

OTHER SPECIFIED USES

Column 1	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board

For “Buildings with Historical and Architectural Interests Preserved for Social Welfare Facility Use”

Social Welfare Facility

Planning Intention

This zone is intended primarily for the preservation and adaptive re-use of the existing historical buildings for social welfare facility uses with the provision of public open space.

Remarks

- (1) Any new development, major addition, alteration and/or modification to, or any demolition of the existing building, requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of maximum gross floor area (GFA) of 8,767m² and a maximum building height of 5 storeys, or the GFA and height of the existing building, whichever is the greater.
- (3) A public open space of not less than 1,270m² shall be provided within the area.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA/building height restrictions stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

Historic Building Appraisal
Former The Salvation Army Kwai Chung Girls' Home
No. 1 Lei Muk Road, Kwai Chung, N.T.

The site history of the building formerly known as The Salvation Army Kwai Chung Girls' Home (the "Girls' Home") at No. 1 Lei Muk Road (梨木道), Kwai Chung, can be traced back the early 1930s. At present, the premises are situated on a plot of land registered as "The Remaining Portion of Lot No. 984 in D.D. 450" (or 984 R.P. in D.D. 450), which evolved from several old building lots numbered 637, 642, 643, 648 and 651 R.P., 682 and the Extension of 682 in D.D. 450. A merchant named Tang Chi-kin (鄧次乾) acquired Lot Nos. 648, 651 and 682 in 1932, and 637, 642, 643 and 682 Ext. in 1933. In April 1936, those lots were sold to Ngan Huen-chi (顏絢之) and Wong Kit-wan (黃杰雲) under the name of a trust acting for the Fook Hing Firm (福興號) on Connaught Road, Central. Ngan passed away at No. 99 Fuk Wa Street, Sham Shui Po, in November the same year. His family members, who shared the same registered address in Sham Shui Po, became the owners of those lots in the capacity of the executors of the late Ngan's will. The Ngans and Wong Kit-wan owned the lots until they were acquired by The Salvation Army in 1947. ***Historical Interest***

According to the available historical photos and land records, the main building (excluding the rear annex added later) on the hilltop and the garage at the foot of the hill are the oldest surviving buildings on site. They are the only buildings identifiable in an aerial photo dated 1949, which is the earliest available one showing them.¹ The two buildings were situated on the old lots numbered 682 and 682 Ext. Tang Chi-kin acquired Lot No. 682 on 23 December 1932 and 682 Ext. on 18 February 1933, and both were subject to a sale condition stipulating that the purchaser shall "build and finish, fit for occupation, before the expiration of twenty-four calendar months from the day of sale, in a good, substantial and workmanlike manner, one or more good and permanent messuage or tenement upon some part of such lot". While no application to extend the building period of 24 calendar months or domestic permit issued by the Building Authority can be identified, it is believed that no houses were built there before September 1937. The records show that the second owner, Ngan Huen-chi, passed away on 6 November 1936. The probate of his will was registered in the District Office, South, on 20 September 1937. The will contained a list of properties, including many land lots, possessed by the late Ngan Huen-chi. There were remarks, where applicable, added to indicate that houses existed on the lots concerned. But there was no such

¹ A map published by the War Office in 1930, and then revised in 1938 and 1945 is the earliest available map on which a structure was indicated at the approximate location of the main building. However, it fails to show a clear configuration to ascertain that would confirm that it was the main building.

annotation for the building lots numbered Nos. 682 and 682 Ext.² However, back in 1941, this Kwai Chung site was reported to have been chosen by The Salvation Army as the new home for its girls' home and plans were drawn up, but the building operations were hindered by the war. The new Kwai Chung home was formally opened on 28 October 1948 after undergoing renovation. In light of the above evidence, it is believed that the main building (excluding the rear annex added later) and the garage were built between the late 1930s and the early 1940s.

While the precise details of the builder(s) and user(s) of the main building and the garage before 1947 cannot be ascertained, it is noteworthy that the first two owners of the land lots concerned were public figures in the Chinese community. Tang Chi-kin, alias Tang Shiu-kwan (鄧肇坤), was one of the four sons of Tang Chi-ngong (鄧志昂) and a brother of Sir Tang Shiu-kin (鄧肇堅). Apart from the Fook Hing Firm, he also ran a business called Luen Fook Hong Ltd. (聯福行有限公司). While serving the community, in the 1930s, for instance, he was the vice-patron of the St. John Ambulance Brigade, and later in 1945-1946 served on the Board of Directors of the Tung Wah Hospital.³ The second owner was Ngan Huen-chi, alias Ngan Tsat (顏七). He, together with his business partner, Wong Kit-wan, operated the Pei Ho Cinema (北河戲院, 1934 – 1977) in Sham Shui Po, and in 1935-1936 served on the Board of Directors of the Tung Wah Hospital.⁴ In August 1947, the lots were acquired by Lieutenant-Colonel William Darby and Major Percival Leonard Standley of The Salvation Army (救世軍).⁵ In 1964, they were formally registered in the name of The General of The Salvation Army under a New Grant No. 4275.

The Salvation Army originated in London in the 1860s.⁶ Its relief work in mainland China first started in Beijing during the early Republican period, when it provided food and shelter for refugees while the Mainland was caught up in the battles between warlords. In the following years, its work spread out across the

² Examples included "New Kowloon Inland Lot No. 610 (Houses Nos. 99 and 101, Fuk Wing Street, Shamshuipo)" and "Shaukiwan Lot 497 (Houses Nos. 118 & 120 Sai Wan Ho)". But only "Lots Nos. 637, 642, 643, 648, 649, 651, 683, 682 Ext. in D.D. No. 450, Tsun Wan" can be identified for the old lots from which the current lot of 984 R.P. evolved.

³ He was Tang Chi-kin (or Tang Che-kin) of No. 171 Queen's Road Central.

⁴ He was Ngan Huen (or Hun)-chi (or chee) of No. 99 Fuk Wa Street, Shamshuipo. The cinema changed hands in 1946.

⁵ In 1930, William Darby was Officer Commanding The Salvation Army in Hong Kong and South China at that time, while P.L. Standley the second in command.

⁶ The Salvation Army originated from the work of William Booth (1829 – 1912), a Methodist pastor in London (倫敦循道會牧師), who gave up his pulpit in 1865. He established the East London Christian Mission (東倫敦基督教佈道團) for the poor, the homeless, the hungry and the destitute in the slums of East London. By 1874, he had enlisted the support of 1,000 volunteers and 42 evangelists. His followers called him "General" (大將). When reading the 1878 annual report of the Christian Mission, Booth noticed a statement referring to "The Christian Mission is a volunteer army". He replaced the words "volunteer army" (志願軍) with "Salvation Army" (救世軍). The name "The Salvation Army" was then adopted. The converts were regarded as soldiers of Christ (救世軍兵) and also known as "Salvationists" (救世軍人). The "army" was furnished with uniforms, a flag, a brass band and martial music. By 1878, its work had already spread throughout England, and by 1881 extended to many other countries.

country. The Salvation Army's work in Hong Kong began in 1930. The first Salvation Army home in the city, named the "Salvation Army Women's Industrial Home" ("救世軍培德院" in Chinese) was founded in rented premises on Prince Edward Road in 1931. For the first two years, most of the girls admitted were destitute child domestic maids, locally known as *mui tsai* (妹仔), who were sent to the home by the Secretary for Chinese Affairs (華民政務司). In 1933, the government asked The Salvation Army to also accept young offenders from the Juvenile Courts. Then in 1934, the home was relocated to larger rented premises at No. 2 Embankment Road. But soon this home was also found to be too small and inadequate to cope with not only the young offenders, but also short-term remand cases, as well as orphans or girls lacking adequate food and care at home.⁷ It was reported that 247 cases were dealt with in 1947, including 31 remand cases sent from the courts.

In August 1947, The Salvation Army acquired the Kwai Chung site for a sum of \$100,000, with the aim of relocating the girls' home there. The total cost for the approximately two acres of land, the acquisition and renovation of the three-storey main building and equipment was roughly \$210,000. A special grant of \$80,000 was secured from the government, \$88,000 from the central service funds of the Salvation Army International Headquarters in London, and \$10,000 was provided by Aw Boon-haw (胡文虎) and donations from other local subscribers. The opening ceremony on 28 October 1948 was officiated by the then Governor Sir Alexander Grantham (1947 – 1957). According to a historical photo and some newspapers of 1948, and the magazine *The War Cry* printed by The Salvation Army Canada in 1949, the main building (excluding the rear annex added later) and the garage were the only buildings on site when the Girls' Home moved in. The main building housed a sitting room, a dining room, a sewing room and a chapel on the ground floor, bedrooms for a maximum capacity of 50 girls on the first floor, and the Matron's quarters were on the second floor. The Salvation Army crest could still be identified on the front elevation during the site inspection in 2019. Regarding the garage building, since the ground floor housed a garage and the upper floor a schoolroom for

⁷ In March 1930, a meeting, presided by Lady Southorn (wife of Sir Wilfrid Thomas Southorn, the then Colonial Secretary), was held at Government House to consider the commencement of the Army's work in Hong Kong firstly in the form of a home for women and girls.

The name of the girls' home in Hong Kong, i.e. Salvation Army Women's Industrial Home, can be identified in the government records of 1930, 1931 and 1934. But it had other names. For instance, the "Salvation Army Home for Women and Girls" was a place of detention provided under the Juvenile Offenders Ordinance, 1932. This name can also be found in the government records of 1936, when the home was concurrently a place of refuge under the Protection of Women and Girls Ordinance, 1897.

According to a government report of 1931, industrial schools were intended broadly speaking for the reception from the Courts of destitute or neglected children under fourteen who were so neglected by their parents as to be placed in a situation of moral danger.

In 1931, registration of *mui tsai* was carried out by the Secretary for Chinese Affairs. By the end of 1946, according to the annual report of the Secretary for Chinese Affairs and Social Welfare Office, no *mui tsai* officially registered in 1931 was left on the register and an official recognition of the *mui tsai* system was thus reported to have ceased.

some 20 students, it was also referred to as a schoolroom.

However, in 1947, The Salvation Army's role of looking after the well-being of girls was about to change and it became more concentrated on coping with young offenders.⁸ During 1947-1948, the administration of the probation service for young offenders was still in the hands of the Commissioner of Prisons; but towards the end of the year, preparations were completed for its expansion and transfer to the Social Welfare Office. Plans were also in hand for opening a girls' approved school (or reformatory), which was expected to be managed by The Salvation Army on behalf of the Social Welfare Office.⁹ After long discussions between the government and The Salvation Army, it was decided that the latter would exclusively deal with female young offenders sent by the Juvenile Courts under the Juvenile Offenders Ordinance 1933, and the girls who were dangerously close to committing an offence and sent to the home by the Secretary for Chinese Affairs. Thus since 1948, the home was run on the lines of approved schools for female young offenders in England. Following its relocation, the home was then known as "Kwai Chung Girls' Home" (葵涌女童院).¹⁰ According to a report by the Social Welfare Office, the Kwai Chung Girls' Home was the first approved school for girls (女童院) in Hong Kong, and was probably the first school of its kind in East Asia, outside of Japan. This relocation thus marked an important milestone for The Salvation Army and the government's policy on juvenile delinquency.

In May 1952, the Girls' Home was declared a "place of refuge" under the Protection of Women and Juveniles Ordinance 1951, so that it could also receive women and girls in need of help and protection. For instance, some girls arrived at the Girls' Home in poor health and were returned to normal health there. The government arranged for a doctor to visit the home weekly. The girls shared domestic duties, and had time for study, for work (such as cooking, needlecraft, sewing and gardening), and for recreation. It was hoped that they would become self-reliant citizens when they left the home. The Girls' Home would also secure employment for the girls when they were ready to leave the home.¹¹

⁸ In fact, however, the home would still help poor girls, while spending more efforts on young offenders. For instance, according to the magazine *The War Cry* printed by The Salvation Army Canada (Issue of 16 September 1950), its inmates included a girl whose father died during the war, and a handicapped who lost both legs and her right hand during the war and was abandoned by all her relatives.

⁹ The Social Welfare Office was formally set up in September 1947. The Social Welfare Officer was concurrently gazetted as an Assistant Secretary for Chinese Affairs.

¹⁰ Pursuant to the Juvenile Offenders Ordinance 1933, juvenile courts handled charges against persons aged from seven to fifteen. Under the ordinance, any person attaining the age of 18 was not a child or young person. The youthful girl offenders, though committed there by the Juvenile Courts under the Juvenile Offenders Ordinance 1933, would not be kept under lock and key, but would receive vocational training. The atmosphere was to be that of a school, and if, after a period, a girl behaved well, she would be allowed to go home on weekends or even be released on licence before her respective term was up.

¹¹ The girls received education at the same level as primary schools outside. There was also recreation facilities for badminton, indoor tennis and basketball. It is worthy of a mention that in 1957, Envoy Chu Suet-king joined the Girls' Home. Back in 1946, she was awarded an MBE medal in recognition of her tremendous efforts in saving the lives of the children in the then

From 1960 onwards, there were at times changes to the services provided by the Girls' Home. For instance, in early 1960, it was reorganised and became more focused on the girls in need of care and protection, and had a maximum capacity of about 50 girls. The rooms on the main building's ground floor were used as classrooms, dining rooms and sitting rooms.¹²

Further changes to the use of the site in 1965 showed The Salvation Army's response to the changing needs of local communities, which mainly stemmed from the economic development of Kwai Chung and Tsuen Wan and the factories that opened in these areas. First of all, in January 1965, the Kwai Chung home was closed and the girls were transferred to the Ma Tau Wei Girls' Home, which had been newly opened by the government.¹³ To meet the needs of working mothers in the area, the ground floor of the main building was converted to a day nursery for children of two to six years old. To start with, one of the home's house-mothers and several roughly fifteen-year-old girls, after receiving training and gaining practical work experience, helped look after the children. In addition, the first floor was converted to a hostel for working women, mainly those working in the factories in Kwai Chung and Tsuen Wan. Some factory employees were even residents of Kowloon. A dedication ceremony for the new use of the home as a creche/ nursery and working women's hostel was held on 30 April 1965.¹⁴ Thereafter, it was referred to as a "social centre", instead of a "girls' home". Indeed, the name "The Salvation Army Kwai Chung Social Centre" could still be recognised on the front elevation of the main building during the site inspection in 2019.

In view of the need for a home for unmarried mothers, part of the main building also housed a maternity and unmarried mothers' home, which was officially opened in May 1970.

Nonetheless, in 1971, the girls' home at Ma Tau Wei was reported to be incapable of handling the increased number of cases and had become overcrowded. The Girls' Home was therefore reopened on 1 October 1971 at the request of the Social Welfare Department to accommodate girls in need of care and protection, and to rehabilitate others with behavioural problems. On the ground, there was a sitting

King's Park Boys' Home, which became a refugee camp during the Japanese Occupation, by finding food, clothing, etc. for them. In 1968, she began to carry out relief work with other Salvationists in Vietnam. In 1971, she returned to the Kwai Chung site when it was reopened as a social centre.

¹² The girls received training, generically termed "domestic science". Programmes included dressmaking and tailoring, cooking, sewing and training on doing domestic work.

¹³ According to government records, the home was named Ma Tau Wei Girls' Home. "馬頭圍" was known as "Ma Tau Wei" in English at that time.

¹⁴ The building could provide 80 places for working women, 150 places for kids and 60 places for babies. There were 30 babies on the register at the end of August 1965.

room, dining room, kitchen, cook's quarters, an office for staff and a store room. The first floor housed girls' bedrooms, classrooms, a laundry and a sick bay, while the second floor was the quarters of the superintendent and assistant superintendent. There were 50 places for girls aged between 12 and 18. It provided residential care, informal school classes and vocational training for a minimum period of one year and a maximum of two years.¹⁵ In 1994, The Salvation Army closed the Girls' Home.¹⁶ Under the Protection of Children and Juveniles (Places of Refuge) (Amendment) Order 1994, Kwai Chung Girls' Home ceased to be a place of refuge for the purposes of the Protection of Children and Juveniles Ordinance.

As The Salvation Army is a Christian organisation, they coped with the girls' care through Christian teaching and influence. As mentioned above, there was a chapel on the ground floor of the main building. Apart from taking care of the girls, The Salvation Army also spread the Gospel via the schoolroom on the upper floor of the garage building. Villagers in Kwai Chung were invited to attend meetings, which were called "villagers meetings", "corps meetings" or "salvation meetings", conducted by a small group of corps cadets at the schoolroom. The villagers could come in anytime between eight and nine on every Sunday night. By August 1949, for instance, twenty-seven villagers, mainly young people, were already on the register. The corps cadets and the home's girls would also organise open-air meetings on Sundays at the villages in Kwai Chung and Tsuen Wan, and on the seashore where they could reach the boat people as well.

Among the corps was a Canadian missionary officer, Captain Eva Cosby, who called for the construction of a hall for their evangelistic work. A two-storey corps hall, formerly known as "The Salvation Army Kwai Chung Corps", was thus built in 1955 with the foundation stone laid by Fu Ki-mun (傅其敏).¹⁷ A flight of steps provides direct access to it from Lei Muk Road. According to the *The War Cry* (the official news publication of the Salvation Army), the corps hall served multiple purposes. It was used as a school for learning the Gospel, it served as a living quarters and as a clinic. Classes were held for 250 students during the day, and corps meetings were held at night. A map of 1958 is the earliest available one on which the building is indicated as a "School". The building was also a free clinic for villagers. A doctor offered his services free of charge. In 1960, it became the

¹⁵ The home was for girls who were:

- (a) beyond the control of their parents or guardians or developing behaviour problems;
- (b) in need of temporary care and protection;
- (c) placed under supervision order by Court; or
- (d) victims of indecent assault.

¹⁶ The Salvation Army closed the Kwai Chung site due to the difficulties in maintenance, and the new trend of breaking down the large homes into small group living units. After closing the Girls' Home, the Army established three small group homes in Tai Wo Hau.

¹⁷ Fu Ki-mun was the vice-chairman of the Tsuen Wan Rural Committee (荃灣鄉事委員會) from 1960 to 1964, and headmaster of the then Kwai Chung Public School (葵涌公立學校).

premises of a primary school for the home's girls, and "Salvation Army School" was marked on a map of 1966, for instance.

The one-storey annex connected to bathrooms and toilets at the rear of the main building was built between 1949 and 1954. In 1955, the Girl's Home was reported to have its own chapel, schoolrooms, workroom, dining room, sick bay, dormitories, and new recreation room with facilities for badminton, indoor tennis and basketball. It is believed that the recreation room was housed in this annex. After the home was relocated to Ma Tau Wei in 1965, the annex was used by the nursery of The Salvation Army's social centre until the Girls' Home was reopened at the Kwai Chung site in 1971. The annex was then converted into an indoor recreation hall connected to bathrooms and toilets for the girls.

Another four auxiliary structures, each of one storey and very humble design, were identified in 2019. Two of them are adjacent to the corps hall. According to historical maps and aerial photos, the one to the north of the hall was built between 1956 and 1963, while the one to its east around 1973. The former was a storeroom and the latter a toilet. The other two are situated near the site's vehicular access (replacing the old one in the 1960s). The one closer to the entrance gate and indicated as a ruinous structure on the map was built in 1978, while the one to west of the latter was built in 1963-1964.

The main building is a reinforced concrete frame building with red brick-infill walls. Flooring comprises areas paved with mosaic tiles and cement tiles and others with timber floorboards. The outdoor terraces on the second floor is paved with Canton tiles. Most of the windows and fanlights are fitted with metal grilles with wavy patterns. Ventilation grilles with floral patterns can be found on the partition walls of the first floor. The emphasis on lines and geometry in the building embodies Art Deco influences. The most prominent feature is the central bay on the front facade, which consists of an entrance portico formed by a pair of Tuscan columns supporting a polygonal convex balcony at the first-floor level, which was subsequently enclosed. The second floor has a protruding bay with a convex angle emphasized at intervals by vertical stepped mouldings. There are bands of horizontal grooves along the parapets for decoration. Another similar polygonal protruding bay, which contains that stairwell at the interior, can be found on the rear elevation.

***Architectural
Merit***

The spiral staircase inside the building, which adopts a polygonal design, is an iconic feature of the interior, with a terrazzo finished balustrade and mosaic tiles at the dado area of the wall. The entrance hallway is also highlighted with decorative ceiling mouldings with heavily stepped profiles. The rest of the interior is also

decorated with coved ceiling mouldings and skirting with stepped profiles. A pair of elongated hexagonal windows found at the back of the ground floor add to the aesthetic value of the building. The long bench finished with terrazzo in the dining room is another highlight.

The two-storey garage, which was built at the same time as the main building, adopts a similar design with some Art Deco features. The canopy on the ground floor, which is believed to be at the former garage entrance is decorated with flutings. A moulding with rainbow motif can be found on the south-western facade of the garage. A common architectural language expressed by bands of horizontal grooves can be found along the parapet and eaves over the windows.

The annex behind the main building, the corps building, and another four later auxiliary buildings are much humbler in design. The modernist design of the corps building was common after the Second World War. It is a simple rectangular two-storey block, with the minimum of articulation being expressed by architraves around the windows.

The Girls' Home respectively provided residential rehabilitation and protection services for delinquent and destitute girls for decades. During this period, it was also able to establish close ties with local communities, especially in Kwai Chung and Tsuen Wan, by organising classes and meetings to spread the Gospel and by providing free medical services at its premises. When the site was temporarily operated as a social centre from 1965 to 1971, such ties were further enhanced through the provision of new services aimed at meeting the changing needs of the communities, including nursery services and accommodation for working women.

Social Value & Local Interest

The Girls' Home has group value with the Law Ancestral Hall (羅氏家祠) in Sheung Kwai Chung (Grade 3).

Group Value

This former Girls' Home at Kwai Chung was the first approved school (or reformatory) for young female offenders in Hong Kong. It marked a change in government policy concerning the provision of rehabilitation services for girls. The missionary activities carried out in the schoolroom on the upper floor of the garage and later in the corps hall, as well as the free clinic in the corps hall for villagers, demonstrate The Salvation Army's mission to spread the Gospel and serve the community, which are the typical roles played by Christian charitable organisations.

Rarity, Built Heritage Value & Authenticity

The main building of the Girls' Home is a very good example of historic buildings with Art Deco influences in Hong Kong. The most obvious alteration to the exterior was the enclosure of the balcony, but this did not undermine the

authenticity of the exterior.¹⁸ The interior has undergone many alterations, which are mainly conversion works reflecting various changes in the use of the building. However, many architectural features, including the spiral staircase, floor tiles, terrazzo finishes, ceiling mouldings and metal grilles, which serve to display the typical craftsmanship and building materials of the 1930s, are retained. The Art Deco influences in the garage find echoes in the design of the main building.

¹⁸ A one-storey structure was added outside the rear northeastern corner of the main building around the early 1950s. Washing tanks can be identified. This structure is only adhered to the main building, without any door opening for a direct access to the latter.

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