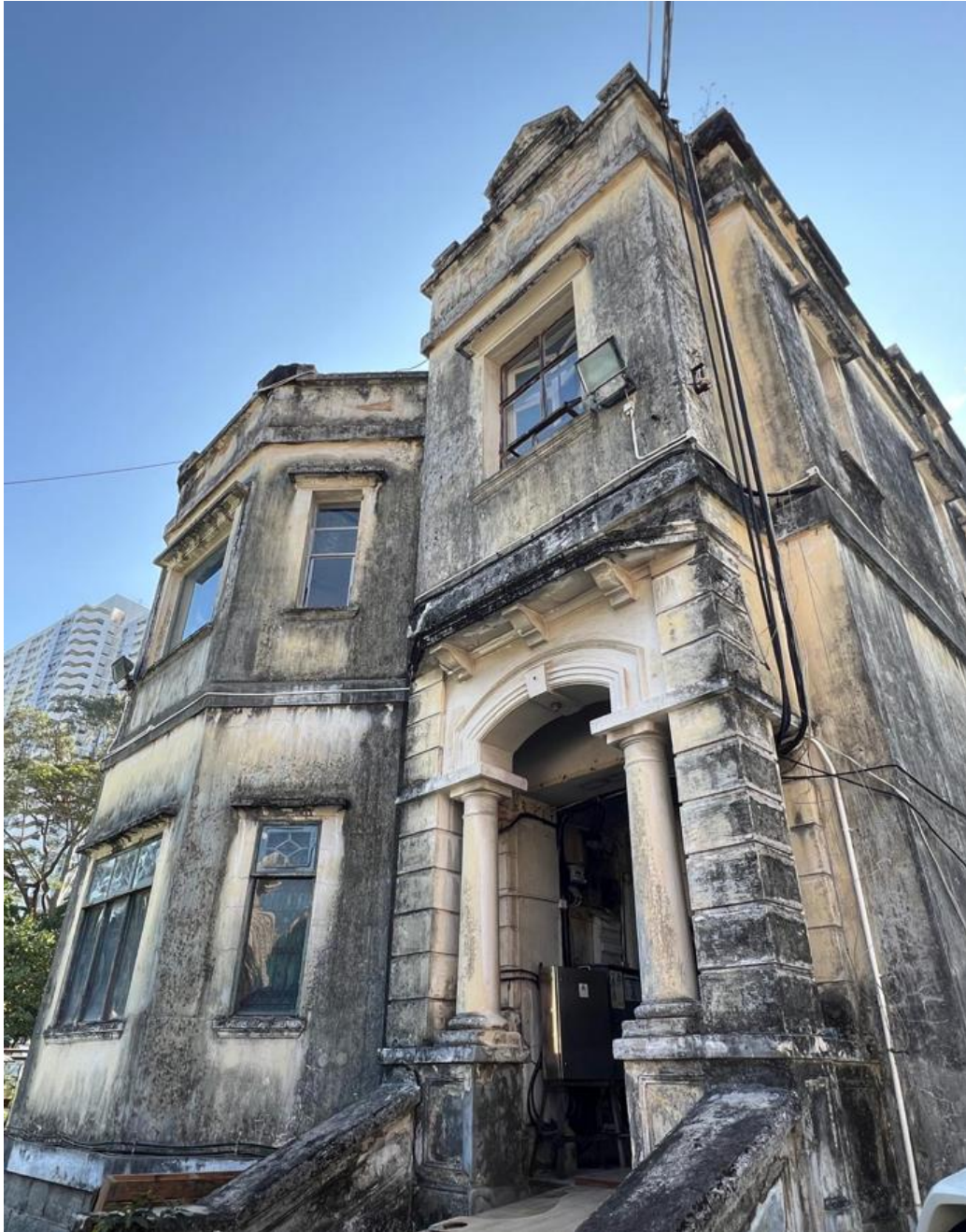

Appendix A
Conservation Management Plan



Conservation Management Plan with Implementation Proposal for the Proposed Hotel Development with Adaptive Reuse of Ng Yuen at Shing Mun River, Sha Tin

2026 June

Prepared by Substance Lab Limited

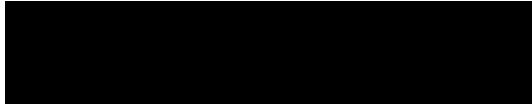


VERSION

Second Draft for Conservation Management Plan with Implementation Proposal (2026 April)

HERITAGE CONSERVATION CONSULTANT

YU, Ka Sing
Substance Lab Limited



CHECKED AND APPROVED BY

YU, Ka Sing (HKICON, HKIA, Registered Architect HK, AP(Architect))

CAVEAT

The Conservation Management Plan with Implementation Proposal is carried out within the context of the proposed hotel development with adaptive reuse of Ng Yuen at Shing Mun River, Sha Tin.

A handwritten signature in black ink, consisting of a series of loops and a long vertical stroke.

Authorized Signature: YU, Ka Sing

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A INTRODUCTION

A1 REASONS FOR THE CONSERVATION MANAGEMENT PLAN

Ng Yuen (NY, 吳園), No. 21 Tai Chung Kiu Road is a Grade 3 historic building with considerable cultural heritage significance. It is located on the south bank of the current Shing Mun River, Sha Tin, the New Territories.

In response to the s.12A pre-submission enquiry for Proposed Amendments to the Sha Tin Outline Zoning Plan to Rezone “Open Space” Zone to “Other Specified Use (Hotel Development)” Zone in Support of Proposed Hotel Development at Various Lots in D.D. 184 and Adjoining Government Land, Sha Tin, New Territories, made to The Town Planning Board (TPB) in 2025 September, the Antiquities and Monuments Office (AMO) has issued comments requiring a Conservation Management Plan (CMP) on the future use and intended modification works required for NY.

The Applicant commissioned Substance Lab Limited to prepare this document with the following aims:

1. Provide a succinct appraisal on the significance of the Site;
2. Gain a better understanding of the Site including possible opportunities and issues involved with the proposed redevelopment on the Site, and the future maintenance and restoration of the NY;
3. Outline conservation approach of the captioned development project;
4. Identify possible impacts to the historic fabric of NY according to the proposed redevelopment proposal;
5. Explore and identify mitigation measures to alleviate adverse impacts to significant fabric according to the proposed redevelopment proposal; and
6. Assess the overall effects on the significant fabrics upon implementation of the mitigation measures.

A2 AUTHORSHIP AND COPYRIGHT

This document is produced by Yu Ka Sing of Substance Lab Limited.

A3 OBJECTIVES

The primary objectives of this document include the following:

1. Collect and appraise historical information
2. Analyse existing physical condition of the building
3. Assess the significance of the Site
4. Identify the character-defining elements
5. Explore the opportunities on the conservation of the Site
6. Identify the threats of the conservation of the Site
7. Identify possible impacts to the historic fabric of NY according to the proposed redevelopment proposal
8. Explore and identify mitigation measures to alleviate adverse impacts to significant fabric according to the proposed redevelopment proposal
9. Assess the overall effects on the significant fabrics upon implementation of the mitigation measures

A4 SCOPE OF THE DOCUMENT

The CMP covers NY on No. 21 Tai Chung Kiu Road.

As there is some background research and study which has already been conducted by various individuals and groups, rather than unnecessarily duplicating existing information it will be the intention of this CMP to summarise and reference any of it.

The CMP summarises the research conducted previously. The impact to the graded building will be discussed and considered holistically. It will also investigate the impact exerted to the Site as a whole as well as to the context.

Relevant assessment prepared by other consultants engaged by Applicant would also be coordinated and incorporated into this CMP as follows:

1. Floor Plans, Sections and Perspectives prepared by Aedas Limited in 2026 March.

A5 METHODOLOGY

The CMP is a brief appraisal of the history and development of the site, with an emphasis on assessing and understanding the significance of the site. The assessment is based on desktop documentary research, site visits, and brief study of the surrounding area's character and history.

This assessment of significance is then used to identify any threats within the site, as well as discussing any possible future opportunities. It also forms the basis for the

recommended conservation or mitigation works and prioritization thereof under the proposed hotel development including the adaptive reuse of Ng Yuen (NY). The sections included within this CMP are:

A. Introduction

A summary of background information that is consisted of the author & ownership of the CMP, definition of the required tasks and scope of study, building particulars, methodology, limitations, acknowledgements, etc.

B. Understanding the Place

This section contains the following sub-sections:

1. Statutory designation: A description to describe the current historic status of NY
2. Site location and setting: A description of the location and setting of the site, as well as the surrounding areas
3. Historical appraisal: The historic and socio-cultural development, as well as physical development and uses of the site, including its immediate surroundings, are explained based on evidence and oral history generated from interviews with the site manager and personnel having knowledge of the site
4. Architectural appraisal: The architecture, including design, spatial qualities and use of materials, described in details
5. Social attachment: A description of the cultural identity, collective memory, sentiment and local interest NY has exerted onto the community in Sha Tin
6. Intervention to the site: An inventory of intervention in the past, including documented and observed demolition/alteration/alterations to the site with drawings and/or photographs
7. Site/map/photo progression: Included and arranged in chronological order, supplemented with the discussions of findings
8. Summary timeline of events of the site: Key dates and events of the site summarised with a timeline

C. Assessment of Significance

This section contains the following sub-sections:

1. The criteria used to assess the significance of the site
2. Statement of significance
3. Cultural heritage values, categorized into the major aspects including historic/social, aesthetic, evidential, etc.
4. Character-defining elements of the structure, with the assessed level of significance

D. Opportunities and Constraints

1. First, it appraises on opportunities available on the site, especially with regards to possible future development of the area in its vicinity. They aim to: (i) improve the site, (ii) enhance its own cultural heritage values and heritage sites in the vicinity/ that are relevant, (iii) use the site as a valid reference for the conservation of other heritage sites.
2. Then, it provides insights into the existing issues/conflicts within the site that create obstacles to the preservation, management and use. Threats to the significance of the site are also discussed. They are divided in terms of physical conditions, security, safety and access, current statutory requirements and significance etc.

E. Heritage Impact Assessment

1. A brief introduction of the works involved in the subject redevelopment on the latest design to provide a macro view of the works that NY will face.
2. A table listing out the impact to the fabric of NY both internal and external by the proposed works and the corresponding mitigation measure, as well as the level of impact of the heritage value of NY, coupled with images and drawings.

F. Bibliography

A list of publications and internet resources used in the body of the CMP.

G. Notes and References

An inventory of notes, references and first-hand information used in the body of the CMP, e.g. oral history, information provided by stakeholders etc.

H. Appendices

Other relevant maps, drawings, aerial/history/condition photos and any information relevant to the document.

A6 LIMITATIONS

This document is prepared based on the architectural design dated 2026 March that illustrates the building footprint, building bulk and different uses of each individual floor, and renderings of perspectives. When more information on the structural design, building services proposals, geotechnical measures and detailed architectural design, etc., are available, this document might have to be revised to reflect such design development, whenever necessary.

Original building plans used for the construction of NY has not been located.

No structural assessment, paint analysis, material test on NY have been conducted.

A7 ACKNOWLEDGEMENTS

The authors would like to thank the manager of the Site for providing assistance during the site visits and allowing access to all the rooms of NY.

B UNDERSTANDING THE PLACE

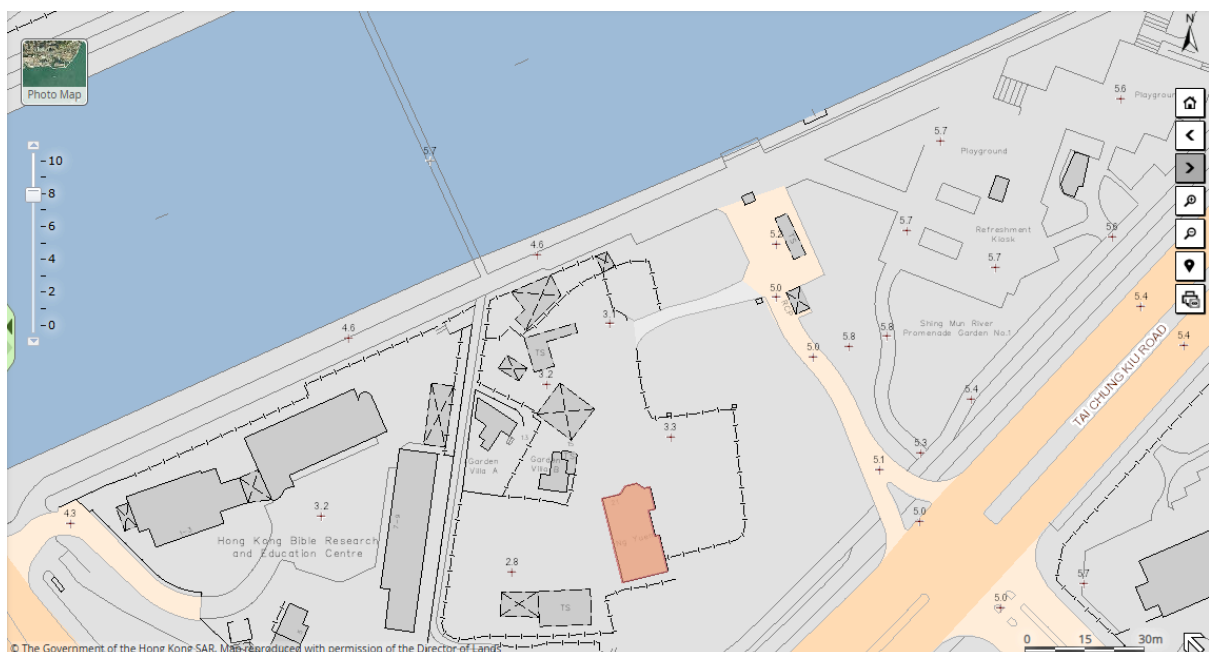
This section provides the background information of the Site. A concise summary of the historical development is also provided.

B1 HISTORICAL STATUS OF NG YUEN

Ng Yuen (NY, 吳園) is a private residence in in No. 21 Tai Chung Kiu Road, Sha Tin, New Territories. It was accorded grade 3 historic building status on February 4, 2010 by the Antiquities Advisory Board (AAB), among the Assessment of 1,444 Historic Buildings. By definition, it is a building of some merit, its preservation would be desirable and alternative means should be considered if preservation is not practicable.

The definition of gradings are administrative guidelines adopted by the AAB and AMO for the preservation of historic buildings, with no statutory status as opposed to declared monuments.

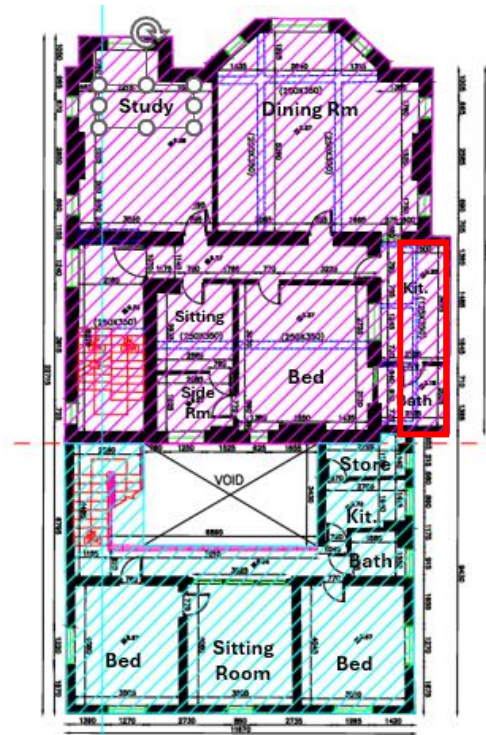
NY is composed of Main Building (MB), Sub Building (SB), and the lightwell sandwiched between MB and SB. The grading boundary with a recessed portion on the east side excludes the existing kitchen and bathroom on the 1/F of Main Building, and includes the lightwell sandwiched between the Main and Sub Buildings.



B1.1 – Map showing the footprint of the Ng Yuen grade 3 historic building designation (the building marked in brick red colour). (Source: AMO, Commissioner for Heritage's Office, Lands Department, 2026)



B1.2 – Aerial photo showing the footprint of the Ng Yuen grade 3 historic building designation (the building marked in red brick colour). (Source: AMO, Commissioner for Heritage's Office, Lands Department, 2026)



B1.3 – Plan showing MB 1/F (hatched in pink) and SB 2/F (hatched in cyan) of Ng Yuen. The area demarcated in red is not covered by the historic building boundary. It covers part of 1/F kitchen and bathroom at MB that were later expanded. Floor plans of better legibility are presented on P.20 and 21. (Source: The Applicant, 2026)

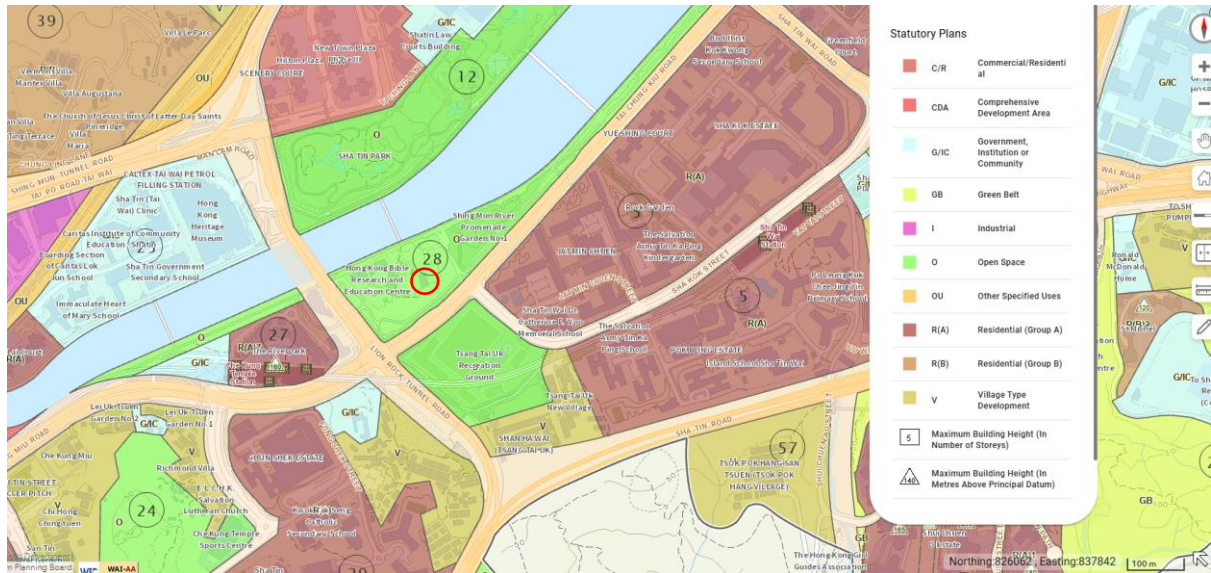
B2 SITE LOCATION AND SETTING

NY, with footprint of approximately 275 square metres is located within D.D. 184, to the south of Shing Mun River. NY is bounded by Tai Chung Kiu Road (大涌橋路) to the southeast and Lion Rock Tunnel Road (獅子山隧道路) to the southwest. Besides, it is surrounded by cycling track along Shing Mun River and Tai Chung Kiu Road. It is also connected to Sha Tin Park at the north of Shing Mun River by a Footbridge.



B2.1 – The site context of NY which is circled in red. (Source: Geoinfo map, 2026)

There is a mixture of land uses around NY. The site itself and its immediate surrounding areas are zoned as “Open Space” on the draft Sha Tin Outline Zoning Plan No. S/ST/39. High density residential development including both public and private housing estates can be found in the neighborhood. Besides, there are still some village type developments nearby.



B2.2 – Outline Zoning Plan of NY (circled in red) and its neighbourhood. (Source: Town Planning Board; Lands Department, 2026)

Throughout history, the pace of redevelopment in the immediate surroundings of NY was dramatic, and the scale is large due to the urbanization and development of Sha Tin as a New Town. The construction of the MTR Tuen Ma Line with Che Kung Temple Station opened in 2004 has further enhanced the accessibility of the area and accelerated redevelopment.

B3 HISTORICAL APPRAISAL



B3.1 – Front view of Ng Yuen in 2025. (Source: THE APPLICANT, 2025)

B3.1 Historical Development of Ng Yuen

a. Establishment of Ng Yuen

Believed to have been built in the 1920s, Ng Yuen (吳園) was the private residence of Mr Ng Tze-mei (吳子美) (1881-1939), a prominent figure in Sha Tin. Ng had initially been living in the walled village of Nga Tsin Wai (衙前圍村). From 1928, he started living in Sha Tin presumably because of the good fung-shui setting of Ng Yuen and its immediate environs. Having completed an earlier education in Queen College (皇仁書院) in Hong Kong, Ng pursued further studies in architecture.¹

b. Tung Shing Construction Co. (同盛建築公司)

Together with his elder brother Ng Tze-chor (吳子楚), alias Ng Yi-po (吳義保, 1869 – Japanese Occupation) he ran a company named Tung Shing Construction Co. at No. 14 High Street, Western District, in charge of building projects in Hong Kong.² In December 1902, tenders were invited for the construction of the Kowloon Tong Service Reservoir. According to the “Report of the Director of Public Works for

¹ Antiquities Advisory Board, n.d. “Ng Yuen” [Historic Building Appraisal].
https://www.aab.gov.hk/filemanager/aab/common/historicbuilding/en/621_Appraisal_En.pdf

² Antiquities Advisory Board, n.d. “Ng Yuen” [Historic Building Appraisal].
https://www.aab.gov.hk/filemanager/aab/common/historicbuilding/en/621_Appraisal_En.pdf

the Year 1903", a contract for the construction of the service reservoir was entered into with Tung Shing (同盛建築公司) in February of that year.³



B.3.2 – Ex-Sham Shui Po Reserve Reservoir was constructed by Tung Shing Construction Co.. (Source: HKTkww)

c. Ng Tze-mei (吳子美)

Ng Tze-mei was also a notable philanthropist. He was active in charity, putting tremendous efforts in taking care of people in need. For example, he donated to establish an outpatient clinic in Pai Tau Village (排頭村), Sha Tin, in the benefit of local villagers. He also provided for coffins to be disbursed, free of charge, to the next-of-kin of the deceased of poor families.⁴

The daughter of Ng Tze-mei, Ng Lai-fong was married to Shing Wai On (成渭安) in 1955. The news on their wedding was reported in Wah Kiu Yat Po (華僑日報) which mentioned Ng Tze-mei who passed away sixteen years prior to the wedding, implying that Ng Tze-mei was a notable figure back then. Shing was born to the Shing's Clan

³ Antiquities Advisory Board, n.d. "Ex-Sham Shui Po Reserve Reservoir" [Historic Building Appraisal]. https://www.aab.gov.hk/filemanager/aab/common/historicbuilding/en/N367_Appraisal_En.pdf

⁴ Antiquities Advisory Board, n.d. "Ng Yuen" [Historic Building Appraisal]. https://www.aab.gov.hk/filemanager/aab/common/historicbuilding/en/621_Appraisal_En.pdf

based in Sai Kung. His Star Taxi (明星的士) was one of the four most active Taxi companies in the 1960s⁵



B.3.3 - News on the wedding of Ng Lai-fong and Shing Wai-on. (Source: Wah Kiu Yat Po, 1955)

d. Japanese Occupation and the Years After

Local informants revealed that Ng Yuen had been occupied for use by the Japanese during wartime (1941-1945). After the war, the building reverted to its original function as a private residence until the 1970s when it was rented out to another family and then became vacant shortly thereafter. It was sold to a private developer in 1994.⁶

B3.2 1923 Shing Mun Water Supply Scheme and 1958 Plover Cove Scheme

The Shing Mun Water Supply Scheme was formulated in 1923 to provide water for Hong Kong's growing needs, particularly for Kowloon. The construction of Shing Mun Reservoir, also known as Jubilee Reservoir, was a massive pre-war infrastructure project in Hong Kong, built between 1923 and 1937. The project required the resettlement of inhabitants from the Shing Mun Valley.

Its downstream connection, the Lower Shing Mun Reservoir launched under the Plover Cover Scheme dated 1958, became integral to the development of Sha Tin New Town

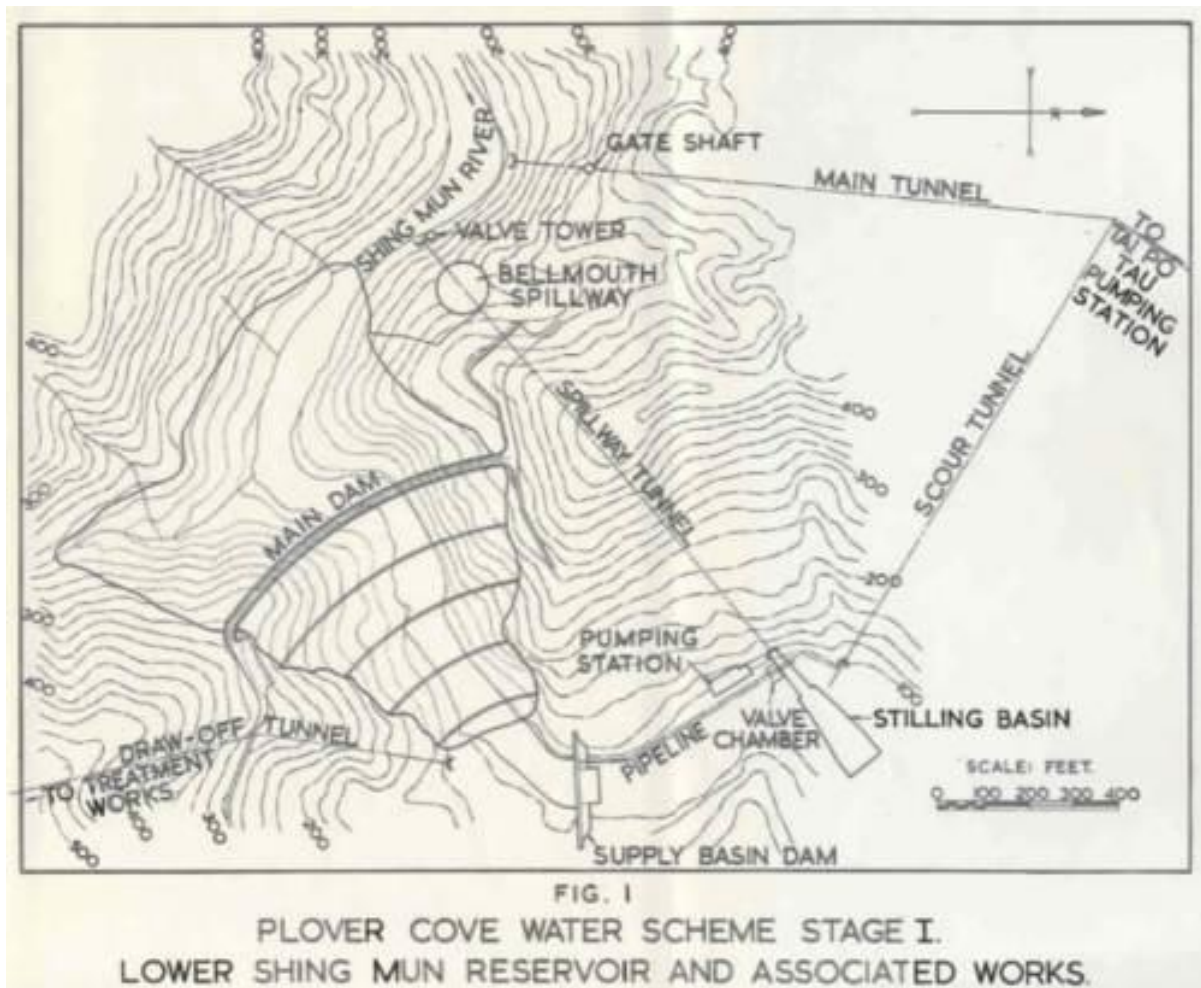
⁵ 主教山百年歷史地下蓄水池落成 料與成奎安家族有淵源 | 香港 01

https://www.hk01.com/article/567637?utm_source=01articlecopy&utm_medium=referral

⁶ Antiquities Advisory Board, n.d. "Ng Yuen" [Historic Building Appraisal].

https://www.aab.gov.hk/filemanager/aab/common/historicbuilding/en/621_Appraisal_En.pdf

as a major water consumer, balancing supply with the burgeoning urban needs and enabling large-scale residential and industrial growth along the Shing Mun River valley, creating the modern, populous district seen today.



B3.4 – Plover Cover Water Scheme Stge I. lower Shing Mun Reservoir and Associated Works, n.d. (Source: The Industrial History of Hong Kong Group, 2025)

B3.3 Development of Sha Tin New Town

a. 1961 Plan for the New Town

The first plan for development in Sha Tin was approved by the then Governor-in-Council in 1961. In October 1972, the Draft Sha Tin Outline Development Plan was issued. In August 1979, the then Land Development Policy Committee approved the development of Ma On Shan as an extension of Sha Tin New Town.⁷

b. Growth in Population

Sha Tin has grown from a rural township of about 30 000 people in the early 1970s to a major community of about 691000 people as at 2016. Sha Tin New Town (including Ma

⁷ CEDD, 2020. "N1 Sha Tin New Town". <https://www.cedd.gov.hk/eng/about-us/achievements/land/regional-development/n1-sha-tin-new-town/index.html>

On Shan) has a total development area of about 3,590 hectares for a planned population of 771 100.⁸

The new town is built on land mainly reclaimed from the Tolo Harbour and Tide Cove. The road links to and from Sha Tin are being expanded. Sha Tin Heights Tunnel, together with other sections of Route 8 linking Sha Tin to Cheung Sha Wan and Road T3 in Tai Wai were open to public in March 2008. Now, the new town is served by the Mass Transit Railway East Rail and Ma On Shan Rail.⁹



B.3.5 – Sha Tin Valley north-east main reclamation area, c.1970s. (Source: CEDD, 2020)

c. Land Reclamation at Tide Cove and Tolo Harbour for Sha Tin New Town
Originally a shallow estuary called Tide Cove (also known as Sha Tin Hoi/ Sha Tin Sea), it was transformed in the 1970s through massive reclamation using material excavated from nearby hills. This project turned Tide Cove as the extension of Shing Mun River upstream, an artificial 7 km concrete-lined channel that now serves as a central feature of Sha Tin New Town.

NY was established to the south bank of Tide Cove in the 1920s when the estuary was not intervened by reclamation. The residence has been left idle since the 1970s when land reclamation at Tolo Harbour and Tide Cove was at its peak.

⁸ CEDD, n.d. "Role of Reclamation in Hong Kong Development".
https://www.cedd.gov.hk/filemanager/eng/content_954/Info_Sheet3.pdf

⁹ CEDD, n.d. "N1 Sha Tin New Town". <https://www.cedd.gov.hk/eng/about-us/achievements/land/regional-development/n1-sha-tin-new-town/index.html>

B4 ARCHITECTURAL APPRAISAL



B4.1.1 – The main entrance is located at the west side of the main facade.

B4.1 Building Typology

Ng Yuen is a private residence whose architectural design demonstrates a blend of European and traditional Chinese influences, and local adaptation.

It is composed of two portions, namely the Main Building and Sub Building. The former is raised from the ground with a base faced with granite blocks of about 1.29m high. Such arrangement creates grandeur and minimizes moisture of the ground from entering the interior, similar to bungalow. The Main Building is accessible by ascending a short flight of steps from the main entrance positioned on west side of the main facade. It has 2 storeys that sandwich a mezzanine of limited footprint right above the G/F kitchen and bathroom.

The Sub Building is accessible from the side entrance on west elevation which leads to the lightwell where an external staircase connecting the 3 storeys of the Sub Building is positioned. The headroom is much smaller at the Sub Building than that of the Main Building. It is believed that the Sub Building was added to the south of Main Building before 1963 (ref. Fig. B5.1.5), while the core of WC, kitchens and toilets is added to the

east end of Sub Building after 1975 (ref. Fig. B5.2.1). More details are provided in Section B5 Interventions.

A lightwell enclosed by a tall side wall on the west side is positioned between the Main and Sub Buildings, functioning like a light well for both buildings.

NY is in reinforced concrete, but the Main and Sub Buildings are built in different manner. In the 1920s, inserting timber strips—often called "sleepers" or "nailing strips"—into reinforced concrete floor slabs was a common practice designed to facilitate the installation of wood flooring in residential buildings, as the case of Main Building which is substantially finished with timber flooring. As construction shifted from traditional timber joists to more durable, fire-resistant reinforced concrete, the need to attach wooden finishes (like hardwood floors) remained, necessitating a hybrid approach. Sub Building was added in the 1960s to 1970s whose concrete floor slab has no timber strips. Its internal floors are finished mainly by terrazzo.



B4.1.2 – Main entrance of Main Building with a small flight of steps.



B4.1.3 – Granite to the base of the Main Building which raises the level of its G/F.



B4.1.4 – Structure with reinforced concrete structural beams at Main Building.



B4.1.5 – Structure with reinforced concrete slabs at Main Building.



B4.1.6 – Slabs composed of reinforced concrete structural slab blocks inserted with timber strips.

B4.2 Spatial Arrangement

Main Building

The spatial design acknowledges the owner's sensible planning of spaces with concern on privacy and security.

The layout of the spaces of the Main Building is modelled substantially after that of a terraced Georgian house. Although NY is a detached house, it is not of the scale of a grand mansion with ample area. Locating its entrance door to one side was a pragmatic choice of adaptation to the constraints of a relatively small building footprint. It opens into a hallway running along the wall on the west. This hallway leads to the staircase connecting the mezzanine and the 1/F.

The main façade of Main Building is asymmetrical due to the placement of the main door to the west side, but the internal layout still adheres to Georgian principles of balanced proportions and ordered space. The G/F is considered the public zone of the Main Building. The biggest room is the living room with a symmetrical plan, with the central axis running through the signatory canted bay window to the north with big windows through which the mountain view can be enjoyed. It is separated from the sitting room (with a balcony) located to its south by a glass partitioning door in timber frame, meaning the two rooms can be combined for a bigger space when the partitioning doors are opened. Both rooms are served by fireplaces. A kitchen and a bathroom are also found on the G/F. Taking advantage of the high headroom, a mezzanine is created above the G/F bathroom and kitchen, believed to be used for storage.

The 1/F of Main Building is composed of three major rooms all served by its fireplace. A central corridor which runs from west to east starting from the staircase landing cuts the floor into two unequal halves. To its north closer to the staircase is the room equipped with two lockers, one in the wall and one on the floor, believed to be a study. To the east of the study is the dining room with the canted bay window. It is linked to the later expanded kitchen and bathroom at its southeast corner. To the south of the corridor is believed to be the master bedroom which is linked to two connected rooms to its west, believed to be a dressing room and a sitting room.

In Main Building, the core Georgian spatial principles—high ceilings on the main floors, large sash windows for light, hierarchical use of floors, and classic detailing like fireplaces—remained consistent even with the asymmetrical entry point. The internal experience of order and balance is prioritized. The overall spatial hierarchy of Main Building embodies a fundamental design concept in homes and balancing spaces for social interaction (public) on the G/F, with those for family intimacy (private) on the 1/F. Main Building itself is self-sustained functionally.

Sub Building

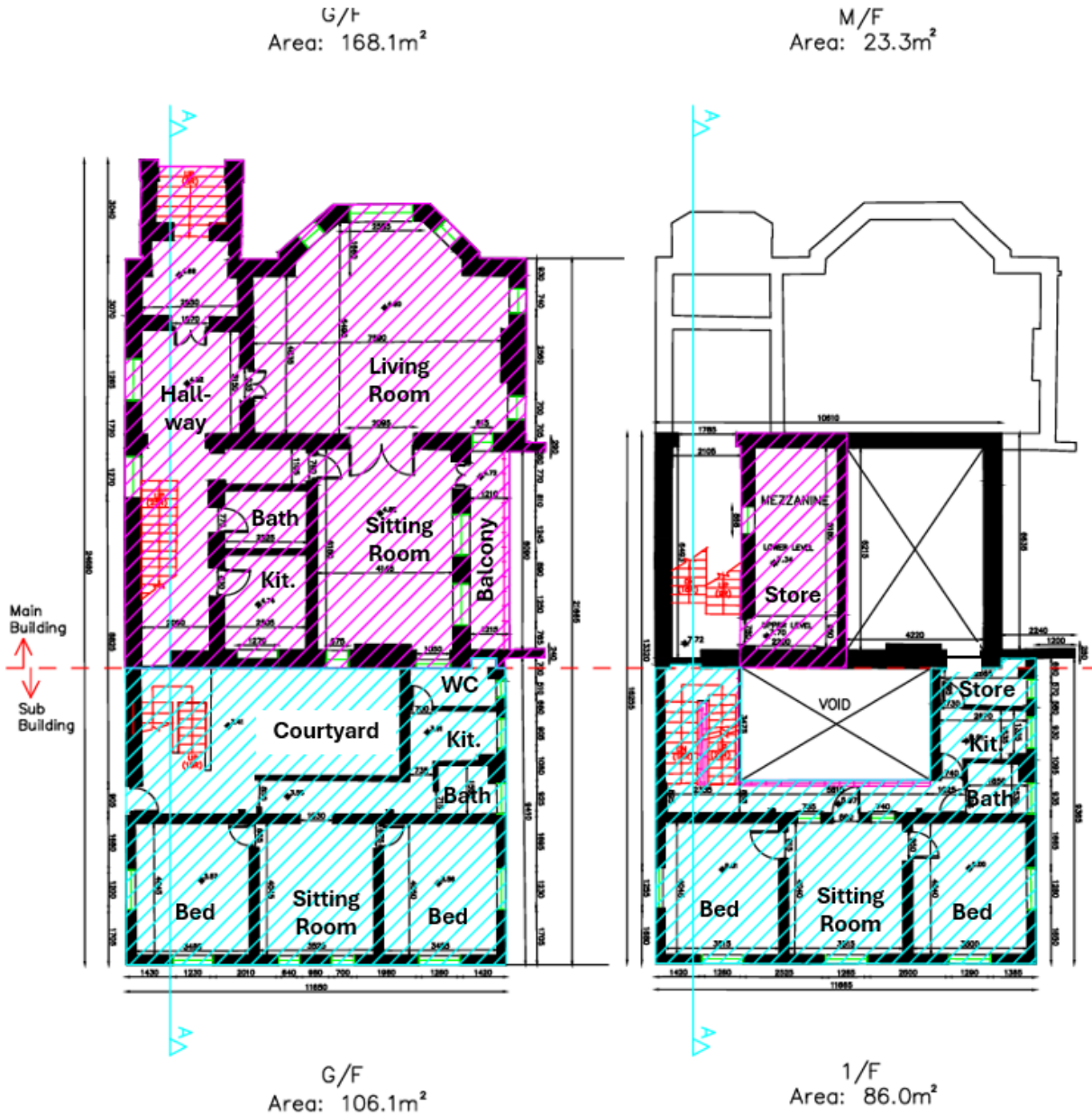
Sub Building is located to the south of Main Building with a small lightwell serving as a lightwell in between. Its three floors are served by a semi-open staircase at the west end. Each of the three floors is designed in the balcony-type corridor approach, divided into inter-connecting suites consisting of a sitting room in the middle and a bed room on its each side. Each floor is served individually by a bathroom (with a bathtub, toilet and wash basin) and a kitchen at the east end, added in 1980s, signifying the individuality of the usage of each floor of Sub Building. Each of the three floors of Sub Building was used separately, probably serving three different tenants.

Functionally, the design of Sub Building does not supplement that of Main Building.

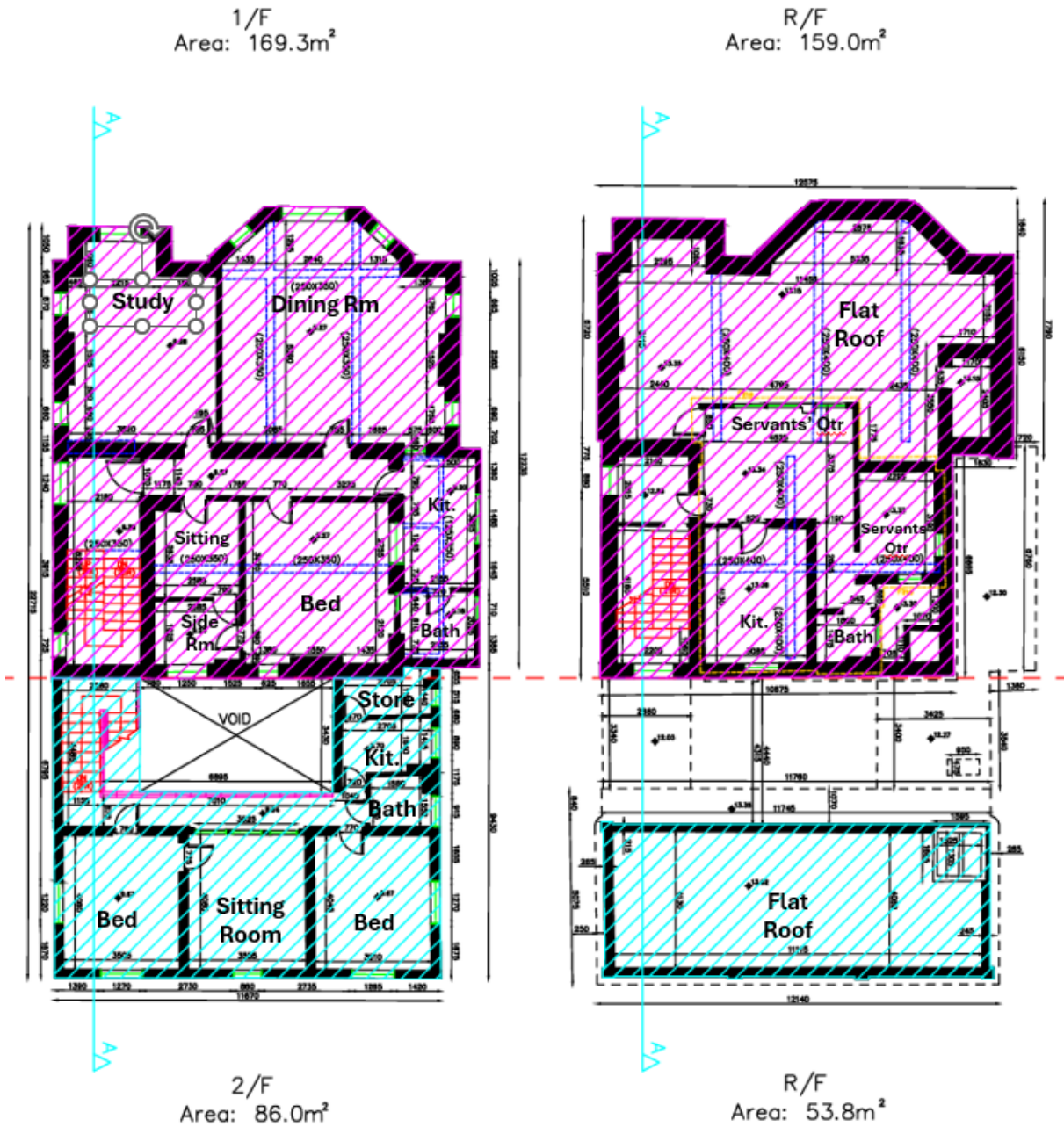
Sub Building as a Later Addition

The Main and Sub Buildings are built at different times. Firstly, it is noted that the skirting at the staircase landing at the mezzanine level of Main Building was modified awkwardly to allow the introduction of a step that extended to the landing of the staircase at lightwell between the 1/F and 2/F of Sub Building. Such alteration advises that Sub Building was a later addition. Such connection is now blinded by a full height wall (Fig. B4.2.12).

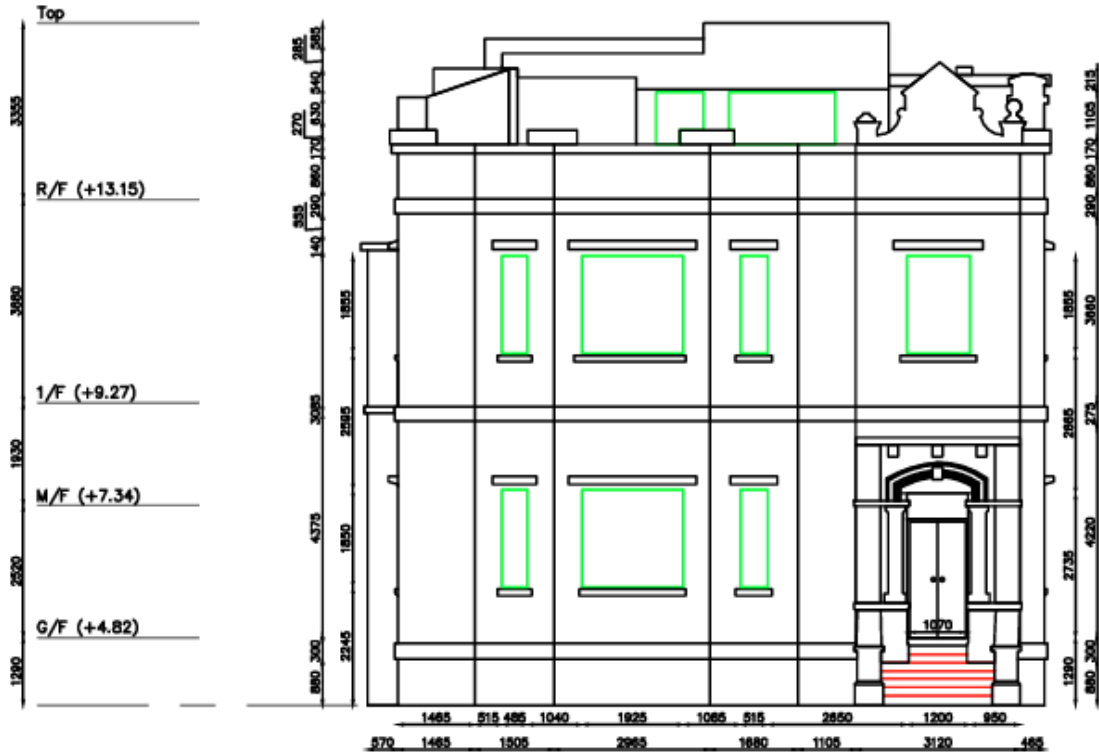
Secondly, at the southeast corner of the G/F sitting room of Main Building, there is a metal fence which is believed to be the security measure of the original rear door of NY. Due to the level difference, its bottom half is currently blocked by the north wall of the G/F WC of Sub Building, and is now providing merely a visual access to the 1/F store of Sub Building. Such situation reinforces the fact that the service core at the east of Sub Building was later added. Sub Building was not designed and not constructed at the same time as Main Building (Fig. B4.2.13).



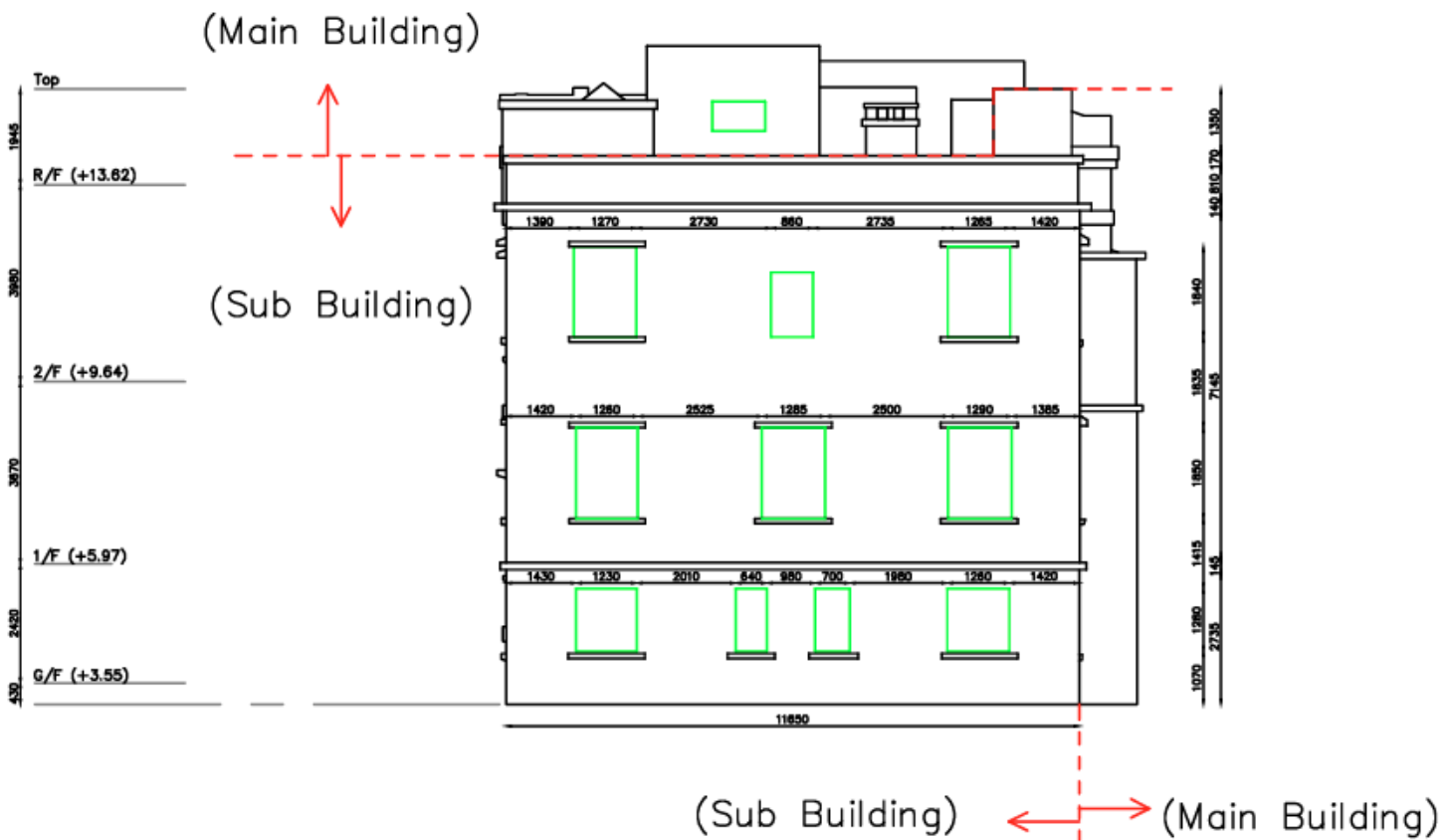
B4.2.1a – Floor plans of the Main Building (cross hatched in pink) and Sub Building (cross hatched in cyan) of Ng Yuen. (Source: THE APPLICANT, 2025)



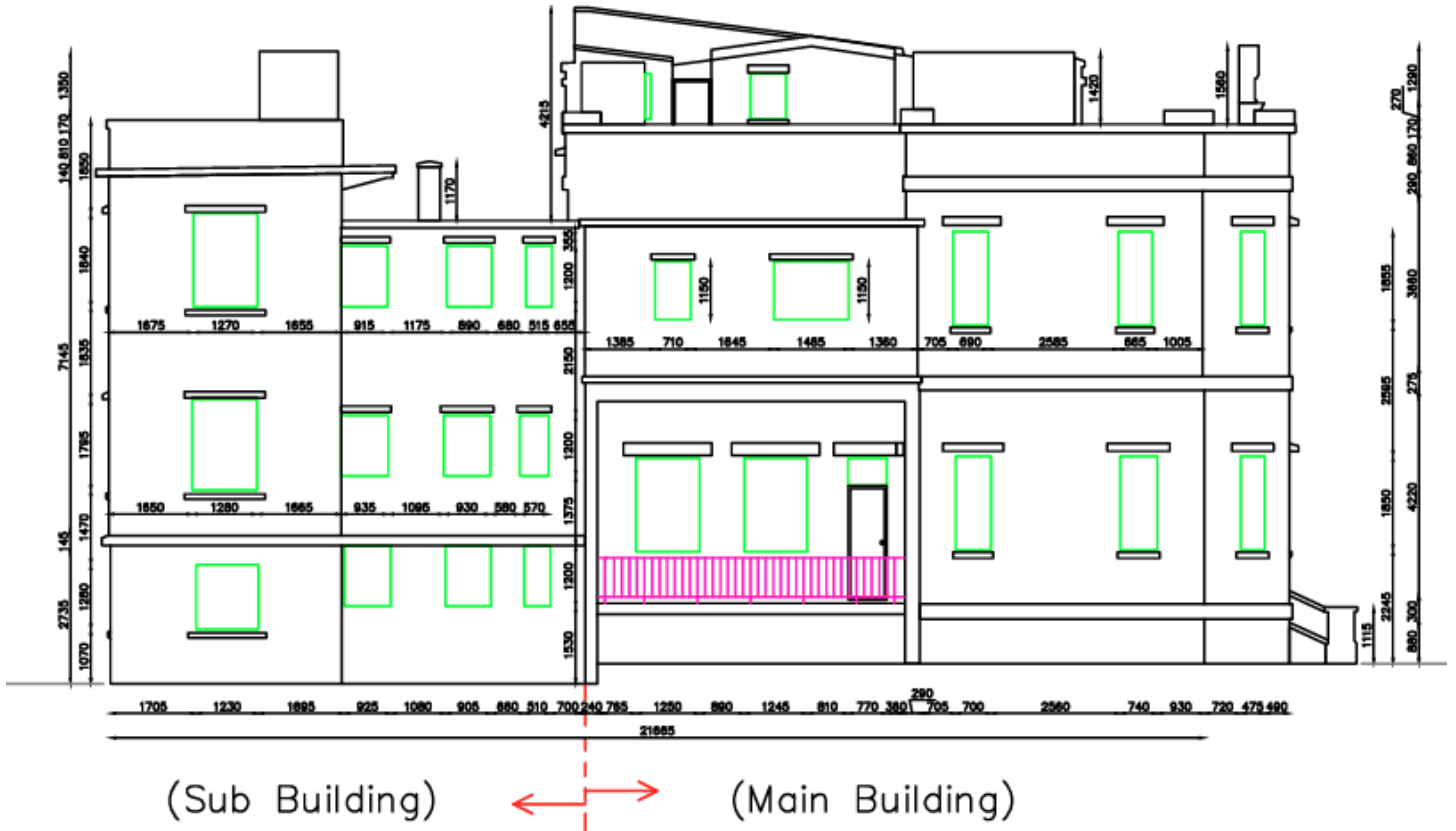
B4.2.1b – Floor plans of the Main Building (cross hatched in pink) and Sub Building (cross hatched in cyan) of Ng Yuen. (Source: THE APPLICANT, 2025)



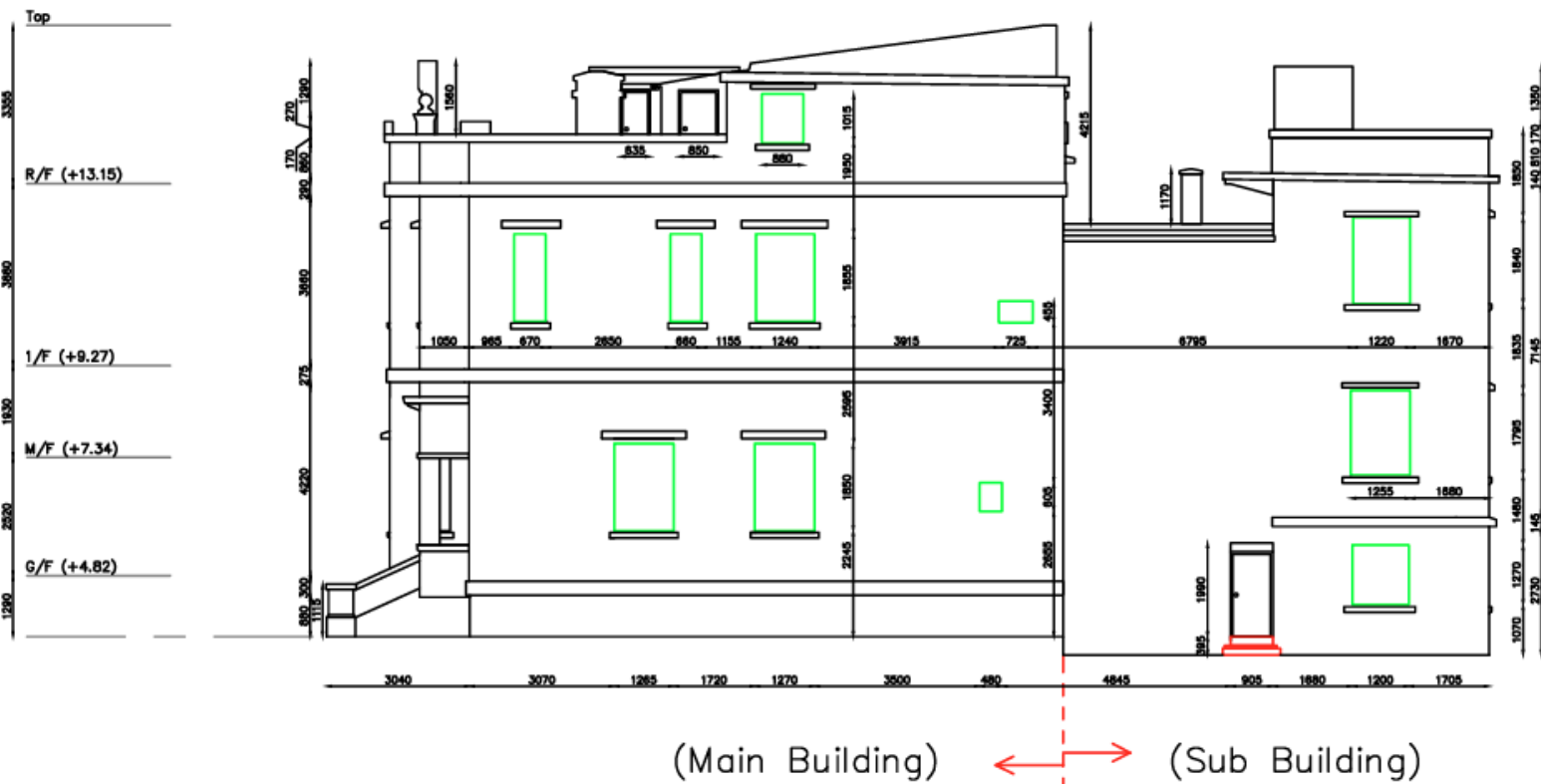
B4.2.2 – Front (north) elevation of NY Main Building (Source: THE APPLICANT, 2026)



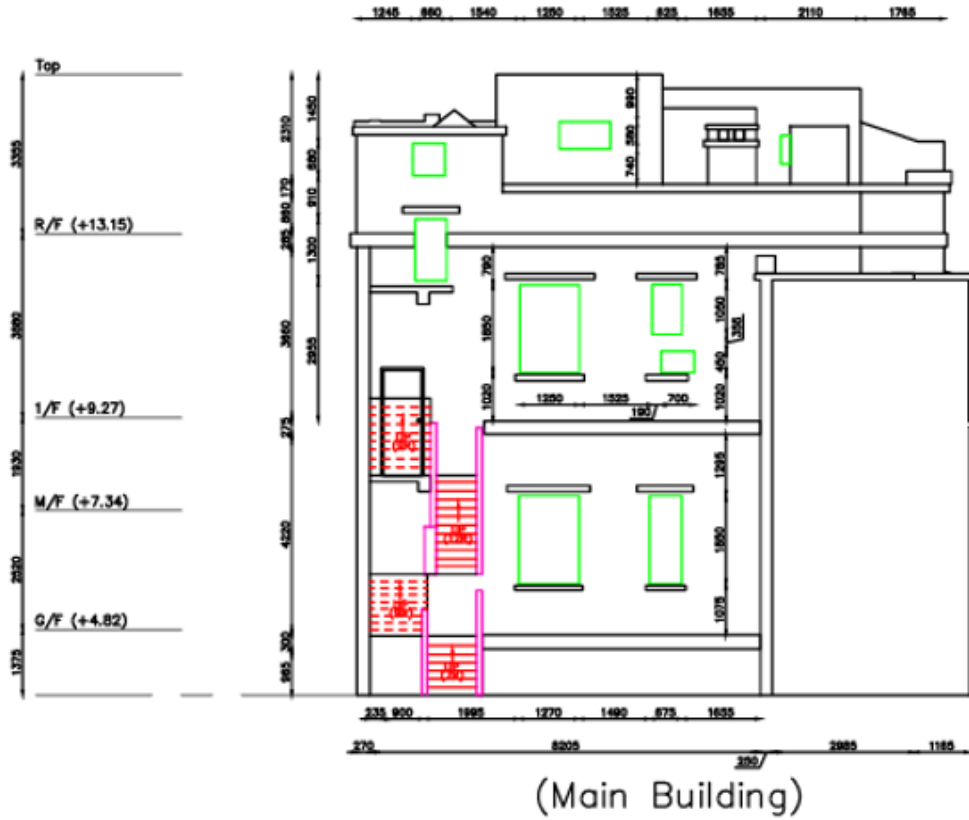
B4.2.3 – Rear (south) elevation of NY Sub Building (Source: THE APPLICANT, 2026)



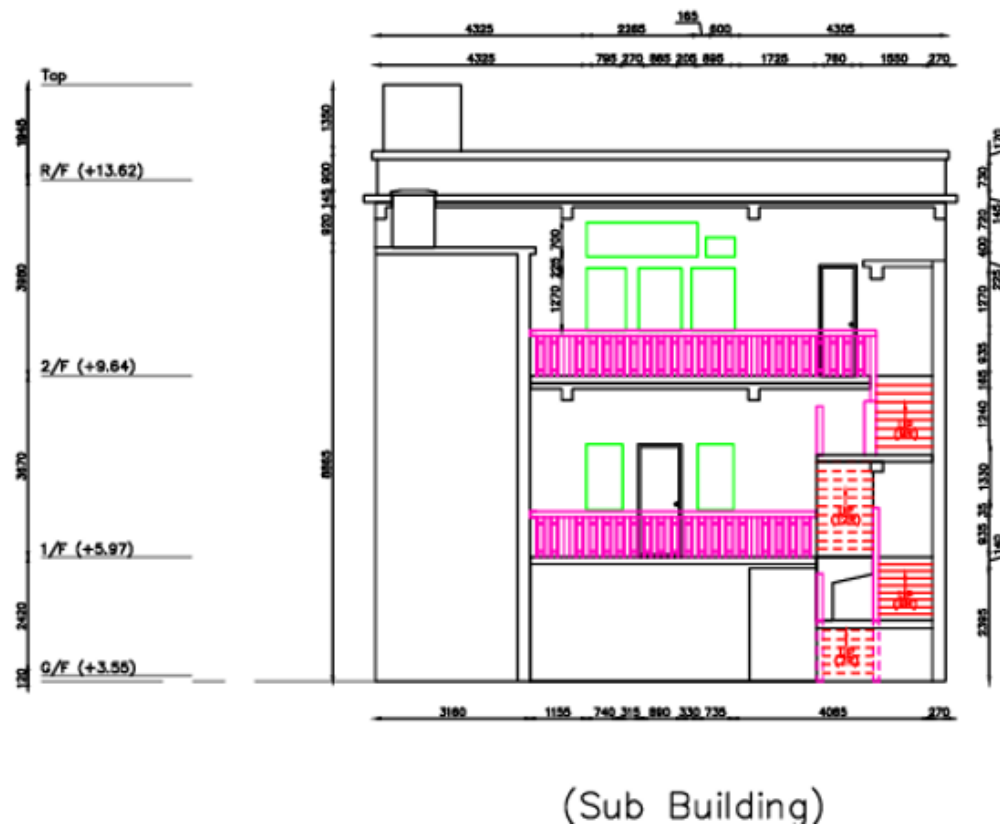
B4.2.4 – Side (east) elevation of NY (Source: THE APPLICANT, 2026)



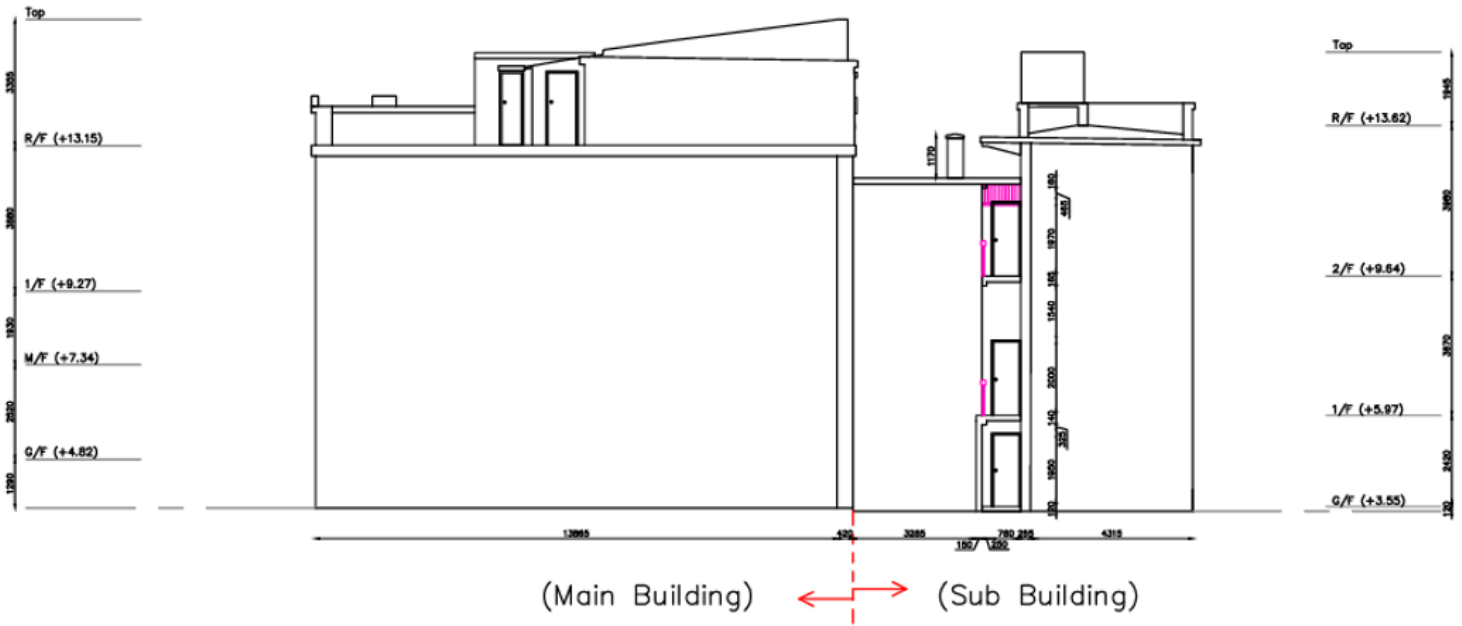
B4.2.5 – Side (west) elevation of NY (Source: THE APPLICANT, 2026)



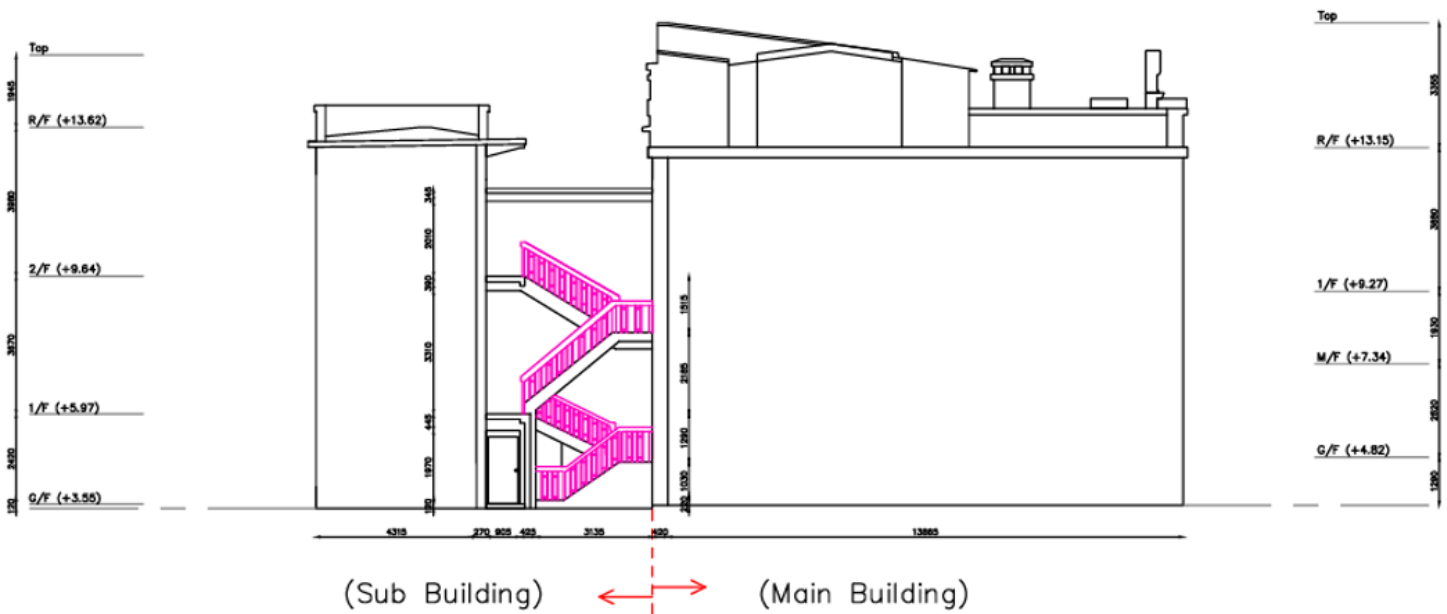
B4.2.6 – South elevation of NY Main Building (elevation to the north of lightwell) (Source: THE APPLICANT, 2026)



B4.2.7 – North elevation of NY Sub Building (elevation to the south of lightwell) (Source: THE APPLICANT, 2026)



B4.2.8 – Elevation to the east of lightwell (Source: THE APPLICANT, 2026)



B4.2.9 – Elevation to the west of lightwell (Source: THE APPLICANT, 2026)



B4.2.12 – The skirting at the staircase landing on the mezzanine level of Main Building was modified for the introduction of a steps that reach the level of the landing between 1/F and 2/f of the staircase at lightwell.



B4.2.13 – View of 1/F store of Sub Building. Original rear entrance with metal fence of NY at the south east of Main Building G/F sitting room is half blocked.

B4.3 Architectural Style, Decorative Features and Finishes

a. Main Facade

NY is a prime example of eclectic architectural style featuring a unique and flamboyant fusion of Chinese and Western influences, blending local Chinese traditions with European elements like, Classical, Romanesque, etc. styles. Such style is particularly popular during the early Chinese Republican Era.

Externally, the entrance arch porch with columns of Doric orders at front are the dominant features of the building.



B4.3.1 – Entrance arch porch, Main Building.



B4.3.2 – Entrance arch porch, Main Building.

The entrance porch is topped at the roof level with the parapet wall enriched with an upstand pediment with scroll ornamentations featuring floral and leave motives on top. The Chinese name of the residence 「吳園」 has been inscribed on the roof parapet wall directly above the entrance porch. The inscribed Chinese characters 「燕處」 signifying the residence as the place of retirement or rest for the owner are found on the rectangular panel at the pediment. Note that the Chinese character 「處」 here is presented by way of replace the top portion of 「處」 by 「雨」 (such approach is also known as 「雲頭」¹⁰, “head of cloud”).

¹⁰在道教的「密諱」或符咒書法中，常會將一般的偏旁（如虎頭、人字頭）替換為「雨」字頭（稱為「雲頭」），用以增加神聖性或天象意涵。因此，將「處」寫作兩字頭加「占」的形式，在道教文獻或特定書法變體中可能具備特殊的神靈稱號或避諱意義。

<https://www.facebook.com/taoist.dkn/posts/122162840708433486/>



B4.3.3 – Ornate balustrade wall with upstand pediment inscribed with the name and nickname of the residence, Main Building.



B4.3.4 – Ornate balustrade wall with upstand as observed from the roof level, Main Building.

Another significant feature at the roof balustrade walls is the presence of concrete masses resembling teeth-like battlement or crenellation, emphasizing the defensive gesture of the residence.



B4.3.5 – Roof crenellation features as observed from street level, Main Building.



B4.3.6 – Roof crenellation features as observed from roof level, Main Building.

b. Doors and Windows

The main entrance door and windows show careful design intention for aesthetics while fulfilling the functional needs. They are equipped with fan lights at the top for natural ventilation. Glass panels of main entrance door are translucent for privacy. Windows are secured by metal grilles for security. Some windows are still secured with metal grilles. Most of them are equipped with mosquito nets that were not originally but later added.



B4.3.7 – G/F main entrance door with fanlight at the top, Main Building.



B4.3.8 – Side door providing access to the G/F balcony and windows on the east elevation, Main Building.



B4.3.9 & 10 – Metal grilles are installed at sidelights of the G/F main entrance, and other G/F windows, Main Building.



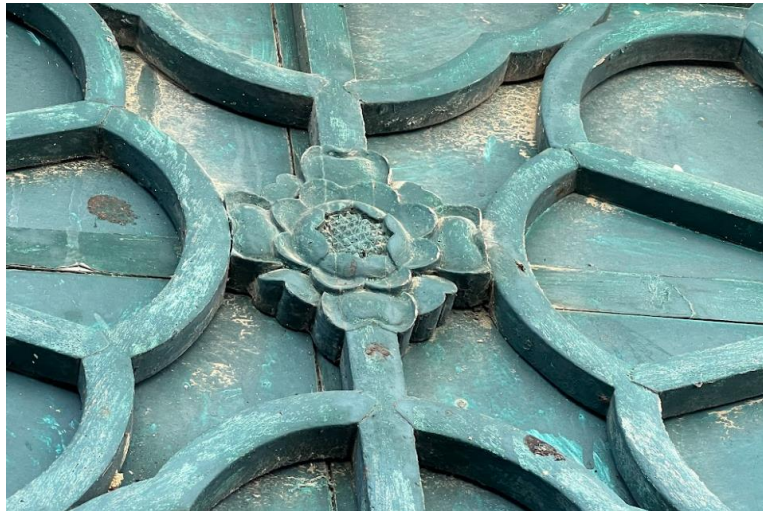
B4.3.11 – Windows at the G/F living room, Main Building.



B4.3.12 – Mosquito nets open towards the interior, Main Building.



B4.3.13 – Fanlights with timber carving, Sub Building.



B4.3.14 – Blow-up of the carving at timber air grilles featuring the Chinese motif of peony representing the blessing for great fortune, Sub Building.



B4.3.15 – Interior view of the 2/F fanlight and windows with metal grilles and mosquito nets, Sub Building.

c. Floor Finishes and Interior Features

Internally, there are the features and finishes that help with the partitioning of spaces and distinguish the circulation (public) and private areas.

The G/F partitioning doors can allow the flexible use of the living room and the inner room. The granite flooring and ornate floor tiles of different forms, colours and patterns were used for circulation areas at different locations. For example, white hexagonal tiles are found at the main entrance and the staircase landing on the roof level, that are the locations at the interface of the indoor and outdoor spaces. The colourful tiles are found at the hallway on the G/F. Teak parquet flooring in long wood strips have finished most of the rooms as well as the concrete staircase at the Main Building. The floor of rooms at the Sub Building are finished by light-colored terrazzo with bright yellow or vermillion borders.

The ceiling at the Main Building is decorated by corner crown moulding. Structural beams are heavily plastered to allow the provision of recess slots, and the corbels thereof are articulated by curvilinear profile.

A number of fireplaces of different conditions are found or have their locations identified, all at the Main Building. No bedrooms at the Sub Building have been equipped with a fireplace.

There are also some hidden safe storage spaces on a wall and floor on the 1/F, signifying the need to keep valuables at spaces unknown to outsiders.



B4.3.16 – G/F partitioning doors, Main Building.



B4.3.17 – Granite (red arrow) and hexagonal tile flooring (blue arrow) at the main entrance porch of Main Building.



B4.3.18 – G/F entrance granite threshold ornate tile flooring, Main Building.



B4.3.19 – Ornate tile flooring at the entrance hallway, Main Building.



B4.3.20 – Ornate tile flooring at the hallway.



B4.3.21 – Teak flooring at 1/F dining room, Main Building.



B4.3.22 – Teak flooring at a room on the 1/F, Main Building.



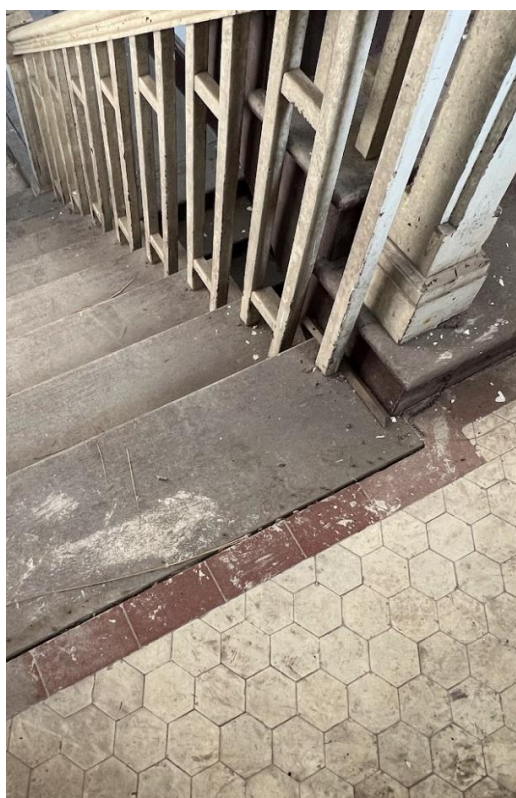
B4.3.23 – Teak flooring at the staircase at Main Building.



B4.3.24 – Terrazzo flooring with vermillion border, Sub Building.



B4.3.25 – Terrazzo flooring with yellow border, Sub Building.



B4.3.26 – Hexagonal tiles at the landing on the roof of Main Building.



B4.3.27 – Teak flooring at the interior staircase at Main Building.



B4.3.28 – Concrete balustrades along the corridors at the Sub Building.



B4.3.29 – Granolithic finish of the external staircase at lightwell, the staircase serves Sub Building only.



B4.3.30 – Ceiling corner crown moulding, Main Building



B4.3.31 – Ceiling corner crown moulding at Main Building.



B4.3.32 – The fireplace with a surround resembling the main entrance arch porch is found on the G/F living room at Main Building of NY.



B4.3.33 – The fireplace at the 1/F dining room (east side) at Main Building of NY has been sealed and with the surround removed.



B4.3.34 –The fireplace on the 1/F west side at Main Building of NY.



B4.3.35 –The fireplace on the 1/F south side at Main Building of NY.



B4.3.36 – A storage space on the wall of the room on the west of the 1/F of Main Building.



B4.3.37 – A storage space on the floor on the west of the 1/F of Main Building.

B5 INTERVENTIONS

With the absence of verified records of any construction drawings, it is hardly possible to identify the changes that have been conducted at NY. Based on visual inspection made during the site visit in 2025 Dec, and comparison of survey maps and existing floor plans, the following interventions are identified:

B5.1 Addition of Sub Building

A few major observations signify that Main Building and Sub Building were not built in the same period, for instance:

- (a) The G/F levels of the two buildings are different;
- (b) Awkward interfacing of the two buildings at the staircase landings of the staircases at Main Building and lightwell, and G/F rear fence of Main Building (Section B4.2);
- (c) String courses of MB appear to terminate abruptly on the side (west) elevation where the later added wall of lightwell is in contact of MB, in fact, they continue on MB south façade which faces the lightwell;
- (d) Difference in the reinforced concrete construction;
- (e) Difference in the details and design of windows, e.g. window frame, ironmongery and mouldings at wall openings on interior walls, etc; and
- (f) Crown mouldings in the interior, etc.



B5.1.1 – String courses of MB wrap around the four sides of MB and terminate abruptly on the side (west) elevation (red arrows) where the later added wall of lightwell is in contact of MB.



B5.1.2 – Comparison of the reinforced concrete construction of Main Building (left) and Sub Building (right).



B5.1.3 – Comparison of windows of Main Building (left) and Sub Building (right).



B5.1.4 – Comparison of ceiling crown mouldings of Main Building (left) and Sub Building (right).

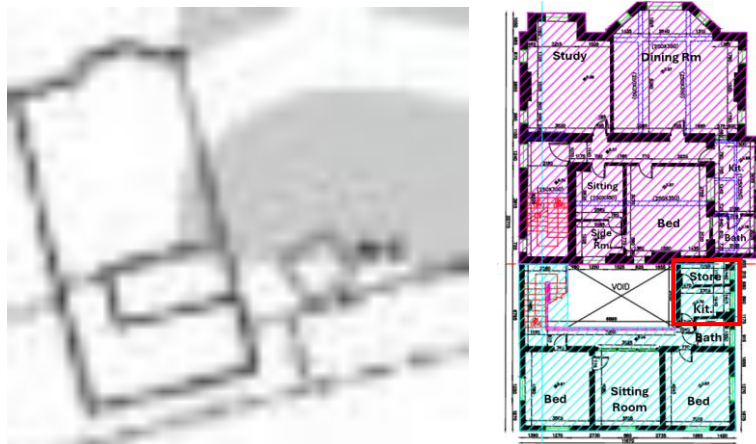
Before digitization, updates of Survey Maps were labour-intensive and took more than a year. The 1967 Survey Map showing an earlier footprint of NY was not updated to reflect the addition of Sub Building which took place in or before 1963, as recorded in the 1963 aerial photo.



B5.1.5 – Comparison of 1963 aerial photo (left), 1967 Survey Map (middle), and existing GIS plan retrieved in 2026 of NY. The red dotted line represents the footprint of NY as shown on the 1967 Survey Map. (Source: Survey and Mapping Office, GIS)

B5.2 Addition of kitchen and bathroom core at the east side of Sub Building

The addition of the kitchen and bathroom core at the east side of SB was not shown on the Survey Map in 1975, advising that it might have been added after 1975. Noting that the users of SB could have access MB via the landings of the staircases at lightwell and MB (before the adding of the wall which disconnect the two landings), one can deduce that SB users might have used the kitchen and bathroom of G/F, MB when there was no kitchen and bathroom core at SB.



B5.2.1 – The kitchen and bathroom core at Sub Building (as marked in red) on the existing 2/F plan of Sub Building was not found in the Survey Map in 1975 (left). (Source: Survey and Mapping Office)

B5.3 Addition of kitchen and bathroom on the east side of 1/F of Main Building

There are kitchen and bathroom on the G/F of MB. The introduction of a kitchen and bathroom next to the dining room on the 1/F of MB, together with a metal gate on which “Private Area, No Entry” suggest that the 1/F was used separately from the G/F

and 1/F. The kitchen with white wall tiling and bathroom paved with pink wall and floor tiles and equipped with pink fixtures was added to serve the 1/F of Main Building. The addition is presented as a protruded addition to a cantilevered bay on the east façade. It is supported by structural walls at two ends that transfer the load to the ground. The window frames and ironmongery of the 1/F kitchen and bathroom are significantly different from that of the other areas of the MB, but similar to those of SB.



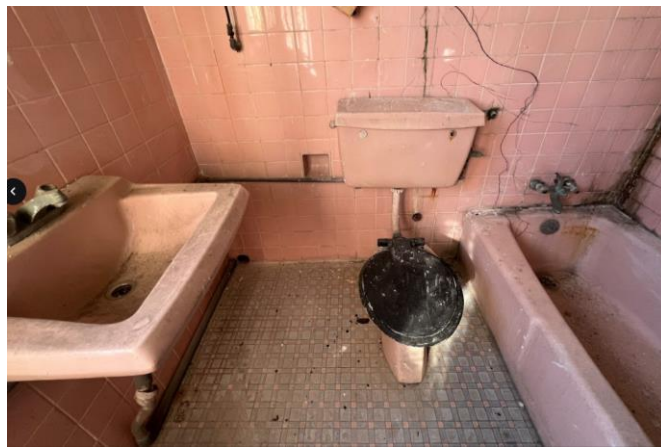
B5.3.1 – The 1/F kitchen and washroom of Main Building as viewed from the exterior.



B5.3.2 – The 1/F kitchen and washroom of Main Building as viewed from below. The edge beam with curvilinear profile (indicated by the red arrow) might be the original footprint of the cantilevered bay on the 1/F, providing shelter to the sitting-out area on the G/F.



B5.3.3 – The 1/F kitchen with a bathroom at the end as viewed from the interior, Main Building.



B5.3.4 – The 1/F bathroom as viewed from the interior, Main Building.



B5.3.5 – The window frames and ironmongery of the 1/F kitchen, Main Building.



B5.3.4 – The metal gate at staircase landing on Main Building 1/F on which “Private Area. No Entry” are written on both leaves of the gate.

B5.4 Addition of a structure on the roof

The additional structure on the roof with a roof made of corrugated panels was used as a kitchen, bathroom, and very likely a bedroom. White glazed tiles on wall and working table tops, and other toilet fixtures are noted.



B5.4.1 – The additional structure on the roof, Main Building in 2025. (Source: THE APPLICANT, 2025)



B5.4.2 – The later added kitchen on the roof, Main Building.



B5.4.4 – The later added bathroom on the roof, Main Building. The toilet is fixed to the roof chimney.



B5.4.4 – This space found on the roof of Main Building is believed to be a bedroom.

B5.5 Addition of building services and flood lights on the facades

Flood lights on the main facades could be traced back to the earlier photos in 2000s. The black electrical cables should have been added in recent years as they were not shown in earlier photos.



B5.5.1 – Floodlights and electrical cables are found on the facades, Main Building.

B6 SOCIAL ATTACHMENT

NY has been sited at south back of Tide Cover in the 1920 prior to the development of Sha Tin as a new town in the 1970s. It is one of the very few surviving examples of a private residence that once lined Tai Chung Kiu Road, contributing to the local character and sense of place.

The original owner Ng Tze-mei was a prominent local figure in Sha Tin whose charitable works supported people of the district back then. The house serves as a physical link to his life and local contributions.

B7 SITE/MAP/PHOTOGRAPH PROGRESSION

The compilation of historic and older maps and photos since 1963 demonstrate the changes in NY itself, as well as its setting, and the urbanization of Sha Tin from a rural, agricultural area into a populated new town.

The following observations are noted:

B7.1 Ng Yuen Itself

No major change to the footprint and massing of NY since 1963 until the addition of the kitchen and bathroom core at the east side of Sub Building after 1975.

B7.2 The Setting of Ng Yuen

The surrounding areas of NY have changed significantly due to land reclamation and urbanization. It used to face onto Sha Tin Valley estuary with extensive views of Tolo Harbour to the east and green lushy mountains to the north. It was surrounded by fish ponds and paddy fields until the 1970s. Originally a stand along island connected to the south bank of Tide Cove by embankments of fish ponds, Yuen Chau Kok was integrated into the south bank of Shing Mun River, now Yuen Chau Kok Park.

B7.3 The Urbanization of Sha Tin

The major stages land reclamation at Tolo Harbour and Tide Cove created the land for the construction of public and private housing, G/I/C buildings and facilities, recreational spaces etc., facilitating the resettlement of villagers into modern housing and population growth.

Rail services have also accelerated the urbanization. They began with the opening of the Kowloon-Canton Railway (KCR) Sha Tin Station on October 1, 1910. However, it was until the introduction of modern electric rail with new infrastructure, including the electrification and double-tracking, was completed in stages in the early 1980s, resulting in major redevelopment around the station. The expansion of the modern MTR services connecting to wider networks through projects like the Sha Tin to Central Link (SCL) in the 2010s and 2020s has further allowed Sha Tin to accommodate a larger population.

B7.1 Aerial Photo Progression

1963



B7.1.1 – 1963 aerial photo (Source: Survey and Mapping Office. Photo No. 1963-5452)

1975



B7.1.2a – 1975 aerial photo (Source: Survey and Mapping Office. Photo No. 11516)

1978



B7.1.3 – 1978 aerial photo (Source: Survey and Mapping Office. Photo No. 23483)

1988



B7.1.4 – 1988 aerial photo (Source: Survey and Mapping Office. Photo No. A13997)

1997



B7.1.5 – 1997 aerial photo (Source: Survey and Mapping Office. Photo No. A46166)

2003



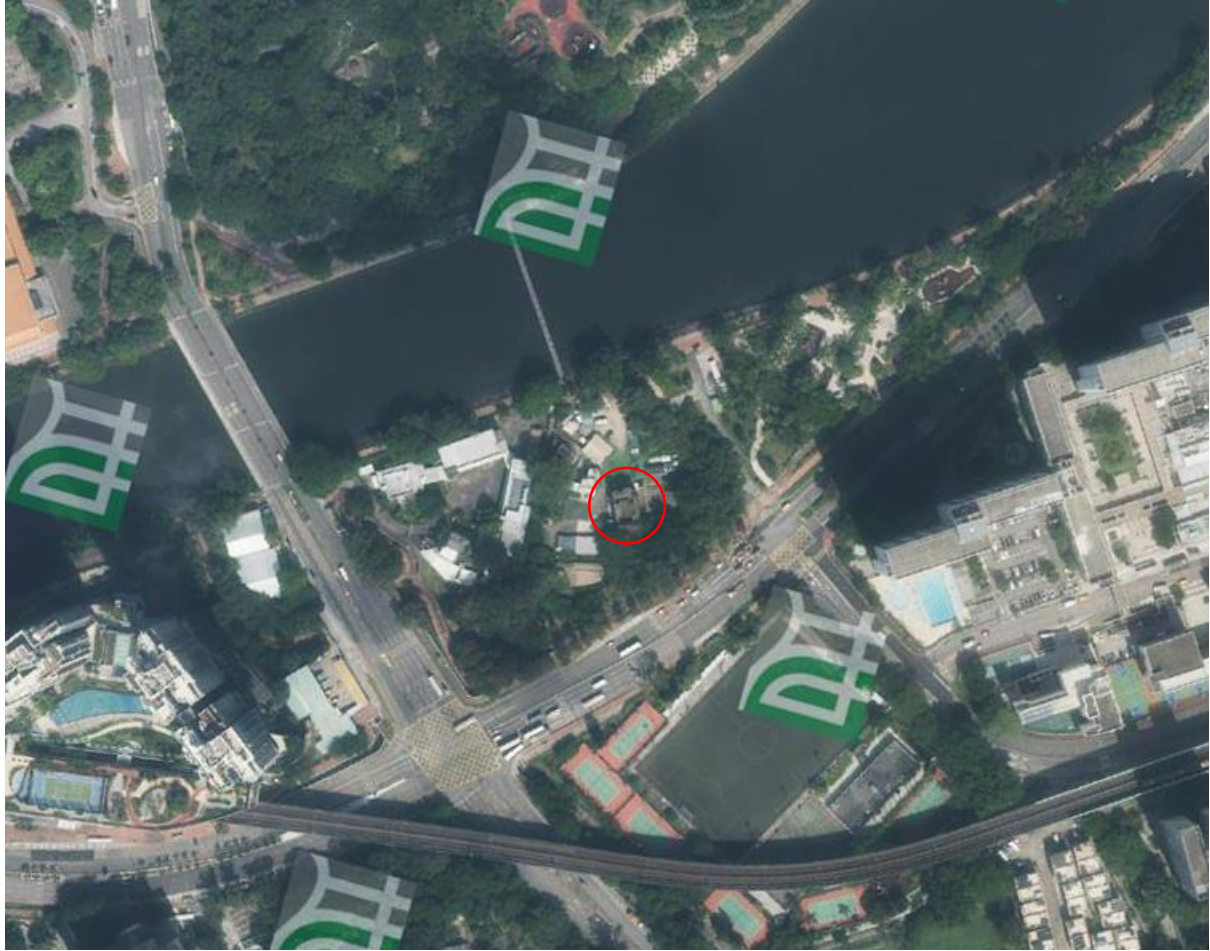
B7.1.6 – 2003 aerial photo (Source: Survey and Mapping Office. Photo No. CW47592)

2017



B7.1.7 – 2017 aerial photo (Source: Survey and Mapping Office. Photo No. E017241)

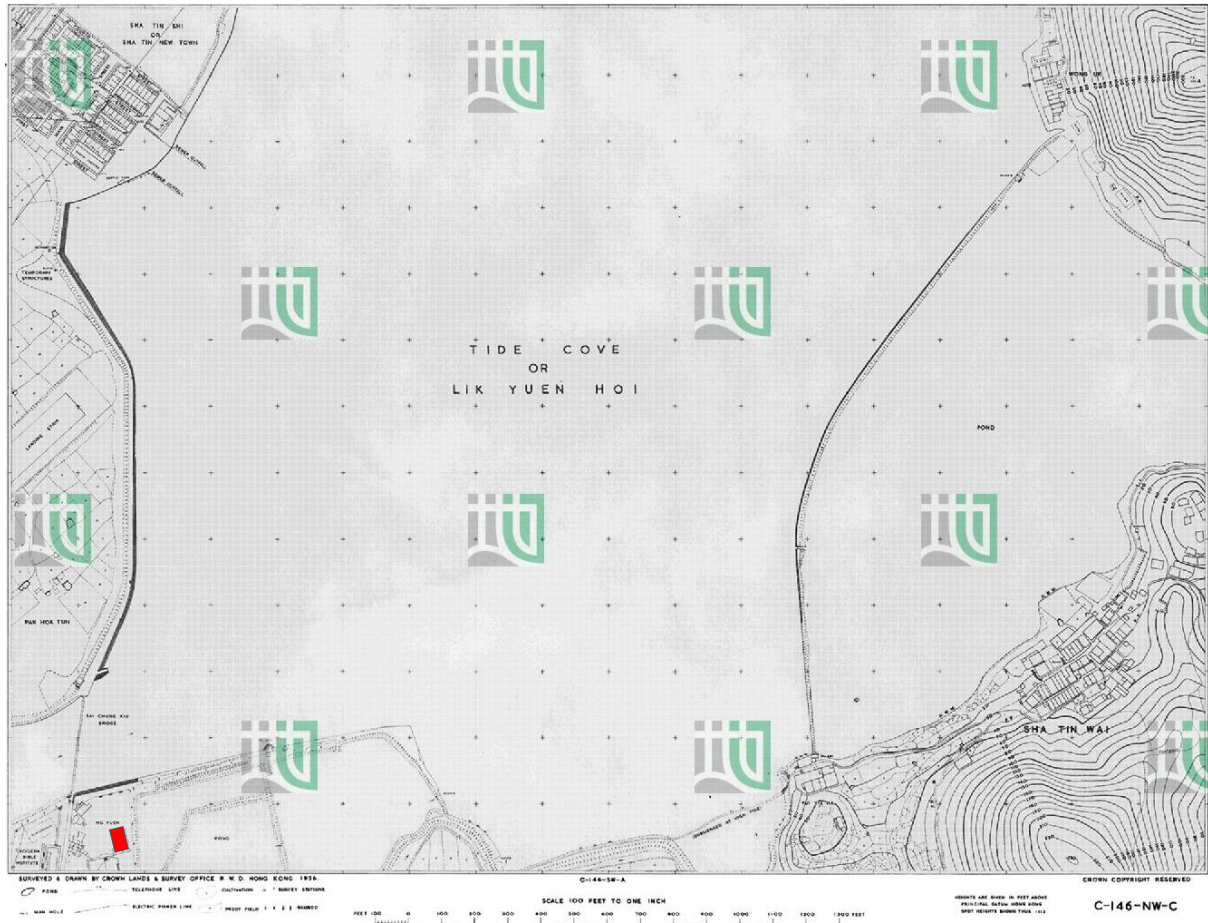
2024



B7.1.8 – 2024 aerial photo (Source: Survey and Mapping Office. Photo No. E231807)

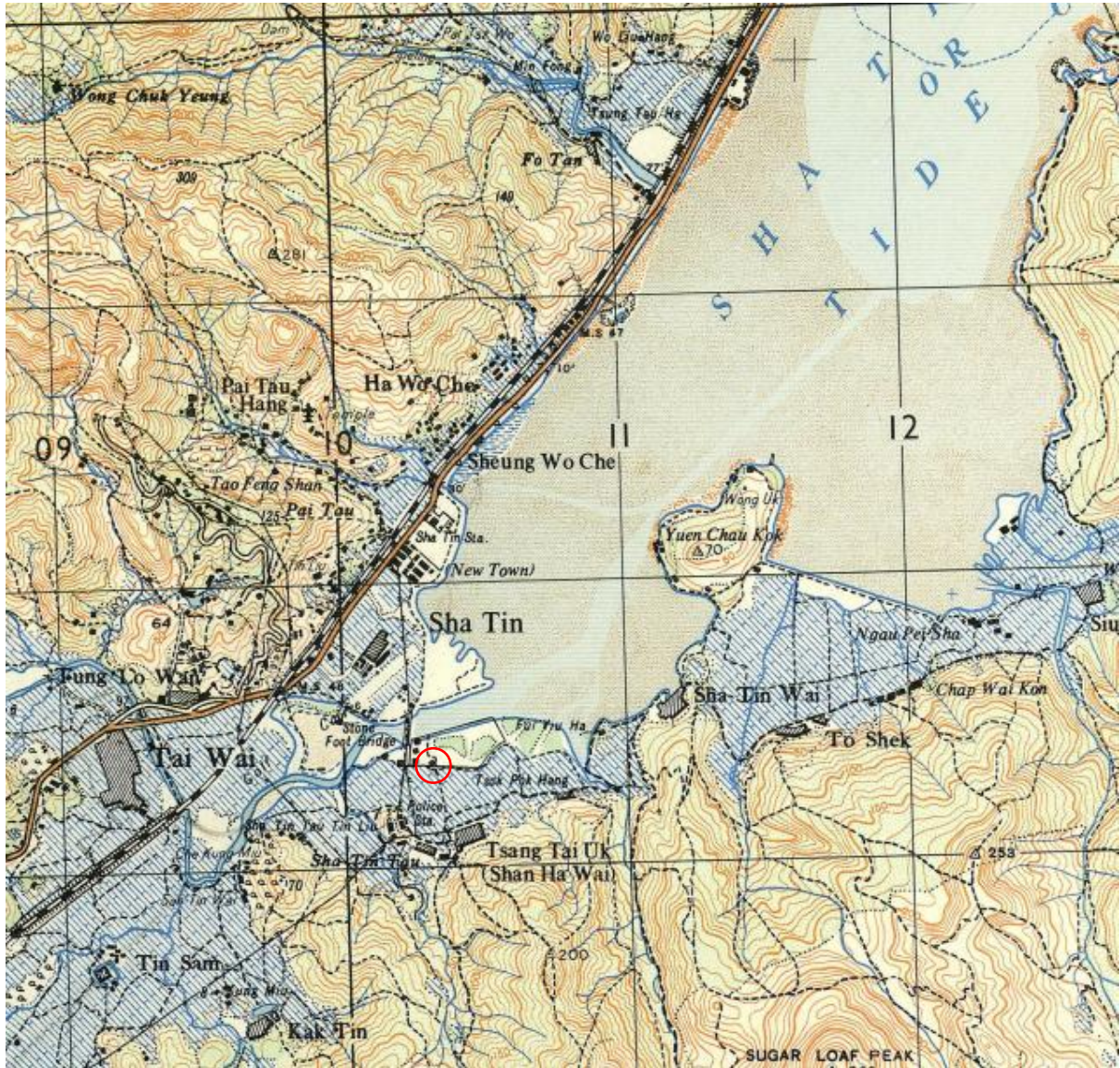
B7.2 Map Progression

1956



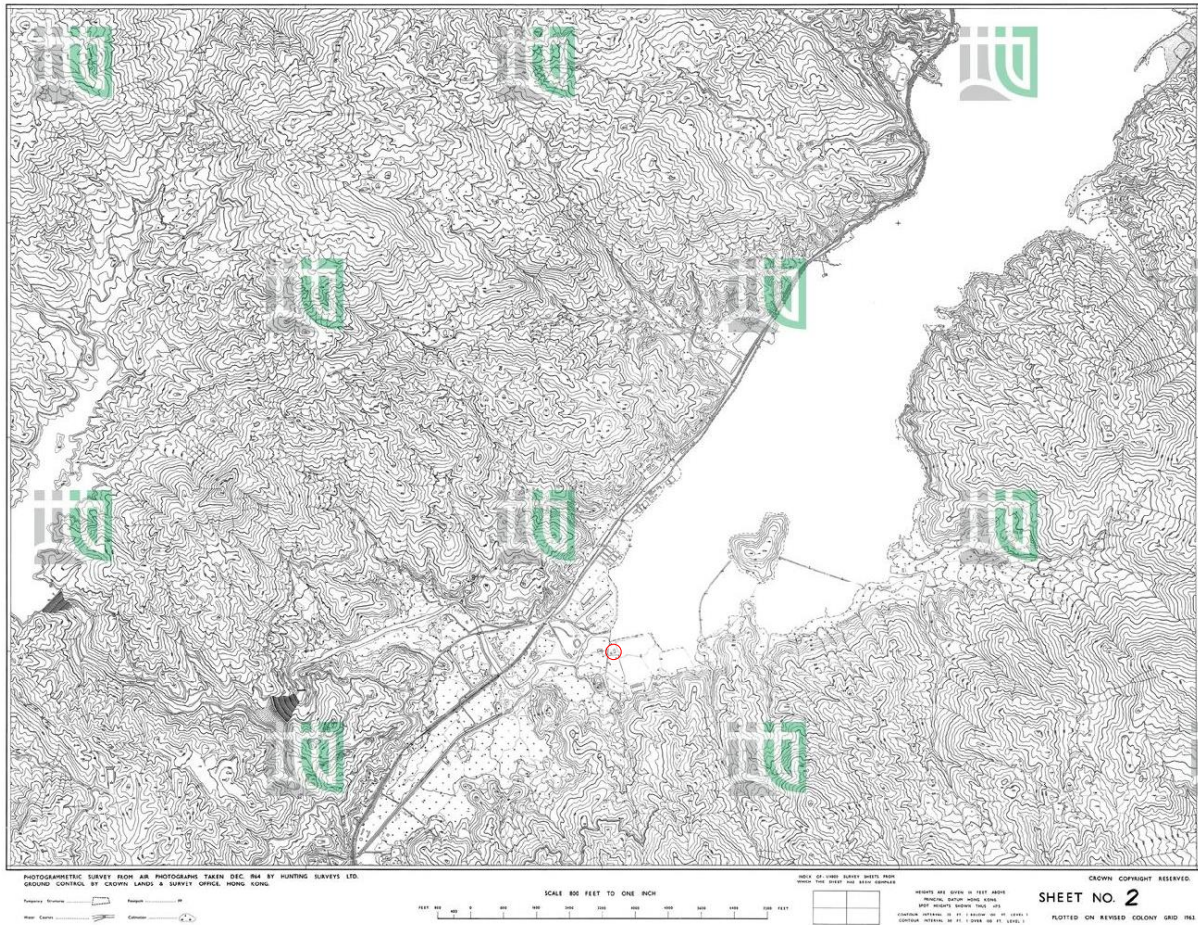
B7.2.1a – 1956 survey map (Source: Survey and Mapping Office, Item ID: 158884)

1957



B7.2.3 – 1957 survey map (Source: Mapping Hong Kong)

1964



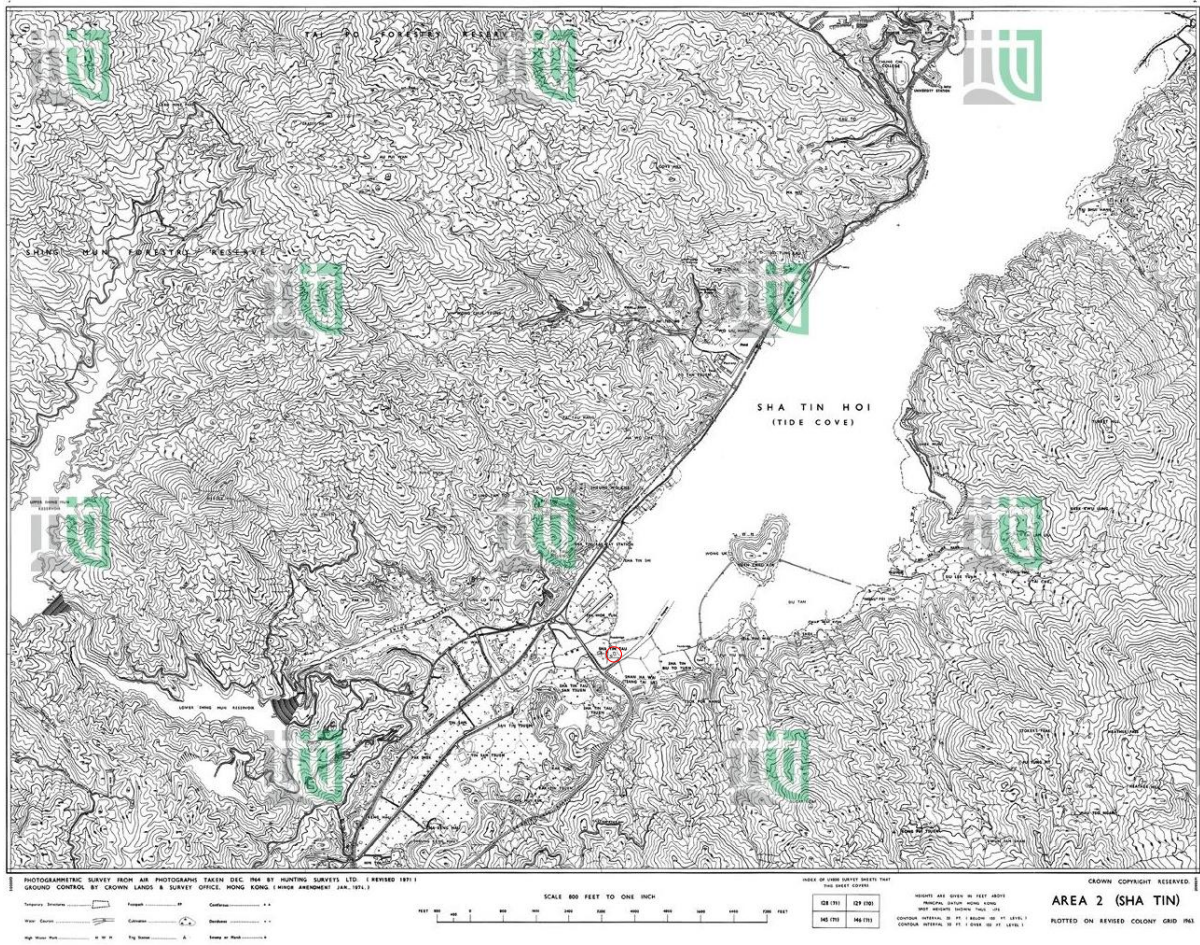
B7.2.4 – 1964 survey map (Source: Survey and Mapping Office, Item ID: 152198)

1966



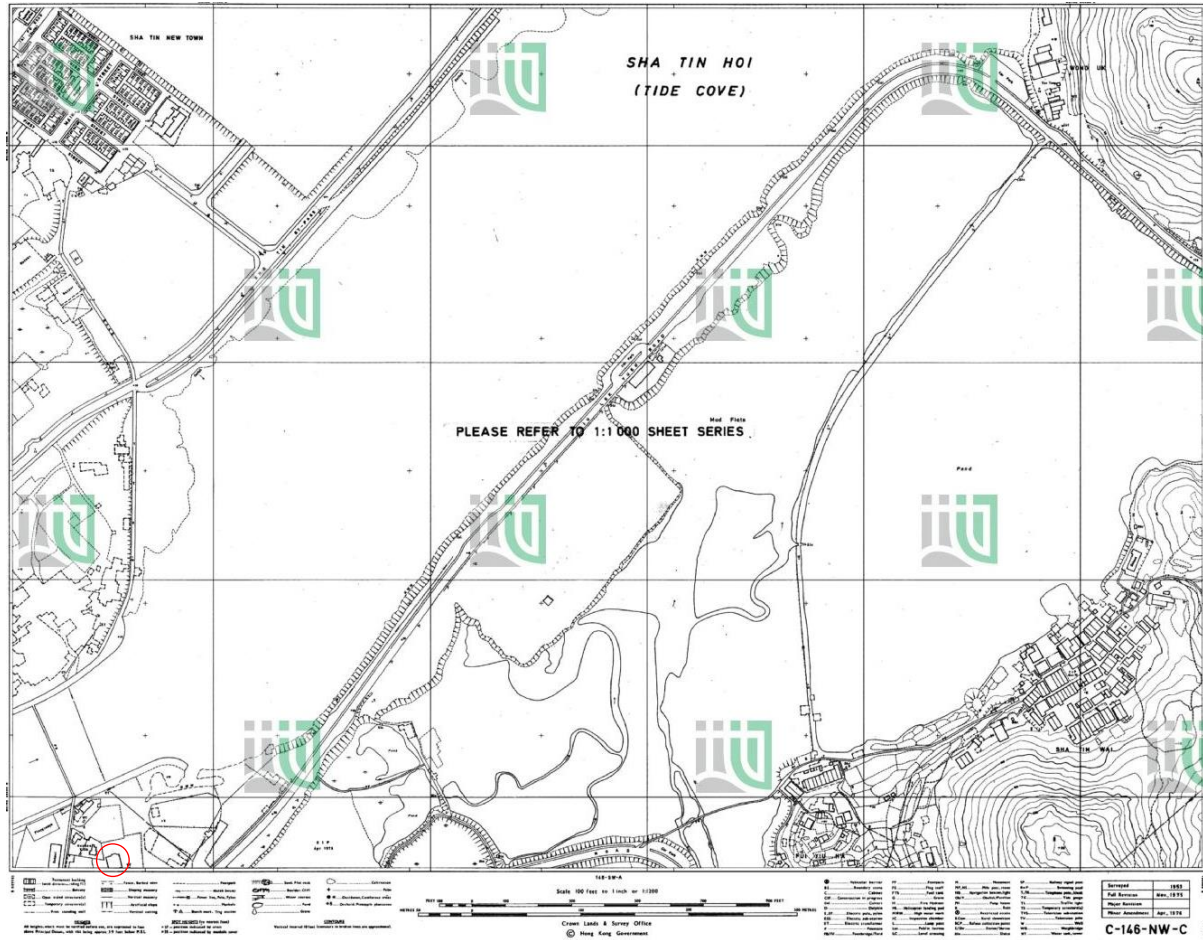
B7.2.5 – 1966 survey map (Source: Survey and Mapping Office, Item ID: 152199)

1974



B7.2.7 – 1974 survey map (Source: Survey and Mapping Office, Item ID: 152200)

1976



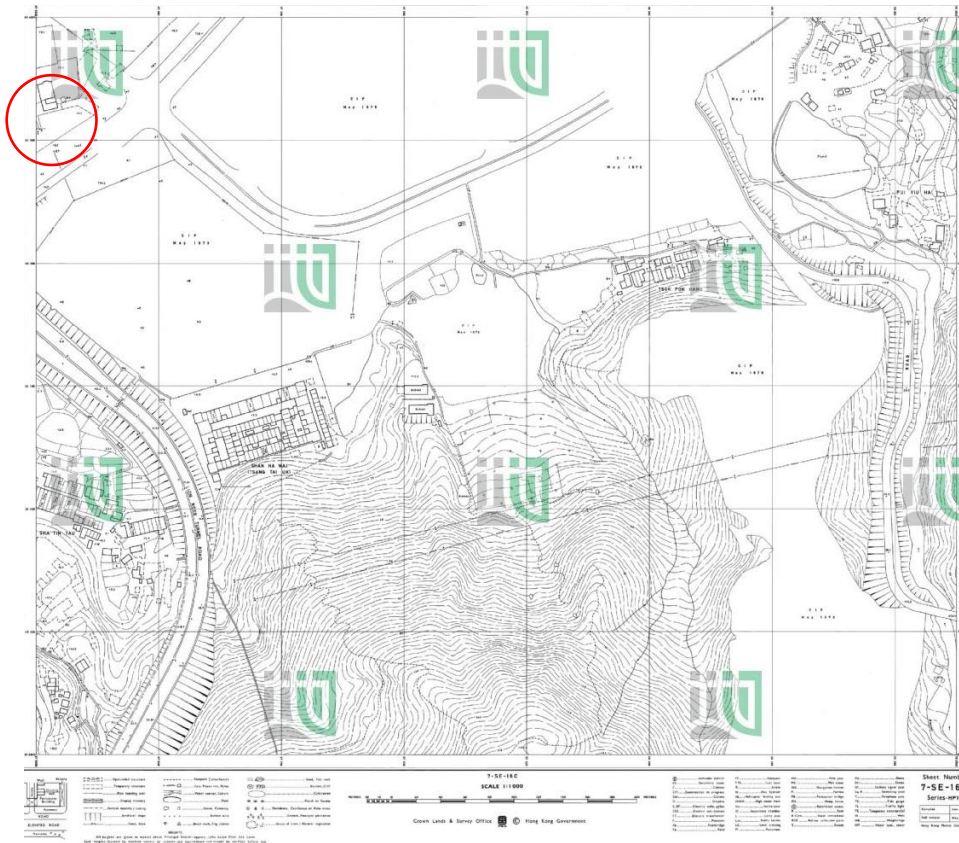
B7.2.8 – 1976 survey map (Source: Survey and Mapping Office, Item ID: 158891)

1977



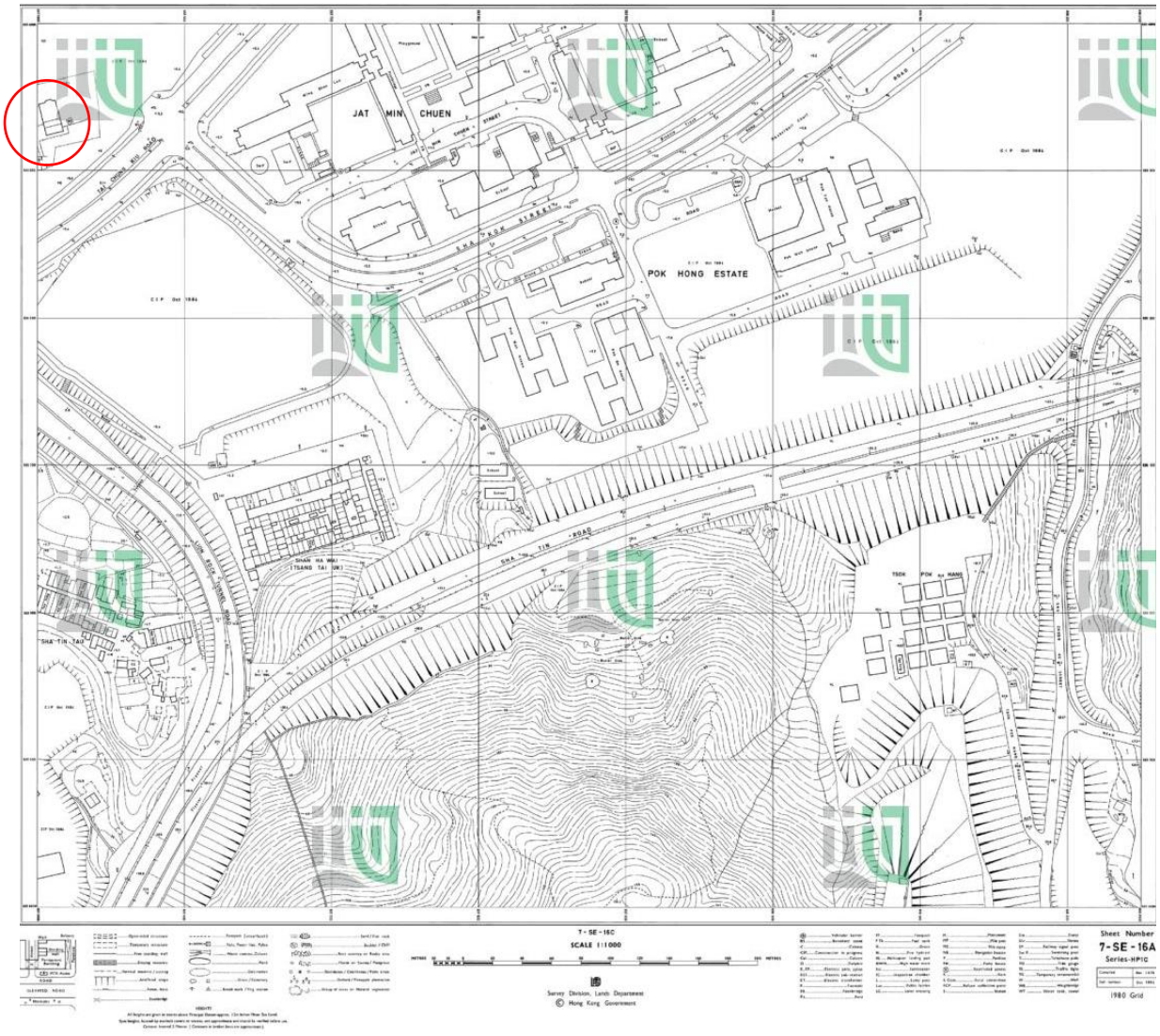
B7.2.9 – 1977 survey map (Source: Survey and Mapping Office, Item ID: 123535)

1979



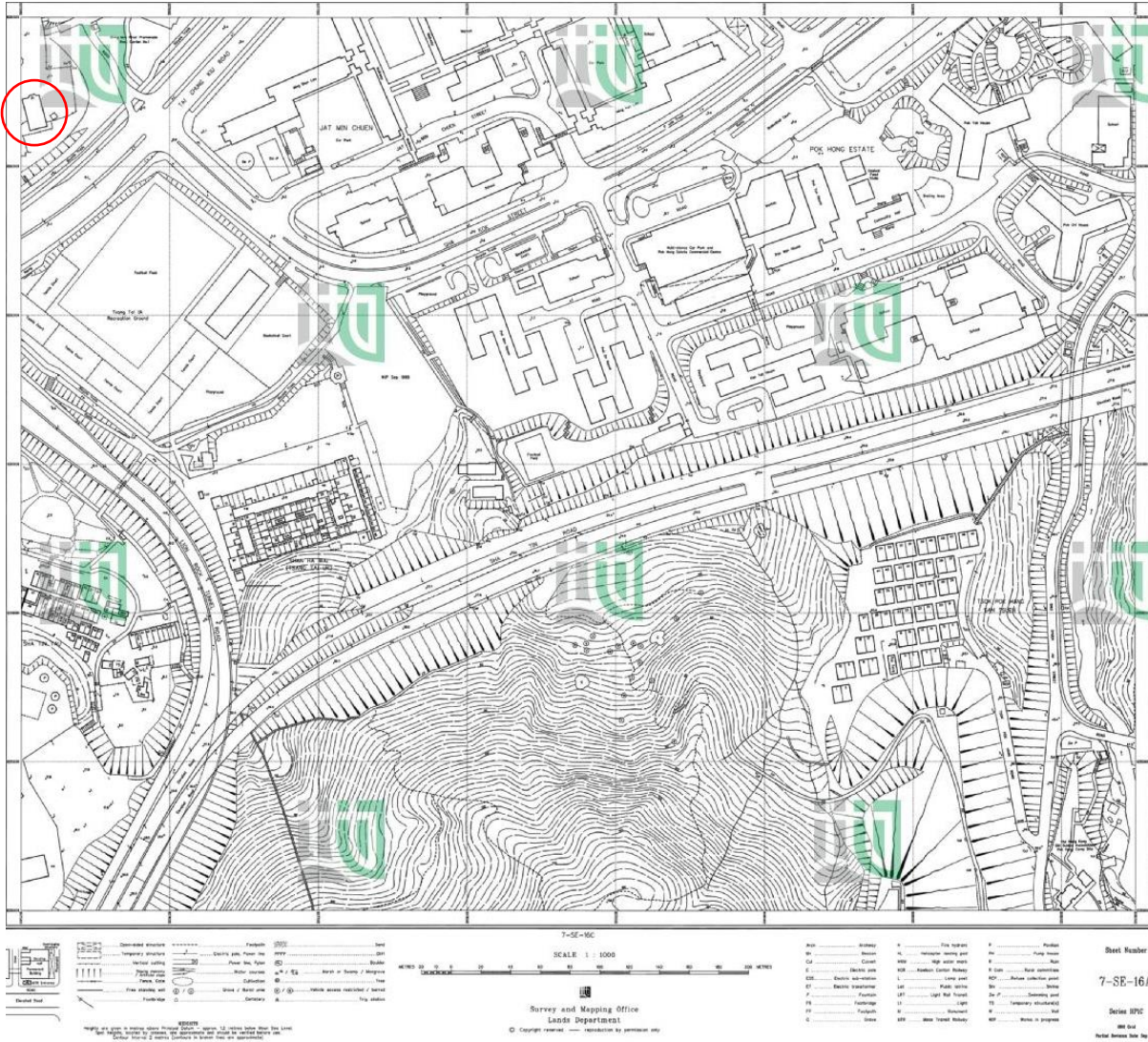
B7.2.10 (top) & B7.2.11 (bottom) – 1979 survey maps (Source: Survey and Mapping Office, Item ID: 121828, 123536)

1984



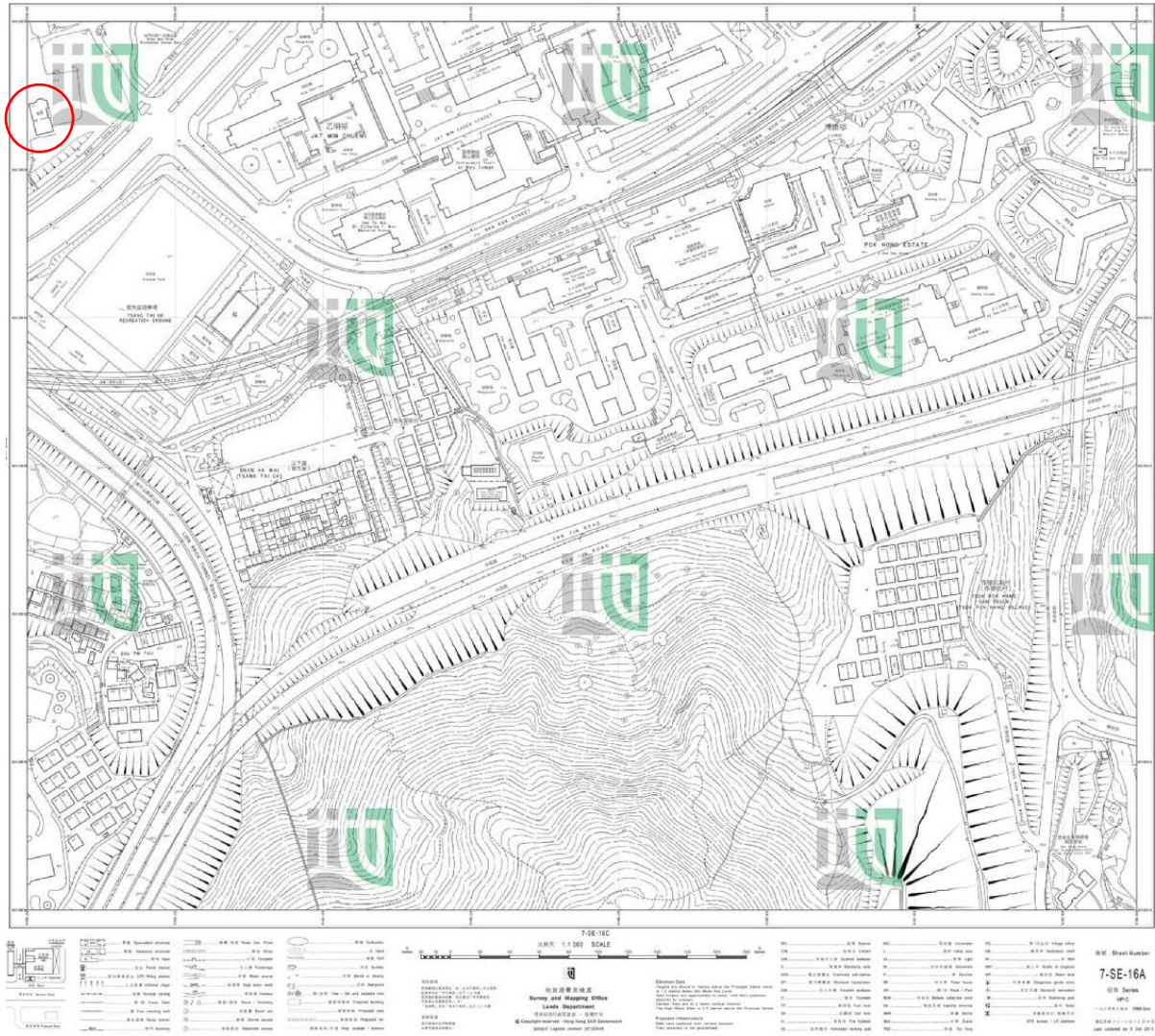
B7.2.12 – 1984 survey map (Source: Survey and Mapping Office, Item ID: 123539)

1998



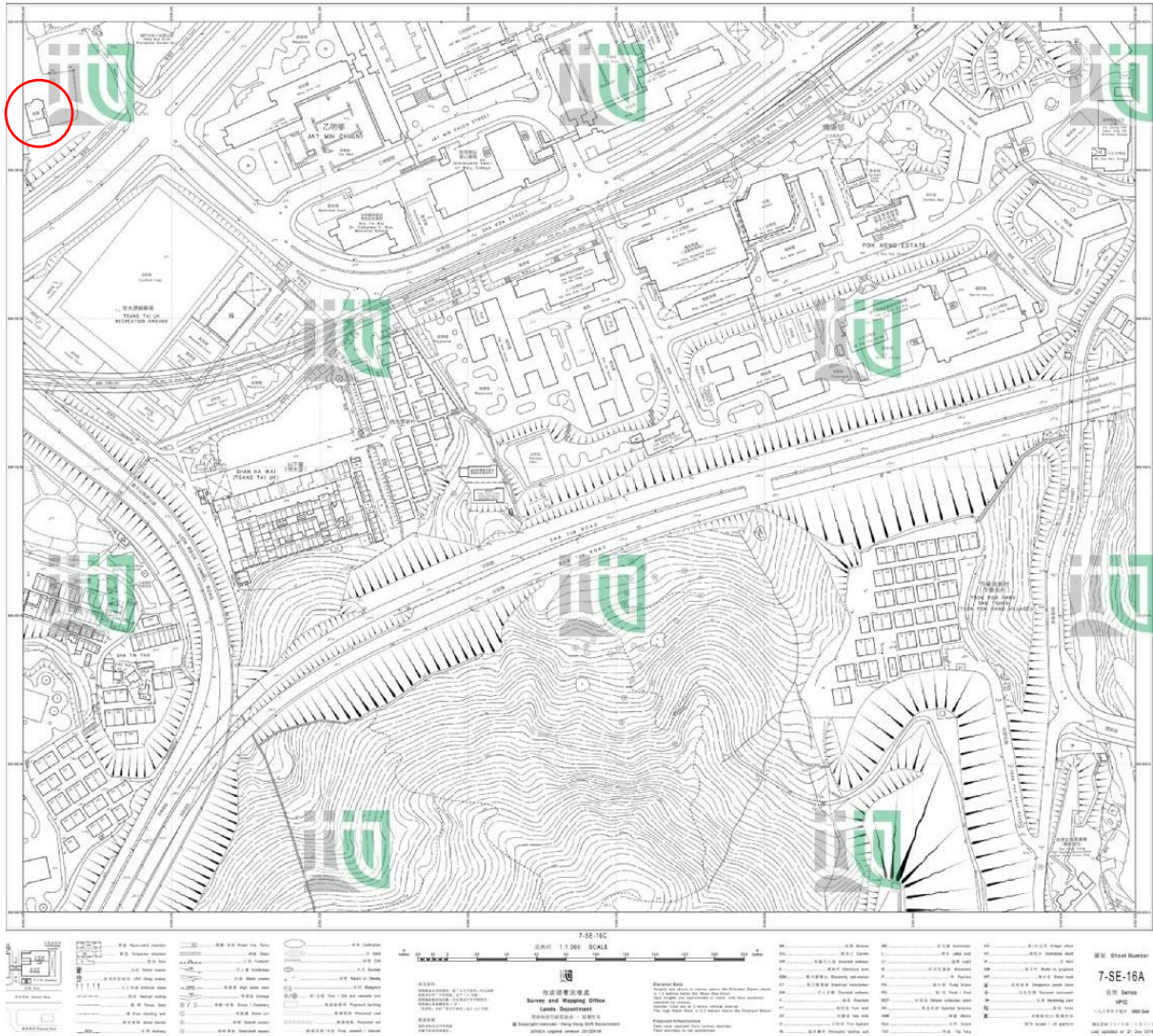
B7.2.13 – 1998 survey map (Source: Survey and Mapping Office, Item ID: 123544)

2008



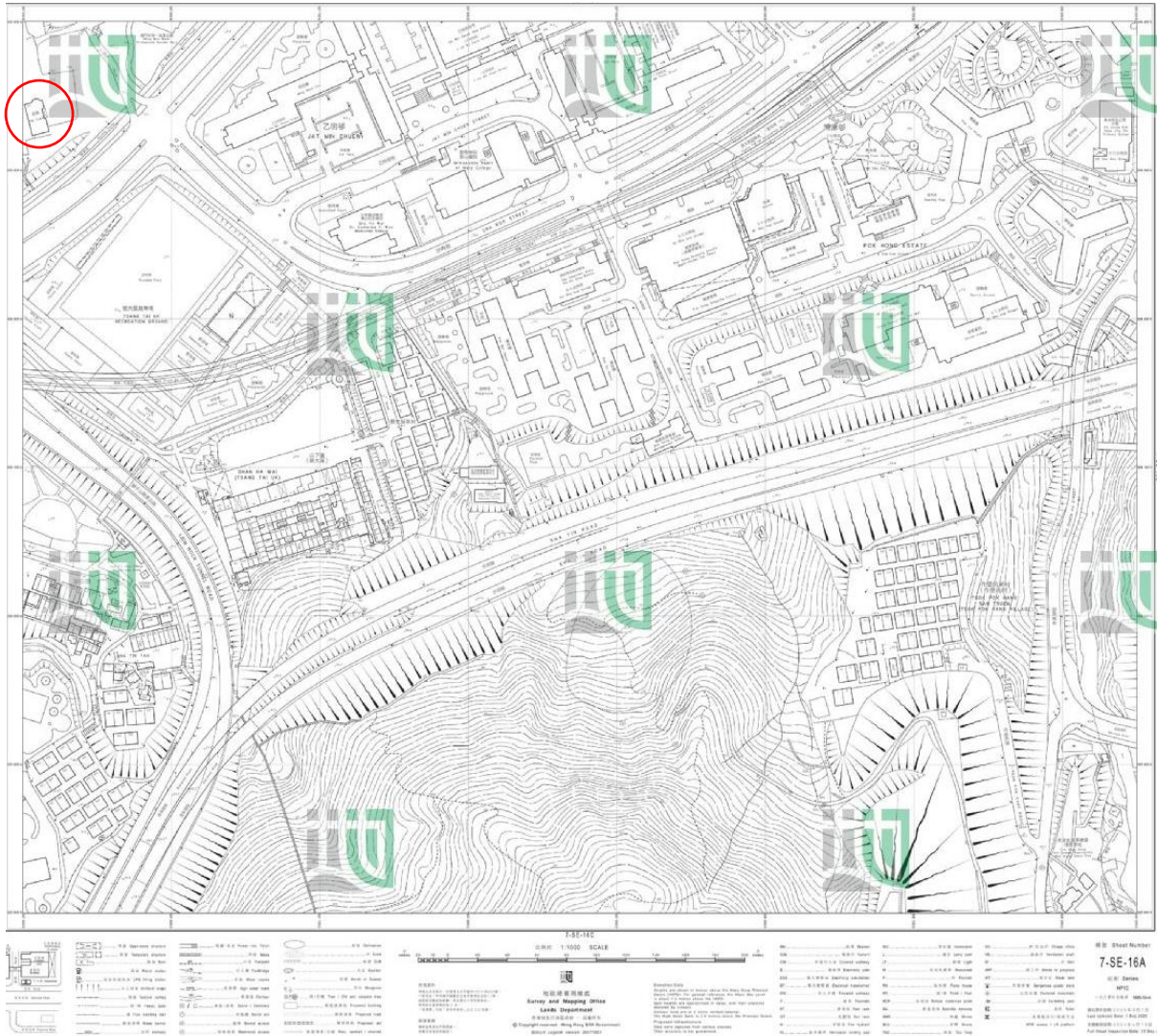
B7.2.14 – 2008 survey map (Source: Survey and Mapping Office, Item ID: 164920)

2016



B7.2.15 – 2016 survey map (Source: Survey and Mapping Office, Item ID: 192388)

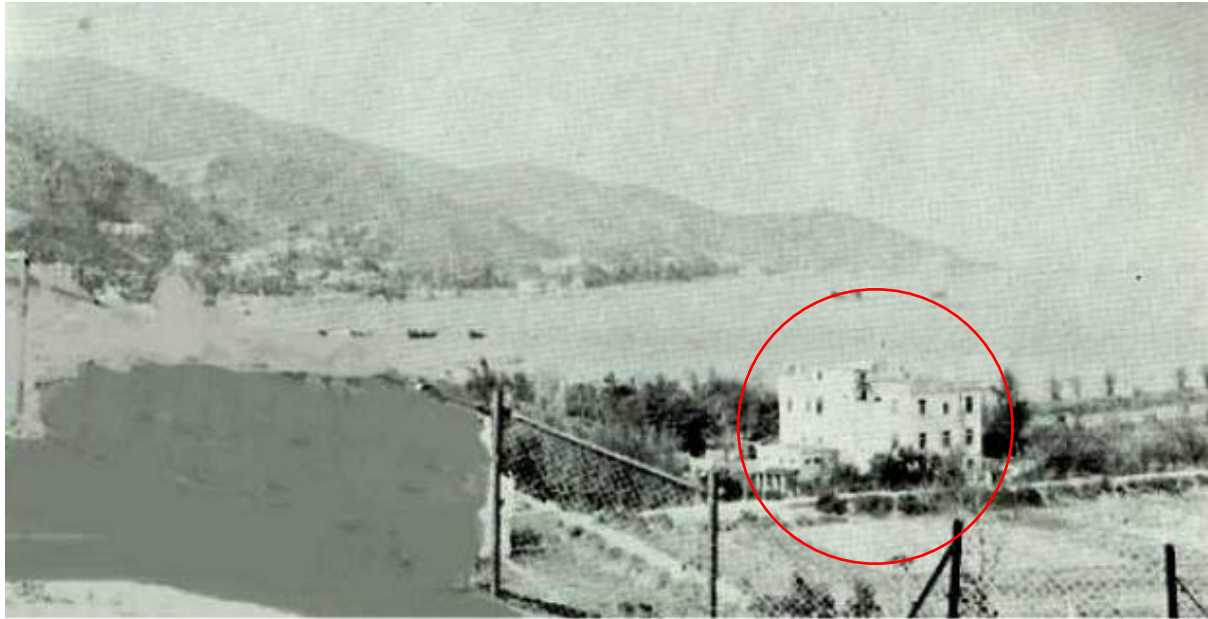
2025



B7.2.16 – 2025 survey map (Source: Survey and Mapping Office, Item ID: 264262)

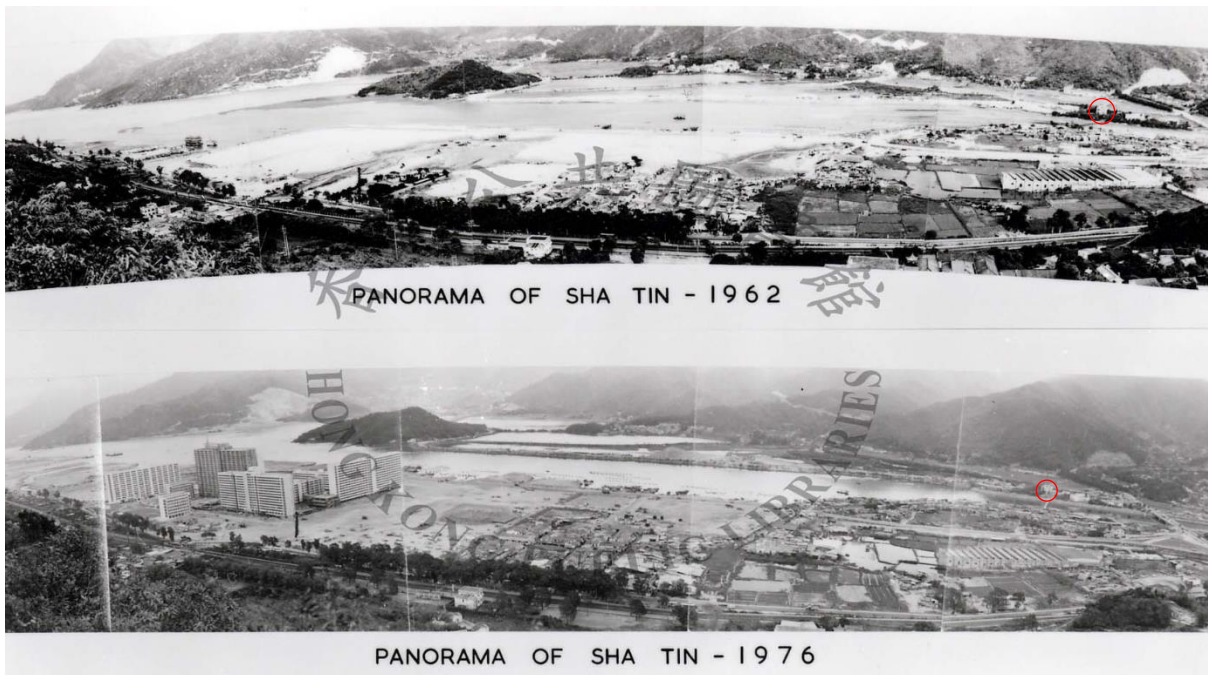
B6.3 Photograph Progression

1965



B7.3.1 Side (west) and back (south) elevations of Ng Yuen in 1965.
(Source: tkjho, <https://gwulo.com/media/52269>)

1962 & 1976



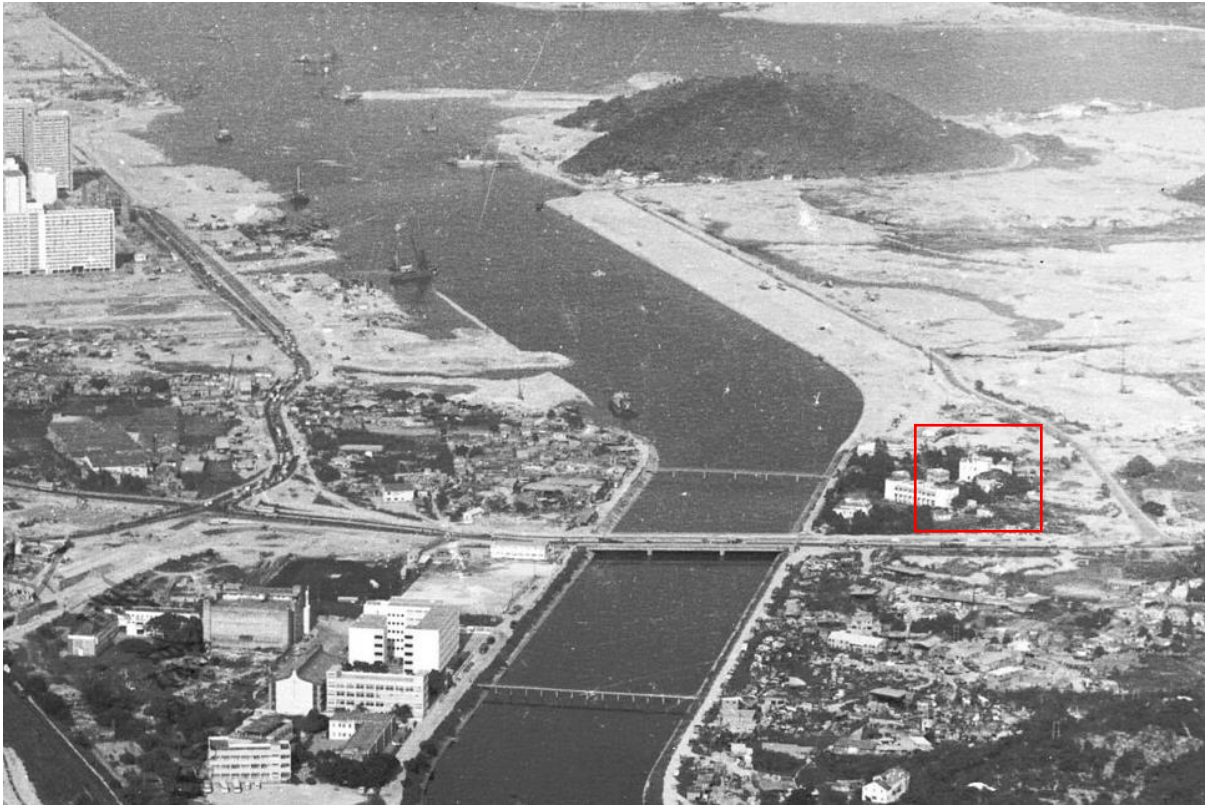
B7.3.2 Panorama of Sha Tin
(Source: Hong Kong Public Libraries)

c. Early 1974

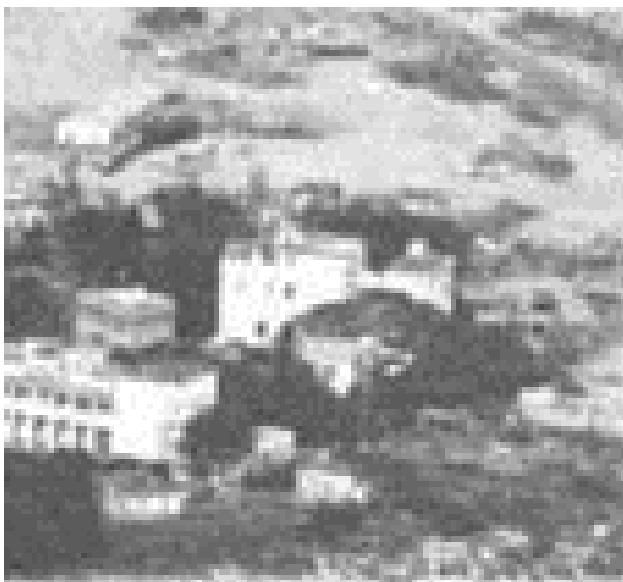


B7.3.3 Land reclamation at Sha Tin Valley on both sides of Tide Cove in 1974. NY is circled in red. (Source: Hong Kong Public Libraries)

1977



B7.3.4a Land reclamation at Sha Tin Valley in 1977. NY is marked in red and is shown in the blow-up image below. (Source: Hong Kong Public Libraries)



B7.3.4b NY in 1977. (Source: Hong Kong Public Libraries)

1979



B7.3.5 Development of Shatin as a New Town in 1979.
(Source: Survey & Mapping Office, <https://gwulo.com/media/14388>)

c. 2000s



B7.3.7 Front elevation of Ng Yuen. (Source: AMO, c. 2000s)



B7.3.8 Side (west) elevation of Ng Yuen. (Source: AMO, c. 2000s)



B7.3.9 Side (east) elevation of Ng Yuen. (Source: AMO, c. 2000s)



B7.3.10 Side (east) elevation of Ng Yuen. (Source: AMO, c. 2000s)

2010



B7.3.6 Side (east) elevations in 2010.

(Photo by Chong Fat. Source: https://zh.wikipedia.org/wiki/File:HK_NgYuen.JPG)

2012



B7.3.11 Front (north) and side (west) elevations in 2012.
(Photo by Tere Wong. Source: <https://blog.terewong.com/archives/7434>)



B7.3.12 Side (west) elevation in 2012.
(Photo by Tere Wong. Source: <https://blog.terewong.com/archives/7434>)

2015



B7.3.13 Front elevation in 2015.

(Photo by Soldier Lau. https://lausoldier.blogspot.com/2015/01/blog-post_22.html)

2016



B7.3.14 Roof balustrade wall with pediment in 2016.

(Photo by Simon Yan. Source: <https://simonyansiklun.blogspot.com/2016/08/blog-post.html>)



B7.3.15 Roof balustrade wall with pediment in 2016.

(Photo by Simon Yan. Source: <https://simonyansiklun.blogspot.com/2016/08/blog-post.html>)

2025



B7.3.16 Front elevation in 2025 Dec.



B7.3.17 Side (west) elevation in 2025 Dec.



B7.3.18 Side (east) elevation in 2025 Dec.



B7.3.19 Rear (south) elevation in 2025 Dec.



B7.3.20 Roof balustrade wall with pediment in 2025 Dec. (Source: Nam)

B8 Summary Timeline

Year	Event
1920s	NY was constructed by Ng Tze-mei
1928	Ng Tze-mei started to live in NY
1923 – 1937	Shing Mun Reservoir was constructed
1941 – 1945	NY was occupied by Japanese army during WWII
Postwar – 1970s	NY was rented out to another family and reverted to its original use as a private residence
1970s	NY was left vacant
1970s	Sha Tin New Town's development commenced with large-scale reclamation of Tolo Harbour and the two sides of Tide Cove/ Sha Tin Hoi
2010	NY was accorded a Grade 3 historic building by AAB

C ASSESSMENT OF SIGNIFICANCE

C1 Criteria

The concept of cultural significance is used to encompass all cultural values and meanings that are recognised in the place. Through the process of investigating the place and assessing different cultural values, we could clearly describe why NY is important, and ensure that any decisions and actions of interventions do not diminish its significance, assisting subsequent policy formulation.

The statement of significance aims to provide a distilled and concise summary of the cultural significance of NY. It follows an analysis of each aspect of significance against each criterion of heritage value. It has been developed from the understanding of the historical and physical development of NY and its surroundings.

The criteria to evaluate cultural significance is based on international standards with considerations to local situations, derived from the documents listed below:

"BC"	The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance (ICOMOS, 2013; accompanied with practice notes)
"CPPG"	Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (English Heritage 2008)
"CP"	Principles for the Conservation of Heritage Sites in China, also known as "The China Principles" (The Getty Conservation Institute 2004)

Criteria in assessing the cultural and heritage significance of a place from The BC (2013), CP (2004), and CPPG for the Sustainable Management of the Historic Environment (2008) that are relevant to the Site are consolidated and as listed below. Supplementary paragraphs are included in respect to the context of NY:

C1.1 Contextual Significance

BC (2013):

- The term "setting" is used, which is defined as the immediate and extended environment of a place that is part of or contributes to its cultural significance and distinctive character
- "Setting" may include: structures, spaces, land, water and sky; the visual setting including views to and from the place, and along a cultural route; and other sensory aspects of the setting such as smells and sounds. Setting may also include historical and contemporary relationships, such as use and activities, social and spiritual practices, and relationships with other places, both tangible and intangible

A building has contextual value when it is important in defining, maintaining or supporting the characters of an entire area, or is physically, functionally, visually or

historically linked to its surrounding environment, both built or natural. The visual setting, including siting and character, could be incorporated into contextual value.

C1.2 Historical Significance

CPPG (2008):

- Derives from the ways in which past people, events and aspects of life can be connected through a place to the present
- Has the power to aid interpretation of the past through making connections with, and providing insights into, past communities and their activities through shared experience of a place
- Depends upon both sound identification and direct experience of fabric or landscape that has survived from the past. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances

BC (2013):

- A place may have historic value because it has influenced, or has been influenced by, a phase, movement or group of people

CP (2004):

- The value that a heritage site has as a witness to history

Historical value hereby encompasses the history of European-type housing development in Hong Kong and the development of Christianity in Hong Kong, in relation to a broader scope of the Chinese mainland.

C1.3 Architectural Significance

CPPG (2008):

- Derives from the ways in which people draw sensory and intellectual stimulation from a place
- The result of the conscious design of a place or the seemingly fortuitous outcome of the way in which a place has evolved and been used over time
- Maintain the integrity of a designed concept, be it landscape, architecture, or structure

Architectural value is focuses on the spatial configurations and arrangements of the building, concerning the massing and spatial quality. It also includes the visual expression of aesthetics, which comprises artistic decorative features or ornaments.

C1.4 Social Significance

CPPG (2008):

- Associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence
- Tend to be less dependent on the survival of historic fabric. They may survive the replacement of the original physical structure so long as its key social and cultural characteristics are maintained

BC (2013):

- The associations that a place has for a particular community or cultural group and the social or cultural meanings that it holds for them

CP (2004):

- The value that society derives from the educational benefit that comes from dissemination of information about the site, the continuation of intangible associations, as well as the social cohesion it may create

Social value refers to the associations that the place has for the community or cultural groups and the socio-cultural meanings that it holds for them. A socially significant place should be a local landmark or symbol, forming an integral part of community identity or the composition of a cultural group. Such value is usually developed through the long usage of and gradual association and collective attachment grown towards the building.

C1.5 Scientific Significance

BC (2013):

- It refers to the information content of a place and its ability to reveal more about an aspect of the past through examination or investigation of the place
- To establish potential, it may be necessary to carry out some form of testing or sampling.
- It refers to its potential to yield information about the past through investigation. It is often called 'research value' or 'evidentiary value'

C2 STATEMENT OF SIGNIFICANCE (SOS)

C2.1 Cultural Heritage Significance

a. Contextual Significance

NY has witnessed the evolution of Tide Cove into Shing Mun River. Despite the completion of large-scale land reclamation, it still occupies a river bank location, embraced by mountains in the front and the back.

b. Historical Significance

Built in the 1920s, the private residence is about 100 years old. It was the private residence of Ng Tze-mei, an influential local leader, notable philanthropist, and owner of a reputable contractor firm in the early-to-mid 20th century. The charitable efforts of Ng Tze-mei make him an important figure in local history. NY was occupied by Japanese army during the WWII.

c. Architectural Significance

The eclectic and highly decorative facades of Main Building show different western architectural influences that are juxtaposed with the local traditional features such as the Chinese names of the residence. Such approach reflects the background of its original owner who was exposed to trends and western ideas. The original layout and features, e.g. ornate floor tiling and fireplaces in the interior still exist that provide concrete evidence of the living conditions of a well-off family in that era. Its grandiose style and relatively unspoiled façade make it a rare building type in the neighbourhood. The Main Building of NY remains largely authentic, although abandoned and derelict.

d. Social Significance

As a rare surviving example of the original type of private residential buildings that once lined Tai Chung Kiu Road, Ng Yuen offers a tangible glimpse into Sha Tin's rural past before its transformation into a major new town. It is a historical marker which fosters a connection for the local community to the past.

e. Scientific Significance

The structural design of the Main Building with timber strips embedded in concrete slabs acknowledges the level and techniques of reinforced concrete structure available and practiced in Hong Kong back in the 1920s.

C3 CHARACTER-DEFINING ELEMENTS

Identifying and describing character-defining elements (CDEs) are fundamental to heritage conservation. CDEs are the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of an historic place, which must be retained in order to preserve its heritage value.

Each CDE is assessed in terms of its level of significance which is the measurement of the degree of the cultural heritage significance embodied in each specific CDE in relation to the historic site. The measurement of significance of CDEs of a place is an important management tool. Decisions on the future conservation and development of a place shall be based on an understanding of the nature and degree of significance of the various qualities which comprise the place. The grading is an essential guide to determine how particular components and areas should be treated. Various elements and fabric are graded in accordance with the levels identified in James Semple Kerr's The Conservation Plan (1996).

The CDEs of NG are listed and described in this Section. Key plans, photographs and supporting descriptions are provided for each feature. The CDEs are listed according to spatial order of the building, from the exterior to the interior.



Definition of terms:

	Levels of significance	Definition
Character-defining Elements	Exceptional	Elements that are essential to the overall significance of the site which could not be replaced. Their loss would have a severe impact on the understanding of the place, and would be irreversible and would represent a loss to the people. Conservation of these items maintains the key characteristics that make the place culturally significant.
	High	Elements of substantial intrinsic quality which make a major contribution to the overall significance of the place. They exhibit a high degree of intactness, though minor alterations may be evident. Their loss would have a negative impact on the understanding of the place. Conservation of these items maintains important characteristics which are central of its cultural significance.
	Medium	Elements which make a moderate contribution to the overall significance of the site. They may have undergone minor or extensive alteration or degradation, but still have a contribution to the character and overall significance of the site. They should not be removed unnecessarily as the loss of them would detract the value of elements of exceptional or high significance.




	Levels of significance	Definition
	Low	Elements which make a minor contribution to the overall significance of the site. They have undergone extensive alteration or adaptation to the extent that only isolated remnants survive. However, they still should not be removed unnecessarily as they contribute to the context of the elements of comparatively higher significance.
Not Character-defining Elements	Neutral	Elements which make a neither contribution nor damages to the overall significance of the site. Their removal will have no impact on the overall significance.
	Intrusive	They are items considered to be physically or visually damaging to the overall significance of the place. Their removal will lessen and, in some cases, reverse the negative impact on significance.

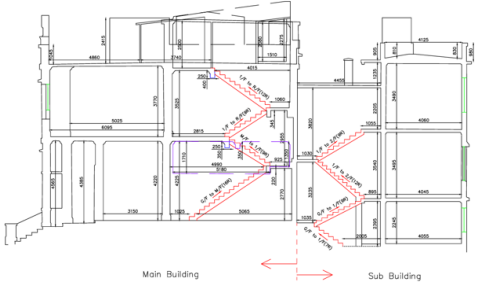
Only elements assessed with levels of significance from “Low” to “Exceptional” are considered as CDEs, while elements of “Neutral” and “Intrusive” levels are not considered as CDEs.




A summary of CDEs is as follows:


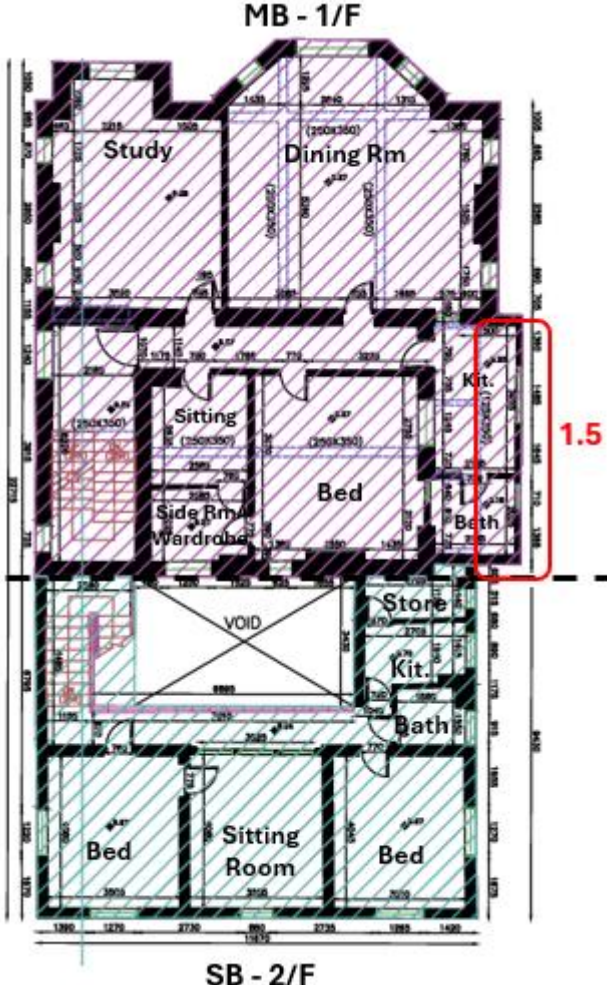
Code & Photo	CDE & Justifications	Level of Significance	
1. General			
 <p>1956 survey map (Source: Survey & Mapping Office)</p>	<p>1.1 Setting & North-south Orientation of Main Building (MB)</p> <ul style="list-style-type: none"> • NY sited at Sha Tin Tau, the estuary of Shing Mun River along the bank of Tide Cove (aka. Sha Tin Hoi and Lik Yuen Hoi). However, its immediate setting has changed dramatically due to land reclamation and urbanization • MB has a north-south orientation (tilting slightly towards the west) with the main entrance located at the north • MB enjoys great vista towards mountains, i.e. Wong Chuk Yeung to the north, and Lion Rock to the south 	<p>Exceptional</p>	 <p>2017 aerial photo with NY circled in red (Source: Survey & Mapping Office)</p>




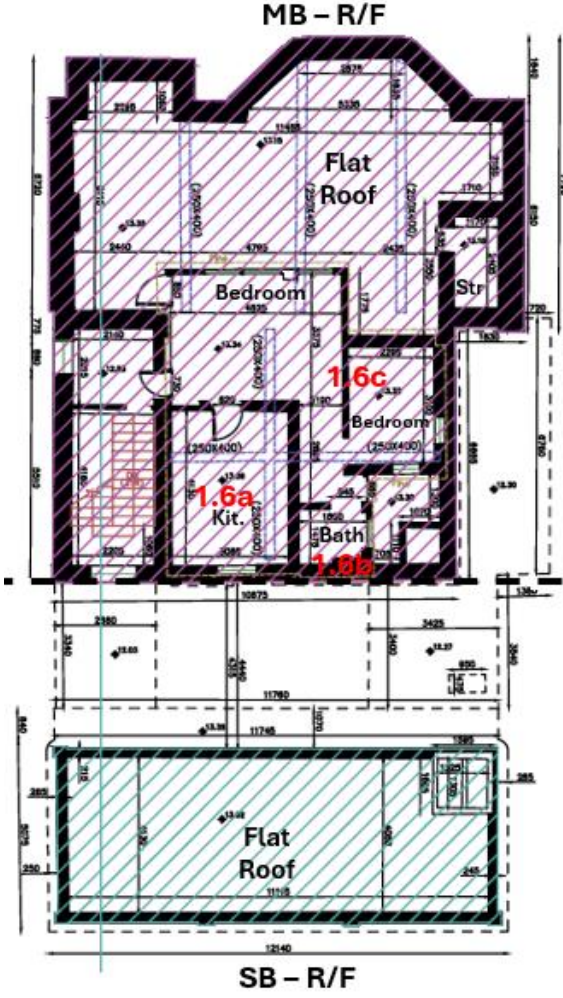
Code & Photo	CDE & Justifications	Level of Significance	
<div data-bbox="206 280 680 708" data-label="Image"> </div> <p data-bbox="206 715 268 746">1.2a</p> <div data-bbox="206 759 680 1027" data-label="Image"> </div> <div data-bbox="206 1034 680 1347" data-label="Image"> </div> <p data-bbox="206 1353 268 1385">1.2b</p>	<p data-bbox="707 280 878 312">1.2 Massing</p> <p data-bbox="752 316 1061 347">a. Main Building (MB)</p> <p data-bbox="752 351 1030 383">b. Sub Building (SB)</p> <p data-bbox="752 386 918 418">c. Lightwell</p> <p data-bbox="752 421 981 453">d. Circular kerb</p> <ul data-bbox="707 485 1106 1305" style="list-style-type: none"> • The massing of the MB with canted bay advises the influence of Georgian terrace house, and also the pragmatic design of NY encompassing all the spaces for the self-sustained development • The massing of the SB in a cube form advises the practical need for more floor area and/or changes in the function of NY which does not tally with that of MB • The lightwell provides natural lighting for the interior spaces • The kerb might have allowed the growth of vegetable prior to the construction of SB 	<p data-bbox="1133 312 1303 344">Exceptional</p> <p data-bbox="1133 347 1191 379">Low</p> <p data-bbox="1133 383 1191 414">Low</p> <p data-bbox="1133 418 1191 450">Low</p>	




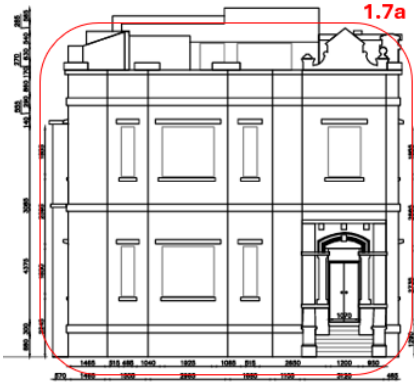

Code & Photo	CDE & Justifications	Level of Significance	
 <p>1.2c</p>			
 <p>1.2c</p>			
 <p>1.2d</p>			


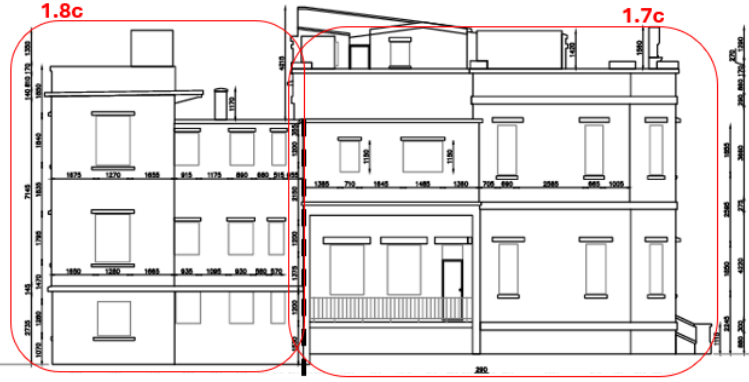

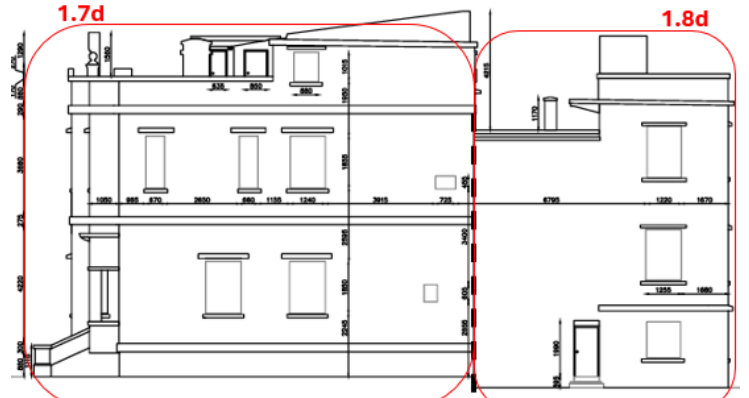

Code & Photo	CDE & Justifications	Level of Significance	
	<p>1.3 Levels, Slabs & Walls</p> <p>a. Raised MB G/F b. MB floor slabs and high headroom c. SB floor slabs and low headroom d. MB external and partitioning walls e. SB external and partitioning walls</p> <ul style="list-style-type: none"> • a. is the raised G/F of MB which creates an ascending experience thus grandeur for the residence • For b. and c., the difference in levels and headroom advises the spatial hierarchy of the spaces where MB is of a much superior status than SB • d. of MB forms the interior spaces that have been nicely designed and arranged • e. of SB represents a practical solution for the forming of spaces to be leased out 	<p>Exceptional Exceptional Low High Low</p>	

Code & Photo	CDE & Justifications	Level of Significance	
 <p>1.4a</p>  <p>1.4b</p>  <p>1.4c</p>	<p>1.4 Structural Systems</p> <p>a. MB structural beams with relief slots and curvilinear corbel</p> <p>b. MB reinforced concrete slab with timber strips</p> <p>c. SB reinforced concrete post and beam system</p> <ul style="list-style-type: none"> a. & b. demonstrate the structural design of RC structure that was fairly new in HK back then. The articulation of the beams and profile of corbels enhance the aesthetics of the functional elements. The timber strips laid in the slabs facilitated the installation of timber parquet flooring c. Typical modern post and beam system 	<p>Exceptional</p> <p>Exceptional</p> <p>Low</p>	

Code & Photo	CDE & Justifications	Level of Significance	
 <p data-bbox="206 928 250 960">1.5</p>	<p data-bbox="707 274 1057 338">1.5 Main Building 1/F Kitchen & Washroom</p> <ul data-bbox="707 370 1034 481" style="list-style-type: none"> Expanded due to practical need at a later stage 	<p data-bbox="1133 370 1245 402">Intrusive</p>	


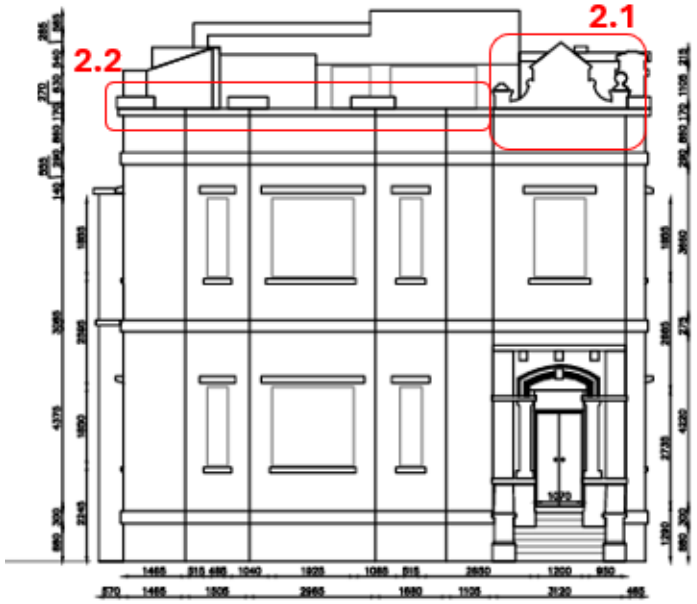

Code & Photo	CDE & Justifications	Level of Significance	
<div data-bbox="206 268 680 596">  <p>1.6a</p> </div> <div data-bbox="206 644 680 951">  <p>1.6b</p> </div> <div data-bbox="206 999 680 1327">  <p>1.6c</p> </div>	<p>1.6 Main Building roof unauthorized structure including walls with doors and windows, corrugated metal roof, fixtures, etc. at:</p> <ul style="list-style-type: none"> a. kitchen b. bathroom c. bedrooms <ul style="list-style-type: none"> • Added due to practical need for a bigger kitchen at a later stage 	<p>Intrusive</p>	


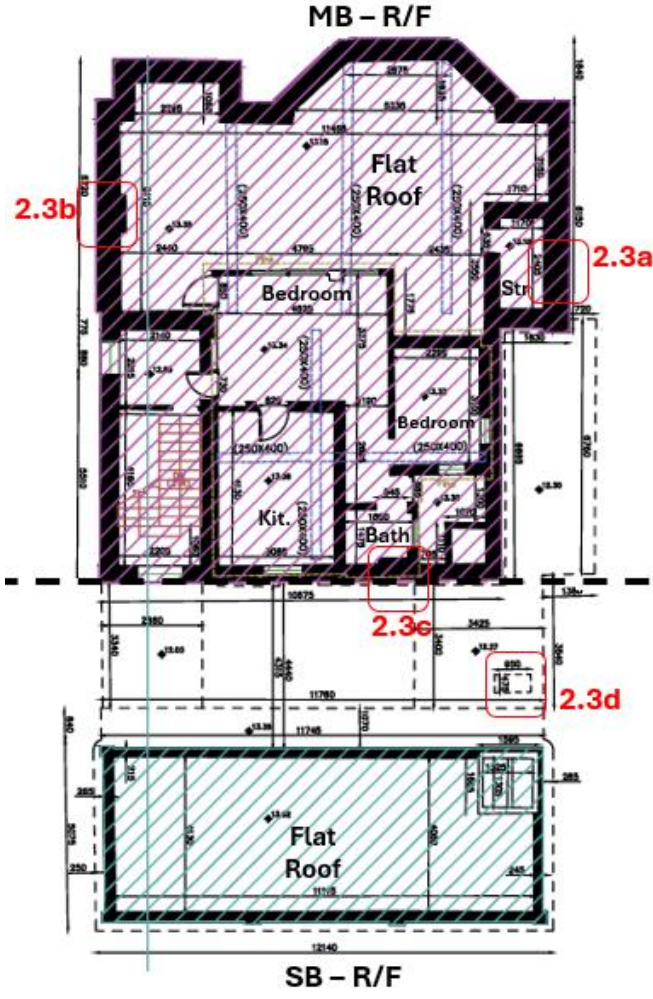
Code & Photo	CDE & Justifications	Level of Significance	
 <p>1.7a</p>  <p>1.7b</p>  <p>1.7c</p>	<p>1.7 Main Building facades: a. North (main) façade b. South facade c. East façade d. West facade</p> <ul style="list-style-type: none"> a. showcases the flamboyant architectural languages with influence from western cultures Design of b. to d. corresponds to the functional layout of the floors, of which b. has been obstructed and intervened by the later added SB, and c. has been altered by 1/F later added kitchen and bathroom 	<p>Exceptional Medium Medium Medium</p>	 <p>North Elevation MB</p>  <p>South Elevation MB</p>



Code & Photo	CDE & Justifications	Level of Significance	
 <p>1.7d</p>			 <p>East Elevation SB MB</p>
 <p>1.8a</p>	<p>1.8 Sub Building and lightwell external facades:</p> <ul style="list-style-type: none"> a. North façade b. South facade c. East façade d. West facade <ul style="list-style-type: none"> • The facades represent a practical solution fulfilling functional needs of the later added SB, of which a. although relatively more articulated is not visible from the outside 	<p>Low Low Low Low</p>	 <p>West Elevation MB Lightwell SB</p>
 <p>1.8b</p>			



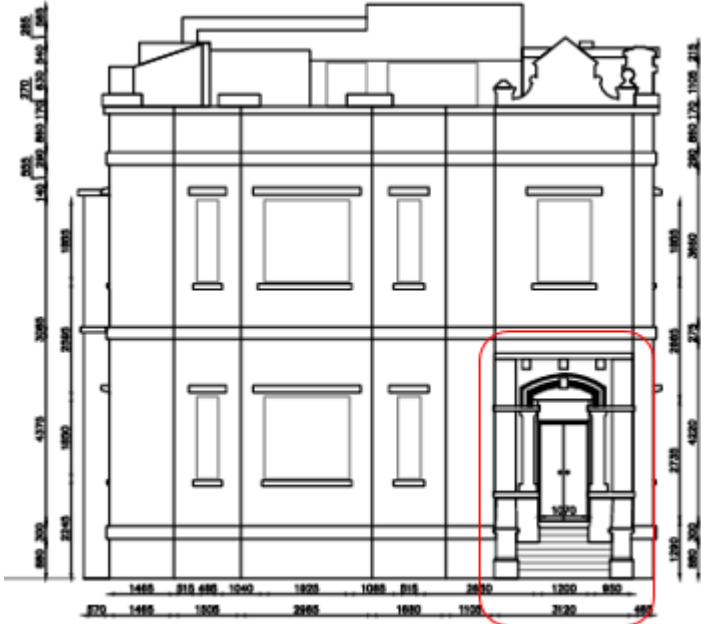
Code & Photo	CDE & Justifications	Level of Significance	
<div data-bbox="203 268 680 619" data-label="Image"> </div> <p data-bbox="203 624 271 655">1.8c</p> <div data-bbox="203 667 680 970" data-label="Image"> </div> <p data-bbox="203 975 271 1007">1.8d</p>			<div data-bbox="1518 284 1883 655" data-label="Diagram"> </div> <p data-bbox="1547 667 1778 692">North Elevation SB</p> <div data-bbox="1518 724 1883 1096" data-label="Diagram"> </div> <p data-bbox="1532 1107 1762 1133">South Elevation SB</p>


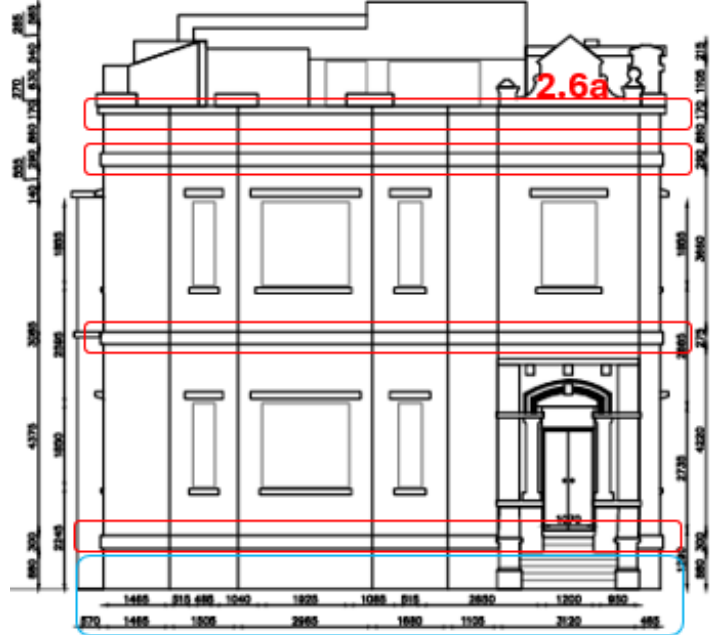

Code & Photo	CDE & Justifications	Level of Significance	
<div data-bbox="203 280 678 850" data-label="Image"> </div> <p data-bbox="203 855 271 884">1.9a</p> <div data-bbox="203 898 678 1203" data-label="Image"> </div> <p data-bbox="203 1208 271 1236">1.9b</p>	<p data-bbox="707 274 1088 411">1.9 Lightwell internal facades: a. East internal façade b. West internal facade</p> <ul data-bbox="707 443 1088 619" style="list-style-type: none"> The internal facades represent a practical solution fulfilling functional needs of the later added lightwell 	<p data-bbox="1133 347 1191 376">Low</p> <p data-bbox="1133 418 1191 446">Low</p>	<div data-bbox="1406 312 2002 641" data-label="Diagram"> </div> <p data-bbox="1518 657 1868 683">East Elevation (internal) Lightwell</p> <div data-bbox="1406 724 2002 1053" data-label="Diagram"> </div> <p data-bbox="1415 1072 1765 1098">West Elevation (internal) Lightwell</p>


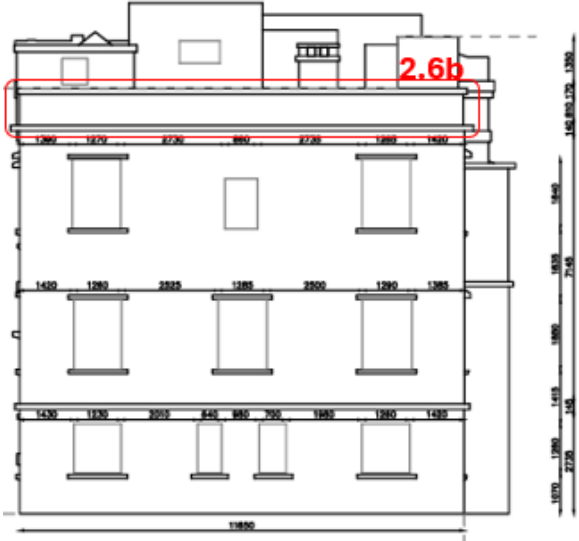

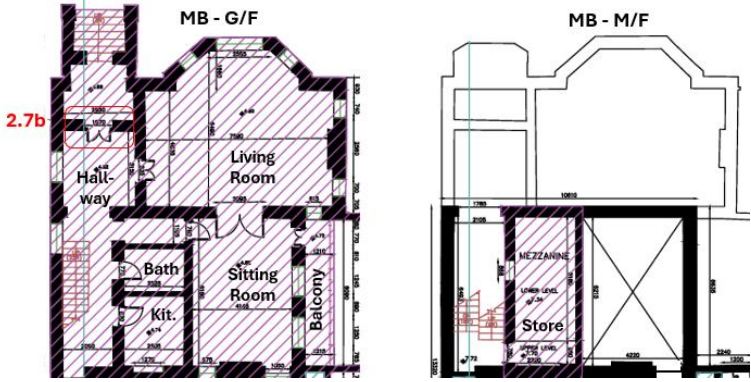
Code & Photo	CDE & Justifications	Level of Significance	
2. Exterior			
 <p>2.1</p>	<p>2.1 Main Building Roof Ornate Balustrade Wall with Upstand Pediment inscribed with the Name and Nickname of NY</p> <ul style="list-style-type: none"> • Displays the Chinese root of the original owner • Demonstrates the western architectural influences • Represents the aesthetics popular in HK in the 1920s 	<p>Exceptional</p>	 <p>North Elevation MB</p>
 <p>2.2</p>	<p>2.2 Main Building Roof Balustrade with Crenellation</p> <ul style="list-style-type: none"> • Demonstrates the western architectural influences • Represents the aesthetics popular in HK in the 1920s 	<p>Exceptional</p>	




Code & Photo	CDE & Justifications	Level of Significance	
2. Exterior			
 <p data-bbox="206 948 268 979">2.3a</p> <p data-bbox="206 1321 268 1353">2.3b</p>	<p data-bbox="707 312 927 344">2.3 Chimney at</p> <ul style="list-style-type: none"> <li data-bbox="757 360 1066 392">a. MB roof (west side) <li data-bbox="757 395 1066 427">b. MB roof (east site) <li data-bbox="757 430 1066 462">c. MB roof (south site) <li data-bbox="757 466 1066 497">d. SB roof (east site) <ul style="list-style-type: none"> <li data-bbox="707 545 1088 753">• a. b. & c. illustrate the western way of living of wealthy/ educated Chinese for having fireplaces at home back then <li data-bbox="707 759 1088 865">• d. functioned as the exhaust flue for kitchen added to SB in c. 1980s. 	<p data-bbox="1124 370 1191 507">High High High Low</p>	 <p data-bbox="1671 312 1796 344">MB - R/F</p> <p data-bbox="1648 1279 1774 1311">SB - R/F</p>




Code & Photo	CDE & Justifications	Level of Significance	
2. Exterior			
 <p>2.3c</p>  <p>2.3d</p>			

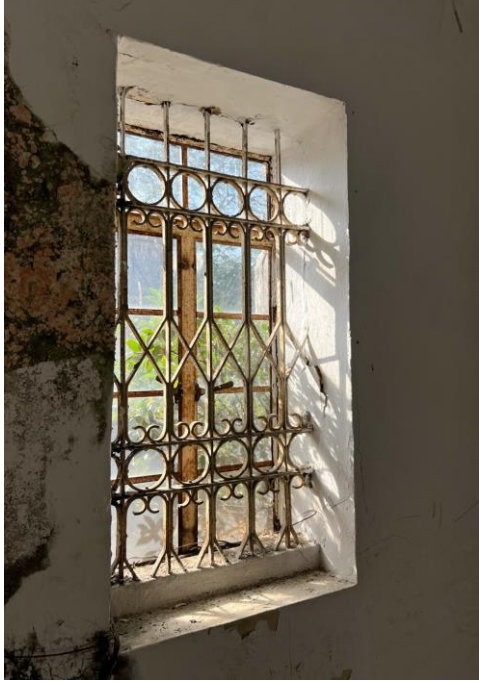
Code & Photo	CDE & Justifications	Level of Significance	
2. Exterior			
 <p>2.4a to 2.4f</p>  <p>2.4g</p>	<p>2.4 MB Main Entrance Porch with</p> <ol style="list-style-type: none"> a. canopy with 3 corbels b. opening with segmented arch surround with headstone c. doric columns with base on plinths d. imitation masonry quoins e. granite steps with nosing f. balustrades with pillars g. ceiling crown moulding <ul style="list-style-type: none"> • Demonstrates the western architectural influences • Represents the aesthetics popular in HK in the 1920s • Displays the love in architecture and wealth of the original owner 	<p>Exceptional</p>	 <p>North Elevation MB 2.4</p>



Code & Photo	CDE & Justifications	Level of Significance	
2. Exterior			
 <p>2.5</p>	<p>2.5 Granite to the Base of MB</p> <ul style="list-style-type: none"> Enhances the sense of a solid base of MB Elevates the G/F of MB Acts as a structural element 	<p>High</p>	 <p>North Elevation MB 2.5</p>
 <p>2.6a</p>	<p>2.6 String Courses</p> <p>a. on four facades of MB</p> <p>b. on 1/F and Roof level of SB</p> <ul style="list-style-type: none"> a. delineate the levels and articulate all the facades of MB b. delineate the 1/F and roof level of SB 	<p>High</p> <p>Low</p>	





Code & Photo	CDE & Justifications	Level of Significance	
2. Exterior			
 <p>2.6b</p>			 <p>South Elevation SB</p>
 <p>2.7a</p>	<p>2.7 MB Fenestration:</p> <ul style="list-style-type: none"> a. window arrangement b. entrance sidelights c. fanlights to windows d. window mouldings and sills e. timber barriers f. metal barriers g. circular opening at high level of 2/F staircase 	<p>Exceptional Exceptional High High High High High Intrusive</p>	




Code & Photo	CDE & Justifications	Level of Significance	
2. Exterior			
 <p>2.7b</p>  <p>2.7c</p>	<p>h. windows at 1/F kitchen and bathroom</p> <ul style="list-style-type: none"> • a. to c. tally the architectural design of Georgian terrace house that uses well-proportioned, varied, and extensive glazed areas to allow natural lighting to lit up the interior spaces. Rhombus motif has been consistently applied at all fanlights • d. prevents rainwater from entering the interior • e. and f. provide the security measures to the residence and decorate the openings • g. is the only circular opening at MB. Being at high level, it provides natural lighting to and highlight the interior staircase 		

Code & Photo	CDE & Justifications	Level of Significance	
2. Exterior			
 <p>2.7d</p>  <p>2.7e</p>  <p>2.7f</p>	<ul style="list-style-type: none"> h. were later added when the space was expanded as a kitchen and bathroom. They do not tally with the design of the remaining windows in MB 		



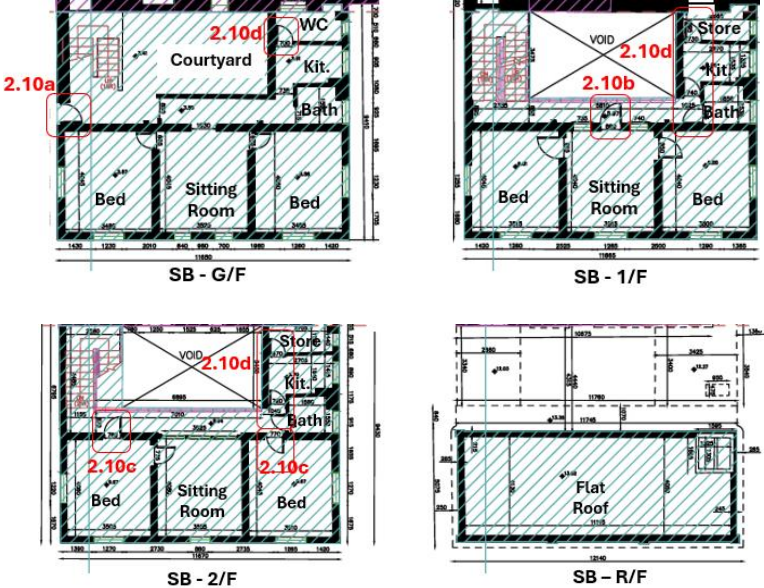
Code & Photo	CDE & Justifications	Level of Significance	
2. Exterior			
 <p data-bbox="203 994 259 1027">2.7f</p>			



Code & Photo	CDE & Justifications	Level of Significance	
2. Exterior			
 <p>2.7g</p>			
 <p>2.7h</p>			



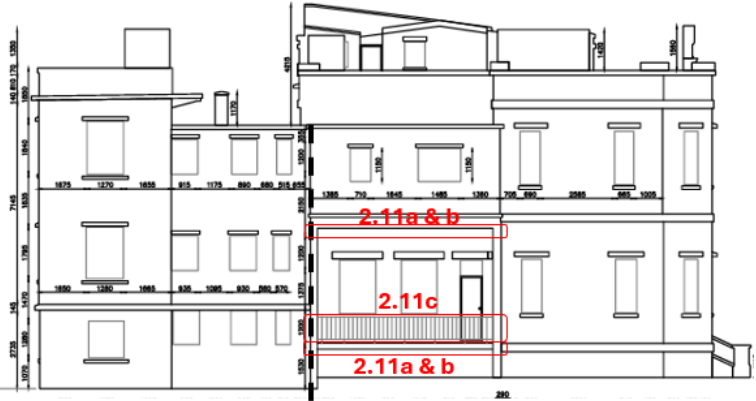
Code & Photo	CDE & Justifications	Level of Significance	
2. Exterior			
<div data-bbox="206 311 678 635">  <p>2.8a</p> </div> <div data-bbox="206 683 678 1002">  <p>2.8b</p> </div> <div data-bbox="206 1050 678 1342">  <p>2.8c</p> </div>	<p>2.8 SB Fenestration:</p> <ul style="list-style-type: none"> a. window arrangement b. window mouldings and sills c. windows at sitting rooms and bedrooms d. windows at washrooms e. 2/F sitting room timber grilles (not blocked) bearing carved peony, and floral motifs <ul style="list-style-type: none"> • a. to d. fulfill the functional needs of the interior spaces only • e. is of a unique design combining both traditional Chinese carving technique and modern geometric pattern. It was damaged for the installation of an A/C 	<p>Low Low Low Low High</p>	<div data-bbox="1429 343 1960 790">  <p style="text-align: center;">SB - 2/F</p> </div>


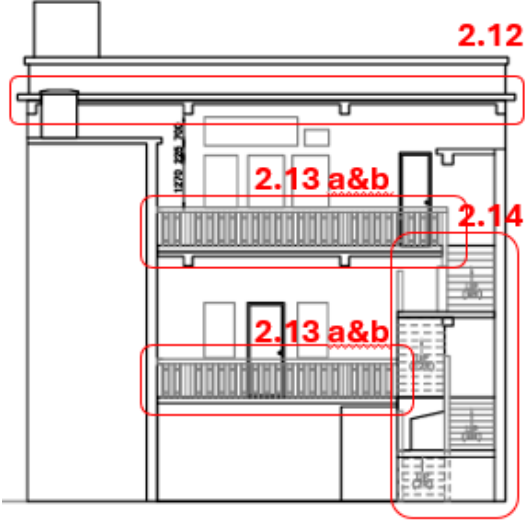


Code & Photo	CDE & Justifications	Level of Significance	
2. Exterior			
 <p>2.8d</p>   <p>2.8e</p>			



Code & Photo	CDE & Justifications	Level of Significance	
2. Exterior			
<div data-bbox="203 311 680 884" data-label="Image"> </div> <div data-bbox="203 887 271 919" data-label="Caption"> <p>2.9a</p> </div> <div data-bbox="203 943 680 1299" data-label="Image"> </div> <div data-bbox="203 1302 271 1334" data-label="Caption"> <p>2.9b</p> </div>	<p>2.9 MB Doors at a. main entrance with handles and fanlight b. G/F balcony with fanlights</p> <ul style="list-style-type: none"> a. the glass panels compose a downward “V” pattern differ in sizes. The metal handles are carefully designed and fixed to respect the paneling pattern. Rhombus motif at fanlight is consistently applied on other fanlights b. is equipped with fanlight facilitating natural ventilation even when the doors are closed 	<p>Exceptional Medium</p>	<div data-bbox="1451 343 1960 826" data-label="Diagram"> </div>




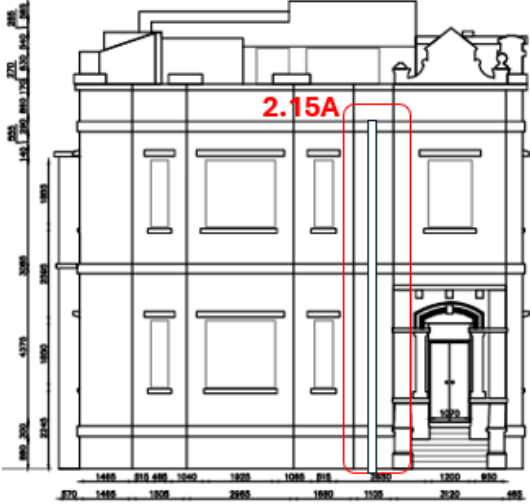
Code & Photo	CDE & Justifications	Level of Significance	
2. Exterior			
 <p>2.10a</p>  <p>2.10b</p>	<p>2.10 SB Doors at</p> <ul style="list-style-type: none"> a. west wall providing access to lightwell b. sitting room c. bedrooms d. kitchens, bathrooms, stores at east end <ul style="list-style-type: none"> • a. to d. were introduced at a later stage and bear no aesthetic values 	<p>Low</p>	

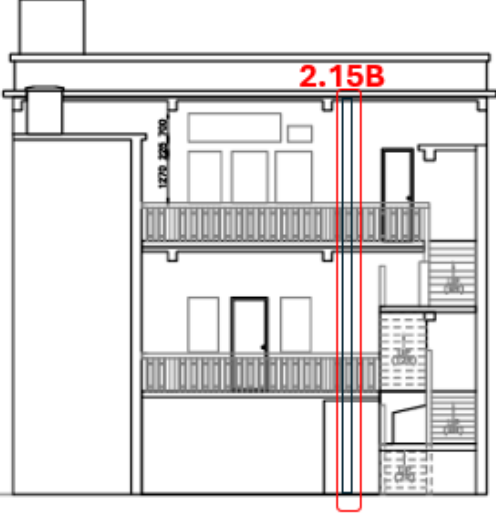
Code & Photo	CDE & Justifications	Level of Significance	
2. Exterior			
			
2.10c			
			
2.10d			


Code & Photo	CDE & Justifications	Level of Significance	
2. Exterior			
 <p>2.11a</p>  <p>2.11b</p>	<p>2.11 Main Building G/F Balcony with</p> <ul style="list-style-type: none"> a. curvilinear cantilevered beams b. curvilinear edge beams on G/F and 1/F c. metal balustrade <ul style="list-style-type: none"> • The beams' curvilinear profile contributes to the eclecticism architectural style adopted in NY 	<p>Exceptional</p> <p>Exceptional</p> <p>Low</p>	 <p>West Elevation SB MB</p>




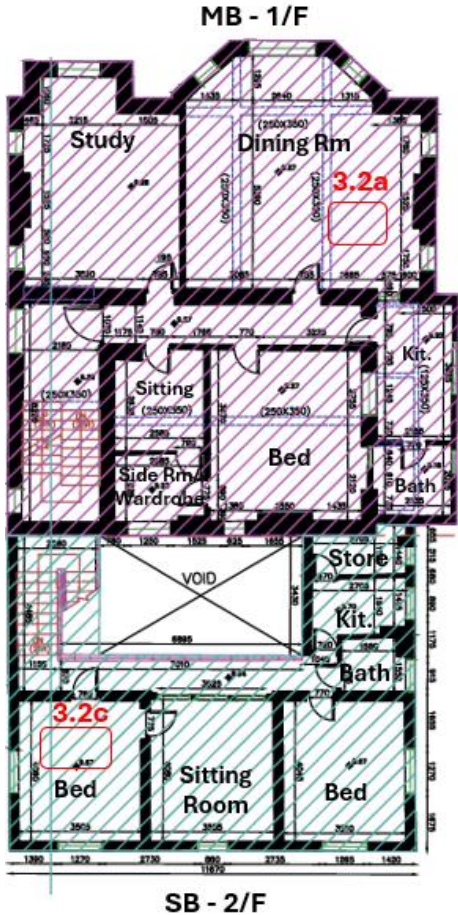
Code & Photo	CDE & Justifications	Level of Significance	
2. Exterior			
 <p>2.12</p>	<p>2.12 SB Canopy with Cantilevered Beams</p> <ul style="list-style-type: none"> • Functional design without aesthetic value 	<p>Low</p>	 <p>North Elevation SB</p>
 	<p>2.13 SB Cantilevered Balcony with a. Cantilevered beams b. H-shaped balustrades</p> <ul style="list-style-type: none"> • a. Functional design without aesthetic value • b. Its design echoes to the balustrades at staircase, MB 	<p>Low Medium</p>	

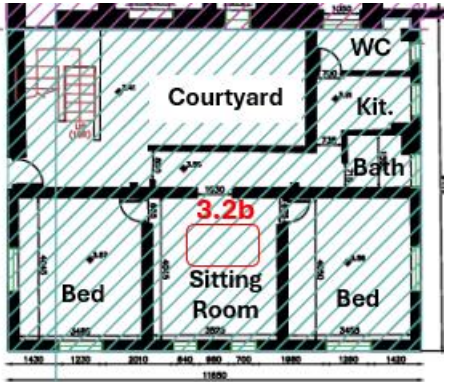


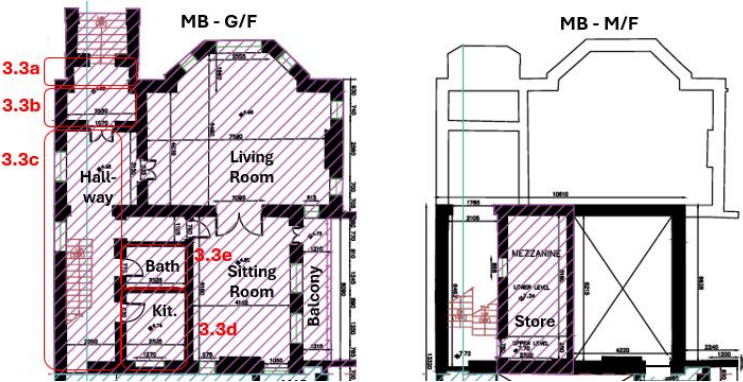
Code & Photo	CDE & Justifications	Level of Significance	
2. Exterior			
<p>2.13a</p>  <p>2.13b</p>			
<p>2.14a</p> 	<p>2.14 SB Staircase</p> <p>a. Steps with granolithic finish in vermillion colour</p> <p>b. Balustrades with H-shaped barriers</p> <ul style="list-style-type: none"> • a. Functional design without aesthetic value • b. Its design echoes to the balustrades at MB staircase 	<p>Low</p> <p>Medium</p>	



Code & Photo	CDE & Justifications	Level of Significance	
2. Exterior			
 <p>2.14b</p>			
 <p>2.15a</p>  <p>2.15b</p>	<p>2.15 Metal Rain Hopper & Downpipes at a. MB b. SB</p> <ul style="list-style-type: none"> a. Original fixtures b. Later added fixtures 	<p>High Low</p>	 <p>North Elevation MB</p>


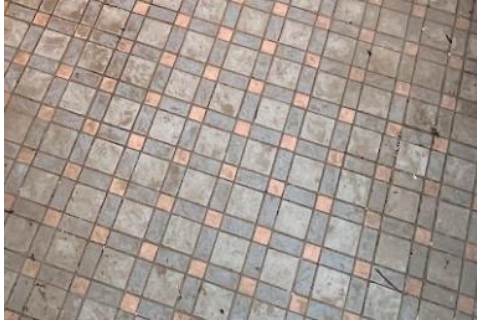

Code & Photo	CDE & Justifications	Level of Significance	
2. Exterior			
			 <p data-bbox="1464 842 1796 880">North Elevation SB</p>




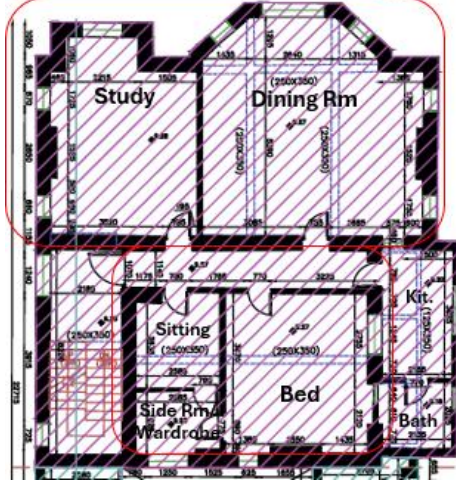
Code & Photo	CDE & Justifications	Level of Significance	
3. Interior			
 <p>3.1a</p> <p>3.1b</p>	<p>3.1 Ceiling Corner Mouldings at a. Main Building b. Sub Building</p> <ul style="list-style-type: none"> a. The MB mouldings are very detailed in its design and carefully executed. It is matched by the mouldings surrounding MB window openings b. The SB mouldings are simple in design, introduced at the time when SB was added to NY 	<p>High Low</p>	

Code & Photo	CDE & Justifications	Level of Significance	
<div data-bbox="203 280 678 608">  </div> <p data-bbox="203 614 271 646">3.2a</p> <div data-bbox="203 655 678 903">  </div> <p data-bbox="203 909 271 941">3.2b</p> <div data-bbox="203 951 678 1310">  </div> <p data-bbox="203 1316 271 1348">3.2c</p>	<p data-bbox="707 274 1106 448">3.2 Lighting Fixtures at a. Dining Room of MB b. G/F Sitting Room of SB c. 2/F Bedroom of SB</p> <ul data-bbox="707 470 1106 783" style="list-style-type: none"> • a. Demonstrates the life style and taste of the Ng family • b. and c. fulfill the functional needs for illumination, and were introduced at the time when SB was added to NY 	<p data-bbox="1133 311 1254 343">Medium</p> <p data-bbox="1133 351 1191 383">Low</p> <p data-bbox="1133 422 1191 454">Low</p>	<div data-bbox="1473 274 1928 1193">  <p data-bbox="1668 274 1780 306">MB - 1/F</p> <p data-bbox="1630 1168 1742 1200">SB - 2/F</p> </div>


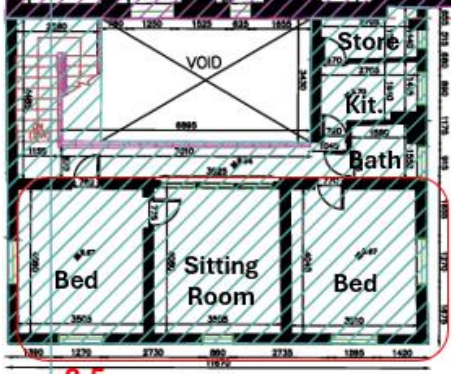

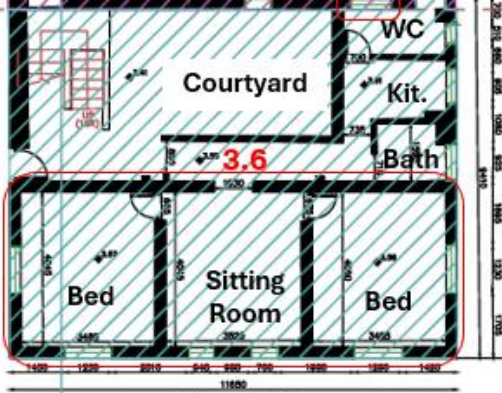
Code & Photo	CDE & Justifications	Level of Significance	
			 <p style="text-align: center;">SB - G/F</p>
 <p>3.3a & b</p>  <p>3.3b & 3.3h</p>	<p>3.3 Floor tiles and skirting at Main Building –</p> <ul style="list-style-type: none"> a. G/F granite paving b. G/F and roof white hexagonal tiles (with vermilion border on roof only) c. G/F hallway ornate encaustic tiles in varied patterns d. Vermillion hexagonal tiles on staircase landing with ornate border e. G/F kitchen & washroom cement tiles in red and dark yellow 	<p>Exceptional</p> <p>Exceptional</p> <p>Exceptional</p> <p>Exceptional</p> <p>High</p>	



Code & Photo	CDE & Justifications	Level of Significance	
 <p>3.3c & 3.3h</p> <p>3.3d</p>	<p>f. 1/F bathroom mosaic tiles</p> <p>g. 1/F kitchen cement tiles</p> <p>h. Dark brown timber skirtings throughout MB</p> <ul style="list-style-type: none"> a. to e. present a diversified selection of floor tile forms, sizes, colours, composition, etc. for the circulation and back-of-house areas. They do not only decorate the different spaces, but also illustrate the spatial hierarchy of NY f. & g. were introduced when the corresponding spaces were added to MB h. form an integral part to the design of the ornate floor tiles and timber parquet flooring 	<p>Intrusive</p> <p>Intrusive</p> <p>High</p>	


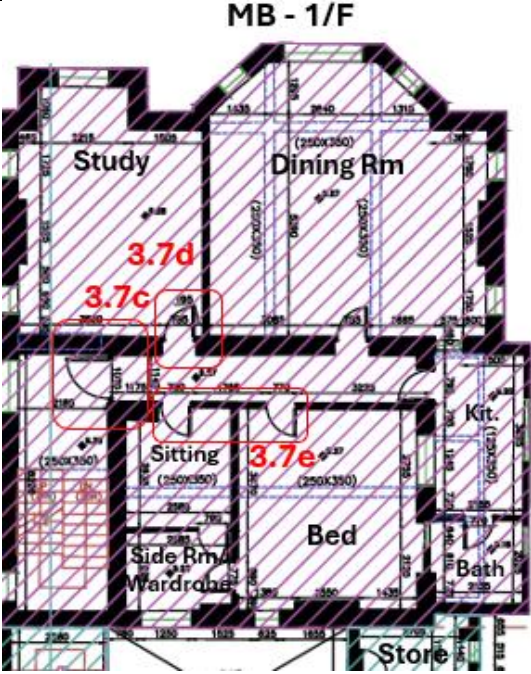

Code & Photo	CDE & Justifications	Level of Significance	
 <p>3.3e</p>			
 <p>3.3f</p>			
 <p>3.3g</p>			
	<p>3.4 Timber parquet flooring at MB</p>	<p>High</p>	





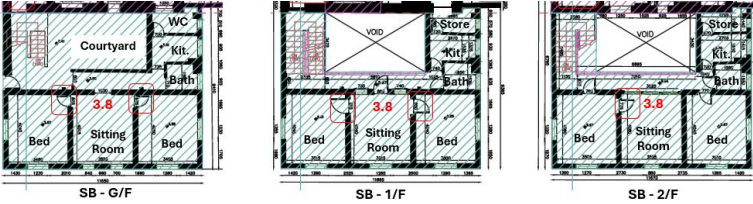
Code & Photo	CDE & Justifications	Level of Significance	
 <p>3.4a</p>  <p>3.4b</p>	<p>a. G/F living and sitting rooms b. 1/F dining rooms, study, sitting room, wardrobe, and bedroom</p> <ul style="list-style-type: none"> a. and b. are found in all the non-circulation and back-of-house spaces of NY, and reflect the luxurious flair of the house whose design was influenced by Georgian terrace house 		 <p>MB - G/F 3.4</p>  <p>MB - 1/F 3.4</p>


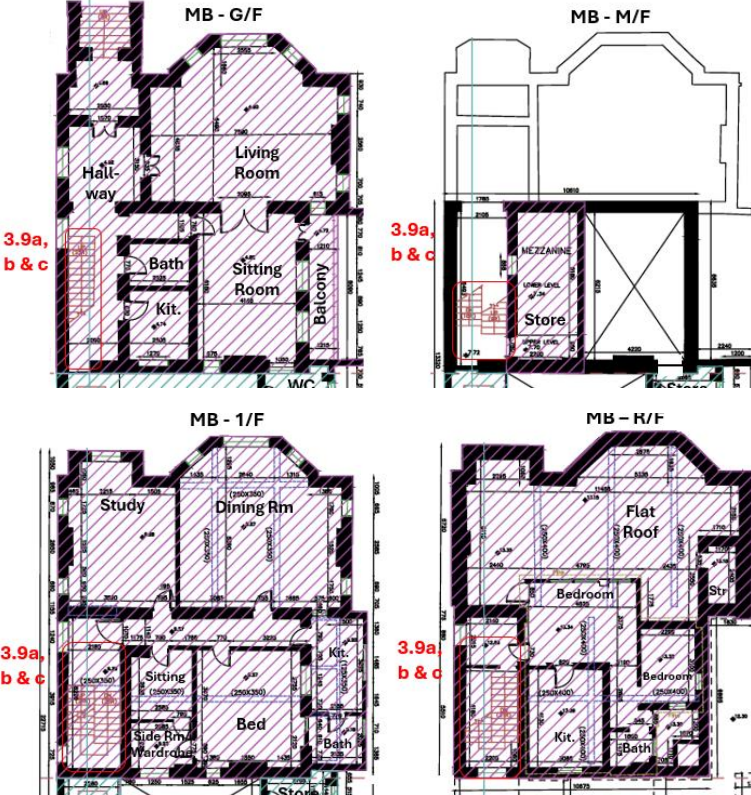

Code & Photo	CDE & Justifications	Level of Significance	
<div data-bbox="203 280 678 598" data-label="Image"> </div> <p data-bbox="203 603 271 635">3.5a</p> <div data-bbox="203 646 678 981" data-label="Image"> </div> <div data-bbox="203 992 678 1265" data-label="Image"> </div> <p data-bbox="203 1270 271 1302">3.5b</p>	<p data-bbox="707 274 1106 411">3.5 Terrazzo Flooring with Border at SB Sitting rooms and Bedrooms on</p> <ul style="list-style-type: none"> <li data-bbox="757 416 1106 592">a. G/F (with yellow border, the sitting room partially covered by tiled vinyl flooring) <li data-bbox="757 596 1106 667">b. 1/F (with vermillion border) <li data-bbox="757 671 1106 742">c. 2/F (with yellow border) <ul style="list-style-type: none"> <li data-bbox="707 751 1106 895">• a. to c. finish the RC slabs while providing some decoration to the interior spaces 	<p data-bbox="1133 215 1258 268">Level of Significance</p> <p data-bbox="1133 274 1249 300">Medium</p>	<div data-bbox="1473 280 1910 667" data-label="Diagram"> <p data-bbox="1630 643 1733 667">SB - G/F</p> </div> <div data-bbox="1442 687 1921 1066" data-label="Diagram"> <p data-bbox="1637 1038 1733 1062">SB - 1/F</p> </div>

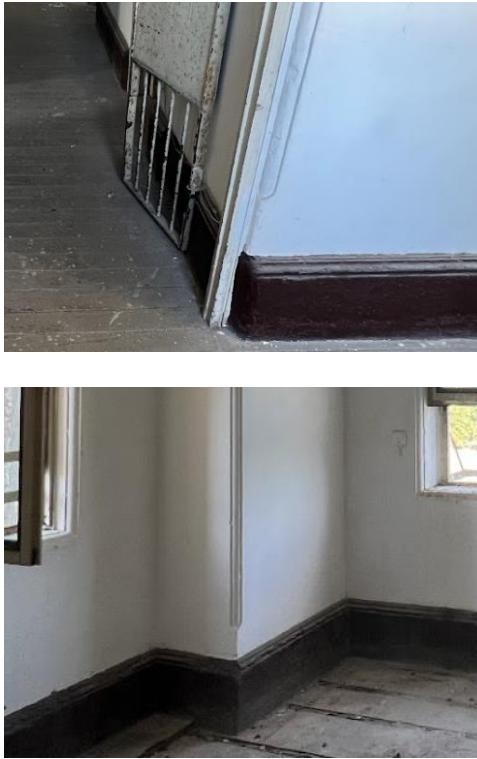
Code & Photo	CDE & Justifications	Level of Significance	
 <p>3.5c</p>			 <p>3.5 SB - 2/F</p>
 <p>3.6</p>	<p>3.6 Vinyl tiled flooring on G/F, SB</p> <ul style="list-style-type: none"> Applied on terrazzo floor finish in recent decades 	<p>Intrusive</p>	 <p>3.6 SB - G/F</p>



Code & Photo	CDE & Justifications	Level of Significance	
 <p>3.7a</p>	<p>3.7 MB Doors in the Interior</p> <p>a. G/F partitioning door between Living and Sitting Rooms</p> <p>b. G/F kitchen and bathroom</p> <p>c. Door and metal gate between 1/F staircase landing and corridor</p> <p>d. Doors to 1/F study, sitting room</p> <p>e. 1/F Doors between dining room and kitchen, and bedroom and wardrobe</p> <p>f. Metal gate at sitting room, G/F</p> <ul style="list-style-type: none"> a. The door allows the merge of the living and sitting rooms and is equipped with translucent glass panels enhancing privacy b. They are original doors c. The later added door and metal gate with the writing "private area, no 	<p>Exceptional</p> <p>Medium</p> <p>Low</p> <p>Medium</p> <p>Low</p> <p>Medium</p>	 <p>MB - G/F</p>

Code & Photo	CDE & Justifications	Level of Significance	
<p>3.7b</p> 	<p>entry" signify the fact that MB 1/F was used separately from the G/F and roof for a certain period in the past</p> <ul style="list-style-type: none"> d. The provision of fanlight facilitates natural ventilation e. Door to the later expanded 1/F kitchen f. It demarcates the wall opening which is believed to be the original rear entrance of NY 		
<p>3.7c</p> 			

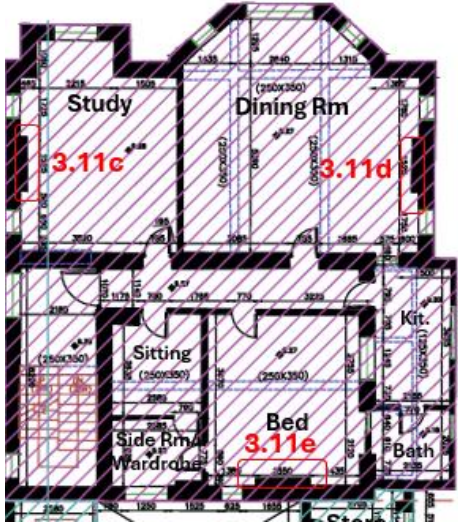
Code & Photo	CDE & Justifications	Level of Significance	
<p>3.7d</p>  <p>3.7e</p>  <p>3.7f</p> 	<p>3.8 SB Doors in the connecting rooms on all floors</p> <ul style="list-style-type: none"> • Later added doors 	<p>Low</p>	
	<p>3.8 SB Doors in the connecting rooms on all floors</p> <ul style="list-style-type: none"> • Later added doors 	<p>Low</p>	 <p>SB - G/F SB - 1/F SB - 2/F</p>



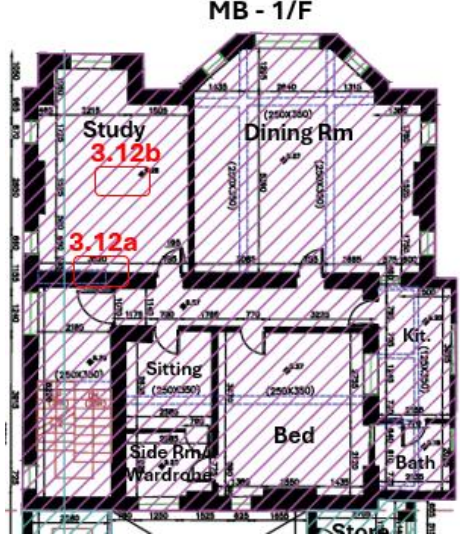
Code & Photo	CDE & Justifications	Level of Significance	
<p>3.8</p>  <p>3.9</p>	<p>3.9 RC Staircases at Main Building with:</p> <ul style="list-style-type: none"> a. Timber balustrade b. Timber flooring c. Timber balustrades with newel posts with ball finials <ul style="list-style-type: none"> • They signify the grandeur of NY 	<p>Exceptional</p>	
	<p>3.10 Main Building mouldings at</p> <ul style="list-style-type: none"> a. G/F and 1/F wall corners, e.g. hallway, study, etc. b. window and door openings 	<p>Exceptional</p>	


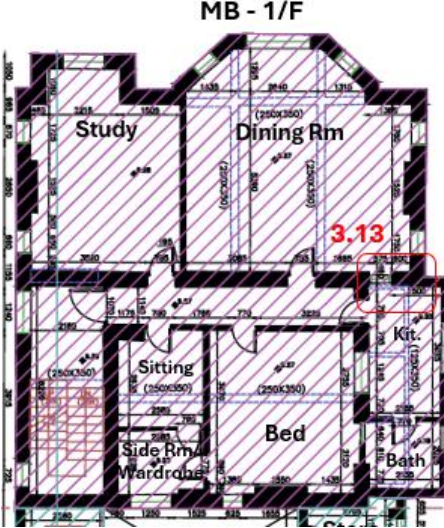

Code & Photo	CDE & Justifications	Level of Significance	
 <p>3.10a</p>	<p>c. smoke chambers of fireplaces</p> <ul style="list-style-type: none"> • They imply that great efforts were put into the architectural details of NY. Besides, such design can minimize damages caused to sharp wall corners 		


Code & Photo	CDE & Justifications	Level of Significance	
 <p>3.10b</p>  <p>3.10c</p>			



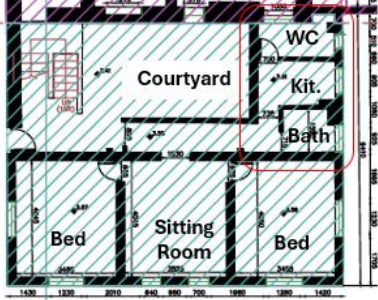
Code & Photo	CDE & Justifications	Level of Significance	
<div data-bbox="203 268 678 691" data-label="Image"> </div> <p data-bbox="203 695 286 724">3.11a</p> <div data-bbox="203 738 678 1091" data-label="Image"> </div> <p data-bbox="203 1096 286 1125">3.11b</p>	<p data-bbox="707 274 1037 339">3.11 Fireplaces at Main Building</p> <ul style="list-style-type: none"> <li data-bbox="757 347 1010 376">a. G/F living room <li data-bbox="757 384 1099 485">b. G/F rear room with floor mosaic tiles only (no fireplace) <li data-bbox="757 493 920 521">c. 1/F study <li data-bbox="757 529 1099 630">d. 1/F dining room with floor mosaic tiles only (no fireplace) <li data-bbox="757 638 981 667">e. 1/F rear room <ul style="list-style-type: none"> <li data-bbox="707 683 1084 783">• They signify the life style of a well-come family back in the 1920s 	<p data-bbox="1133 347 1303 413">Exceptional High</p> <p data-bbox="1133 493 1193 521">High</p> <p data-bbox="1133 601 1193 630">High</p> <p data-bbox="1133 638 1193 667">High</p>	


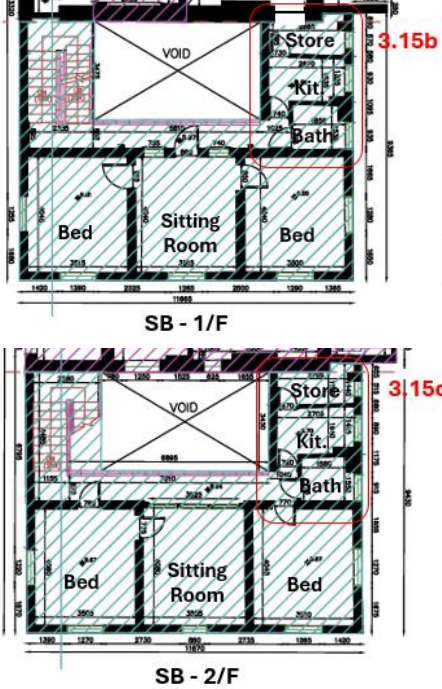
Code & Photo	CDE & Justifications	Level of Significance	
 <p>3.11c</p>			<p style="text-align: center;">MB - 1/F</p> 
 <p>3.11d</p>			
 <p>3.11e</p>			


Code & Photo	CDE & Justifications	Level of Significance	
 <p>3.12a</p>  <p>3.12b</p>	<p>3.12 Lockers at Study, MB 1/F</p> <p>a. On wall b. On floor</p> <ul style="list-style-type: none"> Both lockers advise the concern on the need to store valuables of the original owner 	<p>Exceptional</p>	 <p>MB - 1/F</p>
	<p>3.13 Wall Opening between MB 1/F Dining Room and Kitchen</p> <ul style="list-style-type: none"> The opening was a later added provision when MB was used by different families/tenants for a 	<p>Low</p>	


Code & Photo	CDE & Justifications	Level of Significance	
 <p>3.13</p>	<p>certain period in the past</p>		
	<p>3.14 MB Fixtures, Fitments, Wall & Floor Tiling at Kitchen and Bathroom on:</p> <ul style="list-style-type: none"> a. G/F b. 1/F c. Roof <ul style="list-style-type: none"> • a. was original 	<p>Medium Intrusive Intrusive</p>	

Code & Photo	CDE & Justifications	Level of Significance	
 <p>3.14a</p> <p>3.14b</p>	<ul style="list-style-type: none"> b. and c. were all later added and do not tally with the original design 		

Code & Photo	CDE & Justifications	Level of Significance	
 <p>3.14c</p>			
	<p>3.15 SB Storeroom/Toilet, Kitchen and Bathroom, and their Fixtures, Fitments, Wall & Floor Tiling on: a. G/F b. 1/F c. 2/F</p>	<p>Intrusive</p>	 <p>3.15a</p> <p>SB - G/F</p>

Code & Photo	CDE & Justifications	Level of Significance	
 <p>3.15a</p>	<ul style="list-style-type: none"> These are later added spaces and fixtures at NY 		 <p>SB - 1/F</p> <p>SB - 2/F</p>

Code & Photo	CDE & Justifications	Level of Significance	
 <p>3.15b</p>			

Code & Photo	CDE & Justifications	Level of Significance	
 <p>3.15c</p>			

D OPPORTUNITIES AND CONSTRAINTS

According to the *Burra Charter* Article 6.2, the development of conservation policies should include the consideration of factors affecting the future of the place, such as ... external constraints. Thus, managing a place effectively means identifying all the factors and issues which may influence its future. Some may pose significant constraints, while some open up windows of opportunities.

The opportunities and constraints are investigated based on the research findings above, as well as the proposed redevelopment of the parcel of land surrounding NY, which are all included, expended and summarised below.

D1 OPPORTUNITIES

NY is a graded historic building occupying a pleasant and easily accessible urban location along Shing Mun River. The conservation of NY and the redevelopment of its surrounding area can produce a number of opportunities that are beneficial to the future management of NY.

D1.1 Window for demonstrating conservation best-practice

NY, throughout the years, had experienced additions and alterations which diminished its integrity. One of the aims of the redevelopment project is to reinstate some of the original features of exceptional/high level of significance of NY through conservation and restoration. It increases the visual appeal of NY in relation to the new development. This serves as an opportunity to increase public understanding towards the significance of NY, and how decisions in conservation are made to uphold and increase cultural significance of the building. It can also demonstrate the effort of the developer in upholding the principle in protecting historic buildings.

D1.2 Increased knowledge in the conservation process

Upon implementation of this CMP, the conservation process can be documented. Some of the contents of the documentation can be conveyed to future users and/or members of the public. Such approach can increase inclusiveness and user participation.

D1.3 Potential resources as a graded historic building

As NY is a graded historic building, its owner is eligible in applying for financial assistance for maintenance scheme on built heritage to carry out repair and maintenance works, e.g. reinstating the decorative features on the façades,

upgrading of water-proofing of the roof, or other minor works to promote the cultural significance of the building.

With the redevelopment project, the developer is expected to be more financially viable to invest more in the protection and sustainable upkeep of NY. Better protection of NY is forecast.

D1.4 Provision of upgraded features of barrier-free access and statutory compliance

NY is currently not served by accessible lifts, which may cause inconvenience to the disabled and senior users. With the redevelopment project, NY will be connected to the new building, which will be equipped with accessible lifts. The accessibility to various storeys of NY will be significantly improved. With the redevelopment project, there is also a window to upgrade the barrier-free access facilities within wherever appropriate and technically feasible.

In terms of statutory compliance, some of the areas of NY do not comply with the Buildings Ordinance. For instance, the balustrades to the staircases at both Main and Sub Buildings do not fulfil the prescribed height requirement to prevent the danger of falling. With the redevelopment project, these inadequacies found in NY shall be investigated in further technical detail and be tackled through professional designs. The quality of NY, in terms of fulfilling modern standards in building safety, shall be improved.

D1.5 Synergy brought by the redevelopment project

As a graded historic building with decorative facades, NY plays the role as an ambassador in welcoming future users and provide them a glimpse to the history and architectural design of the residence of a philanthropist. Meanwhile, the redevelopment project will bring a great number of users to use and appreciate the hidden architectural gem. This will benefit all stakeholders using the future development.

D2 CONSTRAINTS

This section addresses the issues and vulnerabilities with regard to the conservation of NY, and the problems to be tackled to achieve sustainable conservation of the building while carrying out redevelopment to its surrounding area.

D2.1 Insufficient documentation and interpretation

There is a lack of proper records of works that were carried out at NY. There are no accessible records of the details in past intervention works, such as the scope, actual

works involved, and materials used, meaning that it is hard to trace the interventions that were never recorded.

There is also a lack of interpretation for each CDE on the site. It hinders understanding of authenticity and integrity towards this piece of heritage. The architectural and historical evolution of NY demands more in-depth interpretation, no matter on-site or on other media, e.g. internet, to raise the public awareness towards the site.

D2.2 Close vicinity of Shing Mun River

Due to climate change, extreme climate featuring more frequent strong typhoons, torrential rain is noted. It is also anticipated that the rapid melting of glacial ice will result in the rise in sea level. Shing Mun River which connects to the sea may experience a rise in its water level which may flood NY or cause damages to its CDEs impairing its cultural heritage significance if no preventive measures are provided in the near future. Relevant drainage and flood prevention measures will be proposed subject to further coordination with relevant departments at detailed design stage.

D2.3 Impairment to the cultural heritage significance of NY

The design of the new development substantially differs from NY in terms of the scale, architectural languages, materials, and design, due to the difference in the scope of development and availability of modern technology and materials. Although such approach can allow high distinguishability between the old and the new, it is unavoidable that the context of NY would be dramatically changed causing impairment to the cultural significance of NY.

D2.4 Challenges in executing construction works adjacent to NY

The redevelopment is immediately adjacent to and over NY. Extra caution has to be exercised to protect NY during the execution of the works, to prevent damages to the historic fabric, and thus the impairment to the cultural heritage significance of NY. This imposes difficulty when planning the sequence and scope of works, and may limit the efficiency of the construction process.

E HERITAGE IMPACT ASSESSMENT

E1 PROPOSED WORKS

E1.1 Background

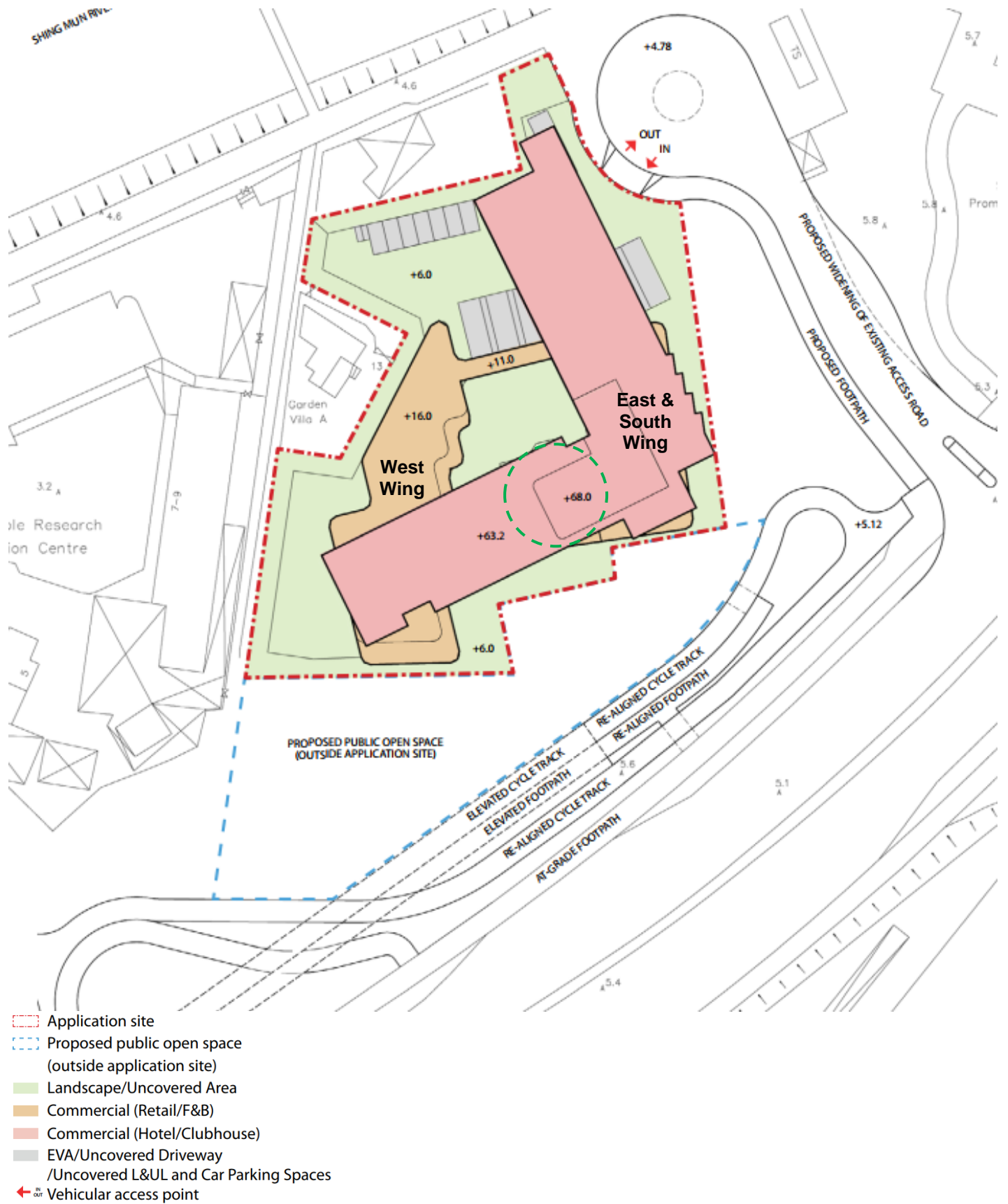
A s.12A pre-submission enquiry for Proposed Amendments to the Sha Tin Outline Zoning Plan to Rezone “Open Space” Zone to “Other Specified Use (Hotel Development)” Zone in Support of Proposed Hotel Development at Various Lots in D.D. 184 and Adjoining Government Land, Sha Tin, New Territories, was submitted to the Planning Department in 2025 September. In responses, AMO has issued the comments on Implementation of Preservation Requirements. This is under such background this CMP has been prepared.

E1.2 The Proposal

In the proposal, the concept “integration of old and new” is to be used. The Main Building of NY shall be preserved in-situ and adapted as F&B on the G/F, and Gym and Club for the 1/F. It will be embraced by the new building and operate as an integral component of the proposed hotel. Only minor changes would be made to the building façade so to connect NY with the new building, while the interior will be restored as practically as possible so that its original architectural features could be reinstated, and repartitioned to serve its new uses.

The uses of NY and the new building (composed of two wings that are named here as East Wing and West Wing) are listed below:

	NY	New Building	
		East & South Wing	West Wing
G/F	F&B	F&B/ Retail, Lobby with Reception,	F&B/ Retail, E&M
1/F	Gym, Club	Club	Club, E&M
2/F	Flat Roof	Podium Garden	Podium Garden
3/F-12/F	n/a	Hotel Rooms	
13/F	n/a	Club, Flat Roof	



E1.2.1 – Indicative block plan of the proposed development. Ng Yuen's location is circled in green dotted line. (Source: THE APPLICANT)



E 1.2.3 – Artist's impression of the proposed development. Ng Yuen is on the left of the image.
(Source: THE APPLICANT)



E 1.2.4 – Artist's impression (viewed from proposed footbridge) of the proposed development.
(Source: THE APPLICANT)



E 1.2.5 – Artist's impression (aerial view as viewed from northwest) of the proposed development. Ng Yuen is circled in blue. (Source: THE APPLICANT)



E 1.2.6 – Artist's impression (aerial view above Tai Chung Kiu Road) of the proposed development. Ng Yuen is circled in blue. (Source: THE APPLICANT)

E1.3 The Works Involved

With regard to the construction of the proposed new development, a series of building works will be carried out. The works, in their estimated order of execution, are listed here.

E1.3.1 Precautionary and Protection Works

The construction works for the new development will induce vibrations to the Site. Excessive vibrations may impair the condition of the structure and/or fabrics of NY, as well as other buildings in the vicinity. As such, monitoring devices to make sure vibrations are controlled at an acceptable level are necessary.

The anticipated building works are located directly adjacent to NY and busy traffic. In order to protect NY, safeguard the safety of surrounding buildings and the health of pedestrians near the site and construction workers on site, protection works such as hoarding, covered walkway, scaffolding, etc., have to be built prior to the execution of any works. In addition, site safety and management plan have to be prepared to provide for any emergency situation.

E1.3.2 Tree Protection, Transplantation and Felling

Trees near the construction site have to be protected, whereas those that will be interrupted may have to be transplanted and felled.

E1.3.3 Demolition

The SB of NY, and other non-graded buildings within the site will be demolished prior to the construction of the new building. These buildings are located right next to NY, thus demanding detailed planning of the work sequence and careful site management. The transportation of steel propping and bamboo scaffolding to the site before commencement of demolition, and the removal of debris and construction waste away from the Site after demolition also require extra care.

E1.3.4 Foundation and Superstructure

Foundation works will have to be carried out for the new building. The approach which introduces least vibration and construction noise will be adopted to minimize the vibration to NY and neighbouring buildings, and nuisance to users thereof.

Following the foundation works will be the construction of superstructure that are consisted of concreting works for the structural columns and beams, walls, floor slabs and roof, as well as the glass façade for the new building. NY will be connected to the East Wing by a new footbridge on the 1/F, whereas the East Wing will be connected to the West Wing on the 2/F.

E1.3.5 Preservation In-situ, Restoration and Adaptive Reuse

The MB of NY will be preserved in-situ. Its façades will be preserved and restored to reinstate the features reflecting its original design. The G/F of NY will be used as F&B, while the 1/F will be used as club. At this moment no detailed alteration works to the interior of NY have been designed. The exact scope of alterations and additions and association protection work to the interior of NY is yet to confirmed.

At present, it is expected steel working platform or bamboo scaffolding is necessary in the exterior to provide the access for workers and to protect the historic fabric from damage during construction. In the interior, steel propping may need to be installed prior to and during the modification of the elements of construction to maintain structural safety.

E1.3.7 Building Services and Interior Fitting-Out Works

Both the new building and NY will be fitted with up-to-date building services that suit the current requirements. For both buildings, the works will consist of mechanical ventilation and air-conditioning, fire services, plumbing and drainage, electrical lighting, building management systems, etc. The new lifts at East Wing will also serve NY providing barrier free access to NY.

Both the new building and NY will receive interior fitting-out works that fit their uses. Protection of the retained historic fabrics will have to be provided continually.

E1.3.8 Greening and Landscaping

The green coverage will be increased in the redevelopment. Notably, this includes tree planting within and around the boundaries of the Site.

E2 HERITAGE IMPACT ASSESSMENT

E2.1 Guidance

The following heritage impact assessment is prepared with reference to Development Bureau Technical Circular (Works) No. 6/2009 issued on 18 September 2009, the Buildings Department Practice Guidebook for Adaptive Re-use of and Alteration and Addition Works to Heritage Buildings 2012 (2019 Edition) and ICOMOS Guidance on Heritage Impact Assessment.

Its aims are:

- a. to identify the impact of the proposed works to the Site, its setting, building fabrics, visual impression and assess their level of adverse impact.
- b. To advise necessary study, actions and treatments in advance of the proposed works to remove uncertainties and doubts.
- c. To suggest feasible and practical advice during the design and construction stages to minimize the overall adverse impact.
- d. To respect historic fabrics and make sure they receive proper care. Interventions to the significant features should be avoided as far as possible and as little as necessary.

The heritage impact assessment is divided into the following categories in the table in E2.3 with regard to the extent of influence and estimated construction works involved:

- A. General
- B. Façade preservation, restoration and improvement work
- C. Interior alteration and addition work
- D. Demolition and building construction work
- E. Geotechnical work
- F. Site-wise

As suggested by the ICOMOS Guidance on Heritage Impact Assessment, this exercise is an iterative process. Results of this assessment should be reviewed and fed back to the design process to make sure the resulting changes are sustainable. If the overall adverse impact level on the historic resources is high after mitigation, the design should be reviewed to minimize the negative impacts.

E2.2 Explanation and definition

The bolded terms listed below are used in the table under the Heritage Impact Assessment and Mitigation Measures. Their definitions of the terms are provided on the right.

ID	- An index is given to each assessment item according to the prescribed category
Assessment Item	- Proposed changes to the Significant Features and/or the context of the Significant Features - The location of the assessment item is marked below the description
Reasons for Changes	- Reasons that lead to the proposed works
CDEs Affected	- Affected Significant Features and/or elements without cultural heritage values for each impact
Level of Significance	- The assessed measurement of the importance of the cultural heritage significance of a specific CDE
Recommendations	- Recommended approach for works and reason(s) for the suggested mitigation measures
Suggested Mitigation Measures	- Specific measures to mitigate impact to the corresponding Significant Features

**Overall Adverse
Impact Level after
Mitigation**

- Overall level of adverse impact on the Significant Features after the execution of mitigation measures, using the four impact levels listed below:

Beneficial impact The impact is beneficial if the project will enhance the preservation of the historic structures

Acceptable impact If the assessment indicates that there will be no significant effects on the historic structures

Acceptable impact with mitigation measures If there will be some adverse effects, but these can be eliminated, reduced or offset to a large extent by specific mitigation measures

Undetermined impact If the significant adverse effects are likely, but the extent to which they may occur or may be mitigated cannot be determined from the study. Such adverse effects should be specifically indicated in the evaluation for conducting further detailed study before the related proposed works are carried out

E2.3 Heritage Impact Assessment & Mitigation Measures

ID	Assessment Item	Reasons for Changes	CDEs Affected	Level of Significance	Recommendations/ Suggested Mitigation Measures	Overall Impact Level After Mitigation
1. Ng Yuen as F&B and Club for the Proposed Hotel Development						
A1	Understanding of the cultural heritage significance of the NY (the Site) as a whole	<ul style="list-style-type: none"> To construct the 14-storey new building To serve as F&B for the public and guests of the proposed hotel To serve as gym and club for the guests of the proposed hotel 	<ul style="list-style-type: none"> NY will be preserved and given new uses 	The CDEs of NY are of various levels of significance	<p><i>Recommendations</i></p> <ul style="list-style-type: none"> NY, as a Grade 3 historic building, has high historical, architectural, social, contextual and scientific values and should be repurposed to serve its second lease of life <p><i>Mitigation Measures</i></p> <ul style="list-style-type: none"> To preserve the MB of Grade 3 NY in-situ To preserve the façade of NY and renovate the building to serve its future users To further enhance the social value of the Site by increasing the accessibility and permeability of the Site, and the public open space to the south of the Site on street level 	Acceptable impact
A2	Visual impact induced by the proposed new building	<ul style="list-style-type: none"> To have a modern building to serve as a hotel with up-to-date facilities 	<ul style="list-style-type: none"> Integrity of the site of NY 	The CDEs of NY are of various levels of significance	<p><i>Recommendations</i></p> <ul style="list-style-type: none"> NY has been idle for several decades and should receive new compatible uses so it can continue to serve its users. It is currently fenced off and the public cannot appreciate its cultural heritage significance There are successful precedent cases overseas where new taller buildings can be compatible with historic residences in 	Acceptable impact with mitigation measures

ID	Assessment Item	Reasons for Changes	CDEs Affected	Level of Significance	Recommendations/ Suggested Mitigation Measures	Overall Impact Level After Mitigation
					<p>close vicinity, by a decent architectural treatment.</p> <p><i>Mitigation Measures</i></p> <ul style="list-style-type: none"> ▪ Design the proposed new building in a way that: <ul style="list-style-type: none"> ○ Duly respects the presence of NY ○ Minimizes obstruction and facilitates people's viewing of MB of NY at pedestrian level ○ Provides new viewing angles, such as viewing platform at new footbridge level for the appreciation of the CDEs of NY that cannot be easily appreciated from the street level ▪ Treat the façade design of the new building carefully such as the use of glazing and contemporary architectural language so it can be easily distinguished from NY ▪ Provide smart interpretation on the historic setting of NY 	
B. Façade Preservation, Restoration and Improvement Work						
B1	Façades (including the roof) of NY	<ul style="list-style-type: none"> ▪ To conserve and restore the façade (including the roof) 	<ul style="list-style-type: none"> ▪ The façades of NY 	Exceptional	<p><i>Recommendation</i></p> <ul style="list-style-type: none"> ▪ Although most of the features on the NY façades are currently intact, some of them have been broken, missing and diminished due to wear and tear or renovations 	Beneficial impact

ID	Assessment Item	Reasons for Changes	CDEs Affected	Level of Significance	Recommendations/ Suggested Mitigation Measures	Overall Impact Level After Mitigation
		<ul style="list-style-type: none"> ▪ To reinstate the features in its earliest known state 			<ul style="list-style-type: none"> ▪ Currently, the mouldings on the facades and the balustrades on roof are incomplete. The windows have been altered, and a structure has been added on the roof to create more usable floor area. There is serious moulding on the ceiling of the 1/F implying the deficiency of the waterproofing provision of the roof. These known previous changes all lowered the authenticity and integrity of the building <p><i>Mitigation Measures</i></p> <ul style="list-style-type: none"> ▪ Conduct detailed study of the original design of the façade ▪ Conduct material testing to determine the original materials, their composition, and colours, etc. for the restoration works ▪ Restore the façades, including but not limited to entrance columns, window openings and barriers, mouldings, etc. based on solid historical evidence and remaining features on site ▪ Remove the later added 1/F kitchen and washroom and unauthorized building works on the roof to reveal the original design of the east façade and the roof 	

ID	Assessment Item	Reasons for Changes	CDEs Affected	Level of Significance	Recommendations/ Suggested Mitigation Measures	Overall Impact Level After Mitigation
C. Interior Alteration and Addition Work						
C1	Interior of NY	<ul style="list-style-type: none"> ▪ To restore the interior architectural features in its earliest known state ▪ To provide renovated and modified spaces to suit the new uses of NY 	<ul style="list-style-type: none"> ▪ Interior decorative features, e.g. fireplaces, ceiling mouldings, floor finishes ▪ Partitioning walls ▪ Sanitary fitment 	<p>Exceptional/ High</p> <p>High</p> <p>Low</p>	<p><i>Recommendations</i></p> <ul style="list-style-type: none"> ▪ The original room layout at MB has been largely preserved, most of the interior decorative features are fairly intact but in dilapidated conditions. Some fireplaces have gone missing. Floor finishes, e.g. granite, tiles at MB have been largely preserved, while timber finishes at the Main Building have gone missing or in dilapidated condition. They provide solid evidence on the original design and functions of the rooms of NY for restoration ▪ Concrete staircases finished with timber and equipped with balustrades not fulfilling current fire codes <p><i>Mitigation Measures</i></p> <ul style="list-style-type: none"> ▪ Document the existing interior design appropriately before the commencement of any works and utilize these data for restoration works ▪ Preserve CDEs with exceptional or high level of heritage significance, e.g. fire places, ornate tiled flooring, timber staircases, ceiling moulding, etc. These CDEs should be appropriately propped and protected prior to the commencement of and during the works 	Acceptable impact with mitigation measures

ID	Assessment Item	Reasons for Changes	CDEs Affected	Level of Significance	Recommendations/ Suggested Mitigation Measures	Overall Impact Level After Mitigation
					<ul style="list-style-type: none"> ▪ Locate new code compliant means of escape (MOE) serving all the floors of the preserved MB of NY carefully so not to intervene the existing historic staircases that shall not be used as MOE in the future ▪ Restore and reconstruct CDEs that are in a state beyond repair or missing, ▪ Study the structural condition of the building to determine the locations of new additions or facilities, if any, at the later detailed design stage, to avoid the impairment of structural integrity during works ▪ Minimise interruption to structural members ▪ Provide precautionary and protection measures prior to and during construction works to provide the preserved elements of construction. There are precedent cases where the historic fabrics could be preserved in sound condition with new structural works in the immediate surrounding ▪ Provide appropriate heritage interpretation for the significant features intervened by the future renovation. For example, partitioning walls and the associated ceiling corner mouldings that are to be removed to create bigger spaces to suit future functions have to be documented properly. Demarcating the 	

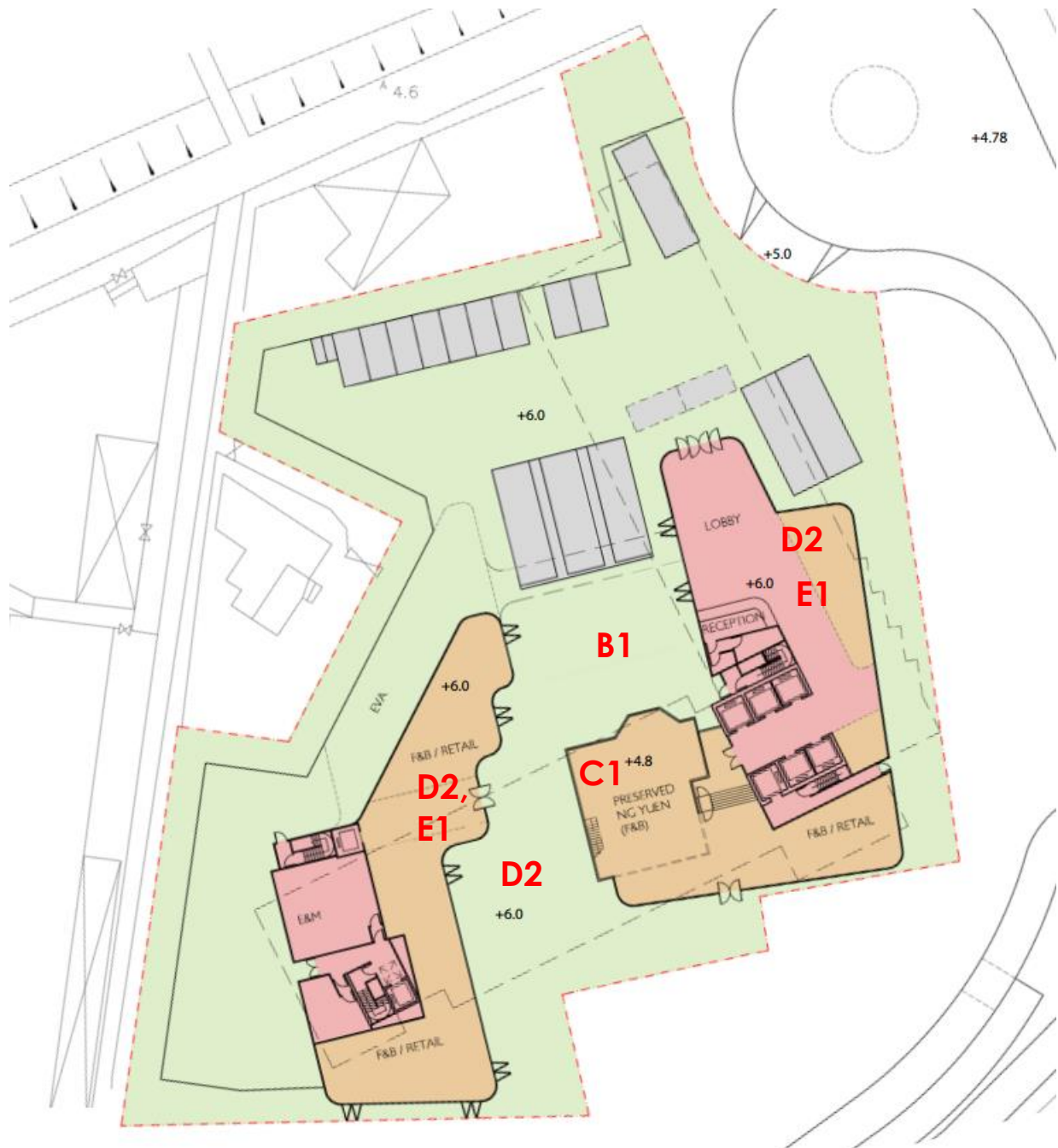
ID	Assessment Item	Reasons for Changes	CDEs Affected	Level of Significance	Recommendations/ Suggested Mitigation Measures	Overall Impact Level After Mitigation
					original layout of rooms by the use of new floor finishes could be considered.	
D. Demolition and Building Construction Work						
D1	Demolition of later added portion of MB, SB, and neighbouring buildings	<ul style="list-style-type: none"> To construct the proposed new building 	<ul style="list-style-type: none"> MB 1/F kitchen and bathroom MB roof kitchen, bathroom and bedrooms SB and its features except SB timber air grille with carved peony and geometric floral forms, H-shaped balustrades, terrazzo flooring SB timber air grille with carved peony and geometric floral forms H-shaped balustrades Terrazzo flooring 	<p>Intrusive</p> <p>Intrusive</p> <p>Intrusive/ Low</p> <p>High</p> <p>Medium</p> <p>Medium</p>	<p><i>Mitigation Measures</i></p> <ul style="list-style-type: none"> Document the buildings and structures that are to be demolished in an appropriate manner Salvage affected CDEs of high level of significance for reuse and/or interpretation Precautionary measures: measure vibration caused by the works and install monitoring devices at NY to note any settlement and exercise remedial measures when excessive vibration is found Protection: provide appropriate protective measures to the exterior and interior of NY such as the erection of hoarding, temporary fencing, propping and installation of protection covers, etc. prior to the execution of demolition work Demolition: follow the demolition procedures strictly as set out by the structural engineer with an attempt to minimise threat to NY Dispose of demolition debris as soon as possible to avoid blockage of drainage channels and nuisance 	Acceptable impact with mitigation measures

ID	Assessment Item	Reasons for Changes	CDEs Affected	Level of Significance	Recommendations/ Suggested Mitigation Measures	Overall Impact Level After Mitigation
					<ul style="list-style-type: none"> ▪ Minimize high fire hazard construction activities in the vicinity of NY 	
D2	<p>New building construction works</p>	<ul style="list-style-type: none"> ▪ To construct the proposed new building 	<ul style="list-style-type: none"> ▪ The structural condition of NY 	High	<p><i>Mitigation Measures</i></p> <ul style="list-style-type: none"> ▪ Precautionary measures: measure vibration caused by the works and install monitoring devices at NY to note and settlement or cracks ▪ Protection: provide appropriate protective measures to the exterior and interior of NY such as the erection of hoarding, temporary fencing, propping and installation of protection covers, etc. It is particularly crucial as part of the new building will span over NY. ▪ Design the new building in a way that: (a) its soffit of the 3/F can maintain an appropriate distance from the soffit of the roof of NY, (b) its columns would minimize the obstruction of the facades, (c) its design is readily distinguishable from that of NY ▪ Site planning: organise the construction activities and delivery of construction materials and debris diligently to allow smooth logistics and effective work flow to avoid disturbance to NY while ensuring the progress of other building works within the Site ▪ Minimize high fire hazard construction activities in the vicinity of NY 	Acceptable impact with mitigation measures

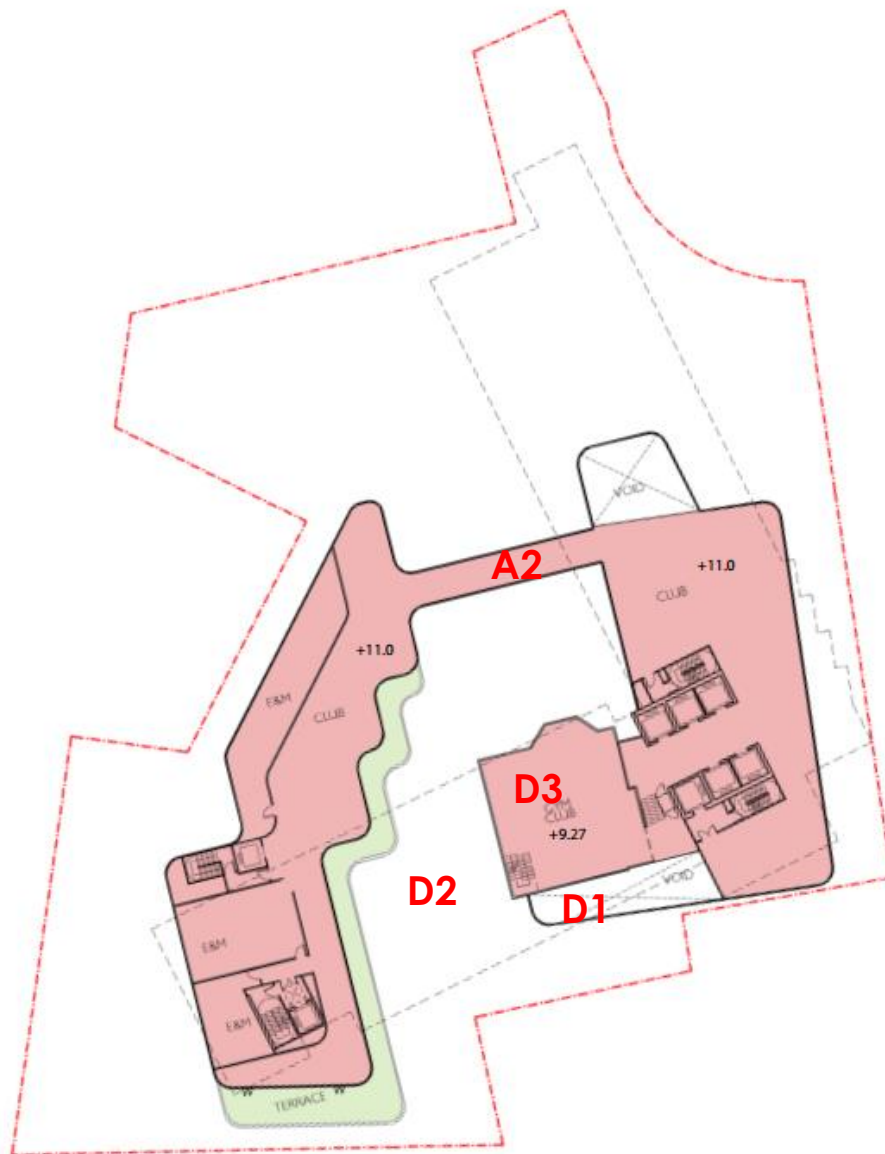
ID	Assessment Item	Reasons for Changes	CDEs Affected	Level of Significance	Recommendations/ Suggested Mitigation Measures	Overall Impact Level After Mitigation
D3	New connection between New Building and NY	<ul style="list-style-type: none"> ▪ To provide a connection between the new building and NY ▪ To provide barrier free access to NY 	<ul style="list-style-type: none"> ▪ The structural condition of NY 	High	<p><i>Recommendations</i></p> <ul style="list-style-type: none"> ▪ The east façade at the level of the 1/F has been damaged in the past as extra floor area for a kitchen and a washroom was constructed. <p><i>Mitigation Measures</i></p> <ul style="list-style-type: none"> ▪ Locate the connection away from the front façade and at less obvious location. External wall area that was damaged in the past is preferred so to minimize new damage to the façade ▪ Design the new connection in a way that its structure is independent from that of NY ▪ Precautionary measures: measure vibration caused by the works and install monitoring devices at NY to note and settlement or cracks ▪ Protection: provide appropriate protective measures to the exterior and interior of NY such as the erection of hoarding, temporary fencing, propping and installation of protection covers, etc. ▪ Salvage the demolished wall materials of high level of significance for reuse whenever possible 	Acceptable impact with mitigation measures
E. Geotechnical Work						
E1	Impact introduced by geotechnical works	<ul style="list-style-type: none"> ▪ To carry out excavation, lateral support 	<ul style="list-style-type: none"> ▪ The structure of NY 	High	<p><i>Mitigation Measures</i></p> <ul style="list-style-type: none"> ▪ Engage structural engineer to investigate the foundation designs and structural conditions of NY, and design the 	Acceptable impact with

ID	Assessment Item	Reasons for Changes	CDEs Affected	Level of Significance	Recommendations/ Suggested Mitigation Measures	Overall Impact Level After Mitigation
		and foundation works for the construction of the new building			foundation of the new structures carefully accordingly <ul style="list-style-type: none"> ▪ Conduct thorough site investigation to understand the geotechnical condition of the Site ▪ Prohibit construction methods that cause excessive vibration ▪ Conduct continuous monitoring to check if future construction works cause excessive vibration and settlement to the NY 	mitigation measures
F. Site-wise						
F1	Trees	<ul style="list-style-type: none"> ▪ To reinstate the landscaping in the Site for passive recreational purposes ▪ To provide greening at the public open space to the south of the site boundary for the use by the public 	<ul style="list-style-type: none"> ▪ Trees and vegetation that are within or in the vicinity of the future works area 	High	<p><i>Recommendations</i></p> <ul style="list-style-type: none"> ▪ The new greening will provide quality open space for all users and the public ▪ The proposed tree planting within and around the boundaries of the Site will visually unify the Site as a whole while adding a sense of softness to the streetscape, compatible with the natural landscape character of the surroundings <p><i>Mitigation Measures</i></p> <ul style="list-style-type: none"> ▪ Conduct tree survey prior to the commencement of any works to identify if there are any Old and Valuable Trees, and trees' sizes ▪ Prepare tree preservation and landscape proposals for submission and implement the accepted proposals 	Acceptable impact with mitigation measures

ID	Assessment Item	Reasons for Changes	CDEs Affected	Level of Significance	Recommendations/ Suggested Mitigation Measures	Overall Impact Level After Mitigation
					<ul style="list-style-type: none"> ▪ Try to transplant trees that have high survival rate after transplantation ▪ Protect the retained trees in the vicinity of the works area during construction works ▪ Compensate the loss of any felled trees as per lease requirements, if necessary, and ensure standard practices in relation to tree compensation for building development in private projects would be duly followed 	



F2.3.1 G/F plan showing the assessment items B1, C1, D2 and E1. (Source: THE APPLICANT)



F2.3.1 1/F plan of the proposed new building and NY showing the assessment items A2, D1, D2 and D3. (Source: THE APPLICANT)

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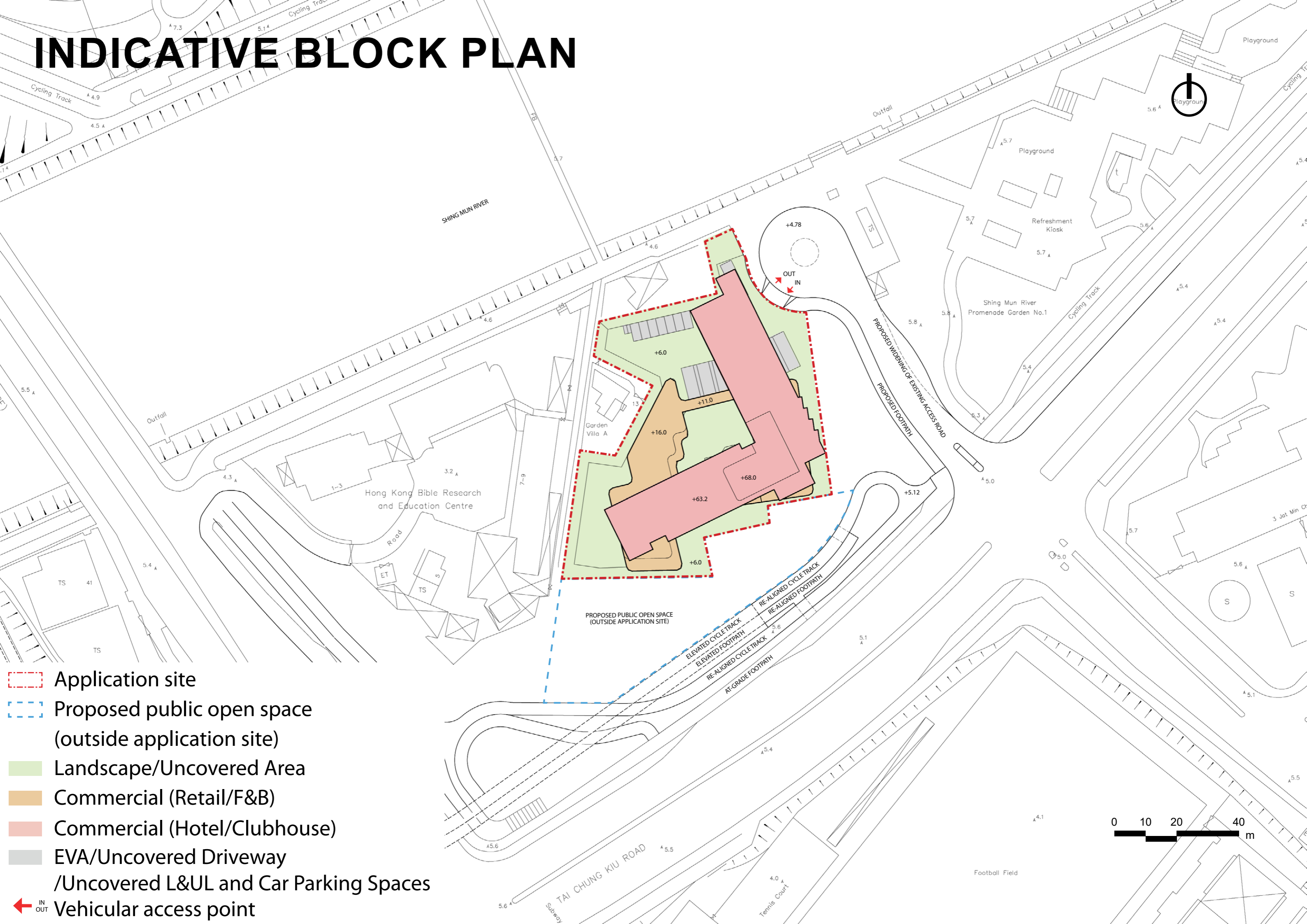
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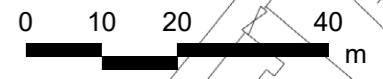
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G APPENDICES

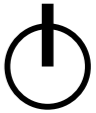
INDICATIVE BLOCK PLAN








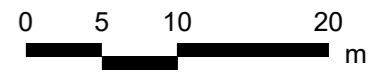
- Application site
- Proposed public open space (outside application site)
- Landscape/Uncovered Area
- Commercial (Retail/F&B)
- Commercial (Hotel/Clubhouse)
- EVA/Uncovered Driveway /Uncovered L&UL and Car Parking Spaces
- IN
OUT Vehicular access point



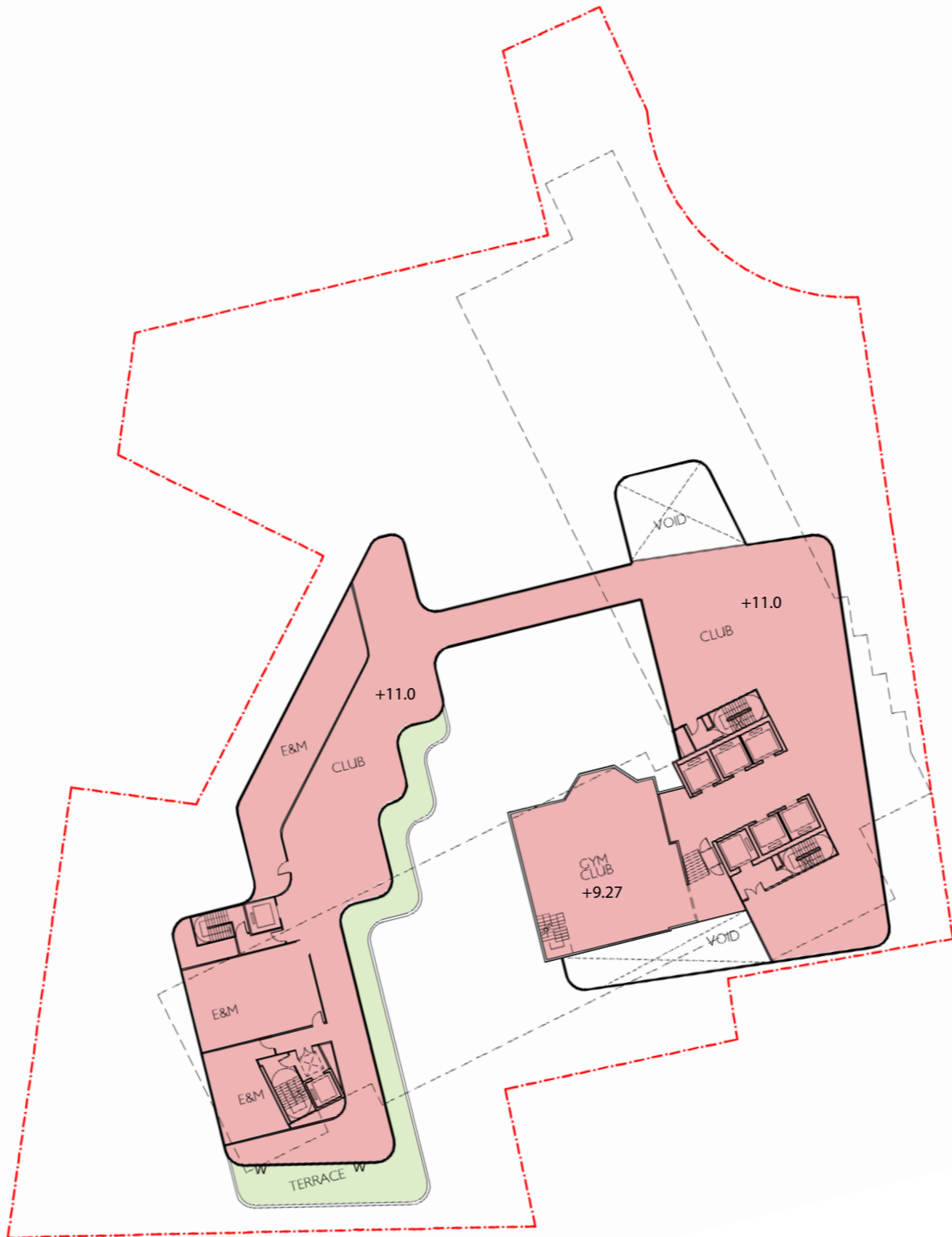
GROUND FLOOR PLAN



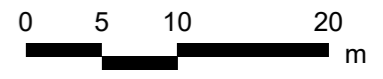
-  Application site
-  Landscape/Uncovered Area
-  Commercial (Retail/F&B)
-  Commercial (Hotel/Clubhouse)
-  EVA/Uncovered Driveway
/Uncovered L&UL and Car Parking Spaces



FIRST FLOOR PLAN



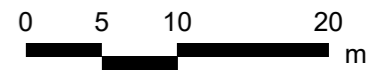
- Application site
- Landscape/Uncovered Area
- Commercial (Hotel/Clubhouse)



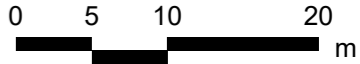
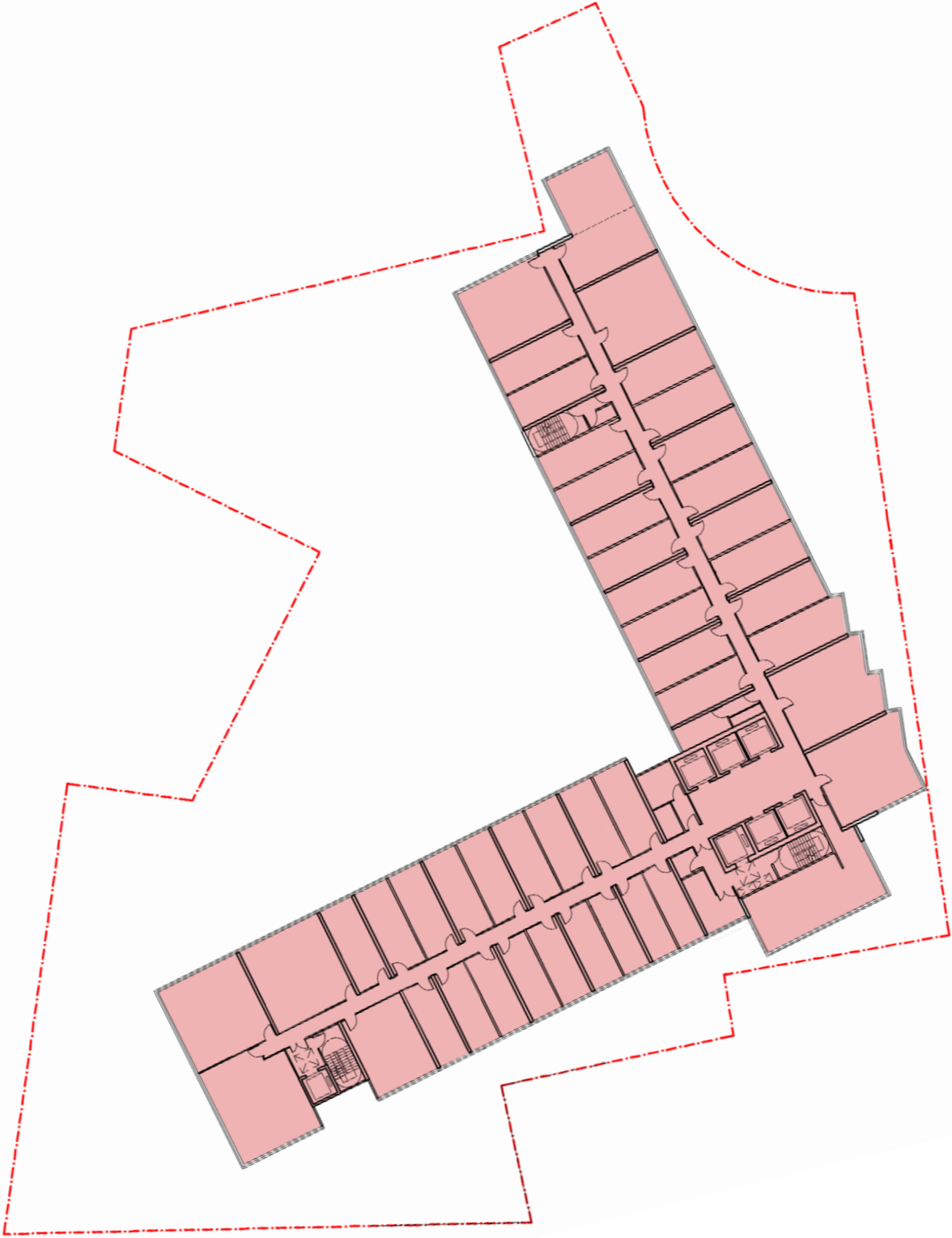
SECOND FLOOR PLAN



- Application site
- Skylight
- Landscape/Uncovered Area
- Commercial (Hotel/Clubhouse)

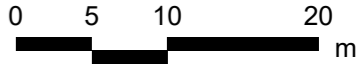
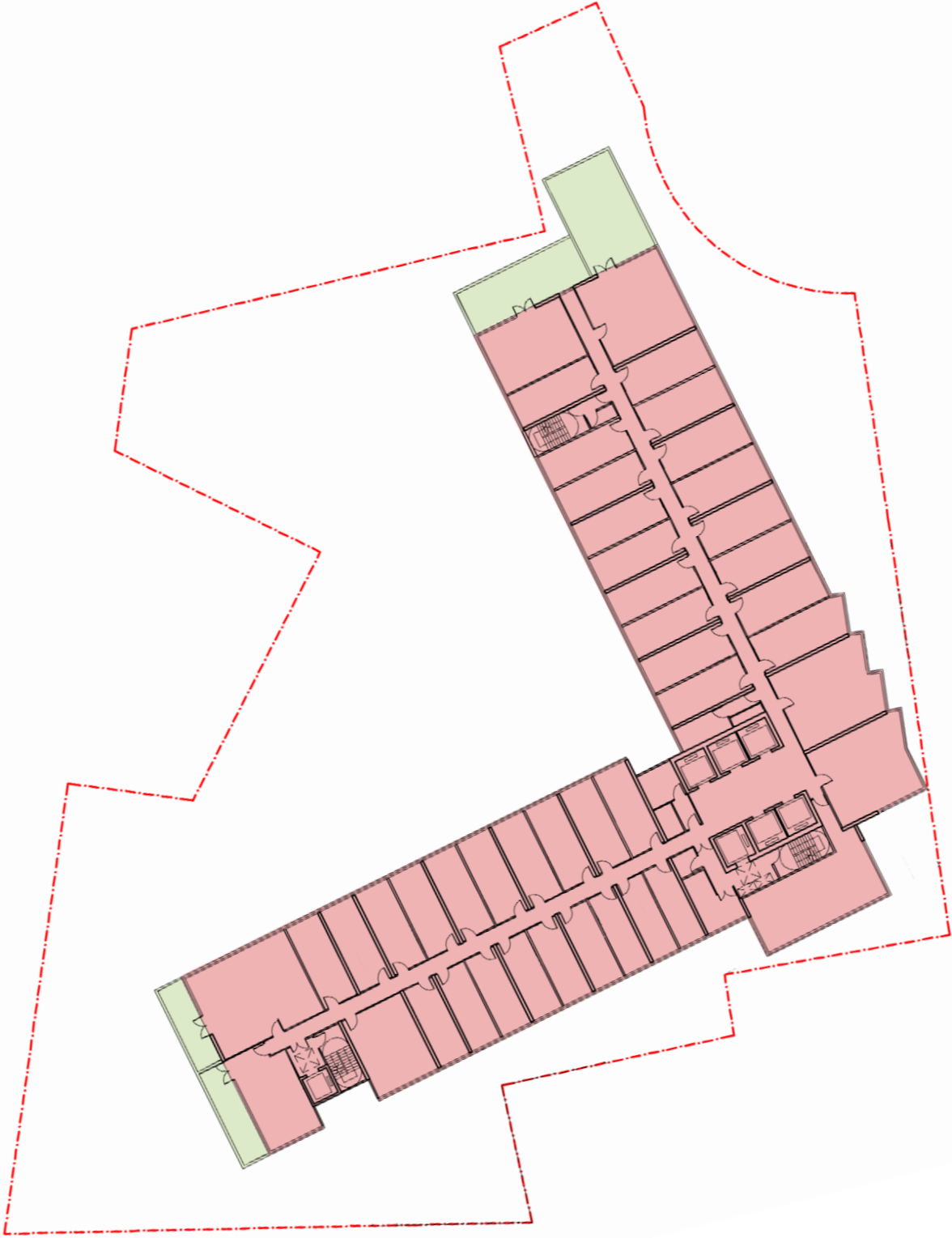





TYPICAL FLOOR PLAN



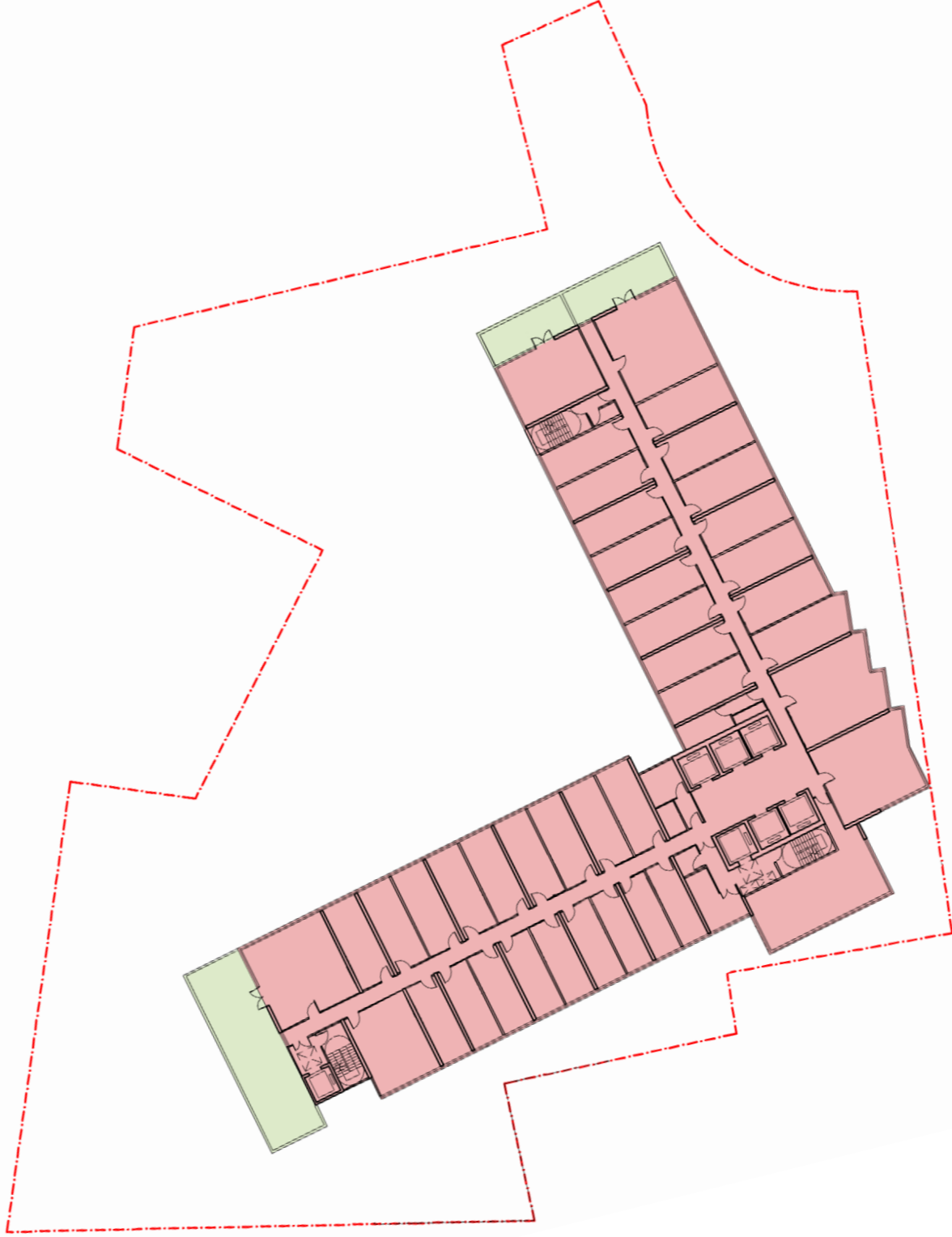
 Application site
 Commercial (Hotel/Clubhouse)


TENTH FLOOR PLAN

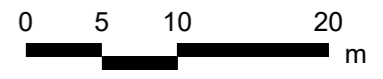


-  Application site
-  Landscape/Uncovered Area
-  Commercial (Hotel/Clubhouse)

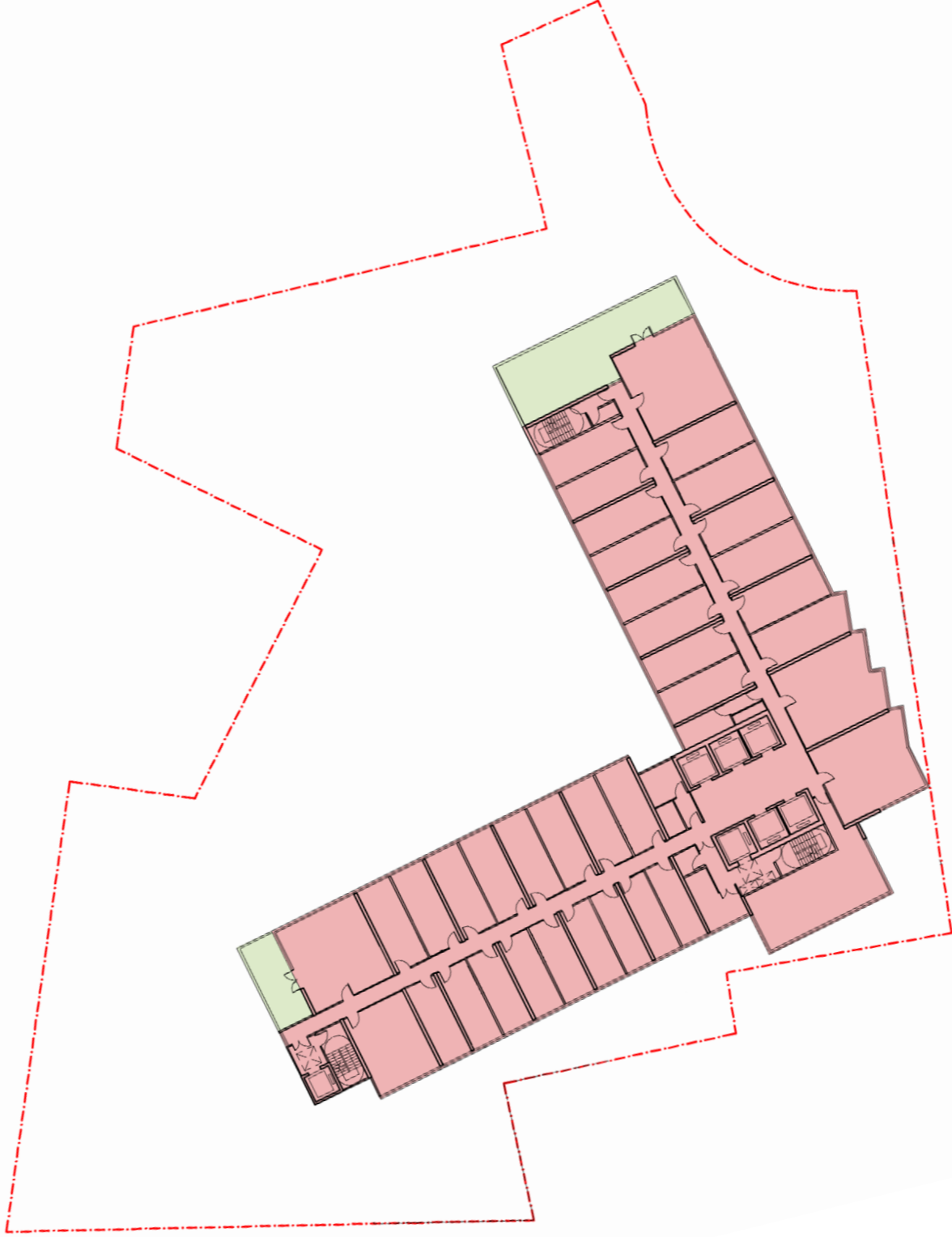
ELEVENTH FLOOR PLAN



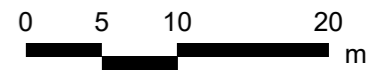
-  Application site
-  Landscape/Uncovered Area
-  Commercial (Hotel/Clubhouse)



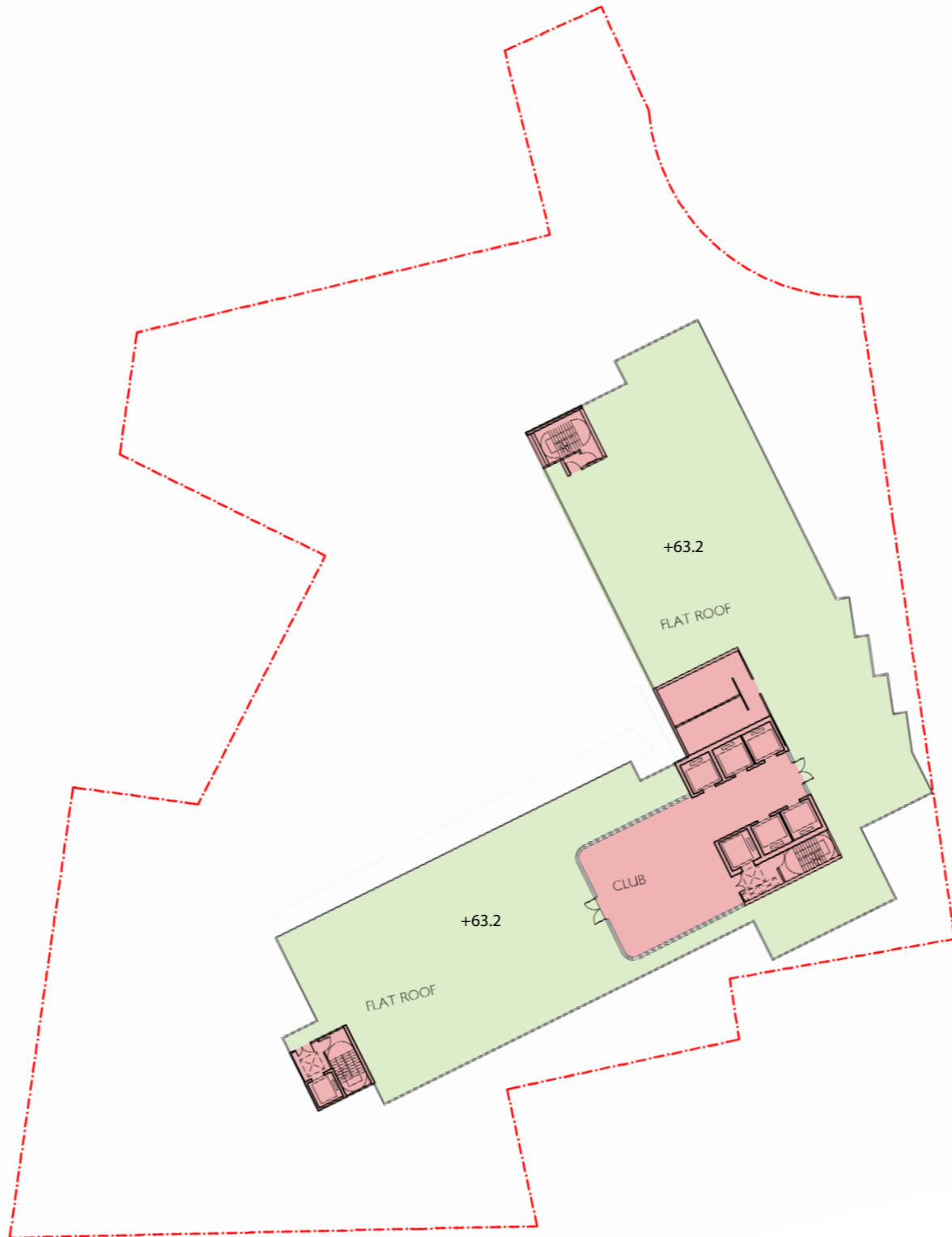
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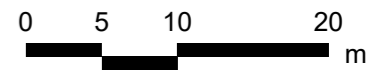
- Application site
- Landscape/Uncovered Area
- Commercial (Hotel/Clubhouse)



THIRTEEN FLOOR PLAN



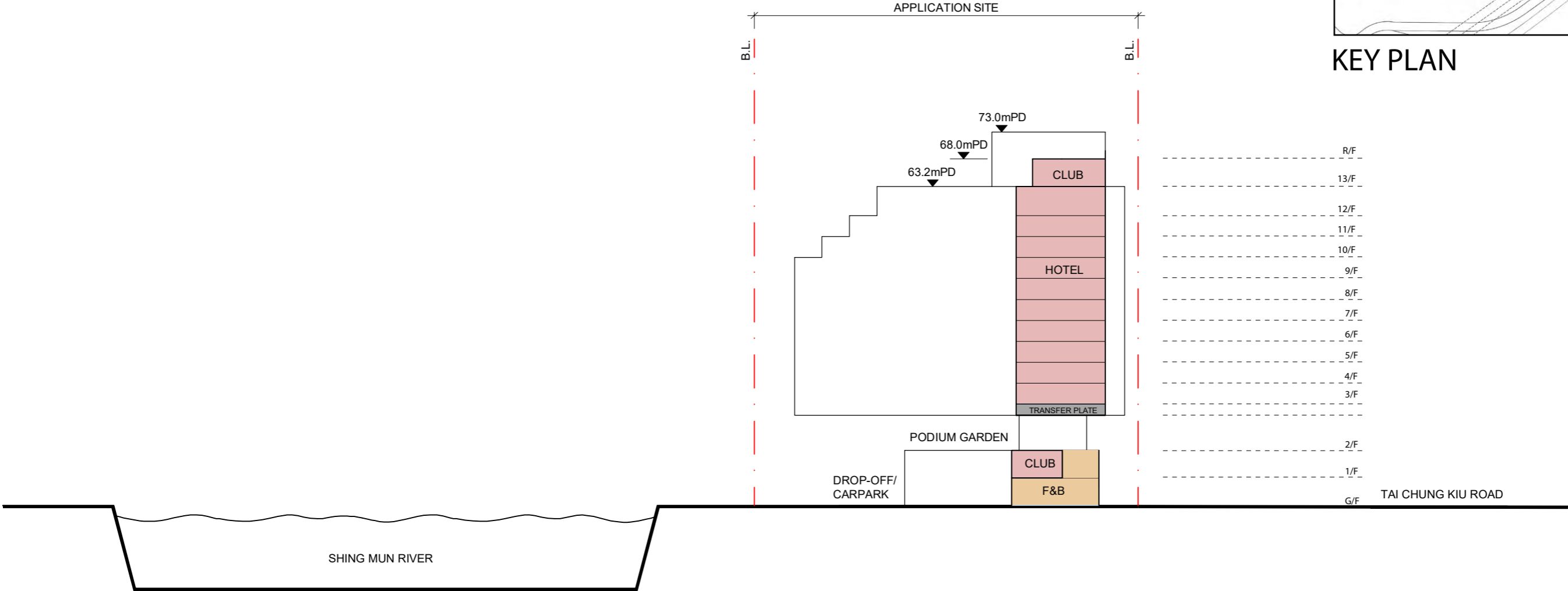
- Application site
- Landscape/Uncovered Area
- Commercial (Hotel/Clubhouse)



SECTION



KEY PLAN

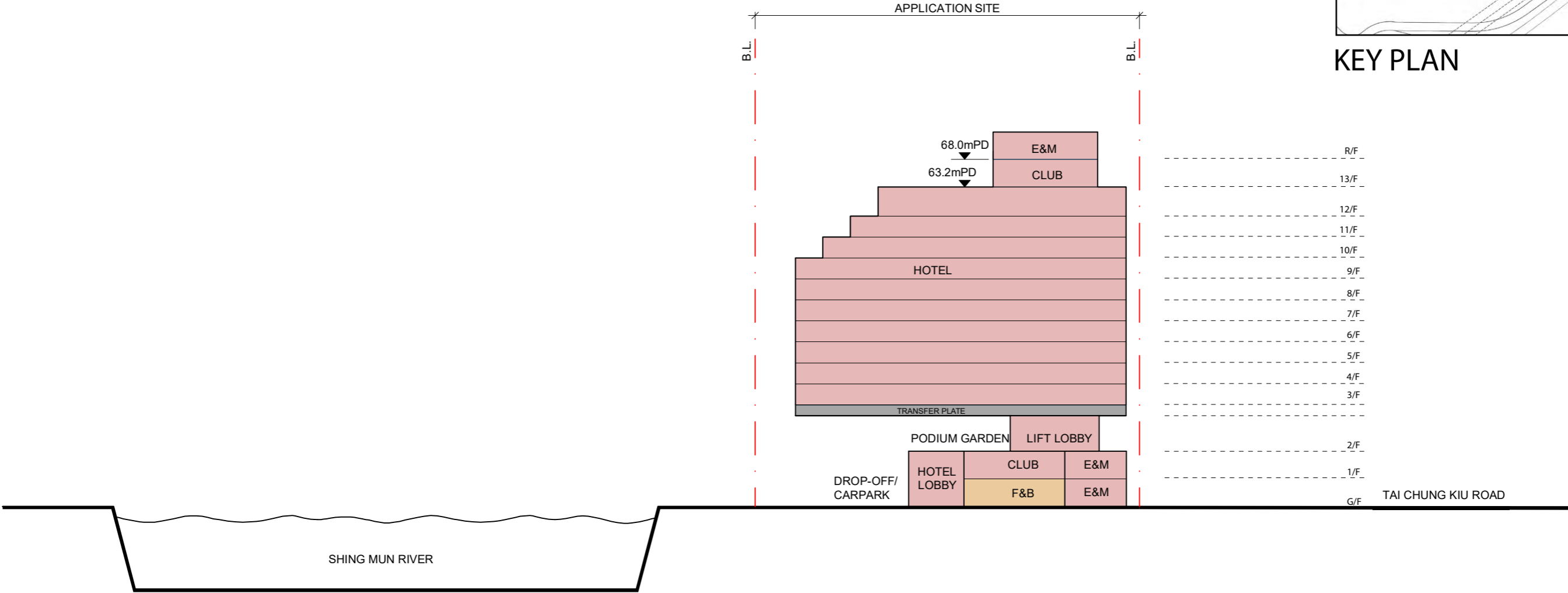


- Application site
- Landscape/Uncovered Area
- Commercial (Retail/F&B)
- Commercial (Hotel/Clubhouse)

SECTION



KEY PLAN



- Application site
- Landscape/Uncovered Area
- Commercial (Retail/F&B)
- Commercial (Hotel/Clubhouse)