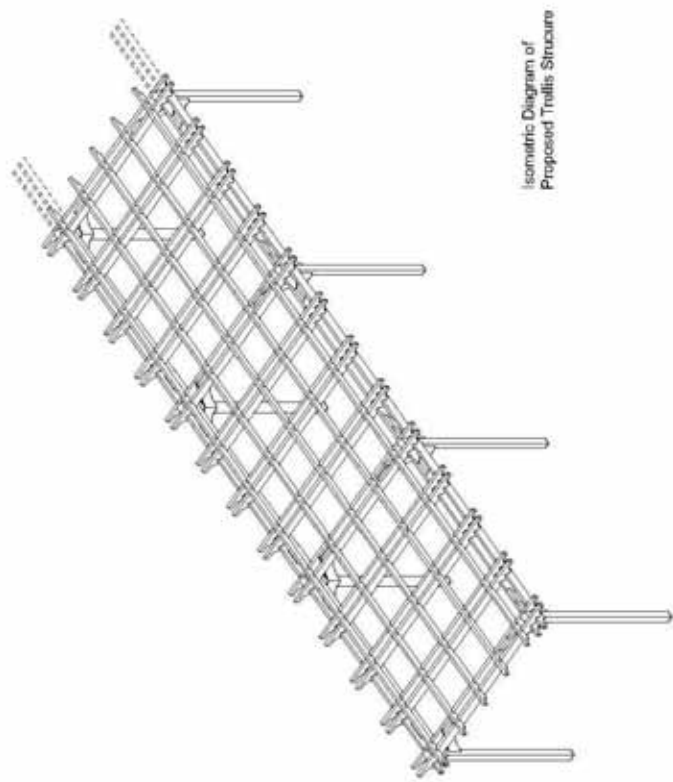
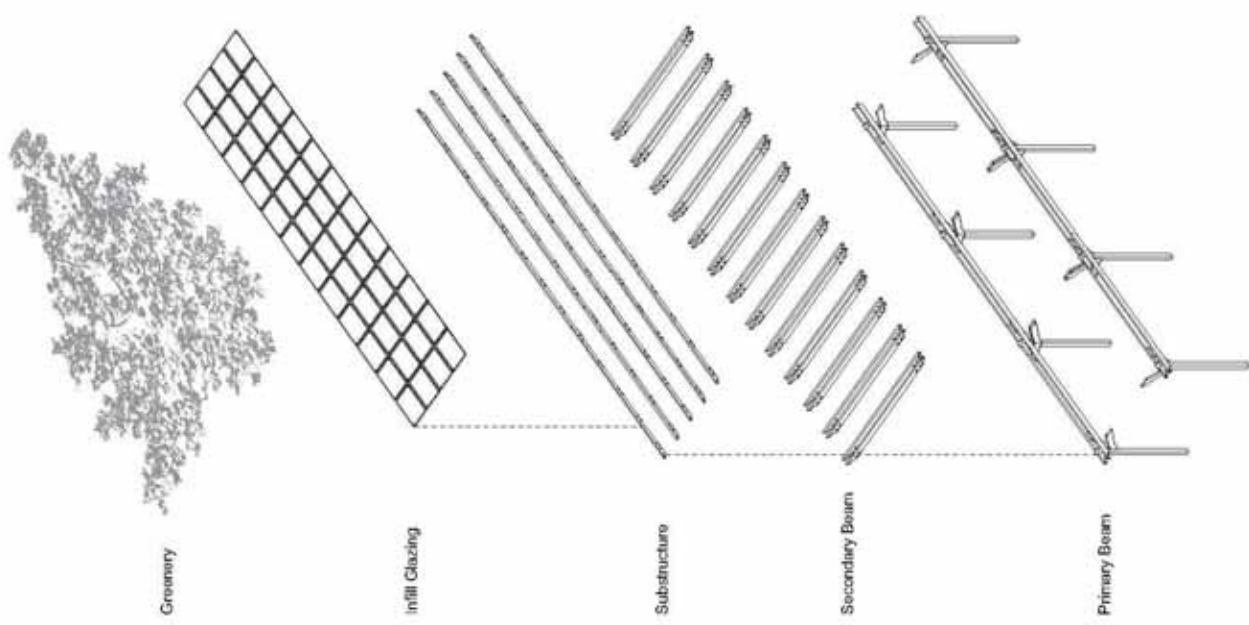
Scheme Option 02- Isometric Diagram



Adaptive Reuse of Existing Single Storey Structures Scheme Option 02 - Redeveloped Site At No. 40 Mount Austin Road



Scheme Option 02- Modification of The Existing Pavilion Canopy



Isometric Diagram of
Proposed Trellis Structure

Scheme Option 02 & 03 - Proposed Trellis Structure

Site Interpretation Plan – Scheme Option 2 (OPL)

Scheme Option 2 builds on the concepts laid out in Scheme Option 1.

As with Scheme Option 1, three levels of intervention are considered in terms of (a) the preservation / restoration and repair of elements identified as ‘character defining’ (b) the removal or upgrading of elements identified as detrimental, and (c) the addition of elements identified as appropriate and supportive of the ‘added value’ potential of the site.

Major design proposals in addition to those proposed in Scheme Option 1:

(See Scheme Option 2 Plan for locations)

Modification of the existing pavilion canopy (Scheme Option 2.1)

To modify the existing pavilion by removing sections of the concrete roof and integrating a lighter trellis structure in keeping with other landscape improvements throughout the site.

Reinstatement of the FML entrance lawn & landscaping (Scheme Option 2.2)

To improve the arrival point by reinstating a lawn in front of the main steps of the FML while at the same time adjusting the car park layout (in tandem with the reworked site at No. 40 Mount Austin Road) to be less visually obtrusive. Screening of the car park area to include additional trees and shrubs.

Enhanced slope planting (Scheme Option 2.3)

To establish appropriate trees and shrubs at the base of the hillock to the west of the FML foundations in order to improve the visual impact the existing concreted surface.

Refreshment facilities, interpretation centre, kiosk & toilets (Scheme Option 2.4)

To substantially demolish existing buildings located at No. 40 Mount Austin Road (subject to discussion with relevant government departments) and construct a new structure to house a refreshment area, small interpretation centre plus kiosk and public toilets (to replace existing facilities adjacent to the FML). To include an outdoor refreshment area with trellis structure and landscaped gardens. Proposal to include reconfiguration of the existing car park to improve the arrival point by relocating the car parking in front of the main steps of the FML to the rear of No. 40 Mount Austin Road while adding additional planting to partially screen the parking area.

Interpretation Approach & Techniques (MET)

Impact

Scheme Option 2 represents the middle path between the limited intervention and cost of Scheme Option 1 and the more extensive site development of Scheme Option 3. For Scheme Option 2 it is suggested to include a small dedicated interpretation centre (in addition to the proposed information centre at the Gate Lodge) within the entrance area of the proposed refreshment and amenity area at the site of No.40 Mount Austin Road. This will add to the appeal of the site and reinforce the FML as a key destination.

Gate Lodge

As outlined in the general interpretation recommendations section in the Conservation Plan, use of the Gate Lodge as an introduction and orientation centre is recommended for all scheme options.

Trail interpretation, way finding and identification of plant species

The recommendation for trail interpretation, way finding and identification of plant species are in principle the same as Scheme Option 1 however for Scheme Option 2 the scope of interpretation can be scaled up in line with the scope of landscape enhancements. Interpretation and way finding locations are identified on the option plan. As with Scheme Option 1 the graphic presentation style and content for any interpretation needs to be coordinated with that of work by other governmental departments such as Agriculture, Fisheries and Conservation Department (AFCD). Further recommendations on the interpretative techniques that could be employed are listed under the general interpretation recommendations section of the Interpretation Strategy.

FML site interpretation

The recommended interpretation of the FML site adopts the same basis for all 3 Scheme Options due to the limited extent of the physical remains and the sensitivity of the site.

(See general interpretation recommendations section in the Interpretation Strategy and base scheme design in Scheme Option 1)

Interpretation Centre

Having a dedicated interpretation centre offers the opportunity to cover a broader scope of related stories and in more detail. The deeper social context of the site can then also be explored and communicated. In order to limit the impact on the various external sites and to maintain authenticity, the site interpretation needs to be limited to express only directly relevant content. For example we can refer to the architecture and location of the FML in-situ but to fully communicate the reasons behind the construction of the building, changes in use over time and the social aspects of the site will require more in depth interpretation. The suggested interpretation centre will enable the communication of a broader range of stories that together help visitors appreciate the site in a more holistic way.

For option 2 with a smaller interpretation element combined with the refreshment area we recommend focusing the interpretation on;

- extending the storyline about the history of the site,
- changes in landscape, flora, fauna and
- changing Social usage

The interpretation centre could also act as the distribution point for site audio visual guides. The potential implementation of audio visual guides is outlined in the general interpretation recommendations section in the Interpretation Strategy.

Interpretation Plan - Scheme Option 3 (OPL)

(Enhanced scheme design)

Design Concept

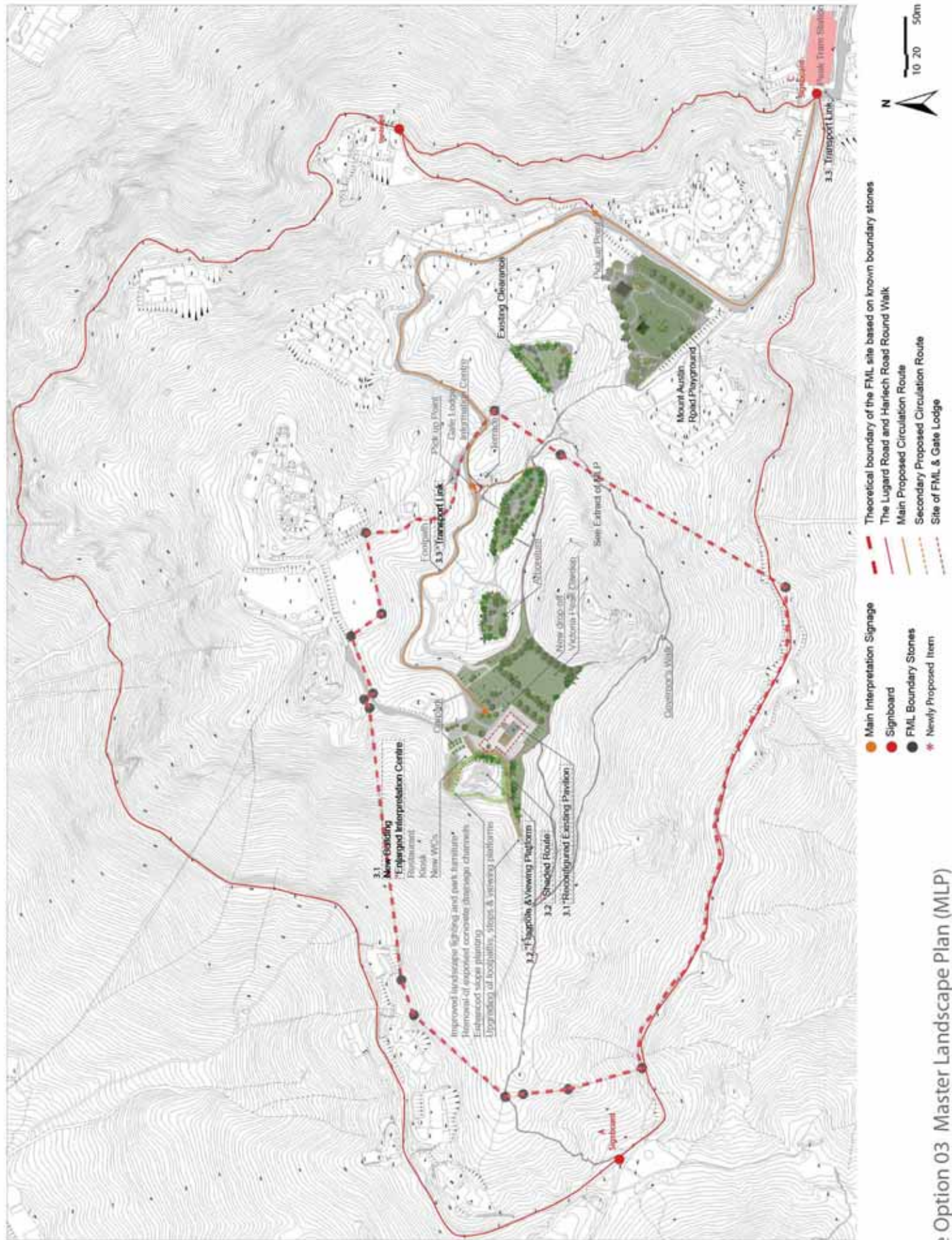
Scheme Option 3 retains all the features of Scheme Options 1&2 but with further enhancement of public accessibility and amenities in the area.

Apart from the remoteness of the FML to the Peak area and general lack of signage, one of the main deterrents for visitors to the FML is the steep climb uphill and the perceived exclusivity of the intervening residential area. To address these issues it is proposed to improve the walking environment and add additional informational and directional signage from the Peak tourist hub at the bottom of Mount Austin Road to the FML site. This will serve to both improve visitor awareness and reinforce public accessibility from the Peak Tram area. Enhancement of existing landscaped areas and hiking trails is also proposed in the form of an arboretum and additional planting adding educational interest and ecological value to the site. Informational signage on tree and plant species will provide visitors with a fuller understanding of the ecology of the site and what it has to offer.

The Pavilion while possessing a certain social and functional value has limited architectural appeal. One possibility is to adapt the roof of the structure to create a substantially more light weight ‘trellis’ design while retaining the function of a covered public recreation space. Potential uses include community arts and cultural events, small temporary exhibitions, promotional events and occasional booking for private functions. The venue could be serviced by the proposed refreshment facilities at No.40 Mount Austin Road. Besides modification of the pavilion, expansion of the interpretation centre will facilitate a more comprehensive use and interpretation of the FML site and its surrounding areas.

Other proposals include an extension of the trellis structure linking to the circular viewing platform and reinstatement of a flagpole on the hillock immediately to the West of the FML site as identified in early photographs of the site¹. This proposal is subject to full decommissioning of the existing radio mast and small utility structure (currently assigned to the Hong Kong Police) and reinstatement of the original access steps leading to the summit to provide a unique vantage point overlooking the foundations of the FML.

¹ Refers to view of Mountain Lodge circa 1903 included in the ‘Statement of Significance’ p.63 (Courtesy of Public Records Office)





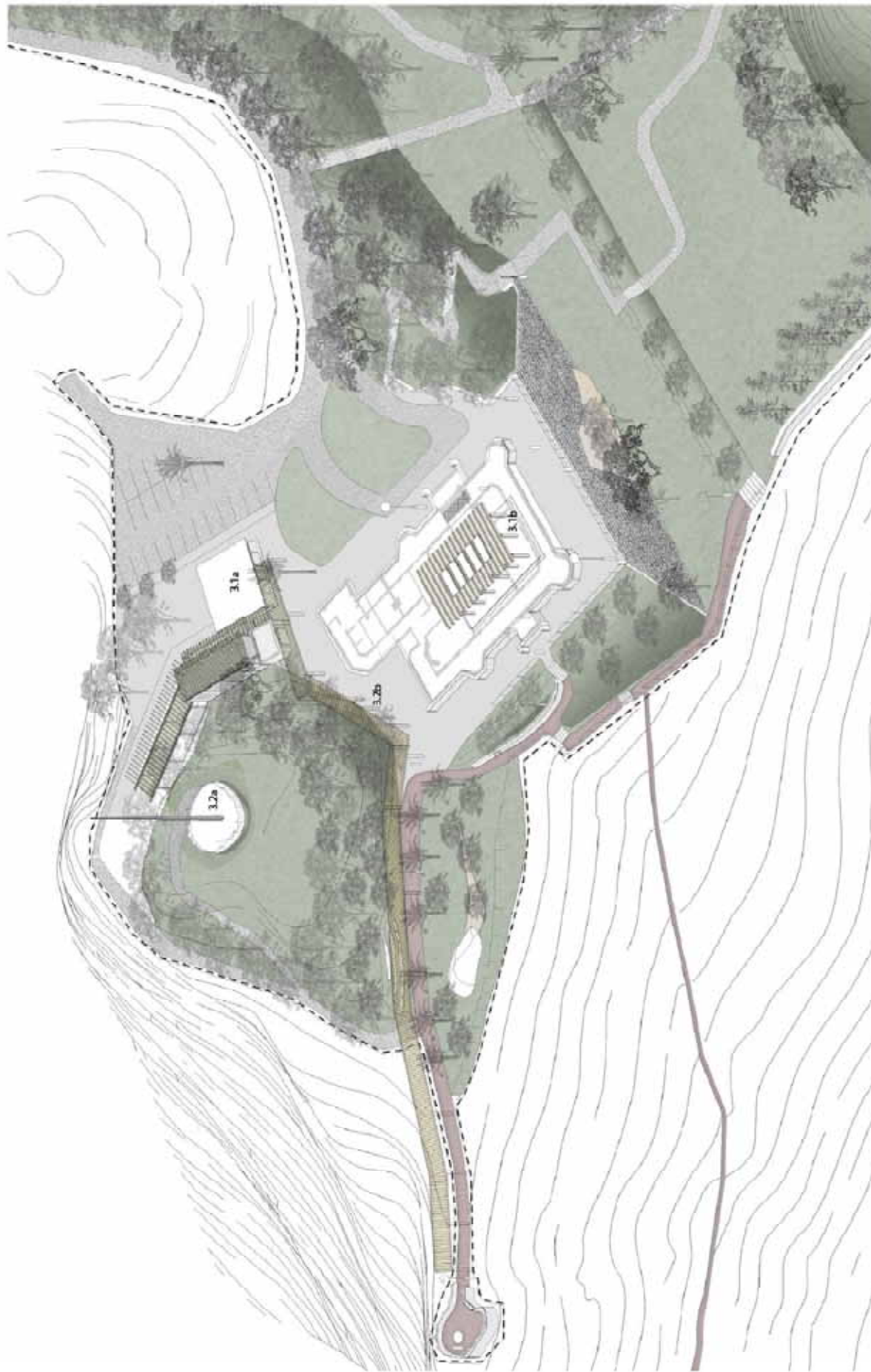
This diagram should be read together with Scheme Option 03 - Isometric Diagram for cross reference.

* Symbol indicating proposed intervention not shown on diagram

Proposals as per Scheme Option 01 & 02 also to include the following items

- Main Interpretation Signage
- Secondary Interpretation Signage
- Lighting
- Site of F&ML & Gate Lodge
- Main Proposed Circulation Route
- Secondary Proposed Circulation Route
- Theoretical boundary of the F&ML site based on known boundary stones (see respective MLP)
- Demolished Structure

- 3.1 a Enlarged Interpretation Centre
b Redesign of the Pavilion with Event Space
- 3.2 a Reinstatement of the F&ML Flagpole, Viewing Platform and Steps
b Provision of a Shaded Pedestrian Route to the Circular Viewing Platform
- 3.3 a * Extension of the Arboretum and Species Signage Along Hiking Trails



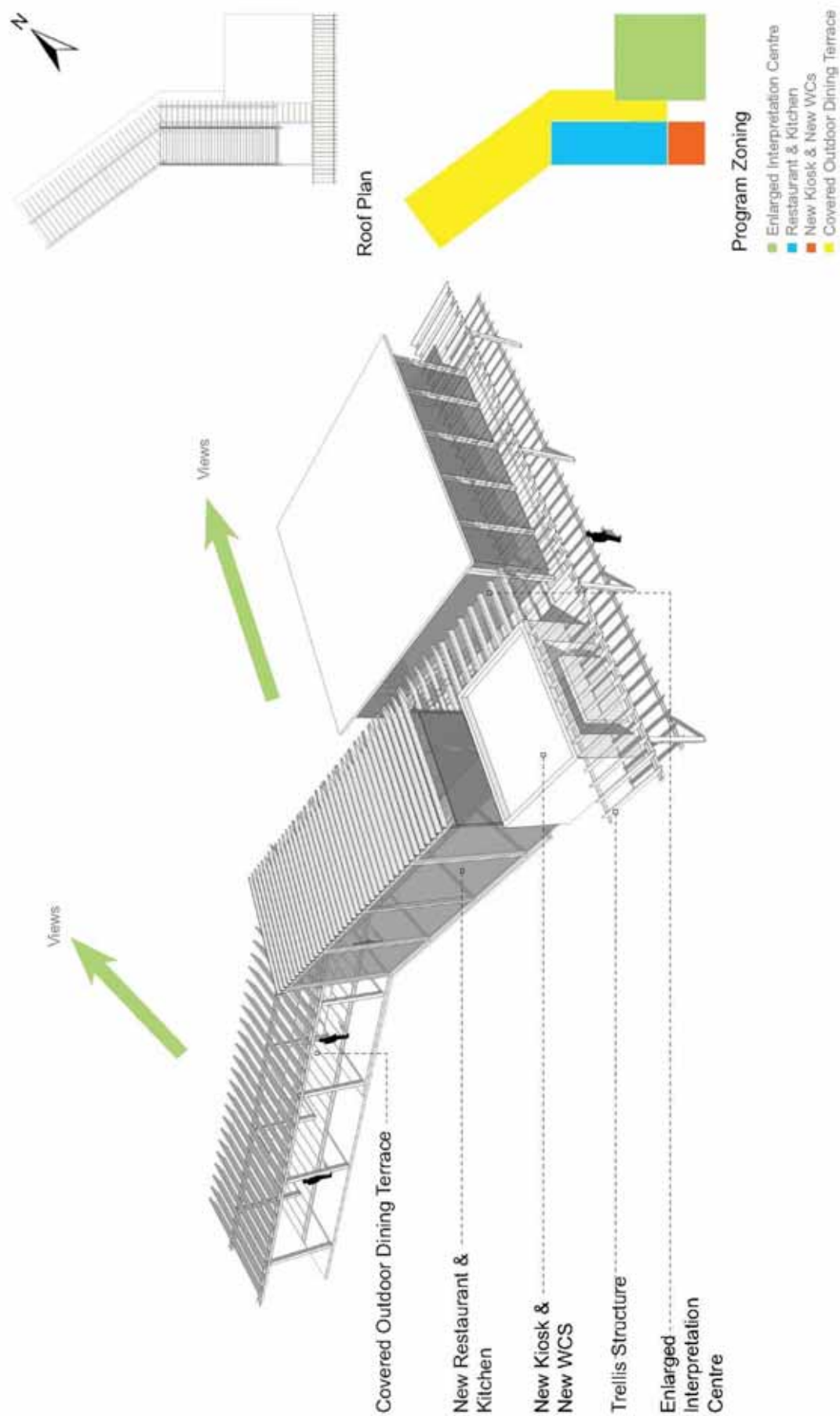
This diagram should be read together with Scheme Option 03 - Extract of MLP for cross reference.

• Symbol indicating proposed intervention not shown on diagram

Proposals as per Scheme Option 01 & 02 also to include the following items

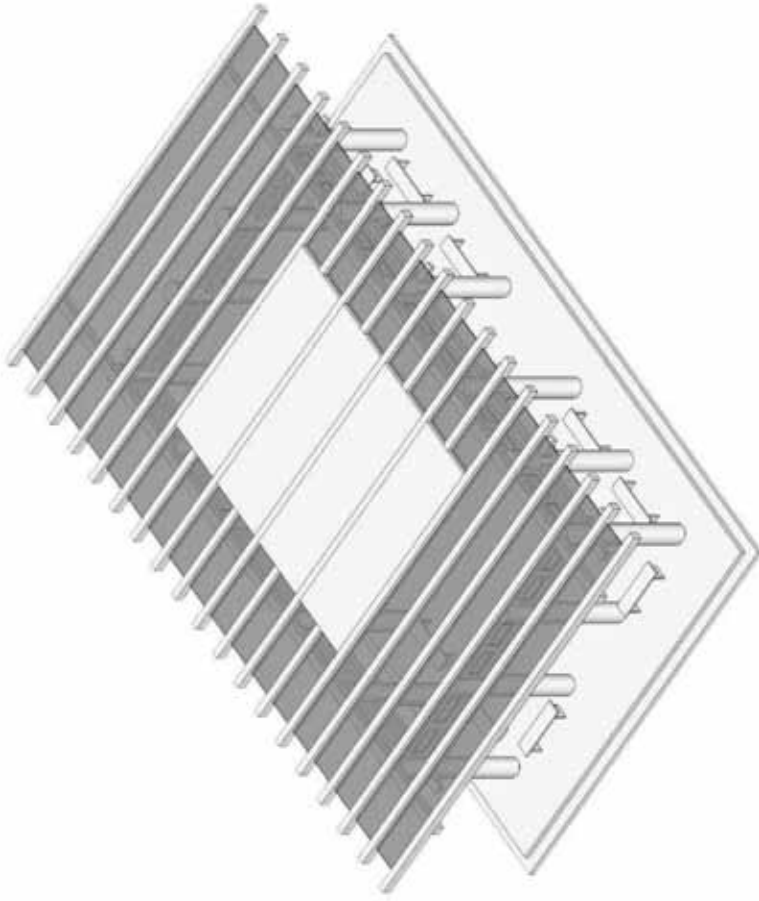
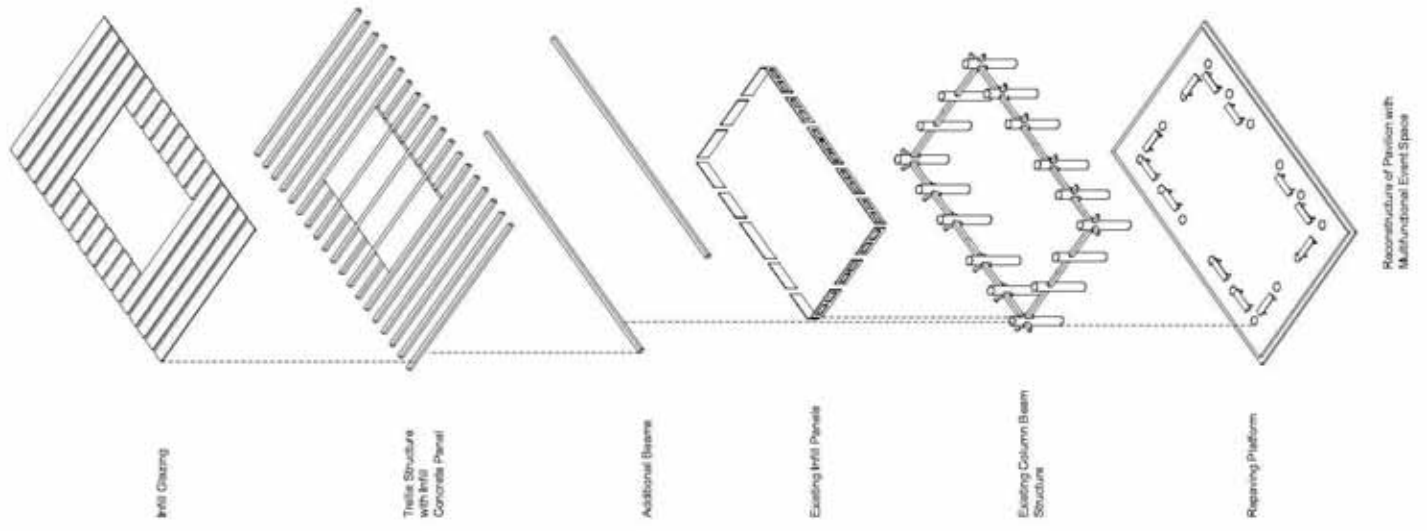
- 3.1 a Enlarged Interpretation Centre &
b Redesign of the Pavilion with Event Space
- 3.2 a Reinstatement of the FML Flagpole, Viewing Platform and Steps
b Provision of a Shaded Pedestrian Route to the Circular Viewing Platform
- 3.3 a Extension of the Arboretum and
Species Signage Along Hiking Trails

Scheme Option 03- Isometric Diagram



Adaptive Reuse of Existing Single Storey Structures

Scheme Option 03- Redeveloped Site At No. 40 Mount Austin Road



Scheme Option 03- Reconstruction of The Pavilion with Multifunction Event Space

Site Interpretation Plan

Scheme Option 3 builds on the concepts laid out in Scheme Options 1&2. As with Scheme Options 1&2, three levels of intervention are considered in terms of (a) the preservation / restoration and repair of elements identified as ‘character defining’ (b) the removal or upgrading of elements identified as detrimental, and (c) the addition of elements identified as appropriate and supportive of the ‘added value’ potential of the site.

Major design proposals in addition to those proposed in Scheme Options 1&2:

(See Scheme Option 3 Plan for locations)

Enlarged Interpretation Centre & Redesign of the Pavilion (Scheme Option 3.1)

To enlarge the interpretation centre to allow for more in depth presentation of the history of the area. In addition to redesign the existing concrete pavilion (subject to public consultation) and construct a lighter trellis structure in keeping with other landscape improvements throughout the site. This proposal includes a glazed enclosed pavilion below the trellis to act as a multi-function space suitable for temporary exhibitions, community uses and social events. F&B services could be provided from the redeveloped refreshment area at No.40 Mount Austin Road being the original site of the servant’s quarters serving the main building, in keeping with the traditional layout and function of the FML.

Reinstatement of the FML flagpole and viewing platform (Scheme Option 3.2)

To fully decommission and implement long-term removal of the existing radio mast and ancillary structure located on the hillock immediately to the west of the FML (further study is required before implementation) and reinstate a flagpole cum viewing platform with associated trail accessible to the public. This would provide a unique vantage point overlooking the FML foundations while allowing beatification of this visually dominant and unsightly backdrop to the FML and a symbolic return to prominence for the area as a whole. The proposal includes strategic planting at the base of the slope to help stabilize the ground cover and reduce erosion. To provide a shaded route in the form of additional tree planting and a trellis structure extending to the circular viewing platform to the west of the FML.

Enhancement of Trail interpretation, way finding and site ecology (Scheme Option 3.3)

To enhance the existing landscaped areas and hiking trails in the form of an arboretum and additional planting adding educational interest and ecological value to the site. Informational signage on tree and plant species will provide visitors with a fuller understanding of the ecology of the site and what it has to offer. Visitor appeal may also be enhanced by way of an improved walking environment plus additional informational and directional signage from the Peak tourist hub at the bottom of Mount Austin Road to the FML site. This will serve to reinforce public accessibility from the Peak Tram area.

Interpretation Approach & Techniques (MET)

Impact

Scheme Option 3 represents the most ambitious of the 3 scheme options and as such is subject to further feasibility studies to fully assess technical and financial viability as noted in the section discussing Design Concepts. It is also to be expected that the enhanced site amenities and accessibility, is likely to significantly increase visitor numbers. If sufficiently well developed the fully realized potential of the site could become an attractive destination in its own right drawing in local and overseas visitors.

Gate Lodge

As outlined in the general interpretation recommendations section in the Conservation Plan, use of the Gate Lodge as an introduction and orientation centre is recommended for all scheme options.

Trail interpretation, way finding and identification of plant species

The recommendation for trail interpretation, way-finding and identification of plant species are in principle the same as Scheme Options 1&2 however for Scheme Option 3 the scope of interpretation is expected to be scaled up in line with the scope of landscape enhancements. Key interpretation and way finding locations are identified on plan. As with Scheme Option 1&2, the graphic presentation style and content for any interpretation needs to be coordinated with that of work by other governmental departments such as Agriculture, Fisheries and Conservation Department (AFCD). Further recommendations on the interpretative techniques that could be employed are listed under the general interpretation recommendations section of the Interpretation Strategy.

FML site interpretation

The recommended interpretation of the FML site adopts the same basis for all 3 Scheme Options due to the limited extent of the physical remains and the sensitivity of the site.

(See general interpretation recommendations section in the Interpretation Strategy and base scheme design in Scheme Option 1)

Interpretation Centre

As suggested in Scheme Option 2, having a dedicated interpretation centre offers the opportunity to cover a broader scope of related stories presented in more detail. The deeper social context of the site can then also be explored and communicated. For Scheme Option 3 with a larger interpretation centre area, (again linked to the proposed refreshment area) it is recommended that the interpretation includes an extension to the storyline about the history of the site covering all the major themes outlined as user options for interpretative messages. All stories should be covered in depth with a clear and linked narrative to tie everything back to the significance of the site.

Primary interpretation message:

- **Unique microclimate of the Peak.** Directly relevant to the establishment of the FML.
- **Landscape and topography.** Commanding views of the harbour for recreation and communications have been critical in the development of the Peak area.
- **Changing natural landscape.** Establishment of the botanical gardens and the forestry programme of the late 19th century have had a profound impact on the landscape of Hong Kong.

Secondary interpretation messages:

- **The Peak as a centre for Hong Kong communications.** As a sub-story of landscape and topography, beginning with early hill top signals through to the current arrangement of radio masts.
- **Social and residential history.** Past to present social and residential development history of the Peak centred on the FML.
- **Flora and Fauna of the Peak.** Linked to the external walks.
- **Country Parks.** Hiking in Hong Kong and the designation of country parks with the FML as the highest accessible point on Hong Kong Island

The above listed stories could be neatly tied together to express the changing physical and social context of the Peak from past to present using mixed interpretation techniques such as:

- Historic models of the site to show the once barren landscape and evolving mix of residential developments and other uses
- Reconstructed interior room dioramas
- Digital virtual reconstructions or animations
- Iconic objects such as a replica sedan chair or a partial reconstruction of the original Peak signal station with related scale models on display

The climate controlled environment will also allow for display of sensitive original or loaned material if available.

The interpretation centre could also act as the distribution centre for site audio visual guides. The potential implementation of audio visual guides is outlined in the general interpretation recommendations section in the Conservation Plan.

Technical Assessments

Site planning and zoning of proposed uses (OPL)

Scheme Options 2&3 under the Site Interpretation Plan propose to redevelop the existing building at No. 40, Mount Austin Road (zoned “G/IC”) which is currently used as a site office of the park management. Scheme Option 1 involves refurbishment and adaptive reuse of the existing building while Scheme Options 2&3 involve substantial enhancement and redevelopment of the site. While Scheme Option 1 does not involve the use of the building within the interpretation plan, Scheme Options 2&3 propose the construction of a refreshment area, interpretation centre, kiosk and public toilets (the kiosk and public toilets replacing existing facilities on the FML site) including adaptive re-use of part of the existing single storey structure. Other proposals include realignment of the existing FML public car park (“zoned G/IC”). Landscape improvements include upgrading existing footpaths (Scheme Options 2&3), and an enhanced walking environment extending from the Peak Tram area (Scheme Option 3), additional trees/shrubs planting, new street/park and amenity lighting, new paving, new street furniture. All 3 Scheme Options propose an information centre within the existing Gate Lodge (zoned “GB”) Moreover, modification of the existing pavilion structure at the FML site (zoned “O”) is proposed (under Scheme Option 3) to include a field study/education center incorporated into the Pavilion. (see **Statutory Planning Context p.4 and Appendix A – Notes of the approved Peak Area OZP No. S/H14/9 p.91**)

Statutory Submission related to Scheme Options

Required statutory submissions may include the following:

| Submission (Related Government Department) | | Scheme Option 1 (Option no.) | Scheme Option 2 (Option no.) | Scheme Option 3 (Option no.) |
|---|--|------------------------------------|------------------------------------|------------------------------------|
| 1 | Planning Submission (Planning Department) | No | Yes (2.4) | Yes (3.1) |
| 2 | Environmental Impact Assessment (EIA) (Environmental Protection Department) | No | No | No |
| 3 | Application for Tree Felling or Transplanting (Lands Department) | Yes (1.3) | Yes (2.2, 2.3, 2.4) | Yes (3.1,3.2,3.3) |
| 4 | Application related to retaining wall and structure (Geotechnical Engineering Office of Civil Engineering and Development Department) | Yes (1.3) | Yes (2.3) | Yes (3.2) |
| 5 | Application of alternation and addition works or other structural work (Building Department) | No | Yes (2.1,2.4) | Yes (3.1,3.2) |

General Environmental Considerations

In addition to addressing the particular functional aspects of the project an eco-friendly and sustainable design is recommended including lifecycle assessment of:

- Planning and Logistics
- Construction Methods and Procurement

Mitigation of Environmental Impacts During Construction (including: noise Management, waste Management, dust and air quality impacts, water pollution impacts, environmental monitoring and auditing). Major areas to be addressed include:

Performance and Sustainability Indicators

Environmental assessment to consider the entire life-cycle of the building, process or activity, encompassing extracting and processing raw materials manufacturing, transportation and distribution; building operation, re-use, maintenance, recycling and final disposal.

| Environmental Concern | Interpretation Strategy |
|---|---|
| 1 Lifecycle Approach – To develop highly integrated designs that encompass ‘whole building’ lifecycle scenarios. | Design & implementation of Scheme Options to maximize good practice for environmental design, construction and site management. |
| 2 Design Flexibility – To develop designs that cater for future changes and modifications in the form of highly adaptable ‘loose-fit’ space planning to better cater for future adaptation, re-use and ‘retro-fitting’ of new technologies and building uses. | Minimal site intervention to limit overall environmental impact of the project while retaining flexibility for further changes and modifications. |
| 3 Site Potential – To analyze and capitalize on specific site opportunities for minimizing adverse environmental and social impacts of building layouts and designs. To optimize site potentials and constraints. | New build elements to maximize access, views and enjoyment of garden areas while minimizing the visual impact of supporting facilities. |
| 4 Embodied Energy – To propose design solutions for minimizing the resource intensiveness of construction and maintenance across building ‘lifecycles’. To address issues of sustainability in terms of sourcing, energy intensity of construction and the inter-related issues of re-use and recyclability. | Scheme Proposals aim to minimize demolition and waste including renovation and re-use of existing structures. Material selections to base on durable locally sourced products and finishes. |
| 5 Renewable Energy – To optimize and integrate the use of passive and active renewable energy potentials in design. To optimize the use of passive solar shading, natural cross ventilation, desiccant dehumidification and day-lighting. | New facilities to maximize passive shading cooling and lighting. |
| 6 Open Space and Urban Greenery – To maximize open space, views and planting. To promote pedestrianisation and the provision of a network of public open spaces. | Garden areas to be reinstated with additional trails and planting. |
| 7 Waste Reduction – To optimize the use of off-site pre-fabrication, quality control and material efficiency in design and construction with the added benefit of ‘speed of construction’. | New Facilities to adopt modular construction elements to maximize off-site prefabrication. |
| 8 Cultural Integrity – To capitalize on Hong Kong’s dynamic environment combining a unique mix of density, climate, culture and lifestyle and an architecture with distinctly local character and cultural identity. | Identified cultural heritage to be protected in accordance with the Conservation Plan with new elements in a discreet design style. |
| 9 Livability & Quality of Life – To enhance design standards in terms of spatial quality, health, comfort and livability to comprehensively raise design standards in terms of both innovation and quality. | Site interpretation to maximize public accessibility and enjoyment of the site. |

Interpretation & Information Centres

In order to reduce operating costs of maintaining the exhibits, energy efficient and environmentally friendly design shall be adopted. The system shall be simple and easy to maintain including:

- Natural and recycled materials for the exhibits.
- Sustainable materials for the construction and finishing.
- Maximum use of daylight and use of energy efficient light fittings.
- Efficient air-conditioning design and humidity control. (internal exhibits)

Feasibility and sustainability Issues (Scheme Option 1) :

(See Scheme Option 1 Plan for locations)

Preservation, restoration and repair of CDEs (Scheme Option 1.1) - Feasible

Proposal – To conserve all identified CDEs in accordance with policies and guidelines in the Conservation Plan including the display of existing mosaic floor tiles within the site of the FML foundations and reinstatement of stone lions at the FML steps.

Re-paving of the FML deck (Scheme Option 1.2) - Feasible

Proposal – To improve the walking surface of the FML foundations and surrounding paved areas. Existing granite pavers to be fully incorporated in their original positions with surrounding areas repaved in complimentary natural granite finishes (locally sourced) in accordance with policies and guidelines in the Conservation Plan. Includes accent floor finishes to demarcate internal walls of the former mountain lodge based on historic records together with informational signage on key elements of the building design and known use.

Improvement of landscaping (Scheme Option 1.3) - Feasible

Proposal – To revive and improve the landscape setting including care of existing trees, repair and maintenance of retaining walls and structures, enhancement of slope planting, integration of an arboretum, repair and upgrading of foot paths, steps and viewing platforms and the improvement of landscape lighting and park furniture in accordance with policies and guidelines in the Conservation Plan.

Provision of an information centre and signage (Scheme Option 1.4) - Feasible subject to coordination with relevant Government departments on the use of the Gate Lodge as an information centre for the FML and the standardization of signage and graphic techniques for exhibits and signage

Proposal – To re-establish the existing Gate Lodge as the main access point or “gateway” to the FML site acting as an ‘information centre’. A scale model will be presented here to give the visitor an overview of the various trails and artifacts and an impression of the original FML construction and associated structures at the time of its occupation. Signs and storyboards to be installed at strategic locations to indicate the variety of heritage elements to be found along the paths and routes.

Feasibility and sustainability Issues (Scheme Option 2) – subject to review of long-term benefit and relevance to the site :
(See Scheme Option 2 Plan for locations)

Modification of the existing pavilion canopy (Scheme Option 2.1) - Feasible subject to public consultation on the social value of the existing pavilion structure

Proposal - To modify the existing pavilion by removing sections of the concrete roof and integrating a lighter trellis structure in keeping with other landscape improvements throughout the site. Associated alteration and construction works to be carried out in accordance with policies and guidelines in the Conservation Plan.

Reinstatement of the FML entrance lawn (Scheme Option 2.2) - Feasible

Proposal - To improve the arrival point by reinstating a lawn in front of the main steps of the FML while at the same time adjusting the car park layout (in tandem with proposed redevelopments at the site of No. 40 Mount Austin Road) to be less visually obtrusive. Screening of the car park area to include additional trees and shrubs. Associated substructure works to be carried out in accordance with policies and guidelines in the Conservation Plan.

Enhanced Landscaping adjacent to the FML (Scheme Option 2.3) - Feasible

Proposal – To establish appropriate trees and shrubs at the base of the hillock to the west of the FML foundations in order to improve the visual impact the existing concreted surface. Associated slope works to be carried out in accordance with policies and guidelines in the Conservation Plan.

Refreshment facilities, interpretation centre, kiosk & toilets (Scheme Option 2.4)

- Feasible subject to discussion with relevant government departments and site investigation of existing ground conditions and underground utility connections

Proposal – To Substantially demolish existing buildings located at No. 40 Mount Austin Road and construct a new structure to house a refreshment area, small interpretation centre plus kiosk and public toilets (to replace existing facilities adjacent to the FML). To include an outdoor dining area with trellis structure and landscaped gardens. Proposal to include reconfiguration of the existing car park to improve the arrival point by relocating the car parking in front of the main steps of the FML to the rear of No. 40 Mount Austin Road while adding additional planting to partially screen the parking area. Associated alteration and construction work to be carried out in accordance with policies and guidelines in the Conservation Plan.

Feasibility and sustainability Issues (Scheme Option 3) – subject to review of long-term benefit and relevance to the site :
(See Scheme Option 3 Plan for locations)

Enlarged Interpretation Centre & Redesign of the Pavilion (Scheme Option 3.1)

- Feasible subject to site investigation of existing ground conditions and underground utility connections

Proposal – To enlarge the interpretation centre to allow for more in depth presentation of the history of the area. In addition to redesign the existing concrete pavilion (subject to public consultation) and construct a lighter trellis structure in keeping with other landscape improvements throughout the site. This proposal includes a glazed enclosed pavilion below the trellis to act as a multi-function space suitable for temporary exhibitions, community uses and social events. F&B services could be provided from the redeveloped refreshment area at No.40 Mount Austin Road being the original site of the servant's quarters serving the main building, in keeping with the traditional layout and function of the FML. Building form to be symmetrical in design in accordance with recommendations in the SOS. Associated substructure and construction work to be carried out in accordance with policies and guidelines in the Conservation Plan.

Reinstatement of the FML flagpole and viewing platform (Scheme Option 3.2) -
Feasible subject to agreement with relevant utility companies, site investigation of existing ground conditions and endorsement by relevant government departments on the slope stabilization work

Proposal – To fully decommission and implement long-term removal of the existing radio mast and ancillary structure located on the hillock immediately to the west of the FML (further study is required before implementation) and reinstate a flagpole cum viewing platform with associated trail accessible to the public. This would provide a unique vantage point overlooking the FML foundations while allowing beatification of this visually dominant and unsightly backdrop to the FML and a symbolic return to prominence for the area as a whole. The proposal includes strategic planting at the base of the slope to help stabilize the ground cover and reduce erosion. To provide a shaded route in the form of additional tree planting and a trellis structure extending to the circular viewing platform to the west of the FML. Associated substructure and construction work to be carried out in accordance with policies and guidelines in the Conservation Plan.

Enhancement of Trail interpretation, way finding and site ecology (Scheme Option 3.3)

- Feasible subject to consultation with local residents and further technical assessment of streetscape enhancements along the Mount Austin Road residential area.

Proposal – To improve accessibility to the FML site by way of an improved walking environment plus additional informational and directional signage from the Peak tourist hub at the bottom of Mount Austin Road to the FML site. This will serve to reinforce public accessibility from the Peak Tram area. To enhance the existing landscaped areas and hiking trails in the form of an arboretum and additional planting adding educational interest and ecological value to the site. Informational signage on tree and plant species will provide visitors with a fuller understanding of the ecology of the site and what it has to offer.

Financial Viability (Scheme Options 1,2&3)

While the scope of this study is limited to technical assessments and in some cases requiring further technical analysis of highlighted design issues, Scheme Option 1 is presented as a baseline proposal. As such, Scheme Options 2&3 inherently involve a larger financial commitment which needs to be assessed under cost-benefit analysis to ensure a final product that represents value for money.

Besides capital costs, ongoing management and maintenance costs related to the new facilities will need to be carefully considered. Major elements include interpretation centre management costs as well as staff to manage and maintain the website. Outsourcing should be explored as part of the procurement process.

Technical considerations (MET)

The following issues should be considered in relation to the technical implementation of the site interpretation proposals related to Scheme Options 1, 2 & 3.

Scheme Option 1

Site Interpretation

It is expected that interpretation for the immediate site could be handled via a direct tender through AMO. Due to the limited nature of the works a design and build tender might be preferable. Graphic interpretation should be developed in sympathy with the site and other local interpretation. These stipulations could be easily incorporated within the Request for quotation (RFQ).

Trail Interpretation

Any trail interpretation will need to be developed in consultation with various government departments. Again, graphic interpretation should be developed in sympathy with the site and other local interpretation. These stipulations could be easily incorporated within the Request for quotation (RFQ).

Use of the Gate Lodge

The Gate Lodge has recently been fitted out as an exhibition space. Ideally the content of the exhibition should be modified to fit in with the coordinated theme for the site as outlined in the proposed Scheme Options.

Multimedia Site Interpretation

Further investigation will be required to ascertain the feasibility of site multimedia interpretation. For Scheme Option 1 without any interpretation centre facilities it is expected any multimedia interpretation will be for download and playback on personal devices. If GPS is used as the trigger then infrastructure requirements will be limited to the setting up of a suitable website to carry the content. Other local hardware triggers such as Bluetooth will require the installation of weatherproof equipment which is not advised.

Scheme Option 2

Site Interpretation

Details as outlined for Scheme Option 1.

Trail Interpretation

Details as outlined for Scheme Option 1.

Use of the Gate Lodge

Details as outlined for Scheme Option 1.

Interpretation Centre

The development of an interpretation centre of any kind will require significant funding which will need to be applied for through the correct channels. In advance of any application for funding a full study should be carried out which should include an interpretative framework for the interpretation centre. Once complete and funding is in place it is recommended that the project be tendered to a combined team for design consultancy prior to tender and fabrication. The interpretation centre will require a small team to manage and operate

Multimedia Site Interpretation

Further investigation will be required to ascertain the feasibility of site multimedia interpretation. For Scheme Option 2 with interpretation centre facilities it would be advisable to include rental devices as well as the flexibility for visitors to download the content to their own devices. If GPS is used as the trigger then infrastructure requirements will be limited to the setting up of a suitable website to carry the content. Other local hardware triggers such as Bluetooth will require the installation of weatherproof equipment which is not advised.

Scheme Option 3

Site Interpretation

Details as outlined for Scheme Option 1.

Trail Interpretation

Details as outlined for Scheme Option 1.

Use of the Gate Lodge

Details as outlined for Scheme Option 1.

Interpretation Centre

The development of a significant interpretation centre as proposed in this scheme option will require significant funding which will need to be applied for through the correct channels. In advance of any application for funding a full study should be carried out which should include an interpretative framework for the interpretation centre. Once complete and funding is in place it is recommended that the project be tendered to a combined team for design consultancy prior to tender and fabrication. The larger interpretation centre for option 3 with more hi-tech exhibits will require a slightly larger team than option 2 to manage, operate and maintain the exhibits.

Multimedia Site Interpretation

Further investigation will be required to ascertain the feasibility of site multimedia interpretation. For Scheme Option 3 with interpretation centre facilities it would be advisable to include rental devices as well as the flexibility for visitors to download the content to their own devices. If GPS is used as the trigger then infrastructure requirements will be limited to the setting up of a suitable website to carry the content. Other local hardware triggers such as Bluetooth will require the installation of weatherproof equipment which is not advised.

Visitation and tourism potential (BM)

The FML precinct has substantial visitation potential from both tourists and local residents. The convenient location near an existing popular tourism node, favourable legislative context, supportive stakeholders, strong market appeal, high cultural significance and strong robusticity suggest this area has the potential to become a significant complementary attraction to the Victoria Peak.

In addition, the history and geography of the area provide an opportunity to tell many stories in a way that can be appealing to tourists, Hong Kong residents and school children.

A variety of local resident and tourist market segments may be interested in visiting this precinct. Market analysis is included in the Appendix section of this report.

Likely interested tourist market segments include:

- Long haul pleasure tourists from mostly Western European, North American or Oceania source markets. They would likely be first-time visitors who include a visit to the Peak as part of their overall experience. Typically, they would be between 26 and 45 and either travelling by themselves or in couples. They would be independent tourists and not part of package tour groups. In addition, they would either have an interest in heritage, walking or climbing to the highest accessible point on Hong Kong Island, or any combination of those characteristics.
- Long-haul visitors who are visiting friends and relatives. This cohort generally stays longer and explores Hong Kong more thoroughly benefiting from local knowledge of their host.
- Asian short break, short haul tourists whose primary motivation is sightseeing and dining. The target audience would be mostly females or couples who would be drawn by the views, dining opportunities and as a complement to the Peak.
- China mainland visitors who are travelling independently. While numerically the largest number of visitors, proportionately only small share of these individuals would likely be interested in visiting. Their appeal is primarily related to views.

China mainland visitors who are visiting friends and relatives. This cohort generally stays longer and explores Hong Kong more thoroughly benefiting from local knowledge of their host.

The Hong Kong local community could potentially provide a majority of visitors to this area. Likely interested Hong Kong residents include:

- History buffs
- Couples looking for a romantic, scenic view
- Families out for leisure and picnics, especially on weekends and during summer school holidays
- Children on school excursions to learn about Hong Kong's cultural heritage, geology or history.

The FML precinct has the potential to provide a variety of compatible experiences and to tell a range of interesting stories to potential visitors. The recommended experiential focus is to expand beyond a narrow historical focus on the architecture of the Lodge. Instead, an opportunity exists to tell many stories about the social, cultural, leisure, geographical heritage of Hong Kong.

Story lines can include:

- Hong Kong colonial history relating to both the architectural history and the British fact in Hong Kong
- The social history of the Peak, especially relating to exclusion and separateness. This social history continues today with house prices.
- The history of communications in the area
- Unique geology, flora and fauna
- The Peak as a leisure playground for the rich and not so rich.

Sensitive interpretation and the development of a variety of interpretive walks, signage and other materials can help tell the stories.

- An opportunity exists, for example, to install interpretive materials along the road between the Gate Lodge and the FML, the proposed walking tack through the gardens and/or even along the Governor's Walk.
- The Governor's Walk could be converted into a walk of History of the Peak to highlight the heritage of the area from the late 1800s to about 1960.
- Notably, Hong Kong's colonial history could be made more accessible to tourists and local residents. At present, the main reference points are: The Museum of History, The Public Records Office and public libraries. It may be possible to use the FML site and likely redevelopment as an opportunity to provide a consolidated presentation of Hong Kong's colonial heritage in a sensitive informative manner.

These initiatives would enhance the overall experience in the precinct and provide a powerful inducement to visit. Any such development must be done in association with operators and managers in the Peak tourism node.

Tourist and Visitor Experience Management

General principles

- to develop tourist and visitor management activities that complement the core values of the FML, contribute to the conservation of the tangible and intangible fabric and enhance the quality of visitor experience;
- to facilitate increased visitation by both local residents and tourists;
- to facilitate multiple uses/experiences for different target market segments including tourists, local residents and school children;
- to complement other tourist/visitors activities on the Peak;
- to minimise disruption to everyday lives of residents along the access road;
- to enhance visitor safety where required.

Implementation Plan

General Approach to Project Implementation (OPL)

The Interpretation strategy identifies key attributes of the FML site supportive of a unique visitor experience. This includes elements identified in the Statement of Significance and Interpretation Strategy together with an understanding of the spatial quality of the landscaped gardens, trails and amenities within the study area.

The aim is to develop a synergy between the historical context and tranquil landscape to create a more legible and enjoyable place for visitors. To achieve this, a range of interventions are proposed in terms of:

- Preservation / restoration and repair of elements identified as ‘character defining’;
- Removal or upgrading of elements identified as detrimental;
- Addition of elements identified as appropriate and supportive of the ‘added value’ potential of the site.

The three scheme options already imply an implementation sequence commencing with Scheme Option 1 which takes full account of Character Defining Elements contained in the Statement of Significance plus a relatively limited range of interventions designed to lift the appeal of the site as a recreation venue and tourist attraction. Scheme Options 2&3 incorporate a more extensive interpretation of the site involving additional elements and the potential to implement during later phases of the project.

Implementation Plan Phase 1 :

(See Scheme Option 1 Plan for locations)

This Scheme Option is highly recommended as a baseline project aiming to preserve the integrity and material qualities of the site with minimal intervention. Immediate implementation is considered appropriate. Key components include:

Preservation, restoration and repair of CDE’s (Scheme Option 1.1)

To conserve all identified CDEs in accordance with policies and guidelines in the Conservation Plan including the display of existing mosaic floor tiles within the site of the FML foundations and reinstatement of stone lions at the FML steps.

Re-paving of the FML deck (Scheme Option 1.2)

To improve the walking surface of the FML foundations and surrounding paved areas. Existing granite pavers to be fully incorporated in their original positions with surrounding areas repaved in complimentary natural granite finishes (locally sourced) in accordance with policies and guidelines in the Conservation Plan. Includes accent floor finishes to demarcate internal walls of the former mountain lodge based on historic records together with informational signage on key elements of the building design and known use.

Improvement of landscaping (Scheme Option 1.3)

To revive and improve the landscape setting including care of existing trees, repair and maintenance of retaining walls and structures, enhancement of slope planting, integration of an arboretum, repair and upgrading of foot paths, steps and viewing platforms and the improvement of landscape lighting and park furniture in accordance with policies and guidelines in the Conservation Plan.

Provision of an information centre and signage (Scheme Option 1.4)

To re-establish the existing Gate Lodge as the main access point or “gateway” to the FML site acting as an ‘information centre’. A scale model will be presented here to give the visitor an overview of the various trails and artifacts and an impression of the original FML construction and associated structures at the time of its occupation. Signs and storyboards to be installed at strategic locations to indicate the variety of heritage elements to be found along the paths and routes.

Implementation Plan Phase 2 :

(See Scheme Option 2 Plan for locations)

This Scheme Option follows on from Scheme Option 1 aiming to enhance the material qualities of the site through a range of low-key and sensitive site interventions. Phased implementation is considered appropriate following an appropriate review and public feedback on the successful implementation of Scheme Option 1. Key components include:

Modification of the existing pavilion canopy (Scheme Option 2.1)

To modify the existing pavilion by removing sections of the concrete roof and integrating a lighter trellis structure in keeping with other landscape improvements throughout the site. Associated alteration and construction works to be carried out in accordance with policies and guidelines in the Conservation Plan.

Reinstatement of the FML entrance lawn (Scheme Option 2.2)

To improve the arrival point by reinstating a lawn in front of the main steps of the FML while at the same time adjusting the car park layout (in tandem with proposed redevelopments at the site of No. 40 Mount Austin Road) to be less visually obtrusive. Screening of the car park area to include additional trees and shrubs. Associated substructure works to be carried out in accordance with policies and guidelines in the Conservation Plan.

Enhanced Landscaping adjacent to the FML (Scheme Option 2.3)

To establish appropriate trees and shrubs at the base of the hillock to the west of the FML foundations in order to improve the visual impact the existing concreted surface. Associated slope works to be carried out in accordance with policies and guidelines in the Conservation Plan.

Refreshment Facilities, interpretation centre, kiosk & toilets (Scheme Option 2.4)

To substantially demolish existing buildings located at No. 40 Mount Austin Road (subject to discussion with relevant government departments) and construct a new structure to house a refreshment area, small interpretation centre plus kiosk and public toilets (to replace existing facilities adjacent to the FML). To include an outdoor refreshment area with trellis structure and landscaped gardens. Proposal to include reconfiguration of the existing car park to improve the arrival point by relocating the car parking in front of the main steps of the FML to the rear of No. 40 Mount Austin Road while adding additional planting to partially screen the parking area. Associated alteration and construction work to be carried out in accordance with policies and guidelines in the Conservation Plan.

Implementation Plan Phase 3 :

(See Scheme Option 3 Plan for locations)

This Scheme Option follows on from Scheme Option 2 aiming to further enhance the public appeal of the site through the integration of additional attractions and facilities. Phased implementation is subject to review and public feedback on the successful implementation of Scheme Options 1 and potentially implemented in parallel with Scheme Option 2 in order to reduce overall implementation costs and potential inconvenience to the public. Key components include:

Enlarged Interpretation Centre & Redesign of the Pavilion (Scheme Option 3.1)

To enlarge the interpretation centre to allow for more in depth presentation of the history of the area. In addition to redesign the existing concrete pavilion (subject to public consultation) and construct a lighter trellis structure in keeping with other landscape improvements throughout the site. This proposal includes a glazed enclosed pavilion below the trellis to act as a multi-function space suitable for temporary exhibitions, community uses and social events. F&B services could be provided from the redeveloped refreshment area at No.40 Mount Austin Road being the original site of the servant's quarters serving the main building, in keeping with the traditional layout and function of the FML. Building form to be symmetrical in design in accordance with recommendations in the SOS. Associated substructure and construction work to be carried out in accordance with policies and guidelines in the Conservation Plan.

Reinstatement of the FML flagpole and viewing platform (Scheme Option 3.2)

To fully decommission and implement long-term removal of the existing radio mast and ancillary structure located on the hillock immediately to the west of the FML (further study is required before implementation) and reinstate a flagpole cum viewing platform with associated trail accessible to the public. This would provide a unique vantage point overlooking the FML foundations while allowing beatification of this visually dominant and unsightly backdrop to the FML and a symbolic return to prominence for the area as a whole. The proposal includes strategic planting at the base of the slope to help stabilize the ground cover and reduce erosion. To provide a shaded route in the form of additional tree planting and a trellis structure extending to the circular viewing platform to the west of the FML. Associated substructure and construction work to be carried out in accordance with policies and guidelines in the Conservation Plan.

Enhancement of Trail interpretation, way finding and site ecology (Scheme Option 3.3)

To improve accessibility to the FML site by way of an improved walking environment plus additional informational and directional signage from the Peak tourist hub at the bottom of Mount Austin Road to the FML site. This will serve to reinforce public accessibility from the Peak Tram area. To enhance the existing landscaped areas and hiking trails in the form of an arboretum and additional planting adding educational interest and ecological value to the site. Informational signage on tree and plant species will provide visitors with a fuller understanding of the ecology of the site and what it has to offer.

Site Construction and Timing

In order to achieve minimum disturbance to the general public, the following approaches are recommended :

Provide temporary facilities for those essential services which have to be relocated / closed down during the construction work.

Carefully plan the sequence of site works in phases to minimize disturbance to existing operation. Three categories of disruption in operation are identified as follows:

- Areas where complete close down are required during part of the construction period – works in these areas will be carried out in normal working hours.
- Areas where users will be affected by works but the operation of the adjacent facilities is required to be maintained – works to be carried out at night.
- Areas where users will not be affected – works in these areas will be carried out during normal working hours.

Minimize inconvenience to the public during the construction period, for example, planning the works to take account of holidays and seasonal changes in the weather.

Summary of Works for Implementing Landscape Components in accordance with Scheme Options 1, 2 and 3.

Proposed Implementation Works:

- Realignment of car park and street lighting
- Upgrading of park amenity paving and site furniture
- Enhanced slope planting and improvements to hillside footpaths
- Additional tree planting and establishment of an arboretum
- Upgrading of amenity lighting

Cultural Heritage Resources

Cultural Heritage Resources (FML, Gate Lodge and associated archeological and heritage artifacts) are managed by AMO (Antiquities and Monuments Office), LCSD and maintenance is carried out by the Antiquities Group, Properties Services Branch, ArchSD, DB.

Potential for events and commercial activities (MET)

Liaise with the HKTb for general promotion and the Events Department to examine how the site could be used to house a variety of events for tourists. The site may be suitable for weddings and events. Potential venues include the various lawn areas, stepped terraces adjacent to the Gate Lodge or the site of the FML foundations including the pavilion structure. Servicing could be provided via off site catering and on site F&B facilities related to Scheme Options 2&3.

LCSD manages a number of sites and would be the logical choice to take over this site as well. A suitable price will have to be set as a hiring fee.

Open-air Theater and performance

LCSD manages a number of sites and would be the logical choice to take over this site as well. A suitable price will have to be set as a hiring fee. The use of the venues could be free of charge. Regarding the use of electricity, hirers could be required to pay all electricity charges plus 20% overhead charges if electricity needs to be drawn at electricity draw-off points of the venues during the activities. Charging a revenue generating or revenue neutral fee, plus additional fee to cover security is suggested. The wedding fee would be a minimum.

Other commercial activities

LCSD would be the best group to manage these facilities. Fees would need to be discussed. Much of the rest of the activities rely on –

- Establishing a management group / management plan for the site consisting of stakeholders to vet ideas and ensure compatibility with the site's values.
- Establishing clear management objectives for use.

Consultation with key stakeholders:

- Consultation with other stakeholders on the Peak about what stories to tell and how best to tell them, including Agriculture, Fisheries and Conservation Department (AFCD), Country Parks, etc.
- Consultation with Central & Western District Council
- Closely working with various local stakeholders to develop collaborative promotional activities and to encourage visitation including :
The Peak (which looks after all facilities) <http://www.thepeak.com.hk/en/home.asp>
The Peak lookout - <http://www.thepeaklookout.com.hk/>

Communication with "The Peak Association Ltd" which is a business group on the Peak.
Contact details are:

The Peak Association Ltd
P.O. Box Number 803
General Post Office
Hong Kong

The following are considered as constraints of the FML site and key issues to be addressed:

- Tangible assets related to the FML are limited, but intangible values are strong. It is evocative of the colonial period in Hong Kong, as well as contemporary leisure use of the Peak.
- The area has undergone various stages of improvement. Compatibility of existing and future development options would need to be addressed.
- Visitation potential should be balanced against the fact that this area is predominantly a quiet residential neighbourhood with a number of exclusive developments. Assessment of potential impacts associated with enhanced tourism appeal and visitation should be considered.
- Access to the FML site is restricted to a single lane access road with passing places and in general no pavement for pedestrians. The safety of pedestrian using this access road together with the potential increase in traffic due to its tourism potential should be assessed.
- Additional directional signs leading to the FML site and signage at strategic locations should be considered.

Summary

While the ‘Statement of Significance’ (SOS) in Part 1 of this study provides a comprehensive (and impartial) understanding of the cultural heritage values of the FML and its surrounding areas, this part of the report deals with two main issues, firstly, how to conserve the identified character defining elements (CDEs) in the SOS and secondly how to capitalize on the heritage value of the site as a whole. The first is addressed in the form of a ‘Conservation Plan’ while the second is explored in the form of an ‘Interpretation Plan’.

The ‘Conservation Plan’ acts as a guiding light supportive of different levels of interpretation while ensuring that the core cultural heritage value of the FML as a cultural heritage place is preserved. The ‘Interpretation Plan’ draws both on the Conservation Plan and technical assessments of the site as a means to evaluate the particular site constraints and potentials. Three scheme options are thus derived together with an implementation plan identifying key issues to be addressed in subsequent stages.

Key aspects of the three scheme options serve to capitalize on the identified tangible and intangible assets of the site. Certain aspects are nonetheless common to all three scheme options, firstly to preserve identified character defining elements, secondly to remove or upgrade inappropriate (and unnecessary) intrusions and thirdly to introduce elements that enhance the public understanding and enjoyment of the FML and its surrounding areas. The three scheme options range from a basic overhaul and ‘cleaning-up’ of the site with minimal intervention to a more comprehensive approach that seeks to optimize the tourist potential and appeal of the site to a wider audience. The former takes account of recent improvement works by ASD such as repaving of the FML foundations and deck area and refurbishment of the existing kiosk and public toilets (Scheme Options 1.2 a, b and c refer). The latter includes a more extensive interpretation experience conveying historical information in a wide variety of media together with more commercial activities. Components of the three scheme options are phased over a period of time in such a way as to minimize any short term inconvenience to the public.

The Peak is the single most popular tourist attraction in Hong Kong. The FML location adjacent to the Victoria Peak tourist node provides it with its single greatest advantage as a potential tourist attraction. The Peak itself provides the rationale to visit while the opportunity to visit the garden, lookouts and historic sites may entice a substantial portion of visitors to undertake the climb to the FML. The physical setting is imposing representing the highest accessible part of the Peak. Views from the FML grounds and viewing platforms are spectacular with an extensive walking trail network surrounding the area.

Despite the relative absence of tangible assets in the form of physical remains the area has an extensive history and importance to the history of Hong Kong. The area has strong potential to be developed for tourism and leisure uses including; describing the colonial history of Hong Kong and the role of governors, social history of the Peak, radio and communications uses, the Peak as a residential community, the geology and microclimate of the region and a unique example of Hong Kong’s flora and fauna all within a tranquil park-like setting.

總結

本研究的第一部分通过「文化價值評估報告」(Statement of Significance)對「前總督山頂別墅與周邊地區」的文化遺產價值給予一個詳盡、客觀的說明。第二部分針對以下兩個問題進行闡述：第一，如何保存已被確定的「具備文物特徵元素」(Character-defining Elements)；第二，如何整體性地充分利用這地方的文化遺產價值。前者將會以「文物保育規劃」的形式提出建議和意見，而後者則以「文物詮釋計劃」的方式進行探討。

「文物保育規劃」為前總督山頂別墅的核心文化遺產價值提供系統性保護與多層面詮釋的指引。

「文物詮釋計劃」則以「文物保育規劃」與技術審核作為依據，用以評估研究地點的局限和潛質。在此計劃中，我們提出三個方案與各方案的實施計劃，由此來確定後續工作中所需要處理的關鍵問題。

這三個方案主要是探討如何利用被確定的物質與非物質文化資源。三者的共同點在於：

- (一) 保護已被鑒定的「具備文物特徵元素」；
- (二) 清理或更新改善非合適和多餘的構築物；
- (三) 引入新元素，令公眾對「前總督山頂別墅與周邊地區」有更深刻的認識和產生更濃厚的興趣。

三個方案針對不同的干預程度提出各自的實施方法，從低干預性質的全面檢查和最基礎的清理工作，到全方位促進旅遊推廣與地方普及。前者方案(a、b及c)考慮建築署近年的改善工程，包括提出重鋪前總督山頂別墅的房基和露天平台及翻新現存的小賣亭和公共廁所。在後者方案中，我們提出了如何利用各方媒體和商業行為來加強普羅大眾對研究地點所承載歷史的親身體驗。與此同時，三個方案漸進實施，盡可能減少對公眾帶來不便。

太平山是香港最吸引遊客的旅遊勝地。前總督山頂別墅遺址毗鄰現今的山頂遊客集中點，成為旅遊發展的最大潛力。太平山本身已具吸引力；加上山頂花園、風景瞭望處，與歷史遺址，更可吸引不少遊人登訪前總督山頂別墅遺址。這是太平山上遊人可達的至高點。遊客可以在此瞭望遠景，也可以經四通八達的步行徑抵達山頂周圍各處觀景點。

雖然「前總督山頂別墅與周邊地區」的物質文化資源稍為缺少，但是它本身的歷史資源甚為豐富，而且對於香港整體上的歷史非常重要。這地區極具可發展旅遊與康樂用途的潛質，尤其是在演繹香港總督與殖民地歷史、太平山上的社會歷史、無線電和通訊的發展歷史、以及處於一個公園式自然環境下的社區、地質、氣候、和獨有的動植物品種。

Appendix - A

Extract of the Peak Area - Outline Zoning Plan No. S/H14/9

HONG KONG PLANNING AREA NO. 14

APPROVED THE PEAK AREA OUTLINE ZONING PLAN NO. S/H14/9

(Being an Approved Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
 - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
 - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
 - (c) For the purposes of subparagraph (a) above, "existing use of any land or building" means -
 - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as 'the first plan'),
 - a use in existence before the publication of the first plan which has continued since it came into existence; or
 - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
 - (ii) after the publication of the first plan,
 - a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or

Extract of the Peak Area - Outline Zoning Plan No. S/H14/9
(Appendix continued)

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A/H14/9

- * a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.
- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road junctions, alignments of roads and tram tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:
- (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/tram/public light bus stop or lay-by, cycle track, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
 - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
- (c) maintenance or repair of watercourse and grave.
- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:
- on-street vehicle park and tram track.
- (9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (10) In these Notes, "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

Extract of the Peak Area - Outline Zoning Plan No. S/H14/9
(Appendix continued)

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S/H14/9

GOVERNMENT, INSTITUTION OR COMMUNITY

| Column 1 Uses always permitted | Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board |
|---|---|
| Ambulance Depot | Animal Boarding Establishment |
| Animal Quarantine Centre (in Government building only) | Animal Quarantine Centre (not elsewhere specified) |
| Broadcasting, Television and/or Film Studio | Correctional Institution |
| Cable Car Route and Terminal Building | Driving School |
| Eating Place (Canteen, Cooked Food Centre only) | Eating Place (not elsewhere specified) |
| Educational Institution | Flat |
| Exhibition or Convention Hall | Funeral Facility |
| Field Study/Education/Visitor Centre | Holiday Camp |
| Government Refuse Collection Point | Hotel |
| Government Use (not elsewhere specified) | House |
| Hospital | Off-course Betting Centre |
| Institution Use (not elsewhere specified) | Office |
| Library | Petrol Filling Station |
| Market | Place of Entertainment |
| Place of Recreation, Sports or Culture | Private Club |
| Public Clinic | Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation |
| Public Convenience | Refuse Disposal Installation (Refuse Transfer Station only) |
| Public Transport Terminus or Station | Residential Institution |
| Public Utility Installation | Sewage Treatment/Screening Plant |
| Public Vehicle Park (excluding container vehicle) | Shop and Services |
| Recyclable Collection Centre | Utility Installation for Private Project |
| Religious Institution | Zoo |
| Research, Design and Development Centre | |
| School | |
| Service Reservoir | |
| Social Welfare Facility | |
| Training Centre | |
| Wholesale Trade | |

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

(Please see next page)

Extract of the Peak Area - Outline Zoning Plan No. S/H14/9
(Appendix continued)

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S/H14/9

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

On land designated "Government, Institution or Community (1)", any demolition of, or addition, alteration and/or modification to (except those minor alteration and/or modification works which are ancillary and directly related to the always permitted uses) an existing historical building requires planning permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

Extract of the Peak Area - Outline Zoning Plan No. S/H14/9
(Appendix continued)

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S/H14/9

OPEN SPACE

| Column 1 Uses always permitted | Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board |
|---|--|
| Aviary Barbecue Spot Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Public Convenience Sitting Out Area Zoo | Cable Car Route and Terminal Building Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project |

Planning Intention

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

Extract of the Peak Area - Outline Zoning Plan No. S/H14/9
(Appendix continued)

- 14 -

S/H14/9

GREEN BELT

| Column 1 Uses always permitted | Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board |
|--|---|
| Agricultural Use Barbecue Spot Country Park* Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area | Animal Boarding Establishment Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Field Study/Education/Visitor Centre Flat Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp House Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution School Service Reservoir Social Welfare Facility Utility Installation for Private Project Zoo |

*Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.

Planning Intention

The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.

Appendix - B

Tourism Market Analysis (BM)

Introduction

An overview of tourism to Hong Kong and visitation to the Peak is provided. In addition, an analysis of activities undertaken by tourists at the Peak is presented. Aggregate visitation numbers are provided from data collected by the Hong Kong Tourism Board, while Peak use information is gleaned from a consumer study conducted by this investigator in 2002.

Tourism Overview

Table 1 presents a summary of visitor arrivals to Hong Kong during 2008 and a breakdown of trip purpose by overnight visitors for the calendar year 2007.

In total, Hong Kong attracted some 29,500,000 arrivals between January and December 2008. Of these, some 17.3 million were overnight arrivals, while another 12.2 million were categorized as same-day visitors. These data were derived from immigration records and maintained in accordance with U.N. World Tourism Organization guidelines.

Arrival numbers have increased by almost threefold since 1998, driven primarily by the China Mainland.

The current economic uncertainty may affect a visitor numbers for 2009 and possibly 2010, but beyond that should have no long term impact. The current forecast is for a small 1.9% decline in arrivals (Lau 2009). Visitor numbers from China are expected to grow by about 4%, while short haul international markets will remain stable. Arrivals figures for the first quarter of 2009 show that arrivals from China are up 13%, while arrivals from North Asia and long haul destinations are down between 10% and 20%. Visits from South East Asia are mostly stable. This decline is significant given that the long-haul tourist is most interested in exploring Hong Kong's cultural heritage.

A change in travel patterns toward more short-haul travel may be a longer-term outcome of the current economic crisis, coupled with concerns about global warming and inevitable increases in fuel costs. Hong Kong is well positioned to benefit from an increase in short haul travel from Greater China and regional Asia, but may see a continued softening of demand from long-haul markets.

The subsequent analysis will focus primarily on the overnight visitor in general, and the vacation overnight visitor in particular. Visitors from China represent some 54% all overnight visitors. Residents of the United States, Japan, Taiwan, South Korea, Australia, Singapore, the UK, the Philippines and Malaysia round out the top 10 sources of overnight visitors.

As shown in Table 1, between two-thirds and three-quarters residents of North and South East Asia visit for pleasure, while the share of pleasure visitors from long-haul markets tends to be less than 50%. By contrast, the share of business arrivals from long-haul markets is much higher.

Table 1
Visitor profile (2008)
(Overnight)

| | Volume | | | Trip Purpose Of Overnight Visitors (%) | | | |
|--------------|----------------|-------------------|--------------------|--|------------------|--------------------------------|----------|
| Country | Total Arrivals | Same Day Arrivals | Overnight Arrivals | Business | En Route / Other | Visiting Friends and Relatives | Vacation |
| China | 16,862,000 | 7,482,300 | 9,379,700 | 13 | 4 | 29 | 54 |
| USA | 1,146,400 | 308,800 | 837,600 | 42 | 10 | 9 | 40 |
| Japan | 1,324,800 | 508,000 | 816,800 | 30 | 5 | 3 | 63 |
| Taiwan | 2,240,500 | 1,591,100 | 649,400 | 29 | 6 | 7 | 58 |
| South Korea | 904,300 | 266,500 | 637,800 | 19 | 3 | 3 | 76 |
| Australia | 643,500 | 133,600 | 509,900 | 23 | 12 | 9 | 55 |
| Singapore | 632,600 | 153,100 | 479,500 | 31 | 3 | 8 | 59 |
| UK | 564,000 | 96,800 | 467,200 | 30 | 12 | 8 | 50 |
| Philippines | 568,500 | 117,000 | 451,500 | 14 | 3 | 9 | 74 |
| | Volume | | | Trip Purpose Of Overnight Visitors (%) | | | |
| Malaysia | 490,600 | 118,200 | 372,300 | 16 | 3 | 7 | 74 |
| Thailand | 403,300 | 104,700 | 298,600 | 19 | 2 | 6 | 73 |
| Canada | 379,000 | 97,100 | 281,900 | 22 | 12 | 22 | 44 |
| Indonesia | 348,900 | 87,100 | 261,900 | 17 | 6 | 7 | 71 |
| Macau | 696,800 | 440,700 | 256,200 | | | | |
| India | 350,700 | 119,100 | 231,600 | 52 | 7 | 5 | 36 |
| Germany | 224,700 | 53,900 | 170,800 | 42 | 8 | 6 | 44 |
| France | 229,300 | 60,700 | 168,600 | 40 | 9 | 8 | 43 |
| Middle East | 172,000 | 72,500 | 99,500 | 45 | 12 | 4 | 38 |
| New Zealand | 114,000 | 27,800 | 86,200 | 20 | 22 | 8 | 49 |
| Italy | 110,600 | 35,300 | 75,300 | 57 | 10 | 2 | 31 |
| | | | | | | | |
| All Arrivals | 29,506,600 | 12,187,200 | 17,319,500 | 20 | 5 | 19 | 55 |

Source: HKTB 2008, 2009

Table 2 presents a summary of visitation rates to the most popular attractions and activities in Hong Kong. The Peak is clearly the most popular attraction, being visited by one third of all overnight visitors and almost half of all vacation overnight visitors. These figures translate to some 5.7 million total visits by tourists, of which 4.6 million can be considered as vacation tourists.

The substantial volume of tourists indicates great potential for visitation to the FML. At present, it attracts a trickle of visitors. However, improved access, some infrastructure development such as a refreshment area and aesthetic improvements could increase visitation significantly.

Table 2
Most Popular Activities 2007
(% of visitors)

| Most popular attractions | All Overnight visitors | Vacation Overnight visitors |
|----------------------------------|------------------------|-----------------------------|
| The Peak | 33 | 48 |
| Open Air Markets / Ladies Market | 25 | 38 |
| Avenue of Stars | 22 | 31 |
| HK Disneyland | 17 | 27 |
| Ocean Park | 18 | 21 |
| Temple St Market | 15 | 19 |
| Repulse Bay | 12 | 19 |
| TST Clock Tower | 13 | 17 |
| Golden Bauhinia/ HKCEC | 13 | 17 |

Source: HKTB 2008, 2009

Table 3 summarizes visitation rates to the Peak and to museums and cultural venues among all overnight visitors in 2007. An extrapolated estimated number of visitors to the Peak and museums and cultural venues for 2008 is presented in the final two columns. The table is presented in descending order by share of arrivals to the Peak.

Interestingly, the vast majority of visitors from all major source markets are travelling independently (i.e. not on a package tour) which indicates they have some discretion over the activities they can pursue. Visitors from Korea and Europe are most likely to go to the Peak, while those from Singapore, Taiwan and China are least likely. Previous research conducted indicated visitors to the Peak were comprised of a disproportionately large number of first-time visitors. The overall high first-time visitation rate from Korea and long-haul markets explains the high incidence of visitation, while the high level of repeat visitation from Singapore and Greater China markets is reflected in much lower visitation rates.

Interest in museums and cultural venues also provides an indication of possible use levels of the FML, since it is primarily a heritage asset. Overall visitation levels to museums are relatively small, with visitors from long-haul markets being substantially more interested in these activities than those from short-haul markets.

Table 3
Activities of all Overnight Visitors 2007
(Volume extrapolated to 2008)

| Country | % on independent tours | % visiting the Peak | % Museums / Cultural Venues | Volume visiting the Peak | Volume visiting Museums and Cultural Venues |
|-------------|------------------------|---------------------|-----------------------------|--------------------------|---|
| South Korea | 68 | 63 | 4 | 401,814 | 25,512 |
| Germany | 93 | 56 | 6 | 95,648 | 10,248 |
| UK | 97 | 55 | 7 | 256,960 | 32,704 |
| France | 97 | 53 | 8 | 89,358 | 13,488 |
| Malaysia | 77 | 51 | 5 | 189,873 | 18,615 |
| Indonesia | 82 | 50 | 3 | 130,950 | 7,857 |

| | | | | | |
|--------------|----|----|---|-----------|---------|
| New Zealand | 97 | 49 | 6 | 42,238 | 5,172 |
| Japan | 82 | 49 | 3 | 400,232 | 24,504 |
| Australia | 96 | 48 | 7 | 244,752 | 35,693 |
| Philippines | 86 | 46 | 5 | 207,690 | 22,575 |
| Canada | 96 | 45 | 8 | 126,855 | 22,552 |
| USA | 93 | 43 | 8 | 360,168 | 67,008 |
| Thailand | 81 | 42 | 4 | 125,412 | 11,944 |
| India | 91 | 41 | 4 | 94,956 | 9,264 |
| Middle East | 96 | 39 | 5 | 38,805 | 4,975 |
| Italy | 95 | 38 | 5 | 28,614 | 3,765 |
| Taiwan | 94 | 35 | 3 | 227,290 | 19,482 |
| Singapore | 94 | 33 | 3 | 158,235 | 14,385 |
| China | 85 | 23 | 2 | 2,157,331 | 187,594 |
| | | | | | |
| All Visitors | 87 | 33 | 3 | 5,377,181 | 537,337 |

Source HKTB (2008)

Vacation Overnight Visitors

The examination of the vacation overnight visitor market begins with Table 4. In total, some 9.5 million visitors can be considered as overnight vacation tourists. China represents, by far, the largest source market, with North Asian markets of Japan and Korea ranking second and third. Taiwan and United States rank fourth and fifth. Generally, Southeast Asian source markets represent the middle order, while long-haul markets contribute, proportionately, a smaller number of arrivals.

The typical length of stay is between 2.5 and 3.5 nights. But, this figure must be considered in relation to the column identifying the proportion of arrivals who identify Hong Kong as their only destination. Most visitors from Greater China, North Asia and Southeast Asia identify Hong Kong as their only or primary destination. These figures suggest that this city is a short break, short haul destination for most residents of these regions.

By contrast, 11% or fewer visitors from long-haul markets identify Hong Kong as their only destination. Most of these individuals are using the city as a stopover destination on their way to or from Europe or Australia (and the South Pacific) or as the gateway to and/or from China or elsewhere in Asia.

A strong majority of long-haul visitors, North Asian and those from India are first-time visitors and, therefore, more inclined to visit the Peak. Between 40% and 50% of visitors from non-traditional Southeast Asian core markets are also making their first trip. Relatively fewer visitors from Greater China, Singapore and Thailand are first-time visitors.

Table 4
Profile of Vacation Overnight Visitors 2007

| Country | Volume | Ave Length of Stay (nights) | % on independent tours | % HK as only destination | % first time visit to HK |
|---------------------------------|-----------|-----------------------------|------------------------|--------------------------|--------------------------|
| China | 5,065,000 | 2.69 | 74 | 76 | 36 |
| Japan | 514,600 | 2.04 | 73 | 46 | 60 |
| South Korea | 484,700 | 1.96 | 61 | 41 | 75 |
| Taiwan | 376,700 | 2.43 | 91 | 62 | 38 |
| USA | 335,000 | 3.04 | 86 | 5 | 63 |
| Philippines | 334,100 | 3.65 | 82 | 61 | 45 |
| Singapore | 282,900 | 2.95 | 91 | 50 | 24 |
| Australia | 280,400 | 3.49 | 95 | 9 | 59 |
| Malaysia | 275,500 | 2.57 | 71 | 31 | 51 |
| UK | 233,600 | 3.61 | 94 | 7 | 74 |
| Thailand | 218,000 | 2.64 | 75 | 54 | 37 |
| Indonesia | 185,900 | 2.80 | 77 | 19 | 43 |
| Canada | 124,000 | 3.47 | 92 | 6 | 62 |
| India | 83,400 | 3.73 | 78 | 17 | 67 |
| Germany | 78,300 | 2.88 | 87 | 11 | 70 |
| France | 72,600 | 2.77 | 85 | 11 | 79 |
| New Zealand | 42,200 | 3.20 | 96 | 11 | 69 |
| Middle East | 37,800 | 3.36 | 92 | 13 | 74 |
| Italy | 23,300 | 2.62 | 89 | 8 | 77 |
| | | | | | |
| All Overnight Vacation Visitors | 9,525,725 | 2.74 | 78 | 56 | 45 |

Source HKTB (2008)

The popularity of the Peak is reflected by the fact that two-thirds or more of visitors from 12 of the 19 markets examined visited this attraction. Long-haul visitors and those from emerging markets of South Korea are most likely to visit. Again, Singaporeans, and visitors from Greater China are least likely to visit.

Extrapolating participation rates to volume of visitors suggests that apart from Greater China, Japanese, South Korean, American, Australian and British visitors constitute the greatest proportion of Peak tourists.

In a similar manner, a significant minority of visitors from long-haul markets (10% to 14%) will also visit museums and cultural venues. As noted with all overnight visitors, though, residents of nearby markets have little interest in Hong Kong's cultural heritage.

Chinese tourists represent the largest volume of visitors to cultural venues, but that is more a reflection of their sheer volume of arrivals than interest. By volume, markets that are most interested in Hong Kong's cultural heritage are the United States, Australia, the United Kingdom, South Korea and the Philippines.

Table 5
Activities of Overnight Vacation Visitors 2007
(Volume extrapolated to 2008)

| Country | % visiting the Peak | % visiting Museums / Cultural Venues | Volume visiting the Peak | Volume visiting Museums and Cultural Venues |
|-------------|---------------------|--------------------------------------|--------------------------|---|
| Germany | 84 | 8 | 63,128 | 6,012 |
| France | 82 | 12 | 59,448 | 8,700 |
| UK | 79 | 10 | 184,544 | 23,360 |
| Italy | 77 | 11 | 17,974 | 2,568 |
| South Korea | 73 | 5 | 353,851 | 24,236 |
| USA | 72 | 14 | 241,229 | 46,906 |
| New Zealand | 69 | 6 | 29,144 | 2,534 |
| Japan | 68 | 3 | 349,917 | 15,438 |
| Australia | 68 | 9 | 190,703 | 25,240 |
| India | 67 | 7 | 55,862 | 5,836 |
| Middle East | 67 | 10 | 25,333 | 3,781 |
| Canada | 66 | 10 | 81,864 | 12,404 |
| Malaysia | 63 | 5 | 173,566 | 13,775 |
| Indonesia | 60 | 4 | 111,569 | 7,438 |
| Philippines | 52 | 6 | 173,737 | 20,047 |
| Taiwan | 50 | 4 | 188,326 | 15,066 |
| Thailand | 50 | 4 | 108,989 | 8,719 |
| Singapore | 47 | 4 | 132,965 | 11,316 |
| China | 34 | 2 | 1,722,113 | 101,301 |

Source HKTB 2008

Internal Study of Visitors to the Peak

This consultant was involved in a survey of visitors to the Peak conducted in 2002. The sample involve 301 tourists and 139 residents. The study sampled more independent tourists and, therefore, was biased towards Westerners are banned at against visitors from Greater China, North Asia and Southeast Asia.

Note: Due to the small sample size and dated age of the data, the information presented below must be interpreted with caution, as an indication of possible use levels and not as a definitive statement of fact.

Table 6 and 7 identify the main purpose for visiting the Peak and activities pursued during that visit. The vast majority of tourists indicated that sightseeing was the main reason to visit. Hiking was identified by a relatively small share of visitors as the primary reason.

But, as Table 7 indicates, typically one in seven visitors from most source markets went for a hike. Visitors from Britain were most likely to go walking, while those from Asia were least likely to go. Unfortunately, the sample of visitors from Greater China was too small to venture any suggestions about visitation rates and activities pursued.

Table 6
Purpose of Visitor to the Peak 2002

(%)

| | All (n = 293) | Europe (n = 58) | Asia (n = 40) | Australia / New Zealand (n = 40) | Greater China (n = 24) | UK (n = 76) | North America (n = 55) |
|-------------|------------------|--------------------|------------------|---|------------------------------|----------------|------------------------------|
| Sightseeing | 88 | 93 | 85 | 87 | 88 | 88 | 87 |
| Hiking | 3 | 2 | 3 | 3 | 0 | 4 | 4 |

Source: HK Polytechnic University (PolyU) survey

Table 7
Activities Pursued by Tourists on the Peak 2002
(% - sum > 100% due to multiple responses)

| | All (n = 293) | Europe (n = 58) | Asia (n = 40) | Australia / New Zealand (n = 40) | UK (n = 76) | North America (n = 55) |
|----------------------|------------------|--------------------|------------------|---|----------------|---------------------------|
| Sightseeing | 73 | 67 | 60 | 83 | 78 | 67 |
| Hiking | 14 | 14 | 6 | 14 | 23 | 14 |
| Shopping | 33 | 24 | 43 | 19 | 42 | 38 |
| Eating | 52 | 61 | 46 | 50 | 56 | 59 |
| Visit Attractions | 10 | 4 | 26 | 11 | 6 | 10 |

Source: HK PolyU survey

Table 8 provides an indicative idea of the length of stay on the Peak. About 75% of all visitors stayed between 1 and 3 hours. This length of stay was typical cross all non Greater China cohorts. Asian visitors tended to stay somewhat shorter while British visitors tend to stay somewhat longer.

Importantly, this length of visit can accommodate a trip to the FML.

The small sample of Chinese visitors stayed the shortest amount of time. However, this figure must be interpreted with caution for most Chinese tourists in 2002 still arrived as part of a package tour. As such, they had little discretion over the use of time. Today, a majority arrive as independent tourists under the Individual Visit Scheme.

Table 8
Tourists' Length of Stay on the Peak 2002
(%)

| | All | Greater China | Europe | Asia | Australia / New Zealand | UK | North America |
|--------------------------|-----|------------------|--------|------|----------------------------|----|------------------|
| < 1 hour | 16 | 33 | 19 | 13 | 21 | 12 | 9 |
| Between 1 and 2 hours | 48 | 29 | 50 | 45 | 49 | 52 | 52 |
| Between 2 and 3 hours | 27 | 25 | 24 | 23 | 23 | 28 | 33 |
| More than 3 hours | 10 | 13 | 7 | 20 | 8 | 8 | 6 |

Source: HK PolyU survey

Table 9 summarises the demographic profile of tourist hikers in 2002. They tended

to be younger, under the age of 35, well educated and earned an income in excess of the equivalent of HK\$65,000 per month. About two in every three tourist hikers were making their first visit to the Peak. The typical party size consisted of one or two adults. Few children went hiking.

Table 9
Profile of Peak Tourist Hikers

| Variable | % respondents |
|-----------------------------|---------------|
| Age | |
| 26 – 35 | 45 |
| 36 – 45 | 23 |
| 46- 55 | 16 |
| Education Above High School | 89 |
| Marital Status | |
| Single | 42 |
| Married or coupled | 58 |
| Household Income | |
| HK\$32,500 to HK\$45,000 | 19 |
| HK\$45,001 to HK\$65,000 | 19 |
| > HK\$65,000 | 32 |
| Travel Party Size | |
| 1 | 34 |
| 2 | 47 |
| 3 or more | 19 |
| Travelling with Children | |
| No | 95 |
| First visit to the Peak | |
| Yes | 63 |
| No | 37 |

It is possible to develop a rough estimate the volume of hikers from selected source markets (except Greater China) based on these figures (Table 10). It is estimated that approximately 200,000 visitors from outside of Greater China went hiking on the Peak in 2008. It is impossible to estimate with any precision of the number of Chinese tourists who may have gone hiking, but given China's dominance in overall arrival figures, one could venture that at least another 100,000 or more Chinese tourists went hiking.

Table 10
Estimated Volume of Tourist Hikers on the Peak
Selected Source Markets

| Country | Estimated Volume of Overnight Pleasure Tourists Visiting the Peak | Estimated Volume of Hikers |
|-------------|--|-------------------------------|
| USA | 241,229 | 33,772 |
| Canada | 81,864 | 11,461 |
| UK | 184,544 | 42,445 |
| Germany | 63,128 | 8,838 |
| France | 59,448 | 8,323 |
| Italy | 17,974 | 2,516 |
| Australia | 190,703 | 26,698 |
| New Zealand | 29,144 | 4,080 |

| | | |
|-------------|---------|--------|
| Japan | 349,917 | 20,995 |
| South Korea | 353,851 | 21,231 |
| Indonesia | 111,569 | 6,694 |
| Malaysia | 173,566 | 10,414 |
| Philippines | 173,737 | 10,424 |
| Singapore | 132,965 | 7,978 |
| Thailand | 108,989 | 6,539 |

Hong Kong Resident

Profile

The same study surveyed a sample of 136 Hong Kong residents. The same cautionary note is raised when interpreting the figures presented below, as they are based on a small sample size and dated data. Tables 11 and 12 present the key findings.

Hiking is a more popular activity among residents than it is of tourists. About one in seven residents stated that the purpose of the visit was to go hiking and a similar proportion indicated that they did during their stay. Interestingly, few made the choice to hike spontaneously. Instead it was a planned activity. The typical duration of the visit was between 1 and 3 hours, with about 20% spending more than three hours.

Most visitors were aged between 26 and 45, with the approximately two-thirds of them married or coupled. Household income exceeded the Hong Kong median. Over half earned more than HK\$32,000 pm with one quarter of the sample earning more than HK\$65,000 pm.

The typical party size consisted of two or more individuals and about 20% of hikers were travelling with children.

Table 11
Profile of Hong Kong Residents Visiting the Peak 2002

| Variable | % respondents |
|----------------------------|---------------|
| Purpose of Visit | |
| Sightseeing | 61 |
| Hiking | 15 |
| Activities Undertaken | |
| Sightseeing | 53 |
| Hiking | 16 |
| Shopping | 24 |
| Eating | 59 |
| Visiting Attractions | 18 |
| Length of Stay on the Peak | |
| < 1 hour | 10 |
| 1 to 2 hours | 35 |
| 2 to 3 hours | 35 |
| >3 hours | 20 |

Table 12
Profile of Hong Kong Residents Hiking on the Peak

| Variable | % respondents |
|----------|---------------|
|----------|---------------|

| | | |
|-----------------------------|--------------------------|----|
| Age | 26 – 35 | 43 |
| | 36 – 45 | 33 |
| | 46– 55 | 14 |
| Education Above High School | | 71 |
| Marital Status | Single | 38 |
| | Married or coupled | 62 |
| Household Income | < HK\$20,000 | 26 |
| | HK\$20,000 to HK\$32,499 | 21 |
| | HK\$32,500 to HK\$45,000 | 15 |
| | HK\$45,001 to HK\$65,000 | 11 |
| | > HK\$65,000 | 26 |
| Travel Party Size | 1 | 14 |
| | 2 | 48 |
| | 3 or more | 38 |
| Travelling with Children | No | 81 |
| Hong Kong Residential Area | Peak | 10 |
| | Hong Kong Island | 52 |
| | Kowloon | 19 |
| | New Territories | 19 |

Total Volume of Visitors to the Peak

It is difficult to develop an accurate estimate of the number of people who visit the Peak on an annual basis. Various media reports from stakeholders indicated that about 5 million individuals visited the Peak Tower in 2004 (HSH 2004) and that the Peak tram carries about 4.9 million passengers each year or about 13,400 passengers a day (Peak 2008). Our own internal study suggests that three-quarters of tourists ride the tram on at least one leg of the journey and that about 57% of local residents do so as well.

Based on these figures, it is estimated (roughly) that between 8 million and 10 million person trips are made to the Peak each year. This figure could equate to up to 1.5 million who go hiking.

If the FML precinct could attract 10% of this population, about 150,000 visits a year could be made, with most occurring on weekends. Improved access, especially a shuttle bus taking individual up to the FML, coupled with a quality food service outlet could attract more people.

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Images (other than those taken by consultants)

Various images of the Peak and the Former Mountain Lodge assessed from the Multimedia Information System of the Hong Kong Public Libraries:
<http://hkclweb.hkpl.gov.hk/doc/internet/eng/18districts/central/photo.html>

Image entitled "Mountain Lodge, Governor's Peak Residence" published by the Hong Kong Museum of History (1905):

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Images no. 1 to 16 of the "Tourist District Enhancement Project - The Peak" published on the Photo Gallery of website *news.gov.hk*:

<http://news.gov.hk/en/photo/places/050921/050921en30002/pages/16.htm>

Reference Image of glass panel display method 001 from the New Acropolis Museum , Athens , Greece

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