

## LEGISLATIVE COUNCIL BRIEF

### **Antiquities and Monuments Ordinance (Cap. 53) Antiquities and Monuments (Declaration of Monuments and Historical Buildings) (Consolidation) (Amendment) Notice 2021**

#### INTRODUCTION

After consultation with the Antiquities Advisory Board (“AAB”)<sup>1</sup> and with the approval of the Chief Executive, the Secretary for Development (“SDEV”), in his capacity as the Antiquities Authority under the Antiquities and Monuments Ordinance (Cap. 53) (the “Ordinance”), has decided to declare three historic buildings, i.e. Bonham Road Government Primary School (般咸道官立小學), Old Tai Po Police Station (舊大埔警署) and Hip Tin Temple (協天宮) of Sha Tau Kok, as monuments<sup>2</sup> under section 3(1) of the Ordinance.

2. The declaration is made by the Antiquities and Monuments (Declaration of Monuments and Historical Buildings) (Consolidation) (Amendment) Notice 2021 (the “Notice”) (**Annex A**), which will be published in the Gazette on 16 July 2021.

A

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<sup>1</sup> The Antiquities Advisory Board is a statutory body established under section 17 of the Antiquities and Monuments Ordinance (Cap. 53) to advise the Antiquities Authority on any matters relating to antiquities, proposed monuments or monuments or referred to it for consultation under sections 2A(1), 3(1) or 6(4) of the Ordinance.

<sup>2</sup> Under section 2 of the Antiquities and Monuments Ordinance (Cap. 53), “monument” (古蹟) means a place, building, site or structure which is declared to be a monument, historical building or archaeological or palaeontological site or structure.

## JUSTIFICATIONS

### Heritage Significance

3. The Antiquities and Monuments Office (“AMO”)<sup>3</sup> has carried out research on and assessed the heritage significance of the three historic buildings set out in paragraph 1 above. AMO recommends to the Antiquities Authority that the three historic buildings have significant heritage value that meets the high threshold required for declaration as monuments under section 3(1) of the Ordinance. The heritage value of the three historic buildings is summarised in paragraphs 4 to 10 below and elaborated in Annex B.

B

#### (a) Bonham Road Government Primary School

4. The existing school premises of the Bonham Road Government Primary School were originally built in 1940 - 1941 to house the Northcote Training College (羅富國師範學院), the first full-time teacher training college in Hong Kong established in 1939. During the Japanese Occupation Period, the college was closed and the site was used as the headquarters of the Japanese Military Police (the *Kempetai*).

5. The Northcote Training College was re-opened in March 1946 and later moved to its new campus on Sassoon Road in 1962. The Bonham Road campus was then used by the United College (聯合書院) of The Chinese University of Hong Kong until the College moved to Shatin in 1971. Following renovation in 1973, the Bonham Road campus was returned to the Northcote College of Education (羅富國教育學院, renamed from the Northcote Training College in October 1967) and served as the college’s sub-campus until its amalgamation into the Hong Kong Institute of Education and relocation to its new campus in Tai Po in October 1997.

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<sup>3</sup> The Antiquities and Monuments Office is the executive arm of the Antiquities Authority dealing with matters, among others, relating to research, examination and preservation of any place, building, site or structure which is of historical, archaeological or palaeontological value.

Since 25 January 2000, the campus has been home to the Bonham Road Government Primary School. The main building has been serving educational purposes since it was completed in 1941 and is also a rare surviving example of school premises that has served both primary and tertiary education.

6. The main building is a three-storey concrete structure from the ground to roof levels, while there is a basement floor underneath. It has an E-shaped plan, comprising a long centre portion and a wing on each end. The main building is a prominent example of Streamline Moderne buildings in Hong Kong, characterised by curves and horizontal lines and being functional with minimal ornamentation. It is worth noting that the air-raid shelters in the main building, which bore witness to the Japanese invasion, are of historic interest too, and are quite rare in the existing historic buildings in Hong Kong. The terrazzo finishes, timber doors and timber / steel-framed windows together with their ironmongery, cement tiles with terrazzo finishes, timber floorboards and the spiral staircase are examples of historic building fabrics and materials, which are retained in very good condition.

#### (b) Old Tai Po Police Station

7. The Old Tai Po Police Station was built in 1899 as the first police station and the Police Headquarters in the New Territories, and is the oldest surviving police station in the New Territories. It stood on the hilltop of Wan Tau Kok Lane, the location of the first hoisting of British flag in the New Territories on 16 April 1899. The police station, therefore, witnessed the establishment of British colonial rule in the New Territories. During the Japanese Occupation Period, the police station was left vacant, and its windows, doors, wooden floor and actually anything usable were looted by nearby residents. It resumed as police station after the occupation period until 1987. The site was then changed to house the Hong Kong Police Force New Territories North Regional Crime Prevention Office and used as temporary accommodation and offices for the Marine Police North Division. It was left vacant between 2006 and 2015, after which it has been revitalised

into the Green Hub to promote conservation and sustainable living.

8. The Old Tai Po Police Station comprises three single-storey Utilitarian buildings, namely the Main Building, Staff Quarters Block and Canteen Block. The spacious and flat lawn draws the three buildings together. The interior of the buildings is simple and functional befitting police operational requirements. The original architectural features have generally retained much of its original authentic appearance, such as the Dutch gables, ornamental window arches and window sills, cast iron drainpipe with hopper head and the fireplaces. The external features, such as the guard house and octagonal well near the entrance of the site, the flagpole and the two cannon rests at the front yard of Main Building, and the brick incinerator in the lawn remain in excellent condition. Most of the architectural features are still visible in the site despite internal refurbishment, alterations and additions made for operational requirements over the past 120 years.

(c) Hip Tin Temple

9. Hip Tin Temple of Sha Tau Kok was rebuilt between 1894 and 1895 to replace an earlier temple also for the deity Kwan Tai (關帝), who was bestowed the title “Hip Tin” (協天) in the Ming dynasty. It is a temple of significant historical value to the economic development of the Sha Tau Kok area in the late nineteenth century, and is one of the few surviving main temples associated with the Tung Wo Market (東和墟) operated by the village alliance Shap Yeuk (十約), which dominated the economy of the Sha Tau Kok area for a century from the 1830s to 1930s. The temple’s rebuilding project was documented in minute details on five stone plaques in the front hall, which reflected the social network of the overseas Chinese community with the Sha Tau Kok area. Architecturally, the superbly crafted altar and fascia boards, the trefoil doorways of the front and rear halls, as well as the fine brick façade with granite door frame and plaster dragonfish corbels all remain intact.

10. The temple was used as the premises of a village school named Fuk Tak Study Hall (福德私塾) in the early twentieth century to provide education for the children of Shan Tsui. The temple has been used as a school again since 1959 as the then newly established Shan Tsui Public School (山咀公立學校) used part of the temple as the school office and classrooms. In 2015, the school reverted to the name of its pre-war predecessor at the temple and was renamed Fuk Tak Education Society Primary School (福德學社小學) but it now no longer uses the temple for teaching purposes. Villagers of Shan Tsui still commemorate the Kwan Tai Festival on the thirteenth day of the fifth lunar month. The temple serves as an important historic landmark of the early development of Sha Tau Kok and as a place to deliver religious, communal and educational functions for the local community in the last century.

### **Declaration as Monuments**

11. The Bonham Road Government Primary School, Old Tai Po Police Station and Hip Tin Temple have been accorded with Grade 1 status by AAB under the existing administrative grading mechanism<sup>4</sup>. AAB advised in November 2008 that all Grade 1 historic buildings should, given their outstanding heritage value, form a pool of potential candidates for the Antiquities Authority to consider monument declaration.

12. With the recommendation of AMO as set out in paragraph 3 above, the support of AAB and the approval of the Chief Executive, SDEV, as the Antiquities Authority, has decided to declare the three historic buildings as monuments under the Ordinance. In addition to reflecting the outstanding

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<sup>4</sup> The grading system is an administrative arrangement to provide an objective basis for determining the heritage value, and hence the preservation need, of historic buildings in Hong Kong. Under the grading system:

- Grade 1 status refers to buildings of outstanding merit, which every effort should be made to preserve if possible;
- Grade 2 status refers to buildings of special merit; efforts should be made to selectively preserve; and
- Grade 3 status refers to buildings of some merit; preservation in some form would be desirable and alternative means could be considered if preservation is not practicable.

heritage value of the three historic buildings, the declaration will provide the three buildings with statutory protection<sup>5</sup>.

13. As the Bonham Road Government Primary School is situated on government land, serving of notice with regard to the intended declaration under section 4 of the Ordinance is not required. Explicit agreement of the management departments of the school, i.e. Education Bureau, to the declaration proposal has been obtained.

14. On the other hand, while the Old Tai Po Police Station is situated on government land, it is leased to KFBG Green Hub, a non-government organisation. Regarding Hip Tin Temple, it is situated on private lot under the ownership of Hip Tin Kung. The procedure of serving notices to the respective lawful occupier and owner of the two buildings with regard to the intended declaration is required under section 4 of the Ordinance. Such notices were served on the respective lawful occupier and owner of the two buildings on 29 March 2021. No objection was received by AMO during the one-month notice period. Explicit agreement of the respective lawful occupier and owner of the two buildings to the declaration proposal has also been obtained.

15. The declaration of the three historic buildings will be made by the Notice published in the Gazette on 16 July 2021. Copies of plans showing the locations of the three buildings declared by the Antiquities Authority as monuments and deposited in the Land Registry are at **Annex C**. The Notice will take immediate effect and will be tabled in the Legislative Council for negative vetting on 21 July 2021.

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<sup>5</sup> Section 6(1) of the Ordinance provides:

“6(1) Subject to subsection (4), no person shall –

- (a) excavate, carry on building or other works, plant or fell trees or deposit earth or refuse on or in a proposed monument or monument; or
- (b) demolish, remove, obstruct, deface or interfere with a proposed monument or monument, except in accordance with a permit granted by the Authority.”

## **IMPLICATIONS OF THE PROPOSAL**

16. The declaration is in conformity with the Basic Law, including the provisions concerning human rights. It has no financial, civil service, economic, productivity, environmental, family or gender implications. As far as sustainability implications are concerned, the declaration is conducive to upholding the sustainability principle of protecting Hong Kong's heritage assets.

17. Upon the declaration of the three historic buildings as monuments, their repair and maintenance works will continue to be undertaken by their respective management bureau, lawful occupier or owner as before.

## **PUBLIC CONSULTATION**

18. AAB was consulted on the proposed declaration as required under section 3(1) of the Ordinance and rendered its support on 11 March 2021.

## **PUBLICITY**

19. A press release will be issued on the date of declaration (i.e. 16 July 2021). A spokesman will be available to answer media and public enquiries.

## **ENQUIRIES**

20. For any enquiries on this brief, please contact Mr. Ivanhoe CHANG, Commissioner for Heritage of Development Bureau, at 2906 1521.

**Development Bureau**

**16 July 2021**

Antiquities and Monuments (Declaration of Monuments and Historical Buildings)  
(Consolidation) (Amendment) Notice 2021

Section 1

1

**Antiquities and Monuments (Declaration of Monuments  
and Historical Buildings) (Consolidation) (Amendment)  
Notice 2021**

(Made by the Secretary for Development under section 3(1) of the Antiquities and Monuments Ordinance (Cap. 53) after consultation with the Antiquities Advisory Board and with the approval of the Chief Executive)

**1. Antiquities and Monuments (Declaration of Monuments and Historical Buildings) (Consolidation) Notice amended**

The Antiquities and Monuments (Declaration of Monuments and Historical Buildings) (Consolidation) Notice (Cap. 53 sub. leg. B) is amended as set out in section 2.

**2. Paragraph 3 amended (declaration of historical buildings)**

(1) Paragraph 3(cm)—

**Repeal**

“Development.”

**Substitute**

“Development;”.

(2) After paragraph 3(cm)—

**Add**

“(cn) the buildings and the adjoining land situated within the Bonham Road Government Primary School at 9A Bonham Road, Sai Ying Pun, Hong Kong, as delineated and shown edged red on the plan marked Plan No. HKM10840 signed and deposited in the Land Registry under section 3(4) of the Ordinance by the Secretary for Development;

Antiquities and Monuments (Declaration of Monuments and Historical Buildings)  
(Consolidation) (Amendment) Notice 2021

Section 2

2

- (co) the Old Tai Po Police Station and the adjoining land at 11 Wan Tau Kok Lane, Tai Po, New Territories, as delineated and shown edged red on the plan marked Plan No. TPM6626a signed and deposited in the Land Registry under section 3(4) of the Ordinance by the Secretary for Development;
- (cp) the building known as Hip Tin Temple and the adjoining land at Lot No. 353 in D.D. 40, Shan Tsui, Sha Tau Kok, New Territories, as delineated and shown edged red on the plan marked Plan No. DNM4014d signed and deposited in the Land Registry under section 3(4) of the Ordinance by the Secretary for Development.”.



Secretary for Development

9 July 2021



Antiquities and Monuments (Declaration of Monuments and Historical Buildings)  
(Consolidation) (Amendment) Notice 2021

Explanatory Note  
Paragraph 1

3

**Explanatory Note**

This Notice declares the following places to be historical buildings under the Antiquities and Monuments Ordinance (Cap. 53)—

- (a) the buildings and the adjoining land situated within the Bonham Road Government Primary School at 9A Bonham Road, Sai Ying Pun, Hong Kong;
- (b) the Old Tai Po Police Station and the adjoining land at 11 Wan Tau Kok Lane, Tai Po, New Territories;
- (c) the building known as Hip Tin Temple and the adjoining land at Lot No. 353 in D.D. 40, Shan Tsui, Sha Tau Kok, New Territories.

**Heritage Appraisal of Bonham Road Government Primary School,  
No. 9A Bonham Road, Sai Ying Pun, Hong Kong**

The site history of No. 9A Bonham Road can be traced back to the period from 1869 to 1926, when it was occupied by the Diocesan Boys' School before the school moved to Mongkok. In 1883, Dr Sun Yat-sen, known as Sun Tai-tseung (孫帝象) at that time, studied there, but later left and enrolled in the then Central School (中央書院) on Hollywood Road in 1884. A bronze statue of Dr Sun Yat-sen, presented to the Bonham Road Government Primary School ("BRGPS") by his granddaughter, Dr Lily Sun (孫穗芳), was erected in 2011. The statue stands in the garden in front of the main building. The fountain in front of the statue can be identified in a photo dated 1941.

***Historical  
Interest***

Known as BRGPS from 2000, the existing school premises were originally built between 1940 and 1941 to house the Northcote Training College (羅富國師範學院). The building contract was awarded to Messrs. Cheong Hing & Co. in early 1940. The new building, named after Governor Sir Geoffry Alexander Stafford Northcote (1937 – 1941), was completed in April 1941 and formally opened by him on the 23<sup>rd</sup> of the same month. The history of the Northcote Training College can be traced back to 1939, when the Teachers' Training College (香港師資學院), the first full-time teacher training college in Hong Kong, was formally opened on 18 September 1939. It was renamed Northcote Training College in 1941 when it was moved to its new, purpose-built premises at No. 9A Bonham Road.

The founding of the Teachers' Training College occurred in response to calls for reform of the education system in Hong Kong. In 1935, Edmund Burney, His Majesty's Inspector of Schools compiled the *Report on Education in Hong Kong*. The *Burney Report* presented an extensive review on the education system of the colony at the time,<sup>1</sup> with recommendations including the expansion of vernacular education,

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<sup>1</sup> Edmund Burney came to Hong Kong to conduct the review, largely as a result of criticisms in Britain of the *Annual Reports of the Director of Education, Hong Kong*, which were taken to show up the deficiencies of relying upon a generalist without specific knowledge and experience of education as Director of Education.

enhancement of the curriculum in government and grant-in-aid schools (for instance, through expanded provision of liberal education, with subjects such as physical education, music and arts and crafts) and the improvement of teacher training. To realise such reforms, it was recommended that “a new Government Normal School, or considerable additions to the present premises, may be necessary”.<sup>2</sup>

Consequently, in 1938, a thorough review on teacher training in Hong Kong was conducted by a committee appointed by Governor Northcote. It recommended that a full-time training college for teachers be established, so that they could undertake a wider range of academic studies and have more time for both theoretical and practical training in teaching.<sup>3</sup> The Teachers’ Training College was thus opened on Hospital Road in September 1939 as the first full-time teacher training college in Hong Kong. It offered a two-year full-time course constituted by an English section (24 students) and a Chinese section (24 students), in each of which were enrolled 12 men and 12 women. It was renamed Northcote Training College in 1941 when it was relocated to the Bonham Road campus. The new main building was designed to accommodate 100 students and included a gymnasium, a nature study laboratory, rooms for handicrafts and domestic science, art, music and geography, lecture rooms and rooms for taking and observing practical teaching work. Every practical subject had its own room. The trace of the name “Northcote Training College” could still be identified at the main entrance leading to the central staircase of the main building during site inspection in 2020.<sup>4</sup>

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<sup>2</sup> Edmund Burney, “Report on Education in Hong Kong”, *Hong Kong Memory* <[https://www.hkmemory.hk/MHK/collections/education/All\\_Items/PreWarEdu\\_Prints/201303/t20130311\\_57316.html](https://www.hkmemory.hk/MHK/collections/education/All_Items/PreWarEdu_Prints/201303/t20130311_57316.html)>, accessed on 3 January 2020.

<sup>3</sup> Full-time teacher training was offered by the Vernacular Normal School for Men (官立男子漢文師範學堂) (1920 – 1940), the Vernacular Normal School for Women (官立漢文女子師範學堂) (1920 – 1941) and the Taipo Vernacular Normal School (大埔官立漢文師範學堂) (for men, 1926 – 1941), whereas in-service training was also provided by the Government at the Evening Institute (官立夜學院). The review committee recommended the establishment of a college to provide formal and more professional full-time teacher training.

<sup>4</sup> The Northcote Training College set a tradition for other teacher training colleges to be named after governors. The Grantham College of Education (葛量洪教育學院, 1951) and the Sir Robert Blake College of Education (柏立基教育學院, 1960) were named after Governors Sir Alexander Grantham and Sir Robert Blake respectively.

The college was forced to close in December 1941 due to the Japanese invasion. After the fall of Hong Kong, the campus was used by the Japanese Military Police (the *Kempetai*) as their headquarters. People were interrogated in the main building, while horses were stabled in the gymnasium. It was then damaged by looters, who removed all the wood, whether in the form of furniture, partitions or flooring.<sup>5</sup> The college was re-opened in March 1946.<sup>6</sup> Due to the acute shortage of living accommodation while the total enrolment of the college was only 25 shortly after the war (the number rose to 46 in 1947, and 125 in 1948), the students' common room and the staff common room of the main building were used as a temporary female students' hostel until 1947, while a men's hostel was housed in the basement of St. Stephen's Girls' College.

To cope with the increasing demand for school places and teachers due to the rapid population growth after the war, the college was moved to a larger campus on Sassoon Road between March and April 1962. The new campus was formally opened a month later. The Bonham Road campus was then used by the United College (聯合書院) of The Chinese University of Hong Kong ("CUHK") until it moved to Shatin in 1971. Following renovation in 1973, the Bonham Road campus was returned to the Northcote College of Education (羅富國教育學院, renamed from the Northcote Training College in October 1967) and served as the college's sub-campus. In 1992, the Education Committee recommended the amalgamation of the Northcote College of Education (1939), Grantham College of Education (葛量洪教育學院, 1951), Sir Robert Black College of Education (柏立基教育學院, 1960), the Hong Kong Technical Teachers' College (香港工商師範學院, 1974) and the Institute of Language in Education (語文教育學院, 1982) in order to create The Hong Kong Institute of Education ("HKIEd", 香港教育學院). In April 1994, The HKIEd was formally established by legislation. In October 1997, it was moved to the present campus in Tai

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<sup>5</sup> It was recounted by the then Principals of the Northcote Training College, namely Mr T.R. Rowell (Principal, 1939 – 1941), Professor S. G. Davis (Lecturer, 1939 – 1950 and Acting Principal, 1950 – 1951) and Dr A. Deans Peggs (Principal, 1963 – 1966) that the campus was used by the Japanese Military Police as their headquarters.

<sup>6</sup> Before the college was re-opened, the Bonham Road campus was temporarily used by Belilios Public School (庇理羅士女子中學) for four months from 1 November 1945, as its school building on Hollywood Road had been badly wrecked by looters after the war.

Po.<sup>7</sup> From 25 January 2000, the premises at No. 9A Bonham Road have been home to BRGPS. The school was previously operated at No. 119 High Street, once known as Northcote Training College Primary School (羅富國師範專科學校附屬小學).<sup>8</sup>

The campus comprises the main building and the former caretaker's quarters, with a fountain made of granite in front of the main building. It is bounded by fenced wall running along Eastern Street and round onto Bonham Road, and the masonry wall along Bonham Road. A photo taken from Bonham Road in 1941 shows that the fenced wall was not that continuous as it is today, but a large section of it was protected with metal railings. Pedestrian access was used to be provided by two flights of granite steps, one from Bonham Road at the upper level and the other one from Eastern Street at the lower level. Both still exist but the former is no longer in use now. The trace of the name "Northcote Training College" could still be identified at the main entrance on the south elevation facing Bonham Road, while the name of the present school, "般咸道官立小學" in Chinese and "Bonham Road Government Primary School" in English is on the parapet wall at the roof level. The names indicate that this is the main façade of the building.

*Architectural  
Merit*

The architect was William Arthur Cornell (1888 - ?).<sup>9</sup> He designed the school in collaboration with Thomas Richmond Rowell, who was the Principal of the Northcote Training College (1939 – 1941).<sup>10</sup> The

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<sup>7</sup> In 2016, The HKIEd was retitled "The Education University of Hong Kong" ("EdUHK").

<sup>8</sup> The morning session of the Northcote Training College Primary School (羅富國師範專科學校附屬小學) at No. 119 High Street was renamed Li Sing Primary School (李陞小學) on 25 January 2000 and became a full-time day school. The afternoon session was formally re-opened at No. 9A Bonham Road as another full-time day school named Bonham Road Government Primary School on the same day.

<sup>9</sup> In 1912, Cornell was added to the List of Authorised Architects and joined the Hong Kong branch of Messrs. Palmer and Turner that year. From 1 April 1931 to 31 March 1934, he was a Partner of the firm, and retired from it on 31 March 1934. From then on he practised as an Architect and Surveyor on his own account.

<sup>10</sup> T. H. Rowell was the first principal of the Northcote Training College (1939 - 1941), and later the Director of Education (1946 – 1951). This was actually the second collaboration between Rowell and Cornell in designing school buildings. Their first school project was the King George V School in 1935 - 1936. At that time Cornell was a retired Partner of Palmer and Turner and was practising on his own account, while Rowell was a teacher at the school. Being anxious to obtain the best available design, the Department of Education sent Rowell to

main building is a three-storey concrete structure from the ground to roof levels, while there is a basement floor underneath. It has an E-shaped plan, comprising a long centre portion and a wing on each end, which was a common design adopted for schools and colleges in England and the United States at that time.<sup>11</sup> The plan is symmetrical, with the main entrance doorway and entrance hall positioned centrally on the ground floor. Another entrance is located centrally on the basement floor. The building's design reveals the influences of Streamline Moderne architecture,<sup>12</sup> being characterised by curves and horizontal lines and being functional with minimal ornamentation. The most prominent feature is the central staircase with a curved façade facing Bonham Road and a flagpole positioned centrally at the roof level. Its fenestrations, with windows rising progressively up the stairs, enhances the aesthetics of the building. The sun-shading eaves run along the façades and create horizontality. Besides, there were originally three skylights on the roof, which aimed at maximising the natural light levels inside the Art Room at the northwest corner of the second floor, but they have been blocked nowadays.<sup>13</sup> In front of the main building is a fountain built of granite, which can be identified in a photo dated 1941.

The interiors on each floor are arranged relative to long, south-facing verandahs stretching the entire length of the building, which allow windows to be opened onto the verandahs in order to enhance cross-ventilation of the rooms inside. The central spiral staircase with its terrazzo finishes is a prominent feature. When in use as the Northcote Training College, the west wing was designed to accommodate large spaces, with a combined gymnasium and assembly hall (now only used as an assembly hall) on the ground floor; and a laboratory, handicraft room,

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England to report back to it on the most suitable type of building for the new school. European designers were being heavily influenced by the pure clean lines of modernist architecture.

<sup>11</sup> "The Northcote Training College", *Hong Kong and Far East Builder*, Vol. 6, No. 2 (Hong Kong: The Hong Kong Building Service Ltd., 1941), pp. 29-32.

<sup>12</sup> Streamline Moderne, also known as Art Moderne, was a late variation of the Art Deco movement with curves, horizontal lines and a trace of nautical influence. The 1930s was the heyday of the Art Deco style in architecture, and it dominated virtually all design areas in the Western world, from graphic to industrial products, jewellery, furniture, movies and stage sets, and interior and architectural design. On the other hand, vertical and horizontal emphases on external walls were popular in the modernist movement of the 1950s.

<sup>13</sup> The former skylights might be dually used for ventilation.

domestic science room, and art and music room on the upper floors. The east wing was designed mainly for use as lecture rooms and teaching rooms. A canted bay can be identified at the northeast corner of the building. While the rooms with the canted bay on the ground floor and first floor were used as teaching rooms, the one on the second floor was used as a library. While there have been changes in the use of the rooms, their internal layouts remain largely intact, with minor changes occurring mainly to the ground floor.<sup>14</sup>

Besides, the hardwood floorboards, and the terrazzo finishes at the skirtings, centre staircase, flooring and cement tiles remain intact. Timber doors and windows and steel-framed windows with patterned or plain glass panes, and old-styled ironmongery, are also well maintained. There are ventilation vents in some of the classrooms on the upper floors and in the external walls at the ground floor level. Ceiling mouldings can still be identified in the rooms on the ground and the first floors. In the rooms on the second floor, pitched beams and ceiling mouldings can still be seen above the false ceilings. In the Art Room on the same floor, apart from the aforesaid pitched beams and ceiling mouldings, also above the false ceiling are the undersides of the blocked skylights made up of timber frames and glass panes. All these serve to retain the historic ambience of the building.

It is worth noting that two air-raid shelters, each with an airlock, were built in the basement of the main building. The Government was aware of the need for air-raid precautions in the 1930s. An Air Raid Precautions Sub-committee was set up. Arrangements for the protection of schools, either by evacuation of the pupils or physical protection of the buildings, were prepared in 1939.<sup>15</sup> The air-raid shelters in the Northcote Training College were not used as originally planned, but instead were

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<sup>14</sup> For instance, the former women's changing room on the ground floor has been split into a men's lavatory and meter room, while the former No. 2 lecture room on the same floor now houses the conference room and a room for student guidance teachers; on the first floor the former domestic science room is now used as a music room, with a small portion partitioned off to form the server room, while the former handicraft room has been converted into the computer room and the principal's room has moved from this floor to the former men's cloakroom on the ground floor. No significant change to the internal layout has taken place.

<sup>15</sup> Apart from Northcote Training College, there was another school building which provided air-raid shelters within the building, namely the then Northcote Science Building of The University of Hong Kong built at the same time as the Northcote Training College.

used as storerooms. At present, the shelters are used as a library and an activity room.

The former caretaker's quarters is situated near an entrance gate on Eastern Street and at the back of the Old Mental Hospital. It is a two-storey concrete structure with a modernist design. The rooms are arranged along a verandah on both the ground and the first floors. It is fitted with timber windows and doors. The water tank has been retained *in-situ*. At present, the building houses the resource room of the school's parent-teacher association (家教會資源室).

The only obvious alteration identified at BRGPS is the two external fire escape staircases added at the intersections of the long centre portion and the east and the west wings on the front façade around 1975.<sup>16</sup> However, it has not detracted the authenticity of the building and was compatible with the historic part of the main building. The terrazzo finishes, timber doors and timber / steel-framed windows together with their ironmongery, cement tiles with terrazzo finishes, timber floorboards and the spiral staircase are examples of historic building fabrics and materials which are retained in very good conditions. On the other hand, the fountain built of granite serves to enhance the setting of the main building with some elegance, while the design of the former caretaker's quarters is harmonious with the main building. Although there have been changes in the use of the rooms in the main building, the internal layouts remain largely intact, with minor changes occurred mainly to the ground floor. **Authenticity**

The main building of BRGPS is a prominent example of Streamline Moderne buildings in Hong Kong.<sup>17</sup> The main building has been serving educational purposes since it was completed in 1941, from housing the Northcote Training College, the United College of The **Rarity**

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<sup>16</sup> Architectural drawings of the fire escape staircases were prepared in September 1974. An aerial photo of 1976, the earliest available one after the photo of 1973, shows the staircases have been built by that time.

<sup>17</sup> Completed in 1950, University Lodge, the residence of the Vice-Chancellor of The University of Hong Kong (香港大學校長寓所, Grade 1), is another prominent example of Streamline Moderne buildings in Hong Kong. It was designed by Chau & Lee Architects & Engineering (周李建築工程師事務所), which was established by Chau Iu-Nin (周耀年) and Richard Lee (李禮之) in 1933.



CUHK to the present primary school. The Northcote Training College was the first full-time teacher training college in Hong Kong, and the Bonham Road site was its first permanent campus and the earliest one of the kind in Hong Kong. The existing school building is a rare surviving example of school premises that has served both primary and tertiary education. The air-raid shelters, which have left marks on the Japanese invasion, are of historic interest, and are quite rare in the existing historic buildings in Hong Kong.

Being successively the home of the Northcote Training College, the CUHK's United College, and at present BRGPS, the campus is fondly remembered by the students, alumni and staff members of the respective educational institutions. In the late 1950s, the campus was also a venue for the students and alumni of the Northcote Training College to organise a fun-fair and prepare the props for drama performances, in order to raise funds to establish a primary school.<sup>18</sup> A number of archival records and historical photos are available from the Hong Kong Museum of Education at The Education University of Hong Kong. Besides, Open Day of BRGPS is annually organised around November. Between 1869 and 1926, the site was also home to the Diocesan Boys' School and Dr Sun Yat-sen studied there in 1883, which is why it is on the Central and Western Heritage Trail (中西區文物徑) and the Sun Yat-sen Historical Trail (中山史蹟徑). On the other hand, the historic building's aesthetic appeal and importance as a prominent example of Streamline Moderne architecture have long attracted media attention, academic research and publication.

***Social Value  
& Local  
Interest***

Several declared monuments and graded historic buildings are located in close vicinity of the BRGPS, including the façade of the Old Mental Hospital (舊精神病院立面, Declared Monument), Main Building of St. Stephen's Girls' College (聖士提反女子中學主樓, Declared Monument), Main Building and Staff Quarters of the Old Lunatic Asylum Chinese Block (舊華人精神病院主樓及職員宿

***Group Value***

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<sup>18</sup> In 1958, a fun-fair was organised on the Bonham Road campus. The construction of the primary school at No. 24 Sheung Heung Road (上鄉道), To Kwa Wan (土瓜灣), commenced in February 1961 and was completed in September of the same year. It was probably first named Northcote Training College Past Students' Association School (羅富國校友會學校) and later renamed Northcote College of Education Past Students' Association School, following the renaming of the college in 1967. The school was closed in 2005.

舍, Grade 2), No. 35 Bonham Road (般咸道 35 號, Grade 2) and the Old Upper Levels Police Station (舊半山區警署, Grade 3). These historic buildings collectively reflect the historical and socio-cultural development of the Sai Ying Pun and Mid-levels areas.

**Photos of Bonham Road Government Primary School,  
No. 9A Bonham Road, Sai Ying Pun, Hong Kong**



The main façade of Bonham Road Government Primary School facing Bonham Road with both Chinese and English names on the parapet



Bird's eye view of the main building of Bonham Road Government Primary School, showing its E-shaped plan comprising a long centre portion and a wing on each end



The central staircase with a curved façade and a flagpole positioned centrally at the roof level



The fountain built of granite in front of the main building



The trace of the name “Northcote Training College” at the main entrance on the south elevation of the main building



Windows rising progressively up the stairs enhances the aesthetics of the main building



The central spiral staircase with terrazzo finishes



Cement tiles and terrazzo floor finishes



The three skylights on the roof have been blocked



Pitched beams and the undersides of the blocked skylights made up of timber frames and glass panes could be found above the false ceiling in the Art Room on the second floor



The timber doors, steel-framed windows with patterned or plain glass panes, and the old-styled ironmongery are all well maintained.



The two-storey former caretaker's quarters situated near the entrance gate on Eastern Street



**Heritage Appraisal of Old Tai Po Police Station**  
**No. 11 Wan Tau Kok Lane, Tai Po, the New Territories**

The Old Tai Po Police Station (舊大埔警署) was built in 1899 as the first police station and the Police Headquarters in the New Territories. It operated until the new district police station of Tai Po started its service in 1987. The Old Tai Po Police Station was accorded as a Grade 1 historic building by the Antiquities Advisory Board (“AAB”) in 2009 and has been revitalised into the “Green Hub” to promote conservation and sustainable living since 2015. *Historical Interests*

According to the Convention Respecting an Extension of Hong Kong Territory (《展拓香港界址專條》) in 1898, the New Territories, north of Boundary Street (界限街) to Shenzhen River (深圳河) and 235 islands, were leased to Britain for 99 years. Even though the lease was effective from 1st July 1898, the Hong Kong Government was not in a hurry to take over the New Territories and assigned the Colonial Secretary, Sir Steward Lockhart (1858-1937) to conduct inspection on this newly leased area, the New Territories. Sir Steward Lockhart proposed to set up a government administration and police headquarters in Tai Po which seemed to be at the central location of the New Territories. Matsheds were constructed as temporary accommodation for the Police at Tai Po. Disturbance was provoked after Captain Superintendent Francis Henry May visited Ping Shan on 27 March 1899.

Agitation among local inhabitants arose over the lease of the New Territories. There was objection from local inhabitants in the New Territories towards the British occupation. The New Territories inhabitants believed that the construction of the police station would affect the fengshui (風水) of the area. Matsheds at Flagstaff Hill, Wan Tau Kok Lane which were proposed for flag raising ceremony on 17 April 1899 were burnt on 3rd April 1899.<sup>1</sup> Hong Kong Government proclaimed that it would not interfere with the land, buildings or customs of people. However, in that 9-month period, rumours were continuously spread among the local inhabitants about the take-over of the New

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<sup>1</sup> The formally taking over of the New Territories could only be completed when the raising of Union flag ceremony was held in accordance of the International Law.

Territories such as imposition of taxes and confiscation of assets. Armed disturbance triggered in the New Territories and a serious fighting between the British troops and local inhabitants broke out between 14th and 19th April 1899. The disturbance urged Governor Sir Henry Arthur Blake to hoist the Union flag immediately on 16th April 1899 (which was formerly planned to be carried out on 17th April, 1899)<sup>2</sup> on the Flagstaff Hill, where the Old Tai Po Police Station located. Upon the settlement of the disturbance, colonial rule over the New Territories was formally established. In other words, the Old Tai Po Police Station witnessed the establishment of British colonial rule in the New Territories.

The early establishment of the Old Tai Po Police Station comprised one European police officer in charge, seven Indian police constables and one Chinese police. Other than performing land duties, the Old Tai Po Police Station also played a significant role in policing the water district of the New Territories. Steam launches and pinnace were deployed to police the water district of the New Territories, where the piracy problem was prevalent.

The Old Tai Po Police Station served as a police station for nearly 90 years. Throughout the period, the building came across different challenges. During the Japanese Occupation Period, the Japanese vacated it because of its small size and established another police station in a community centre. When it was vacant, its windows, doors, wooden floor and actually anything usable were looted by nearby residents. The Japanese troops thus dispatched sentries to guard the house to prevent further destruction.

In the afternoon of 24th May 1964, the police of Tai Po Sub-Division at the Old Tai Po Police Station faced a great challenge. Three police officers were shot down by a man who was believed to have been trained as an anti-Japanese guerilla during the early 1940s in Lam Chuen. The first of the three deceased officers, Police Corporal Lam Yik-yan (林奕仁), was shot down by the gun man when he was fixing his motorcycle. The other two police officers, Police Constable Kwong

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<sup>2</sup> The disturbance was organised by the representatives from different clans in the New Territories. From 14<sup>th</sup> April to 19<sup>th</sup> April 1899, the local inhabitants and the British troops fought against each other. The disturbance continued until the local troops was broken by the heavy fire of the British troops on 19<sup>th</sup> April 1899.

Yiu-tong (鄺耀堂) and Superintendent Charles Harbert were later shot down when they were trying to arrest the gun man. The gun man was shot down by a senior police officer soon after he killed Superintendent Charles Harbert. In that operation, three police officers were killed and twelve other police officers were wounded. A board was hung in the canteen of the Old Tai Po Police Station to commemorate the three deceased officers and the tragic day.

In front of the Old Tai Po Police Station, there were two batteries (火炮). They were believed to have been erected in the garden of the Old Tai Po Police Station since the building was built. The cannon rests remain on the site. In addition, there was a field gun in the garden of Old Tai Po Police Station. This 7.5 centimetre gun, which was manufactured in 1896 by Fried Krupp and probably was used in the civil wars in China and later moved to Hong Kong during the Japanese Occupation Period, was found in some scrap metal in an army camp in the New Territories in 1946. It was delivered to the Old Tai Po Police Station and mounted in the grounds as an ornament. In 1964, it was removed from its concrete base and mounted on a gun carriage. Its firing pin was subsequently repaired by the Army which made it possible to fire and it was used on ceremonial occasions, for example, the opening ceremony of Plover Cove Police Station. It is now placed at the main entrance of the Police Museum.

The Old Tai Po Police Station was assigned to the Frontier Division after World War II. It was integrated into the newly established Yuen Long Division in 1963, then changed to Sha Tin Division in 1970. In 1987, the Old Tai Po Police Station was replaced by the new district police station of Tai Po.

After the Old Tai Po Police Station was substituted by the new one, it was changed into the Hong Kong Police Force New Territories North Regional Crime Prevention Office and temporary accommodation and offices for the Marine Police North Division. The Old Tai Po Police Station was left vacant between 2006 and 2015. In 2015, the Old Tai Po Police Station was revitalised into Green Hub to promote low-carbon living.

The Old Tai Po Police Station situated at the hill top of Wan Tau Kok Lane, a prominent location for overseeing Tolo Harbour before reclamation. It comprises three single-storey Utilitarian buildings, namely Main Building, Staff Quarters Block and Canteen Block. Spacious and flat lawn draws the three buildings together — with the Main Building on the east, the Staff Quarters Block on the west and the Canteen Block on the north.

***Architectural  
Merit***

The Main Building is in utilitarian style. The brick building is simple, economical and yet traditional coupled with verandahs of the south and east elevations, forms a representative example of the classic colonial architectural style. The Main Building has more architectural details than the Staff Quarters Block and the Canteen Block which demonstrated the more significance of the Main Building than the others. Architectural features, such as the verandas and louvre windows have been built to suit the local climate in summer, whilst fireplaces with multiple motifs were used in cold winter. The architectural significance in the Main Building lies in the Dutch gables with oculus and five voussoirs above the windows which form the signature motif of the building. Other architectural features of the building such as the cast iron drainpipe with hopper head, the chimneys which served the fireplaces are still intact. The Chinese pitched roofs with pan and roll tiles at the Main Building demonstrate the influence of Chinese architectural design in the colonial building. Local construction material and technique were adopted.

The interior of the Main Building is simple and functional as befitted police operational requirements. When the Main Building was built, other than kitchen and offices, there were 12 rooms for containing 5 European and 32 Indian or Chinese constables. Cells, charge room and offices were located at the northeast wing near the entrance of verandah. A covered pathway linked the officer quarters at the east wing and the servant quarters at the west wing. The general layout of old police station is intact.

The Staff Quarters Block was to provide accommodation for officers stationed at the police headquarters. Similar to the Main Building, is a one-storey brick walled building with Chinese pitched roof

with pan and roll tiles. Open verandahs are built along the front and rear elevations. The triangular gables are prominent on the building. The wooden frame windows made good reference to colonial police station. The rooms are separated by open yard with three quarter rooms on one side and two smaller servant rooms with kitchen on the opposite. In 1960, the three quarters rooms changed to be an accommodation barrack for woman police.

The Canteen Block was lately built in 1960-61. It has been built with open verandah to harmonise with the Main Building and Staff Quarters Block. The corrugated roof was supported by metal trusses. The building was divided into two large rooms as canteen and barrack room.

The external features, such as the guard house and octagonal well near the entrance of the site, the flagpole, the two cannon rests at the front yard of Main Building, and the brick incinerator in the lawn, remain in excellent condition.

The Old Tai Po Police Station has generally retained much of its original appearance and most of its architectural features are still visible in the site despite internal refurbishment, alterations and additions have been made for operation requirements over the 120 years. The original setting of report room with cell and armoury inside retains and reflects the original layout of police station in colonial period. *Authenticity*

Major alterations and additions were inevitably carried out throughout the late 20<sup>th</sup> century for operation requirement. Additional Canteen Block was built with covered walkway connected to the Main Building to accommodate the increasing number of police officers including the Marine Police who based in Tai Po to operate police launch. Addition of toilets, laundry and storage blocks and steel canopy were carried out. The authenticity of this colonial police station has to compromise the operation needs inevitably.

From 2013 to 2015, the Old Tai Po Police Station underwent alteration and addition works during revitalisation to its present use as Green Hub to promote sustainable living and integrated conservation.

Later-added structures, such as steel purlins and trusses at the Main Building have been removed and replaced by timber structure to reveal the original appearance of the roof. Verandahs at the Main Building which had been covered were restored to the original layout as open verandahs. Metal window frames in the Main Building have been reconstructed with timber frames with reference from the Staff Quarters Block and the design of the same period.

The original architectural features have generally retained much of its original authentic appearance, such as the Dutch gables, ornamental window arches and window sills, cast iron drainpipe with hopper head and the fireplaces. The building generally has been well maintained and its authenticity has been revealed after the revitalisation.

The Old Tai Po Police Station was the first police station and the Police Headquarters in the New Territories. It is also the oldest surviving police station in the New Territories. It is a fine example of police station in early colonial period.

***Rarity***

The Old Tai Po Police Station was constructed on the hill at Wan Tau Tong Lane, which was built along local settlements, on higher and defensive ground for overlooking the plain of the New Territories and the water district. The flag hoisting ceremony at the site of the police station by the British officers represented the establishment of British colonial rule in the New Territories. The social value and local interest of the police station were enhanced due to its role in maintaining law and order in the New Territories since early colonial period. The policing and alternation at the Old Tai Po Police Station were parallel with the development of Tai Po and the Police Force. The increasing activities at Tai Po necessitated the increase of police officers stationed at the police station and hence additional building and alternation inside the police station were required. The arrangement on barrack for woman police in 1960 also reflected the increasing proportion of women police in the Police Force.

***Social Value  
& Local  
Interest***

The Old Tai Po Police Station is located in the vicinity of other government buildings of its time. The Old District Office (North) (舊北區理民府), which stood next to the Old Tai Po Police Station, took

***Group Value***

up the civil administration of the region in 1907. At the opposite hill, there is the Old Police Bungalow (舊警察宿舍) which was the former residence of the Divisional Superintendent of the New Territories. The Island House (前政務司官邸), the residence of government officials located in Yuen Chau Tsai (元洲仔). From a historical point of view, these buildings, if taken together, have a high group value since they symbolised the establishment of colonial administration and mechanism in maintaining law and order, two components for the consolidation of government authority in Hong Kong.

**Photos of Old Tai Po Police Station**  
**11 Wan Tau Kok Lane, Tai Po, the New Territories**



Front elevation of the Main Building with verandahs



Staff Quarters Block





Canteen Block



Chinese-style pitched roofs covered with pan and roll tiles at the Main Building, chimneys can be seen on the roofs



Spacious and flat lawn draws the Main Building, Staff Barrack Blocks and Canteen Block together. A covered walkway links the Main Building and Canteen Block.



Dutch gables with oculus and five voussoirs above the windows at the Main Building



Chinese styled tiled pitched roofs supported by timber battens and purlins at Staff Quarters Block



Charge Room with cells and armoury



Fireplace at the Main Building



Flagpole and two cannon rests at the front yard of Main Building

## **Heritage Appraisal of Hip Tin Temple** **Shan Tsui, Sha Tau Kok, the New Territories**

Hip Tin Temple (the “Temple”) (協天宮) situated in Shan Tsui (山咀)<sup>1</sup> of Sha Tau Kok (沙頭角)<sup>2</sup> is a temple of significant historical value to the economic development of the Sha Tau Kok area<sup>3</sup> in the late nineteenth century. The Temple was one of the few surviving main temples<sup>4</sup> associated with the Tung Wo Market (東和墟) operated by the village alliance Shap Yeuk (十約), which dominated the economy of the Sha Tau Kok area for a century from the 1830s to 1930s, when the area was a prosperous nodal point in the local road and ferry system which traded rice, fish and salt to Shenzhen (深圳) by road to the west and carried travellers to Sha Yue Chung (沙魚涌) by ferry to the east. During the 1930s, the Temple was regarded as a tourist attraction in Sha Tau Kok. The Temple and its relics are testimony to the once significant economic position of the Sha Tau Kok area.

### ***Historical Interest***

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- <sup>1</sup> According to the 1688 edition of Gazetteer of Xin'an County 《康熙新安縣誌》, the village was named “山嘴嶺”. Before the Coastal Evacuation in 1662-1668, Shan Tsui was owned by the Tang clan (鄧氏) of Lung Yeuk Tau (龍躍頭). Since the early Qing dynasty (1644-1911), Shan Tsui was inhabited by Hakka clans: Ng (吳), Law (羅), Mo (巫), Wong (黃), Yau (丘/邱) and Tsui (徐).
- <sup>2</sup> The name Sha Tau Kok (沙頭角) first appeared in the genealogy of the Ng (吳) clan of Sha Lan Ha (沙欄吓) dated 1863. The name also appeared in the “Volonteri” Map of Sun On District (1866). According to the Ngs of Sha Lan Ha, Sha Tau Kok was originally the name of the bay. The land along the shore was originally named Tai Tan Tung (大坦洞), the name on the upper left stone plaque on the left side wall in the front hall of the Temple.
- <sup>3</sup> The Sha Tau Kok area generally referred to the northwestern quadrant of Mirs Bay, from Tolo Harbour to Mui Sha, which comprised about 60 to 65 villages in 1900s, about three-quarters of which were in the New Territories.
- <sup>4</sup> Hase, Patrick H. recounted that there had been six temples that had a relationship with the Tung Wo Market, which were the four Tin Hau Temples at Am King (暗徑), Sha Lan Ha (沙欄吓), Yim Liu Ha (鹽寮下) and Wu Shek Kok (烏石角); the Kwan Tai Temple (alias Hip Tin Temple) at Shan Tsui and the Man Mo Temple (文武廟) within the Tung Wo Market at Sha Lan Ha. The Tin Hau Temple at Am King and the Man Mo Temple within Tung Wo Market no longer exist. The Tin Hau Temples at Wu Shek Kok and Yim Liu Ha were rebuilt in the 1960s and 1990s respectively. The Tin Hau Temple at Sha Lan Ha is a site to be protected for their historical and cultural value at cities level in Shenzhen City. The Hip Tin Temple at Shan Tsui, therefore, is the only temple in Hong Kong, with its original construction largely intact, that had a relationship with the Tung Wo Market.

The Temple was rebuilt between 1894 and 1895 to replace the earlier temple also for the deity Kwan Tai (關帝).<sup>5</sup> Kwan Tai was bestowed the title “Hip Tin” (協天) in the sixth year of the Wanli (萬曆) reign (1578) of the Ming dynasty, so temples for Kwan Tai have been often named by this title. The markets established in the Hong Kong region in the Qing dynasty often contained temples for Kwan Tai which served as venues for arbitration.

Hip Tin Temple was a landmark along the main east-west road in the Xin’an County (新安縣) that ran immediately above the original shoreline in front of Shan Tsui. This main road connected the county city, Nantou (南頭), with the Deputy Magistrate’s city of Dapeng (大鵬). The Temple and its predecessor were reputedly built across the original line of the road to deflect dangerous fungshui influence.

Hip Tin Temple is owned by the village of Shan Tsui, which was a wealthy member of a village alliance called “Sam Heung” (三鄉), literally means “Alliance of Three Villages”.<sup>6</sup> This alliance occupied the original shoreline of Sha Tau Kok before the reclamation in 1800s, which was invested by five wealthy villages<sup>7</sup> there to extend arable land for the growing population of the Sha Tau Kok area.<sup>8</sup> Around the 1830s, the leaders of the wealthy villages formed an alliance, i.e. Shap Yeuk, literally means “Alliance of Ten”, from the then existing ten or eleven Hakka village alliances to establish a new market at the newly reclaimed Sha Lan Ha (沙欄吓) to serve the Sha Tau Kok area, enabling the trades to be free from the external interference by Punti (本地)clans that had dominated the older market in Shenzhen.

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<sup>5</sup> Kwan Tai was a renowned warrior in the Three Kingdoms period, who was posthumously worshipped as a deity of bravery, loyalty and righteousness. Worshippers have expected the deity to give protection and solve problems such as disputes, injustice and crimes.

<sup>6</sup> The other two villages in the alliance were Tong To (塘肚) and Tam Shui Hang (担水坑).

<sup>7</sup> Shan Tsui (山咀), Tam Shui Hang (担水坑), Wo Hang (禾坑), Nam Chung (南涌) and Luk Keng (鹿頸).

<sup>8</sup> The population was estimated to have increased from about 7,000 to 12,000 between 1825 and 1875. See Hase, Patrick H. ‘The Alliance of Ten: Settlement and Politics in the Sha Tau Kok Area’, in Faure, David and Siu, Helen F. eds., *Down to the Earth: The Territories Bond in South China*. (Stanford, California: Stanford University Press, 1995), p.125.

The new market was later named Tung Wo Market (東和墟), which was managed through the Council of Shap Yeuk called Tung Wo Kuk (東和局). The market was described as substantial and bustling with business. By 1848 there were about fifty shops, which expanded to about a hundred shops in the 1920s. Tung Wo Market remained within the Chinese territory after the leasing of the New Territories to Britain in 1898. Tung Wo Market's prosperity gradually declined owing to political and military turmoils in the Chinese territory in the early twentieth century. Most shops in the market moved across the border to San Lau Street (新樓街) in the British territory during the 1930s, with the last few shops in Tung Wo Market destroyed in a typhoon in 1937 that ended its operation.

Although Hip Tin Temple was owned by Shan Tsui, it was a main temple of Shap Yeuk. The Temple was a venue where full meetings and communal annual worship by elders of Shap Yeuk were held. Funds for rebuilding the Temple in the 1890s were raised from villagers not only from Shan Tsui but also from villagers of the Sha Tau Kok area and those living abroad. The emigration was due to the young adult men of the Sha Tau Kok area travelling abroad to make their fortunes in the late nineteenth century. The approximately one thousand donors named on the stone plaques in the Temple amounted to about a third of the male population of the area then.<sup>9</sup>

The Temple's rebuilding project was initiated in 1891 by Wong Wing-cheung (黃永彰) of Shan Tsui, a wealthy and prominent merchant in the nineteenth century who amassed fortunes in Australia, or the so-called "New Gold Mountain" (新金山). When he returned, he purchased land in Shan Tsui and become a great landholder. He also accumulated his wealth by running business on Hong Kong Island. Living in Hong Kong himself, he operated an import-export business (Kam Shan Chong, 金山莊)<sup>10</sup> between Hong Kong and Australia as well as New Zealand in Wing Lok Street, Sheung Wan, which has been the conglomerated area of

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<sup>9</sup> Hase, Patrick H. 'The Alliance of Ten: Settlement and Politics in the Sha Tau Kok Area', in Faure, David and Siu, Helen F. eds., *Down to the Earth: The Territories Bond in South China*. (Stanford, California: Stanford University Press, 1995), p.126.

<sup>10</sup> According to village elders, Wong owned the company called Wong Cheung Kee (黃彰記). This company donated money to build the Kwong Fuk bridge (廣福橋) across Kwun Yam River (觀音河) to connect the Tai Po New Market (大埔新墟) in 1896.

import-export business (Nam Pak Hong, 南北行). The business also acted as the agent for collecting remittances from the overseas villagers. The overseas donations to rebuilding the Temple recorded on the three plaques in the front hall were therefore most likely made through Wong's company, whose contributions were also recorded on the upper plaque on the right side wall.<sup>11</sup>

The Temple was used as the premises of a village school named Fuk Tak Study Hall (福德私塾) in the early twentieth century to provide education for the children of Shan Tsui. According to the village elders, the curriculum was basically the bobozhai (卜卜齋) which taught the old-style Chinese texts and character learning. They also recalled that during the Japanese Occupation, the Temple was used by the Japanese soldiers for interrogating suspected guerillas. The Temple has been used as a school again since 1959 as the newly established Shan Tsui Public School (山咀公立學校) used part of the Temple as the school office and classrooms. In 2015, the school reverted to the name of its pre-war predecessor at the Temple and was renamed Fuk Tak Education Society Primary School (福德學社小學). Since the school has rebuilt its older campus and expanded its campus at Kong Ha (崗下), the Temple is no longer used for teaching purposes but remains part of the school campus.

The Temple consists of a main building and an annex. The main building is a Qing vernacular two-hall-three-bay structure with a courtyard between the two halls. The flush gable roofs of both halls, supported by rectangular wooden purlins, are covered with Chinese pan-and-roll tiles. The main ridge of the front hall is decorated with mouldings of geometric designs. The front hall has a recessed façade with a recessed entrance in the middle. On the two sides of the façade is a pair of octagonal windows which resemble the Bagua (八卦) design that has been traditionally intended for driving away evil spirits. The façade wall is built of smooth grey bricks with fine joints. This outstanding architectural detail is obscured by paint layers but still visible at the gable friezes (墀頭). The cornerstones and entrance door frame are made of granite. The characters“協天宮”inscribed on the plaque above the entrance were written, according to the inscription, in the twentieth year of the Guangxu reign (1894) by Liang Zhi-rong (梁芝榮), who was a native of Nan Hai

*Architectural  
Merit*

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<sup>11</sup> The contributions by Wong's company were listed under “香港黃彰記” on the plaque.



(南海) having obtained the degree of *jinshi* (進士) in the sixteenth year of the Guangxu reign (1890).

The façade eaves is supported by two corbels plastered in the shape of dragonfish. The structural parts of the corbels are probably granite, like the corbels supporting interior eaves. The façade eaves is decorated with a wooden fascia board exquisitely carved in high relief. This fascia board is divided into eleven panels intersected with pictorial and calligraphical carvings. Most of the pictorial carvings depicted auspicious flowers and animals, except the centre panel which was carved with an almanac titled *Luo Yuan Qing Tong Shu* (羅元清通書) on which was marked the twentieth year of the Guangxu reign (1894), the year when the Temple was rebuilt. The carvings on the four calligraphical panels are running script of the excerpts from *Jiu cheng gong Liquan ming* (九成宮醴泉銘), a calligraphy masterpiece written by Ouyang Xun (歐陽詢) in the sixth year of the Zhenguan (貞觀) reign (632) during the Tang dynasty. Fascia boards facing the internal courtyard are decorated with similar pictorial carvings in superb craftsmanship.

Behind the entrance is a pair of screen doors (屏門) whose columns are sitting on finely carved melon-shaped (瓜菱) granite bases. The courtyard behind the screen doors is flanked by two side chambers with pitched roofs. Doorways to the side chambers of the front hall and rear hall are trefoil arches on granite jambs. The trefoil arches exemplified western influence in the Temple's design and construction techniques. While all these chambers were converted to school offices and classrooms, the middle bay of the rear hall still enshrines the deity of Kwan Tai on the altar with a three-layer surround (*Fa Chal*, 花罩) in polychrome colour, which remains vibrant. The surround is intricately carved with floral and animal motifs, as well as auspicious objects. The wooden altar is of joinery construction, that carved panels were fittedly assembled. The centre shrine with inscribed couplet revering Kwan Tai houses the large clay statue of the deity, and a wooden statuette which would have been transported to festive occasions outside the Temple. By the sides of the statuette are Kwan Tai's assistants Kwan Ping (關平) and Chau Chong (周倉). The left shrine of the altar houses the Wealth God (財神) while the right shrine houses the Earth God (土地).

There is an annex on the left side of the main building. It is a single storey one hall building with a pitched roof. Since this annex was originally built as a kitchen, the projection on the internal side of the rear wall is mostly likely the remnant of chimney. In between the annex and the main building is a doorway with a pitched and tiled roof.

In 1960 a renovation of the Temple was conducted, such that the roof tiles and purlins were replaced owing to termite infestation. However, the replacement was considerate that it retained the original lantern beam inscribed with the year of rebuilding the Temple.<sup>12</sup> Although there have been changes such as addition of partition walls to fit for the school usage, the superbly crafted original altar and fascia boards, the trefoil doorways of the front and rear halls, as well as the fine brick façade with granite door frame and plaster dragonfish corbels all remain intact. ***Authenticity***

The Temple's rebuilding project was documented in minute details on the upper left stone plaque on the left side wall in the front hall. It was rare to have such original documentation that recorded the rebuilding works of a temple down to the hours, which is worthy of mentioning. According to the inscription, the earlier Kwan Tai temple built during the Daoguang reign (1821-1850) that oriented to the south (子山午向) had become dilapidated. Wong Wing-cheung initiated rebuilding the temple and started to raise funds in the seventh lunar month of the seventeenth year of the Guangxu reign (光緒十七年壬辰歲七月, 5<sup>th</sup> August to 2<sup>nd</sup> September 1891). After consulting a *fung shui* master, the new temple should face northeast by east (庚山甲向), which is the current orientation. The construction started between 07:00 and 09:00 on the second day of the ninth lunar month of the twentieth year of the Guangxu reign (光緒二十年甲午歲九月初二日辰時, 30<sup>th</sup> September 1894). The ridge beam was raised between 15:00 and 17:00 on the fifth day of the tenth lunar month (十月初五日申時, or 2<sup>nd</sup> November 1894). The opening ceremony of the Temple was held between 23:00 and 01:00 on the twenty-second day of the twelfth lunar month (十二月二十二日子時, 23:00 of 16<sup>th</sup> to 01:00 of 17<sup>th</sup> January 1895). The inscription also described the surrounding landscape that "the Temple's right hand side is ***Rarity***

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<sup>12</sup> Reference is made to the inscription "光緒三十年歲次甲午季冬月吉旦重修" on the lantern beam of the rear hall, which dates back to the 20th year of the Guangxu reign, i.e. 1894.

Yuen Shan (員山, the present day Yuen Tuen Shan 元墩山) which was regarded as the treasury and the symbol of good fortune, while the overlapping ridges of Wutong Mountain (梧桐嶺) act as a shelter at its left-hand side. The ridge of Qiliangshan (七娘山), Dapeng (大鵬) can be seen from the main door of the temple.”<sup>13</sup> The plaque was set in the twelfth lunar month of the twenty-second year of Guangxu reign (光緒二十二年歲次丙申季冬月, or 3<sup>rd</sup> January to 1<sup>st</sup> February 1897).

The rebuilding project of the Temple in 1890s reflected the *Social Value & Local Interest* social network of the overseas Chinese community with Sha Tau Kok area, as the names of fifty-four foreign cities were engraved onto three large stone plaques in the Temple recording the donations for rebuilding. These three plaques in the front hall recorded the donations, in foreign currencies, from over a thousand units or individuals from Australia, New Zealand, California, Hawaii, etc. Among the 1,554 units or individuals recorded, 1,222 were from overseas.

The contributions from fifty-one shops or keepers of Tung Wo Market and twenty-seven shops of Yantian Market (鹽田墟) were recorded on the upper right stone plaque on the left side wall in the front hall. Yantian Market was founded before the Tung Wo Market but later became the latter’s sub-ordinate. One of the three presidents of the rebuilding project was from the Hos of Yantian, which was one of the wealthiest families in the Sha Tau Kok area since the early nineteenth century.<sup>14</sup> The contributions and involvement from these two markets in the rebuilding project substantiated that the Temple was not just a local temple for Shan Tsui but a temple significant for the whole Sha Tau Kok area.

Villagers of Shan Tsui still commemorate the birthday of Kwan Tai on the thirteenth day of the fifth lunar month. In the past string puppetry would be performed in the Temple’s foreground during the day. Besides, the Temple was the place of social gathering for the Shan Tsui

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<sup>13</sup> 「依爰請堪輿先生裁取庚山甲向，兼申四線。」「局面則田平萬頃，對門則峰聳七娘。左有梧桐為屏，喜層巒之壯麗；右有員山如庫，欣吉宿之來臨。」 Qiliangshan (七娘山) is the main mountain in Dapeng Peninsula (大鵬半島).

<sup>14</sup> The president was called Ho Siu-wai (何肇槐) who also autographed plaques in the Hip Tin Temple of Lai Chi Wo (荔枝窩) in 1889.

villagers through the *she* festival (做社) during winter in which they gave thanks and offerings to the deities in the Temple. The small annex left next to the main building was a kitchen for such festive celebration. The Temple was a place for teaching before the World War II and after the war since 1959 until the late 2010s. In smaller villages in the New Territories, temples traditionally were used for teaching purpose.

In general, the Temple serves as an important historic landmark of the early development of Sha Tau Kok and as a place to deliver religious, communal and educational functions for the local community in the last century.

Graded historic buildings located within walking distance of the Temple include Wong Tak Ching Ancestral Hall in Shan Tsui (Grade 3) and No. 1 to No. 22 San Lau Street (all Grade 2). There are declared monuments and graded historic buildings in the following villages of Shap Yeuk, whose villagers would have contributed to the rebuilding of the Temple in the 1890s. These buildings collectively reflect the historical and social development of the Sha Tau Kok area. *Group Value*

#### Lin Ma Hang (蓮麻坑)

Residence of Ip Ting-sz (葉定仕故居) (Declared Monument), Old Bridge (古橋) (Grade 3), Ip Ancestral Hall (葉氏宗祠) (Grade 3), Koon Ancestral Hall (官氏宗祠) (Grade 3) and Village house (村屋) at No. 34 Lin Ma Hang (Grade 3).

#### Tam Shui Hang

Chung Ancestral Hall (鍾氏祖祠) in Ha Tam Shui Hang (Grade 3) and Kwan Ah School (群雅學校) (formerly Pan Lam Study Hall (泮林書室)) in Sheung Tam Shui Hang (Grade 3).

#### Wo Hang

Kang Yung Study Hall (鏡蓉書屋) in Sheung Wo Hang (Declared Monument) and Fat Tat Tong (發達堂) in Ha Wo Hang (Declared Monument).

#### Man Uk Pin (萬屋邊)

Tong Ancestral Hall (唐氏宗祠) at No. 18 Man Uk Pin (Grade 3).

**Nam Chung**

Tsing Kun Study Hall (靜觀家塾) at No. 22 Lei Uk Tsuen (李屋村)(Grade 2).

**Luk Keng**

Wong Chun Yu Ancestral Hall (春儒黃公祠) (Grade 3) and Chan Nam Tak Ancestral Hall (男德陳公祠)(Grade 3) at Luk Keng Wong Uk (鹿頸黃屋), Kai Choi School and Hip Tin Temple (啟才學校及協天宮)(Grade 3) at Kuk Po (谷埔), Yeung Ancestral Hall (楊氏宗祠)(Grade 3) and Li Ancestral Hall (李氏宗祠)(Grade 3) at Kuk Po Lo Wai (谷埔老圍).

**Lai Chi Wo**

Hip Tin Temple and Hok Shan Monastery (協天宮及鶴山寺) (Grade 3).

**Photos of Hip Tin Temple,  
Shan Tsui, Sha Tau Kok, the New Territories**



The façade of the main building of Hip Tin Temple



Fuk Tak Education Society Primary School, main building and annex  
of Hip Tin Temple  
(from left to right on the photograph)



Inscribed characters “協天宮” on the stone plaque above the entrance written in 1894 by Liang Zhi-rong (梁芝榮), who obtained the degree of *jinshi* (進士) in the sixteenth year of the Guangxu reign (1890).



One of the two corbels plastered in the shape of dragonfish supporting the façade eaves



The centre panel of the fascia board carved with an almanac titled  
*Luo Yuan Qing Tong Shu* (羅元清通書)  
 on which was marked the twentieth year of the Guangxu reign (1894)

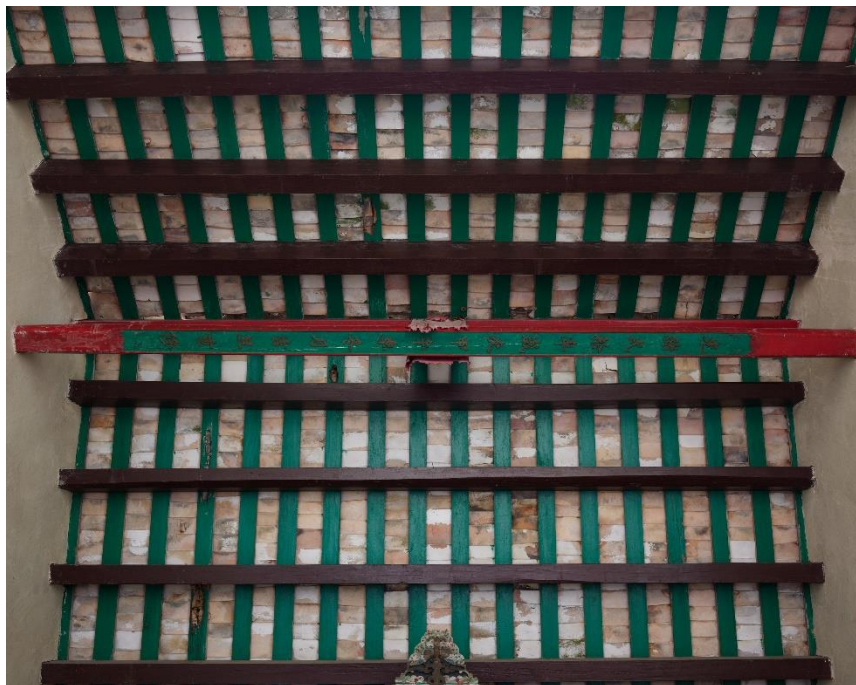


One of the four calligraphical panels the fascia board carved with running script of the excerpts from *Jiu cheng gong Liquan ming* (九成宮醴泉銘)

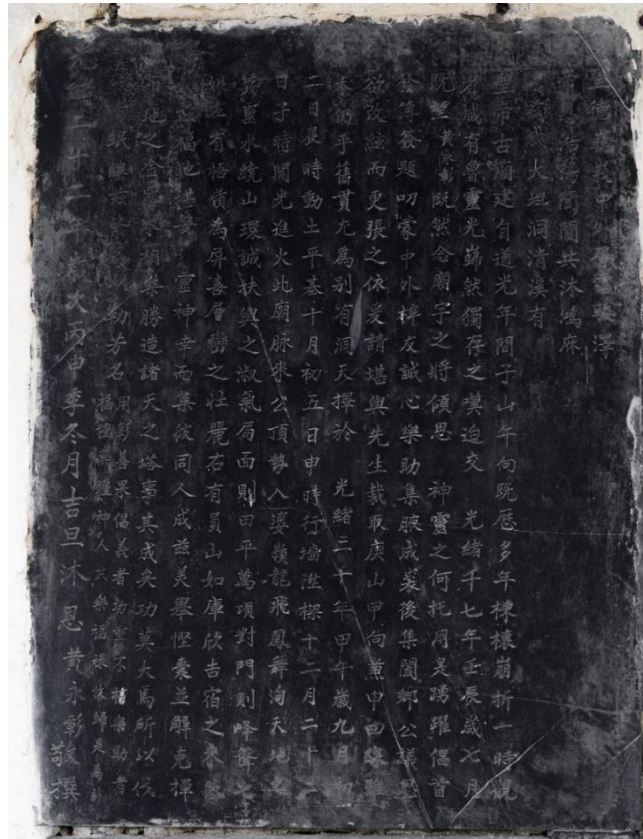




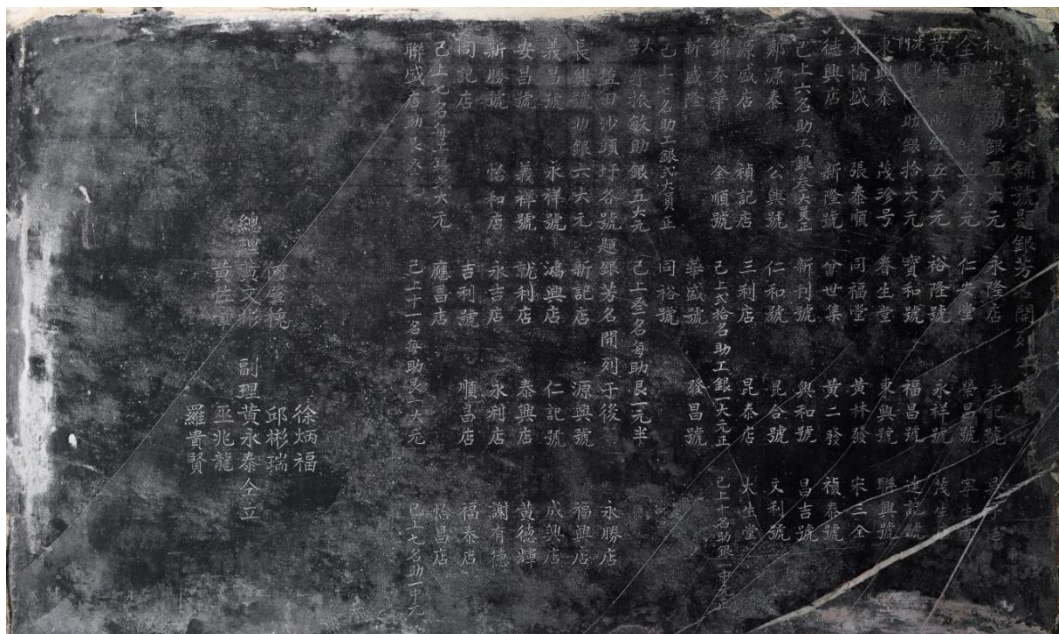
The altar in the middle bay of rear hall with a three-layer surround (花罩) in polychrome colour, which is intricately carved with floral and animal motifs, as well as auspicious objects.



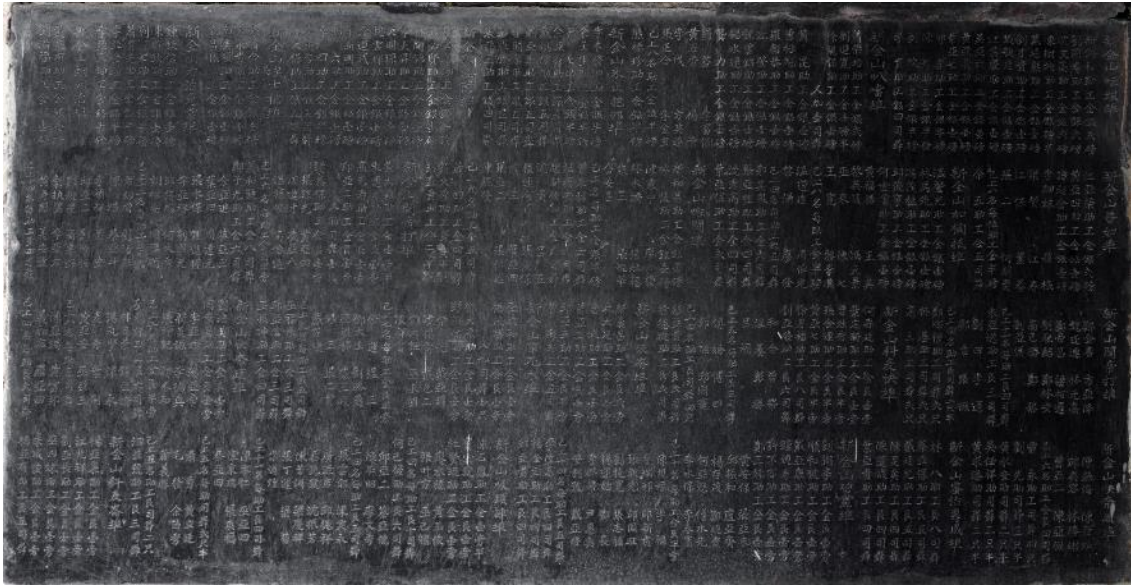
The original lantern beam inscribed with the year of rebuilding the Temple, i.e. 1894. The inscription reads “光緒貳拾年歲次甲午季冬月吉旦重修”.



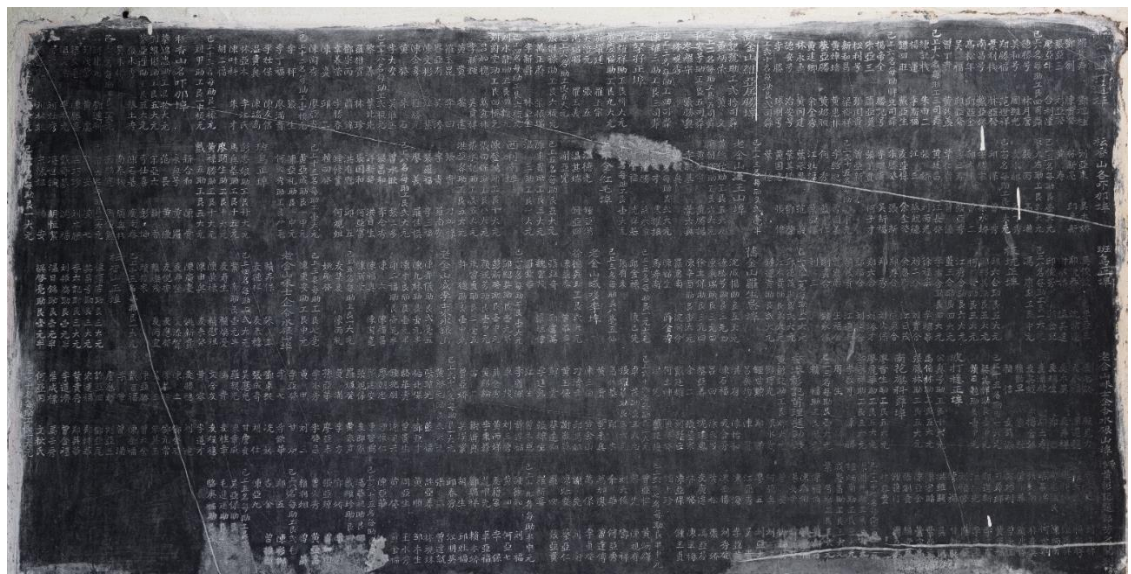
The upper left stone plaque on the left side wall in the front hall which documented the Temple's rebuilding project in minute detail



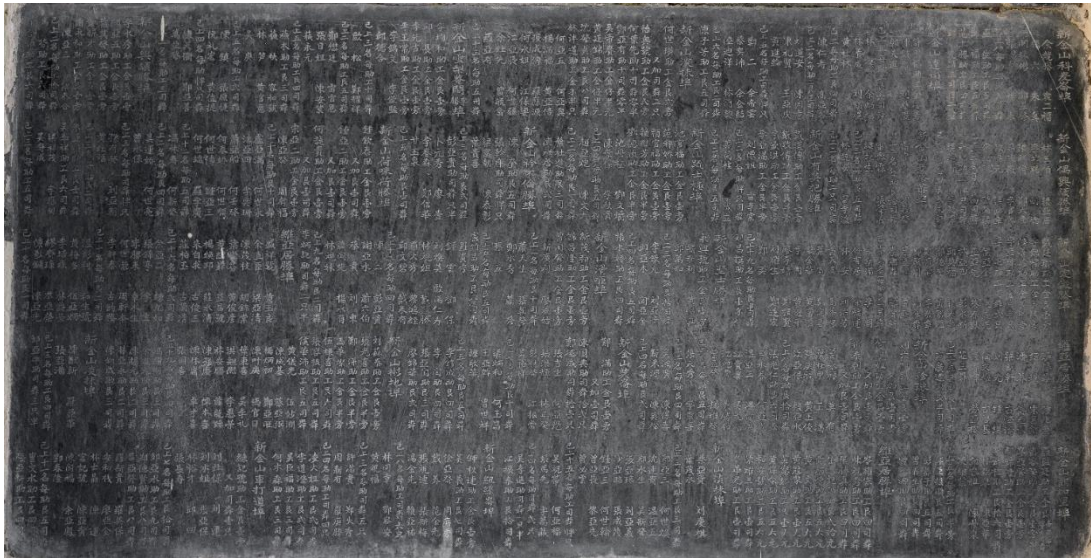
The upper right stone plaque on the left side wall in the front hall which documented the contributions from fifty-one shops or keepers of Tung Wo Market (東和墟) and twenty-seven shops of Yantian Market (鹽田墟)



The lower stone plaque on the left side wall in the front hall which documented the overseas donations to rebuilding the Temple



The upper stone plaque on the right side wall in the front hall which documented the overseas donations to rebuilding the Temple



The lower stone plaque on the right side wall in the front hall which documented the overseas donations to rebuilding the Temple

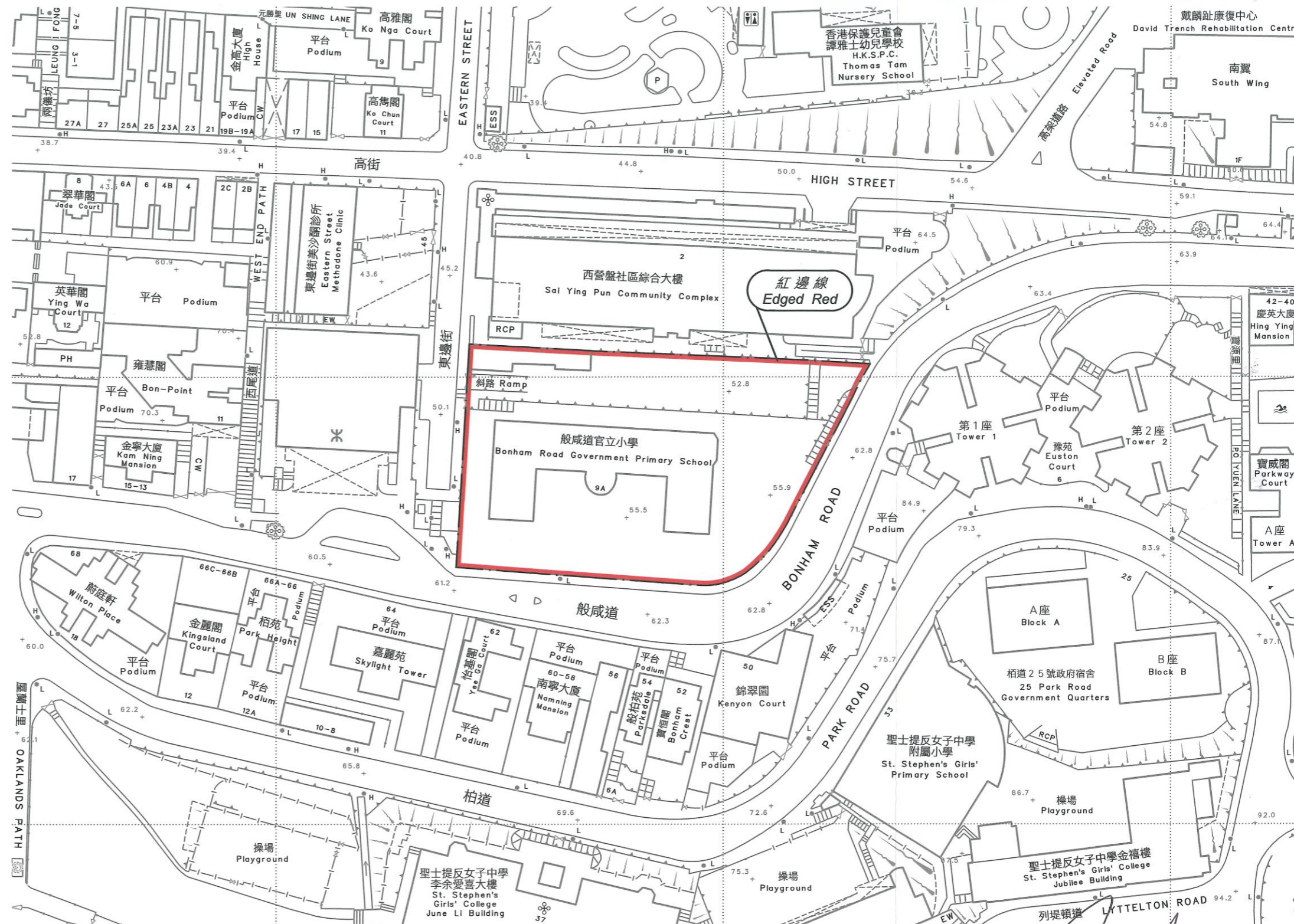


Students of Shan Tsui Public School having activities at Hip Tin Temple (2010)  
(Courtesy of Fuk Tak Education Society Primary School)

位置 LOCATION

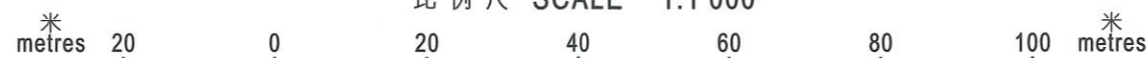


比例 SCALE 1:20 000



以紅邊線標示的面積約為 3 940 平方米  
 EDGED RED AREA 3 940 SQUARE METRES (ABOUT)

比例尺 SCALE 1:1 000



(黃偉倫 Michael Wong)

發展局局長 Secretary for Development

日期 Date 9 July 2021

只作識別用 FOR IDENTIFICATION PURPOSES ONLY

地政總署 港島測量處  
 District Survey Office, Hong Kong  
 Lands Department

古物及古蹟條例 (第53章)  
 根據第3(4)條存放於土地註冊處的位於香港西營盤般咸道  
 9A號的般咸道官立小學內的建築物及其鄰接土地的圖則  
 ANTIQUITIES AND MONUMENTS ORDINANCE (CAP. 53)  
 PLAN OF THE BUILDINGS AND THE ADJOINING LAND SITUATED WITHIN  
 THE BONHAM ROAD GOVERNMENT PRIMARY SCHOOL  
 AT 9A BONHAM ROAD, SAI YING PUN, HONG KONG  
 DEPOSITED IN THE LAND REGISTRY UNDER SECTION 3(4)

檔案編號 File No. DSO/HK 14/2/5/2 Pt. 2

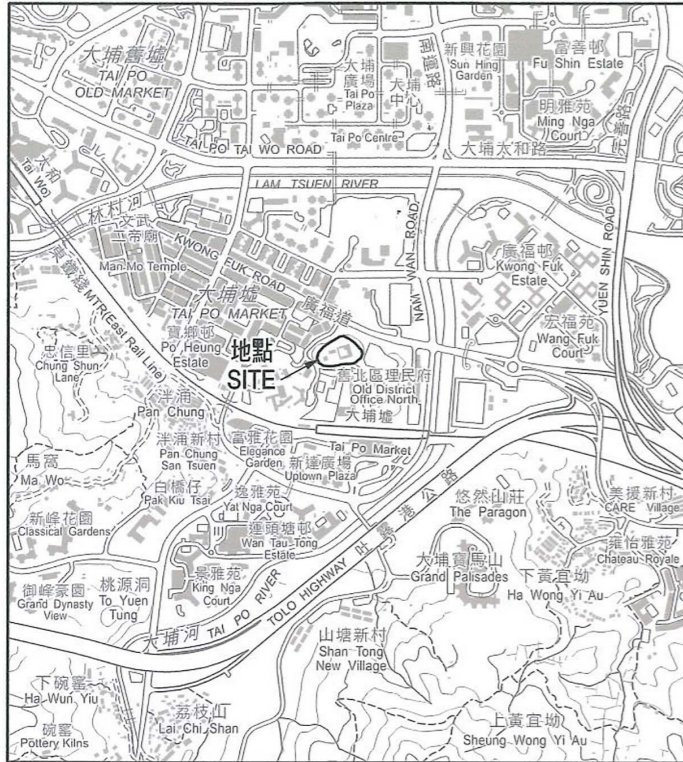
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發展藍圖編號 Layout Plan No. --

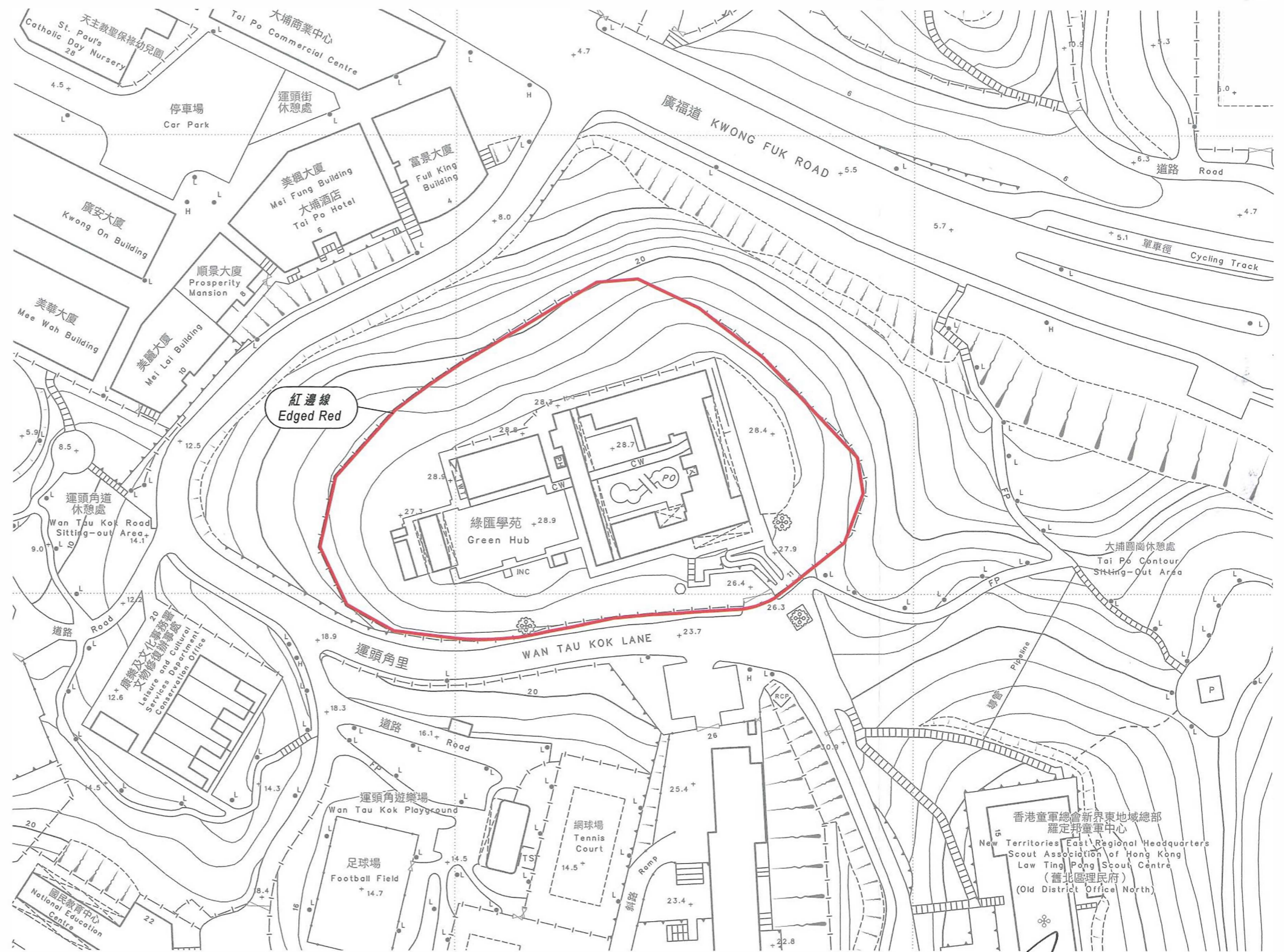
參考圖編號 Reference Plan No. --

圖則編號 PLAN No. HKM10840

位置 LOCATION

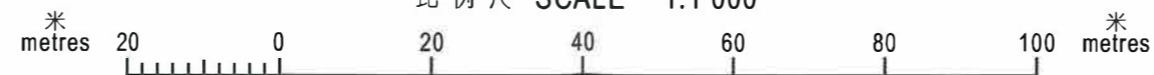


比例 SCALE 1:20 000



以紅邊線標示的面積約為 6 600 平方米 EDGED RED AREA 6 600 SQUARE METRES (ABOUT)

比例尺 SCALE 1:1 000



*(Signature)*  
 (黃偉綸 Michael Wong)

發展局局長 Secretary for Development  
 日期 Date 9 July 2021

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 District Survey Office, Tai Po  
 Lands Department

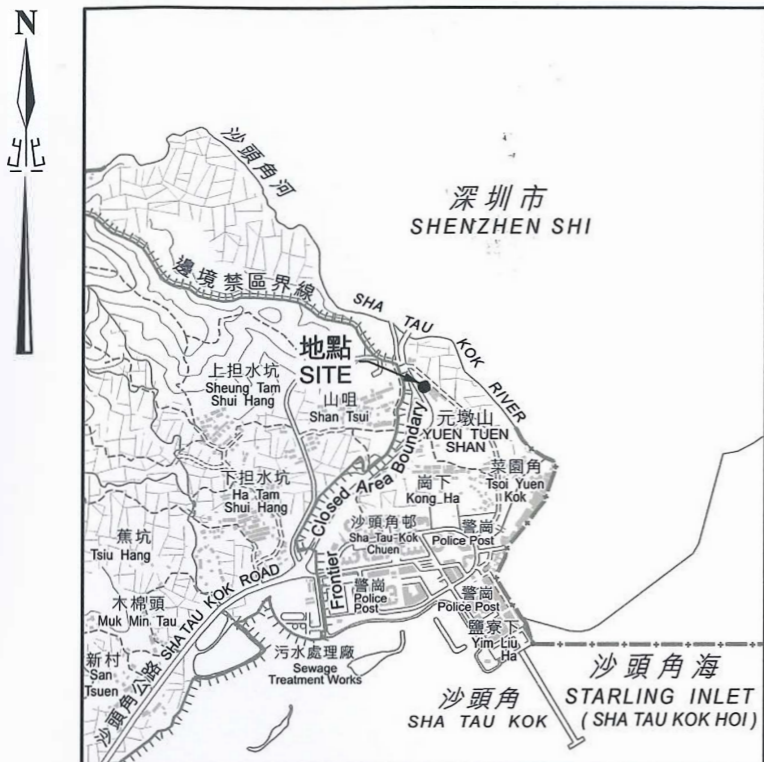
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古物及古蹟條例 (第53章)  
 根據第3(4)條存放於土地註冊處的位於新界大埔運頭角里11號的舊大埔警署及其鄰接土地的圖則

ANTIQUITIES AND MONUMENTS ORDINANCE (CAP. 53)  
 PLAN OF THE OLD TAI PO POLICE STATION AND THE ADJOINING LAND  
 AT 11 WAN TAU KOK LANE, TAI PO, NEW TERRITORIES  
 DEPOSITED IN THE LAND REGISTRY UNDER SECTION 3(4)

檔案編號 File No. LD DSO/TP/W3567  
 測量圖編號 Survey Sheet No. 7-NW-9D  
 發展藍圖編號 Layout Plan No. -----  
 參考圖編號 Reference Plan No. -----  
 圖則編號 PLAN No. TPM6626a

位置 LOCATION



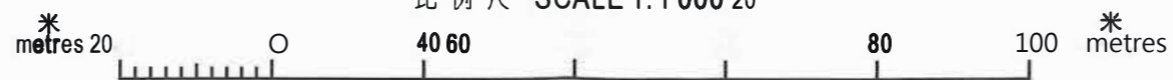
比例 SCALE 1:20 000



以紅邊線標示的面積約為31.8平方米

EDGED RED AREA 318 SQUARE METRES (ABOUT)

比例尺 SCALE 1:1 000 20



(黃偉倫 Michael Wong)

發展局局長 Secretary for Development

日期 Date 9 July 2021

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地政總署 北區測量處

Lands Department

District Survey Office North

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古物及古蹟條例(第53章)

根據第3(4)條存放於土地註冊處的位於新界沙頭角山咀

丈量約份第40約地段第353號稱為協天宮的建築物及其鄰接土地的圖則

ANTIQUITIES AND MONUMENTS ORDINANCE (CAP. 53)

PLAN OF THE BUILDING KNOWN AS HIP TIN TEMPLE AND

THE ADJOINING LAND AT LOT No. 353 IN D.D. 40, SHAN TSUI SHA TAU KOK, NEW TERRITORIES DEPOSITED

IN THE LAND REGISTRY UNDER SECTION 3(4)

檔案編號 File No. LD DSO/N14/2/4/3

測量圖編號 Survey Sheet No. 3-NE-13A 發

展藍圖編號 Layout Plan No. -----

參考圖編號 Reference Plan No. -----

圖則編號 PLAN No. DNM4014d