



Heritage Impact Assessment Report for
Yau Ma Tei Theatre Phase 2 at Yau Ma Tei , Kowloon, Hong Kong

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Table of Contents

Heritage Impact Assessment Report for Yau Ma Tei Theatre Phase 2 at Yau Ma Tei, Kowloon, Hong Kong.....	iii
List of Figures	ii
Introduction	i
1.1 Background.....	i
1.2 Site particulars	i
1.3 Methodology	3
Site and context.....	4
2.1 Yau Ma Tei	4
2.2 Yau Ma Tei Theatre and its surroundings	20
2.3 Aerial photo	29
Building.....	37
3.1 Spatial arrangement	37
3.2 Architectural description	37
Statement of Significance	40
4.1 Historic place	40
4.2 Heritage values.....	40
4.3 Character Defining Elements	41
Conservation Policies	44
Heritage Impact Assessment.....	46
6.1 Objectives of the project	46
6.2 Proposed works.....	46
6.3 User's requirement	46
6.4 Proposed layout.....	47
6.5 Impact assessment and mitigation measures	49
6.6 Suggested treatment to affected character-defining elements.....	54
 Bibliography	 55
Annex.....	57

List of Figures

Fig. 1. Site map of project area. (Survey Map No. 11-NW-19D. The Maps from Lands Department © The Government of the Hong Kong SAR).....	2
Fig. 2. Aerial view of project area, and adjacent Yau Ma Tei Theatre. (from Google Map).....	2
Fig. 3. The Map of Kowloon in 1863. (from Empson, Hal, <i>Mapping Hong Kong: a Historical Atlas</i> , Hong Kong, Government Information Services, 1992, p. 133.).....	5
Fig. 4. A panoramic view of Tsim Sha Tsui and Yau Ma Tei in c. 1860. (from Cheng Po Hung 鄭寶鴻, <i>A Century of Kowloon Roads and Streets</i> , Hong Kong, Joint Publishing (Hong Kong) Company Limited, 2000, p. 17.).....	6
Fig. 5. Map showing jao-ma-ti (Yau Ma Tei) in 1868. (from Empson, Hal, <i>Mapping Hong Kong: a Historical Atlas</i> , Hong Kong, Government Information Services, 1992, pp. 114-115.).....	6
Fig. 6. The street at seafront was the present Reclamation Street, c. 1880. (from Cheng Po Hung 鄭寶鴻, <i>A Century of Kowloon Roads and Streets</i> , Hong Kong, Joint Publishing immerge (Hong Kong) Company Limited, 2000, p. 21.).....	7
Fig. 7. Public space and facilities in the late nineteenth century. (from Empson, Hal, <i>Mapping Hong Kong: a Historical Atlas</i> , Hong Kong, Government Information Services, 1992, p. 18.).....	8
Fig. 8. The old Yau Ma Tei Police Station, c. 1890s. (from P.H. Hase, <i>In the Heart of the Metropolis: Yaumatei and its People</i> , Hong Kong, Joint Publishing (Hong Kong) Company Limited, 1999, p. 105.).....	8
Fig. 9. Pumping Station, Shanghai Street. (from Colonial Office photographic collection, The National Archives, Reference no. CO 1069-446-66.).....	9
Fig. 10. Tin Hau Temple, Yau Ma Tei, c. 1925. (from Cheng Po Hung 鄭寶鴻, <i>Xiangjiang fengyue: Xianggang de zaoqi changji changsuo</i> 香江風月：香港的早期娼妓場所 [Early Hong Kong Brothels], p. 119.).....	9
Fig. 11. Map showing the coastline of Yau Ma Tei in 1920. (Survey Map No. HGI-3. The Maps from Lands Department © The Government of the Hong Kong SAR).....	11
Fig. 12. Tenement houses in Saigon Street, c. 1925. (from Cheng Po Hung 鄭寶鴻, <i>A Century of Kowloon Roads and Streets</i> , Hong Kong, Joint Publishing (Hong Kong) Company Limited, 2000, p. 23.).....	12
Fig. 13. Tenement houses in Temple Street, 1930. (from Cheng Po Hung 鄭寶鴻, <i>A Century of Kowloon Roads and Streets</i> , Hong Kong, Joint Publishing (Hong Kong) Company Limited, 2000, p. 23).....	12
Fig. 14. Kwong Wah Hospital, c. 1920. (from Siu Kwok Kin 蕭國健, <i>Youjianwangqu fengwuzhi</i> 油尖旺區風物志 [A Guide to The Antiquities of Yau Tsim Mong District], Hong Kong, Yau Tsim Mong District Council, p. 42.).....	12
Fig. 15. Kowloon Magistracy, built in 1937. (photograph by Author).....	13
Fig. 16. Market located on Kansu Street, c. 1925. (from Cheng Po Hung 鄭寶鴻, <i>Xiangjiang zhiwei: Xianggang de zaoqi yinshi changsuo</i> 香江知味：香港的早期飲食場所 [Early Hong Kong Eateries], Hong Kong, The University Museum and Art Gallery, the University of Hong Kong, 2003, p. 107.).....	13
Fig. 17. Map of Yau Ma Tei in 1924. (from Empson, Hal, <i>Mapping Hong Kong: a Historical Atlas</i> , Hong Kong, Government Information Services, 1992, p. 181.).....	14
Fig. 18. Map of Yau Ma Tei in 1941. (from Cheng Po Hung 鄭寶鴻, <i>Early Kowloon</i> , Hong Kong, University Museum and Art Gallery, The University of Hong Kong, 2010, p. 229).....	15
Fig. 19. Kwong Chee Theatre 廣智戲院, 1968. (from Hong Kong Information Services Department).....	16
Fig. 20. Majestic Theatre 大華戲院, c. 1930. (from Gwulo: Hong Kong).....	16
Fig. 21. Po Hing Theatre 普慶戲院, 2 nd generation, 1941. (from Harrison Forman, The American Geographical Society Library, University of Wisconsin-Milwaukee Libraries).....	16
Fig. 22. Yau Ma Tei Theatre 油麻地戲院, 1947. (from Cheng Po Hung 鄭寶鴻, <i>A Century of Kowloon Roads and Streets</i> , Hong Kong, Joint Publishing (Hong Kong) Company Limited, 2000, p. 41.).....	17
Fig. 23. New Tai Yat Theatre 第一新戲院 and Kwong Ming Theatre 光明影戲院, 1952. (from Gwulo: Old Hong Kong).....	17
Fig. 24. Alhambra Theatre 平安戲院, 1934. (from the scrap book of Gabriel Van Wylick).....	18
Fig. 25. Alhambra Theatre 平安戲院, c.1950. (from Cheng Po Hung 鄭寶鴻, <i>A Century of Kowloon Roads and Streets</i> , Hong Kong, Joint Publishing (Hong Kong) Company Limited, 2000, p.69.).....	18
Fig. 26. An aerial view of Yau Ma Tei in c. 1947. (from Cheng Po Hung 鄭寶鴻, <i>A Century of Kowloon Roads and Streets</i> , Hong Kong, Joint Publishing (Hong Kong) Company Limited, 2000, p. 41.).....	19

Fig. 27. Newly reclaimed land at Western Kowloon. (from Cheng Po Hung 鄭寶鴻, <i>Early Hong Kong's Kowloon Peninsula</i> , Hong Kong, University Museum and Art Gallery, The University of Hong Kong, 2007, p. 60.)	20
Fig. 28. ① Yau Ma Tei Theatre (Grade2) ② Former Pumping Station (Grade 1) ③ Yau Ma Tei Wholesale Fruit Market (Grade 2).....	20
Fig. 29. The elevation of the Pumping Station to Shanghai Street. (from Ho Pui Yin, <i>Water for a Barren Rock: 150 Years of Water Supply in Hong Kong</i> , Hong Kong, Commercial Press, 2001, pp. 58-59.)	21
Fig. 30. Engine Room (left) and Boiler Room (right) in Pumping Station, Shanghai Street. (from Colonial Office photographic collection, The National Archives, Reference no. CO 1069-446-66.)	22
Fig. 31. Map of Yau Ma Tei in 1920, showing "Clear Water Reservoir" in front of Pumping Station. (Survey Map No. HG1-3. The Maps from Lands Department © The Government of the Hong Kong SAR)	22
Fig. 32. Former Overseers' Quarters of the Pumping Station is preserved on Shanghai Street, 2019. (photograph by Author)	22
Fig. 33. The earliest survey map showing Yau Ma Tei Theatre, 1935. (Survey Map No. 179-SE-5. The Maps from Lands Department © The Government of the Hong Kong SAR)	24
Fig. 34. A letter dated 1930, signed by José Maria Noronha, the Authorized Signatory (Un Fondé De Pouvoirs) of C.F.E.O. (left) and Van Wylick, Gabriel, Department Head of Architectural Office (L' Architecte-fondé De Pouvoirs) (right).	25
Fig. 35. News announcing the opening of Yau Ma Tei Theatre. (Leisure and Cultural Services Department, <i>Yau Ma Tei Theatre & Red Brick Buidling</i> , Hong Kong, 2013, p. 6.)	25
Fig. 36. China Mail reported the opening of new Yaumati Theatre.	25
Fig. 37. "Fine Manner" starring Gloria Swanson, 1926.	26
Fig. 38. "The Enemy" starring Lilliam Gish, 1927	26
Fig. 39. "Behind the Screen" starring Charlie Chaplin, 1916.....	26
Fig. 40. "City Lights" starring Charlie Chaplin, 1931.....	27
Fig. 41. Advertisement dated January 23, 1934 announcing the reopening of Yau Ma Tei Theatre after renovation. (from Wong Ha Pak 黃夏柏, <i>Xianggang Xiyuan Souji . Suiyue Gouchen 香港戲院搜記 . 歲月鉤沉</i> [In Search of Cinema in Hong Kong: Years Revealed], Hong Kong, Chung Hwa Book Company (Hong Kong) Limited, 2015, p. 154.).....	27
Fig. 42. Yau Ma Tei Wholesale Fruit Market, 2019. (photograph by Author)	28
Fig. 43. Aerial photo of 1945. (Photo No. 681_5_4154. The Aerial Photo from Lands Department © The Government of the Hong Kong SAR)	29
Fig. 44. Aerial photo of 1949. (Photo No. 81A_144_6027. The Aerial Photo from Lands Department © The Government of the Hong Kong SAR)	30
Fig. 45. Aerial photo of 1967. (Photo No. 5568. The Aerial Photo from Lands Department © The Government of the Hong Kong SAR)	31
Fig. 46. Aerial photo of 1972. (Photo No. 1637. The Aerial Photo from Lands Department © The Government of the Hong Kong SAR)	32
Fig. 47. Aerial photo of 1977. (Photo No. 19740. The Aerial Photo from Lands Department © The Government of the Hong Kong SAR)	33
Fig. 48. Aerial photo of 1997. (Photo No. CN18606. The Aerial Photo from Lands Department © The Government of the Hong Kong SAR).....	34
Fig. 49. Aerial photo of 2007. (Photo No. CW79609. The Aerial Photo from Lands Department © The Government of the Hong Kong SAR).....	35
Fig. 50. Aerial photo of 2019. (Photo No. E053175C. The Aerial Photo from Lands Department © The Government of the Hong Kong SAR).....	36
Fig. 51. Yau Ma Tei Theatre is composed of three sections. (from Leisure and Cultural Services Department, <i>Yau Ma Tei Theatre & Red Brick Buidling</i> , Hong Kong, 2013, p. 42.)	37
Fig. 52. Yau Ma Tei Theatre in 2019. (photograph by Author).....	38
Fig. 53. Façade facing Waterloo Road presenting elements of classical and Art Deco style. (photograph by Author).....	39
Fig. 54. Projecting cornice underneath the eaves and the pilasters at west and east elevation. (photograph by Author).....	39
Fig. 55. Proscenium arch on the stage. (photograph by Author).....	39
Fig. 56. Proposed ground floor plan.	47
Fig. 57. Artistic impression, view from Waterloo Road.	47
Fig. 58. Artistic impression, view from Waterloo Road.	48
Fig. 59. Artistic impression, view from proposed plaza toward east façade of YMTT.....	48
Fig. 60. Artistic impression, view from proposed open space on the roof of Low Block.	49

1

INTRODUCTION

1.1 Background

Completed in 1930, Yau Ma Tei Theatre (YMTT) is the only surviving pre-World War II purpose-built cinema theatre in urban area. The Theatre ceased operation in 1998 and was accorded as Grade 2 historic building on 18 December 2009. The conversion of YMTT into Xiqu Activity Centre Phase I, subsequently known as Yau Ma Tei Theatre Phase I, was completed in 2011 (Phase I conversion project).

A project has been proposed to use vacated area after the relocation of three existing public facilities adjacent to Yau Ma Tei Theatre, i.e. Shanghai Street Refuse Collection Point, public toilet and street sleepers' services units for the development of YMTT Phase 2. It will provide new venue to support development of traditional Chinese performing arts and promote the valuable intangible cultural heritage, and create a better cultural atmosphere and enhance the overall setting of the area. The works include provision of open space, side stage, foyer extension, rehearsal and practice rooms, auxiliary facilities, public toilet facilities at the project area and modification works at the entrance foyer and east façade of Yau Ma Tei Theatre.

The YMTT Phase 1 and 2 projects will relieve the shortage of venue faced by the Cantonese opera sector through the provision of well-equipped performing and practicing facilities for rehearsal, experimental and traditional performances by budding artists and upcoming troupes who encounter difficulty in hiring suitable venues at easily accessible locations to build up their audience base and to elevate their artistic skills.

The aim of this Heritage Impact Assessment report is to understand the significance of Yau Ma Tei Theatre and to assess the impacts on the historic fabrics arising from the implementation of the proposed project, so that adverse impacts could be avoided or minimized with appropriate mitigation measures.

1.2 Site particulars

Project area	Existing Shanghai Street Refuse Collection Point, public toilet and street sleepers' services units next to Yau Ma Tei Theatre
Address	No. 345A, Shanghai Street, Yau Ma Tei, Kowloon
Adjacent heritages	Yau Ma Tei Theatre
Historic designation	Grade 2 <i>Buildings of special merit; efforts should be made to selectively preserve</i>
Completion year	1930
Original use	Cinema
Heritages in vicinity	Former Pumping Station of Water Supplies Department (Grade 1) Yau Ma Tei Wholesale Fruit Market (Grade 2)

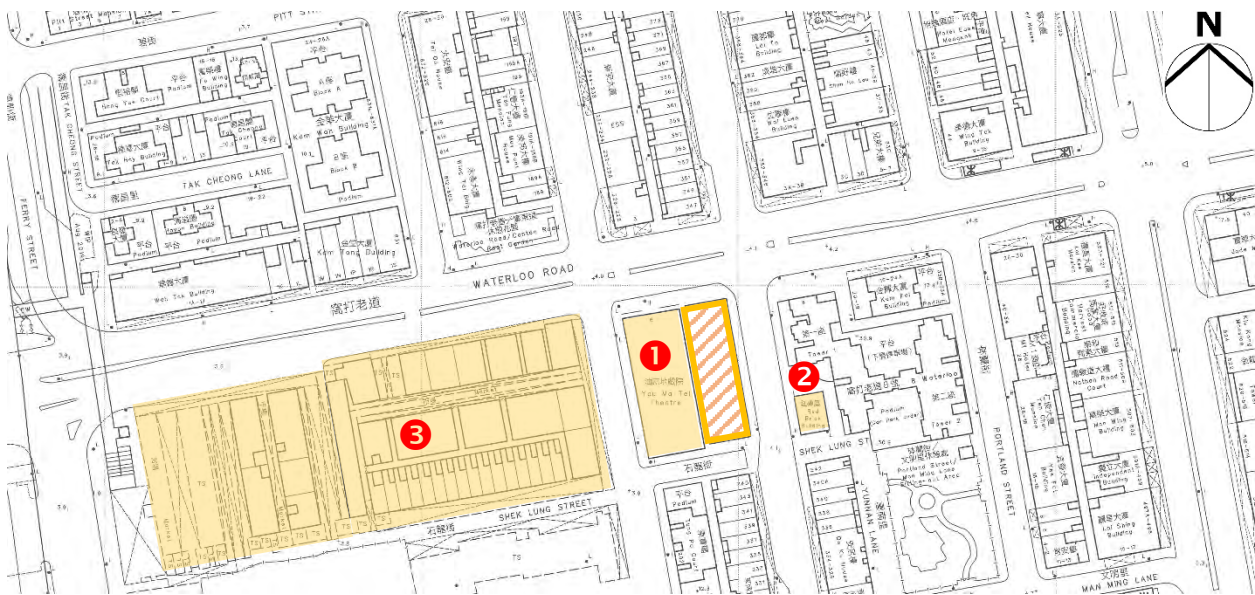


Fig. 1. Site map of project area.
(Survey Map No. 11-NW-19D. The Maps from Lands Department
© The Government of the Hong Kong SAR)

- ① Yau Ma Tei Theatre (Grade 2) ② Former Pumping Station of Water Supplies Department (Grade 1)
③ Yau Ma Tei Wholesale Fruit Market (Grade 2)

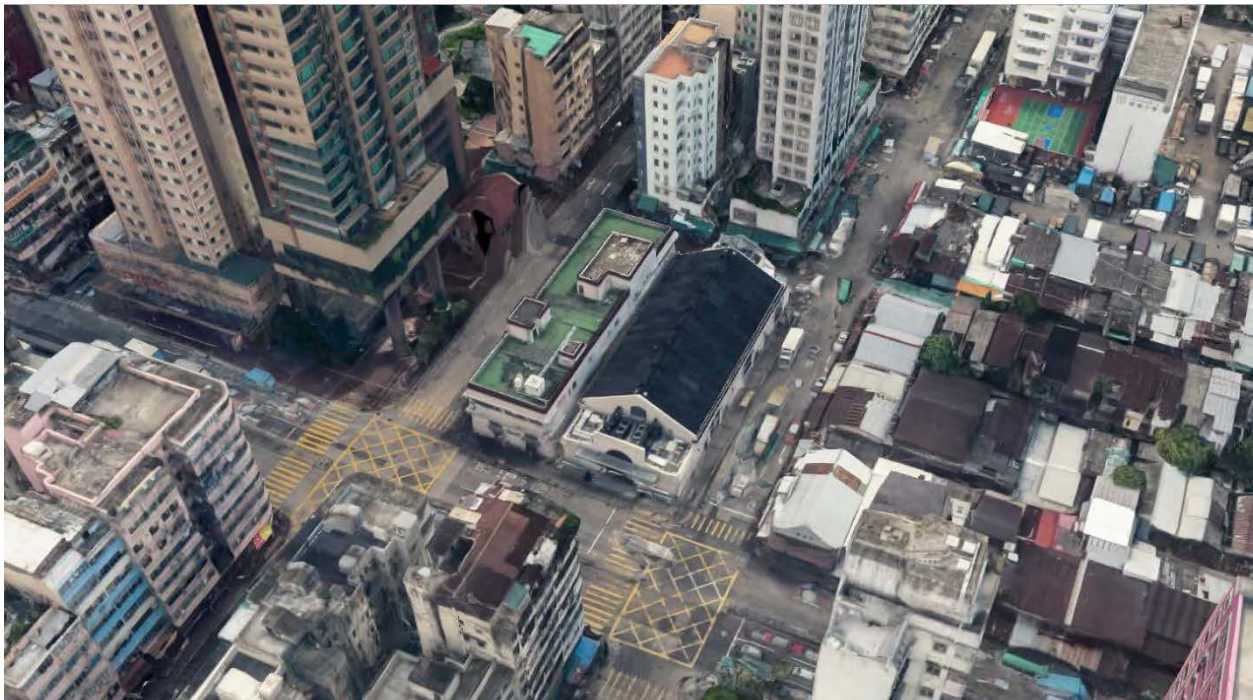


Fig. 2. Aerial view of project area, and adjacent Yau Ma Tei Theatre.
(from Google Map)

I.3 Methodology

Chapter 2 3 4 – baseline study

The conservation process adopted generally follows the Burra Charter Process¹ and James Kerr's model of Conservation Plan². Research, analysis, survey, and investigation, collectively known as conservation-based research and analysis is carried out to understand the significance of the building and its landscape, thus inform decisions about repair, alteration, use and management.³ The context and the essence of Yau Ma Tei Theatre will be understood through a multi-disciplinary research, which helps to determine its cultural significance and establish the Statement of Significance.

Chapter 5 6 – heritage impact assessment

The heritage impact assessment study generally follows the Heritage Impact Assessment Guidelines prepared by the Antiquities and Monuments Office⁴, James Kerr's Heritage impact statement introduced in his model of Conservation Plan⁵, and Heritage Impact Statements – Guidelines prepared by the Australian Heritage Council.⁶

The baseline study mentioned above provides a general guide to the retention of the heritage values. The proposal to convert the historic place to compatible uses will be examined by studying its impact on the assessed significance of the place relating to the conservation policies established. Affected parts and areas of the place will be identified, together with any statutory and non-statutory requirements. Direct and indirect impacts and the visual impacts on the built heritage and surrounding landscape and context will be clearly stated. The extent and the ways in which heritage values of the place are affected by the proposal will be evaluated, with the identified heritage impacts classified into different levels. Mitigation measures will be recommended for acceptance, conditional acceptance on modification, or rejection of the proposal. This includes recommendation of mitigation actions to reduce the adverse impact of the proposal on the significance of the historic place and help to improve the design in the design process.

¹ Australia ICOMOS, The Burra Charter, 2013, p. 10.

² Kerr, J.S., *Conservation Plan*. National Trust of Australia (NSW), 7th edition, 2013. Retrieved on 9 April 2013 under Australia ICOMOS, website: <http://australia.icomos.org/publications/the-conservation-plan/>.

³ Kate Clark, *Informed Conservation: Understanding Historic Buildings and Their Landscapes for Conservation*, London, English Heritage, 2001, p. 9.

⁴ Development Bureau, Technical Circular (Works) No. 6/2009 – Heritage Impact Assessment Mechanism for Capital Works Projects, 2009.

⁵ Kerr, J.S., *op. cit.*, pp. 62-63.

⁶ See Heritage Information Series: Heritage Impact Statements Guidelines. Retrieved on 4 March 2013 under Heritage Council (Victoria), website: http://www.dpcd.vic.gov.au/__data/assets/word_doc/0004/61789/Heritage_Impact_Statement.doc. See also Statements of Heritage Impact. Retrieved on 4 March 2013 under Heritage Council (NSW), website: <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf>.

2

SITE AND CONTEXT

2.1 Yau Ma Tei

Yau Ma Tei was a thinly scattered settlement before the concession of Kowloon to the British in 1860. It was once a safe shelter for the anchorage of sampan due to a long-reclaimed creek running in two branches in the inland, one of which was at the junction of today's Jordan Road 佐敦道 and Parkes Street 白加士街, and the other in the vicinity of Saigon Street 西貢街.⁷ At the creek gathered many Tanka and Hoklo boat families. Nonetheless, traces of Yau Ma Tei can be found in old maps and photos. An old map drawn in 1863 indicated that a place, "Cheng Chin Kok", obviously a cape between Yau Ma Tei and Mong Kok, and a small bay named "Sheung Kok" were found in the area of Yau Ma Tei.⁸ (Fig. 3) There is no record of "Yau Ma Tei" on any official map in the 1860s. An old photo dated around 1860 also show that a vast plain in Yau Ma Tei was used by the British military as camping ground. (Fig. 4)

A place named "jao-ma-ti", the Cantonese Dialect of "Yau Ma Tei", is found in an old map drawn in 1868 (Fig. 5), which is likely the earliest official record of "Yau Ma Tei". According to this map, Yau Ma Tei was a bay located to the west of the Kowloon Peninsula. There were few villages among Yau Ma Tei, namely Tso Pai 左排, Mong Kok 芒角 and Tai Kok Tsui 大角咀.

The earliest description about "Yau Ma Tei" was found in an official document dated 1871, reads that,

A Plot of land defined by four Boundary Stones, situated about one Quarter of a mile to the North-east of the Village of Yau-ma-Tee, in British Kowloong, has been set apart as a Chinese Burial Ground, and from this date this will be the only Place, in which it shall be lawful for the Chinese Inhabitants of British Kowloong to inter their dead.⁹

Local folklore has it that, the name "Yau Ma Tei" was originally named as "Ma Ti" 麻地 (麻地) [Land of Jute].¹⁰ The earliest record of Ma Ti was found in a stone inscription dated the ninth year of Tongzhi 同治 era in the Qing Dynasty (1870) in the Tin Hau Temple at Yau Ma Tei. It reads,

然麻地當播越之初，為草創之始，人心渙而未萃，寢建廟而未宏。¹¹

Ma Ti was a place where people started to move in, in the early stages of its development. People were not gathered to make a concentrated effort; plan of building a temple is not yet implemented.

⁷ P.H. Hase, *In the Heart of the Metropolis: Yaumatei and its People*, Hong Kong, Joint Publishing (Hong Kong) Company Limited, 1999, p. 101.

⁸ Jason Wordie, *Street, Exploring Kowloon*, Hong Kong, Hong Kong University Press, 2007, p. 56.

⁹ See the *Hong Kong Government Gazette*, No. 169. *Chinese Cemetery for Kowloon*, 2 December 1871. Retrieved June 27, 2017, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Website: <http://sunzi.lib.hku.hk/hkgro/view/g1871/703643.pdf>, p. 525.

¹⁰ Zheng Baohong 鄭寶鴻, *Early Hong Kong's Kowloon Peninsula*, Hong Kong, University Museum and Art Gallery, The University of Hong Kong, 2007, p. 52.

¹¹ David Faure 科大衛, Lu Hongji 陸鴻基, Wu Lun Nixia he 吳倫霓霞, *Xianggang beiming huibian 香港碑銘彙編* [Collection of Inscriptions in Hong Kong], Hong Kong Urban Council, 1986, p. 147.

Tin Hau Temple was rebuilt in the first year of Guangxu 光緒 era in the Qing Dynasty (1875). The name “Yau Ma Tei” was found on the stone inscription dated in the same year. The record is as follows,

惟我油麻地一灣，居民舖戶，樂建 天后元君古廟，供奉有年。¹²

The residents and shops among the bay of Yau Ma Tei, are pleased to rebuild the Tin Hau Temple, has been dedicated to Tin Hau for years.

There are different stories about how the place was named “Yau Ma Tei” which literally means “land of (tung) oil 桐油 and jute”. Back then many shops were located in the area selling tung oil and jute to the fishermen for repairing the fishing junks.¹³ One of the folklores tells that the place was named just as “Ma Ti” for the fishermen dried their ropes that were made of jute on the seaside.¹⁴ Another version goes that species of plant called oil-sesame was cultivated and harvested on the area, therefore, the place was named Yau Ma Tei simply meaning “Oil-sesame Ground”.¹⁵



Fig. 3. The Map of Kowloon in 1863.
(from Empson, Hal, *Mapping Hong Kong: a Historical Atlas*, Hong Kong, Government Information Services, 1992, p. 133.)

① Mong Kok ② Cheng Chin Kok ③ Sheung Kok

¹² *Ibid.*, p. 157.

¹³ *Ibid.*, p. 23.

¹⁴ Xiao Guojian 蕭國健, *Youjianwangqu fengwuzhi* 油尖旺區風物志 [A Guide to The Antiquities of Yau Tsim Mong District], Hong Kong, Yau Tsim Mong District Council, p. 23.

¹⁵ Chen Zhihua 陳志華, *Jianming Xianggang lishi* 簡明香港歷史 [A brief Hong Kong History], Hong Kong, Mingpao Publications Limited, 1998, p. 170. In fact, on the contrast, Yau Ma Tei and Ma Ti were two separate places on old map drawn in 1887, from Empson, Hal, *Mapping Hong Kong: a Historical Atlas*, Hong Kong, Government Information Services, 1992, p. 179. According to the Hong Kong government census report conducted in 1881, Yau Ma Tei and Ma Ti were two villages, See Sessional Papers, 1891. Retrieved March 12, 2008, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Website: <http://sunzi1.lib.hku.hk/hkgro/view/s1891/1311.pdf>, p. 389.



Fig. 4. A panoramic view of Tsim Sha Tsui and Yau Ma Tei in c. 1860.
(from Cheng Po Hung 鄭寶鴻, *A Century of Kowloon Roads and Streets*, Hong Kong, Joint Publishing (Hong Kong) Company Limited, 2000, p. 17.)



Fig. 5. Map showing jao-ma-ti (Yau Ma Tei) in 1868.
(from Empson, Hal, *Mapping Hong Kong: a Historical Atlas*, Hong Kong, Government Information Services, 1992, pp. 114-115.)

When the British took over the Kowloon Peninsula in 1860, the Colonial Government cleared out the inhabitants in Tsim Sha Tsui village for the construction of military facilities. As the residents were then moved to Yung Shue Tau 榕樹頭 in 1864,¹⁶ a place near Tin Hau Temple in Yau Ma Tei. The population of Yau Ma Tei gradually increased, the settlement strung out along a narrow strip of land at the seafront with most residents being fishermen or engaged in boat-building business.

The Colonial Government intended to develop west Kowloon upon seizure of the Peninsula. As early as in 1863, the Colonial Government had already drafted the reclamation plan for the Kowloon Peninsula though it had not yet been carried out until the 1870s. Thereafter, Yau Ma Tei was expanded and developed in a rapid pace as a result of the joint effort of the Colonial Government and the business sector. The Colonial Government held the first land sale in Yau Ma Tei in 1875.¹⁷ In the same year, a Hong Kong Capitalist, Pang Yim purchased a piece of land in Yau Ma Tei and reclaimed the foreshore in front of his own establishment.¹⁸ A new scheme of land sale in Yau Ma Tei involving collaboration of the Colonial Government and land purchasers was introduced by Mr. J.M. Price, the Surveyor of the Colonial Government. In the scheme, the government auctioned off parcels of land west of Station Street and purchasers of the lots were obliged to reclaim land at their own expense.¹⁹ In the following years, foreign merchants bid on land lots to the west of Temple Street 廟街. The lots covered the seabed and obliged the purchasers to reclaim land by themselves.²⁰ As a result, a large tract of land between the present Shanghai Street, Reclamation Street 新填地街, Public Square Street 眾坊街 and Saigon Street 西貢街 was created by private developers in the 1870s. The seafront of Yau Ma Tei was extended to the present Reclamation Street. (Fig. 6)



Fig. 6. The street at seafront was the present Reclamation Street, c. 1880.
(from Cheng Po Hung 鄭寶鴻, *A Century of Kowloon Roads and Streets*, Hong Kong, Joint Publishing immerge (Hong Kong) Company Limited, 2000, p. 21.)

As the population of Yau Ma Tei grew rapidly in the late 19th century, public facilities were built to cope with the needs of an emerging community, such as a police station, markets, public square, schools and a pumping station for water supply, etc. At the same time, Tin Hau Temple in Temple Street was rebuilt with sufficient financial support from the locals.²¹ (Fig. 7 - Fig. 10) It reads in the Government Gazette,

¹⁶ P.H. Hase, *In the Heart of the Metropolis: Yaumatei and its People*, Hong Kong, Joint Publishing (Hong Kong) Company Limited, 1999, p. 101.

¹⁷ See the *Hong Kong Government Gazette*, No. 161, *Land Sale at Yau-ma Tei, 4 September 1875*. Retrieved June 27, 2017, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Website: <http://sunzi.lib.hku.hk/hkgro/view/g1875/694756.pdf>.

¹⁸ P.H. Hase, *op. cit.*, p. 106.

¹⁹ Ho Pui Yin, *Challenges of an Evolving City: 160 Years of Port and Land Development in Hong Kong*, Hong Kong, Commercial Press, 2004, p. 88.

²⁰ *Ibid.*, p. 88.

²¹ It was said that Tin Hau temple was originally a small structure founded on the banks of an anchorage in Yau Ma Tei. Having been destroyed by typhoon in 1874, the temple was then relocated and rebuilt at present site in 1875.

Yau-ma-ti in Kowloon has become a new Town within the last few months, and it will continue to increase, its facilities are afforded to the boat-builders and to the junk people, who repair thither to careen and repair their vessels, for on these the trade of the place chief depends.²²

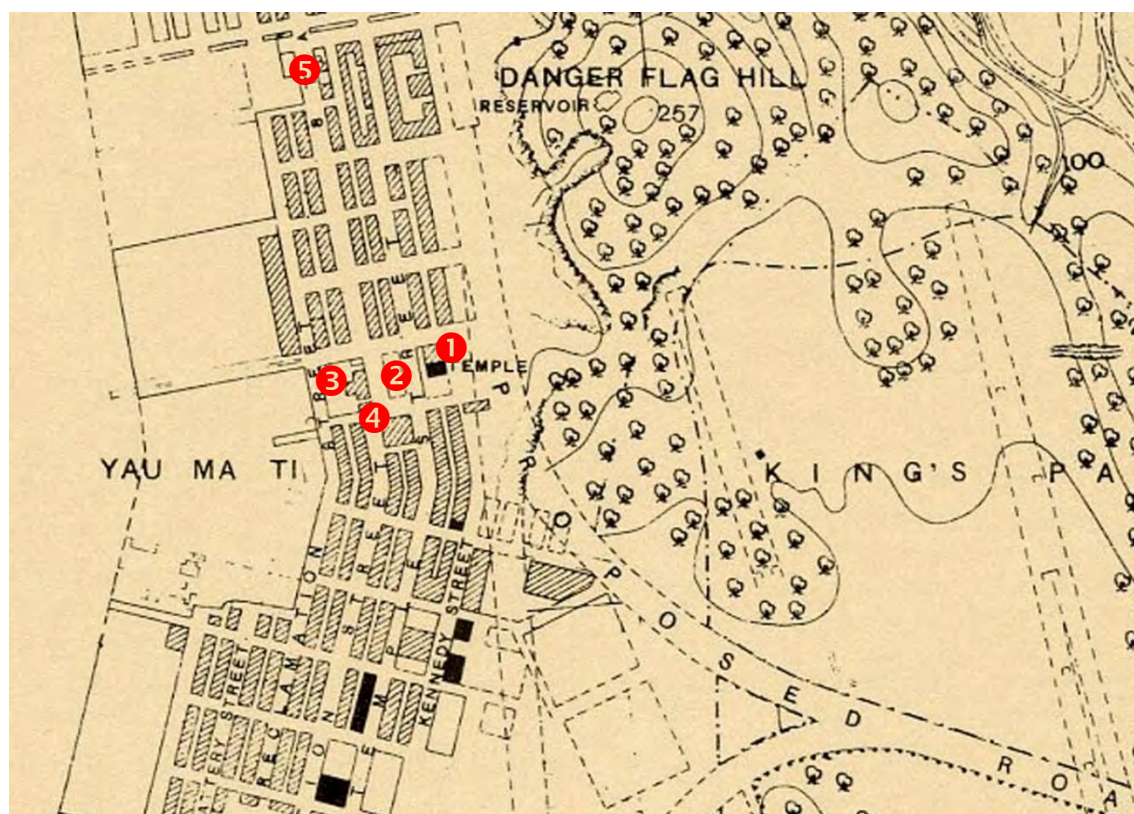


Fig. 7. Public space and facilities in the late nineteenth century.
(from Empson, Hal, *Mapping Hong Kong: a Historical Atlas*, Hong Kong, Government Information Services, 1992, p. 18.)

- ① Tin Hau Temple, renovated in 1875. ② Old Market (1864), changed to a public space in the 1870s
③ Yau Ma Tei Police Station (1873) ④ New market (1879) ⑤ Pumping Station (1895)



Fig. 8. The old Yau Ma Tei Police Station, c. 1890s.
(from P.H. Hase, *In the Heart of the Metropolis: Yaumatei and its People*, Hong Kong, Joint Publishing (Hong Kong) Company Limited, 1999, p. 105.)

²² See the *Hong Kong Government Gazette*, No. 40. *Census Returns, 1876*, 24 February 1877. Retrieved June 27, 2017, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong. Website: <http://sunzi1.lib.hku.hk/hkgro/view/g1877/689938.pdf>.



Fig. 9. Pumping Station, Shanghai Street.
(from Colonial Office photographic collection, The National Archives, Reference no. CO 1069-446-66.)



Fig. 10. Tin Hau Temple, Yau Ma Tei, c. 1925.
(from Cheng Po Hung 鄭寶鴻, *Xiangjiang fengyue: Xianggang de zaoqi changji changsuo* 香江風月：香港的早期娼妓場所 [Early Hong Kong Brothels], p. 119.)

The rapid development of Yau Ma Tei was followed by the increasing demand for land. In the early 20th century, a large-scale reclamation work lasted over 20 years was carried out in Yau Ma Tei. The project started in 1900 and completed in the 1920s. The reclaimed land included area from present Reclamation Street 新填地街 to Ferry Street 渡船街 and

from Jordon Road 佐敦道 to Mong Kok Road 旺角道. The total reclaimed land was over 300,000 square feet, mainly used for residential purposes for the Chinese. New streets and roads were laid out and the present Ferry Street became the new waterfront. (Fig. 11)

A large number of immigrants flooded into Hong Kong due to the political and social unrest caused by warlords in Mainland. Yau Ma Tei was one of the places where these new comers settled, and therefore, a lot of tenement houses were constructed along Shanghai Street, Reclamation Street and Temple Street. (Fig. 12 - Fig. 13)

The increasing population called for a pressing need for communal facilities. The first hospital in the Kowloon, Kwong Wah Hospital 廣華醫院, was erected in 1911. In the early days of the 20th century, there were no hospitals in Kowloon. Patients who needed treatment in hospitals had to take a long journey across the harbour to Hong Kong Island where hospitals were located. In 1907, a group of well-respected community leaders proposed the construction of a Chinese hospital in Yau Ma Tei to address healthcare demands.²³ Thereby, Kwong Wah Hospital was founded on Waterloo Road. The capacity of the hospital was however low at the early years of running with admittance of only 72 patients at its maximum.²⁴ (Fig. 14)

A new school was also built to cater for Chinese children in 1905. The school, located at the junction of Public Square Street and the present-day Nathan Road, was a large-scale school for Chinese in Kowloon at that time. The school buildings were one-storied, providing four classrooms, a lavatory, store, a play shed as well as caretaker's quarters.²⁵ Besides, a public school founded by Tung Wah Group of Hospitals was built in Temple Street in 1904, but was destroyed by typhoon in the following year. Thereafter, another new school premises was built as part of the Tin Hau Temple complex in 1911.²⁶

Yau Ma Tei was one of the overcrowded slum districts in Hong Kong where crime rate had kept a high level since the early 20th century. To fight crimes and maintain law and order in the area, a new Yau Ma Tei Police Station was built at the junction of Canton Road and Public Square Street in 1923.²⁷ The old Yau Ma Tei Police Station was converted into a temporary magistracy in 1924 before Kowloon Magistracy was built on Gascoigne Road in 1937.²⁸ (Fig. 15)

The increasing population also meant a rising demand for food and everyday supplies. Other than the old market built in 1879 on Market Street, a new market was erected on Kansu Street in the 1920s, selling vegetables, fruit and poultry.²⁹

To the north, a market selling vegetables and fruits was founded on Waterloo Road in 1913.³⁰ Fish traders joined in the 1930s. Upon the opening of the vegetables and fishery wholesaling market in Cheung Sha Wan in 1965, the vegetables and fish stalls moved out. The market eventually become the leading fruit wholesale market in Hong Kong.

Yau Ma Tei was Kowloon's centre of entertainment, with many cinemas and theatres founded in the neighbour. (Table 1) The first theatre in Kowloon was 普慶戲園 (literally Po Hing Opera Theatre) opened at the intersection of present Nathan Road and Gascoigne Road in 1902, which mainly hosted Cantonese opera instead of film show. It was said that Po Hing was one of the five major Cantonese opera theatres in Hong Kong in mid-1920s.³¹ Having operated for over 20 years, it was demolished in 1928 because of its deteriorating building structure, upon receiving an order issued by Public Works Office. Following the demolition, a new concrete theatre named Po Hing Theatre 普慶戲院 was built on the same site in 1929.³² (Fig. 21)

²³ See *History* (2007). Retrieved June 27, 2017, from Kwong Wah Hospital under Kwong Wah Hospital, Website: <http://www3.ha.org.hk/kwh/main/en/about-history.asp>

²⁴ Xiao Guojian 蕭國健, *Youjianwangqu fengwuzhi* 油尖旺區風物志 [A Guide to The Antiquities of Yau Tsim Mong District], Hong Kong, Yau Tsim Mong District Council, p. 43.

²⁵ See *SP 1906 Public Works*. Retrieved June 27, 2017, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Website: <http://sunzi1.lib.hku.hk/hkgro/view/s1906/1946.pdf>, p. 551.

²⁶ Xiao Guojian 蕭國健, *op. cit.*, p. 73.

²⁷ See *AR 1922 Public Works*. Retrieved June 27, 2017, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Website: <http://sunzi1.lib.hku.hk/hkgro/view/a1922/482.pdf>, p. Q85.

²⁸ See *The Temporary Magistracy at Yaumati, HH1924 29-Dec-1924*. Retrieved June 27, 2017, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Website: <http://sunzi1.lib.hku.hk/hkgro/view/h1924/3082.pdf>, p. 129.

²⁹ Xiao Guojian 蕭國健, *op. cit.*, p. 144.

³⁰ See *AR 1913 Public Works*. Retrieved June 27, 2017, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Website: <http://sunzi1.lib.hku.hk/hkgro/view/a1913/204.pdf>, p. P75.

³¹ Wong Ha Pak 黃夏柏, *Xianggang Xiyuan Souji* . *Suiyue Gouchen* 香港戲院搜記 . 歲月鉤沉 [In Search of Cinema in Hong Kong: Years Revealed], Hong Kong, Chung Hwa Book Company (Hong Kong) Limited, 2015, p. 82. Other four major Cantonese opera theatres were Tai Ping Theatre 太平戲院 in Sai Wan, The New Theatre 九如坊新戲院 in Kau Yu Fong, Lee Theatre 利舞臺戲院 in Causeway Bay, and Ko Sing Theatre 高陞戲院 in Sai Ying Pun.

³² *Ibid.*, pp. 132-138.

It was reported that the first theatre showing film in Kowloon was Kwong Chee Theatre 廣智戲院 opened on Kansu Street in 1919 (Fig. 19). In the following decade, Tai Yat Theatre 第一戲院, later renamed as New Tai Yat New Theatre 第一新戲院 (Fig. 23), was opened on Public Square Street in 1921 while Majestic Theatre 大華戲院³³ (Fig. 20) were opened on Nathan Road in 1928.³⁴

Yau Ma Tei Theatre 油麻地戲院 on Waterloo Road (Fig. 22), Kwong Ming Theatre 光明影戲院 on Public Square Street (Fig. 23) and Alhambra Theatre 平安戲院 on Nathan Road (Fig. 24 - Fig. 25) were subsequently opened in 1930, 1932 and 1934.³⁵



Fig. 11. Map showing the coastline of Yau Ma Tei in 1920.
(Survey Map No. HGI-3. The Maps from Lands Department
© The Government of the Hong Kong SAR)

① Coastline in the 1880s ② Coastline in the 1920s ③ Pumping Station

³³ *Ibid.*, pp.196-197.

³⁴ *Ibid.*, pp.196-197.

³⁵ *Ibid.*, pp.197-198.



Fig. 12. Tenement houses in Saigon Street, c. 1925.

(from Cheng Po Hung 鄭寶鴻, *A Century of Kowloon Roads and Streets*, Hong Kong, Joint Publishing (Hong Kong) Company Limited, 2000, p. 23.)



Fig. 13. Tenement houses in Temple Street, 1930.

(from Cheng Po Hung 鄭寶鴻, *A Century of Kowloon Roads and Streets*, Hong Kong, Joint Publishing (Hong Kong) Company Limited, 2000, p. 23)

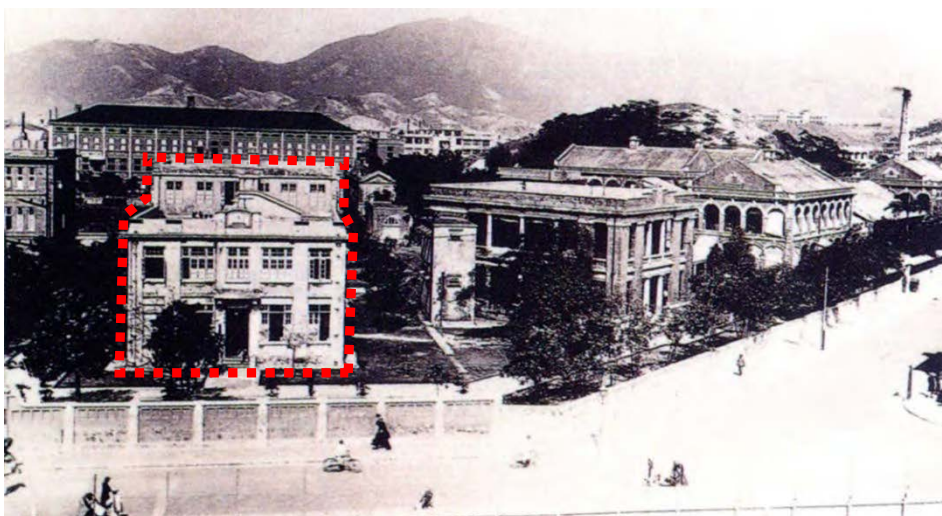


Fig. 14. Kwong Wah Hospital, c. 1920.

(from Siu Kwok Kin 蕭國健, *Youjianwangqu fengwuzhi* 油尖旺區風物志 [A Guide to The Antiquities of Yau Tsim Mong District], Hong Kong, Yau Tsim Mong District Council, p. 42.)



Fig. 15. Kowloon Magistracy, built in 1937.
(photograph by Author)



Fig. 16. Market located on Kansu Street, c. 1925.
(from Cheng Po Hung 鄭寶鴻, *Xiangjiang zhiwei: Xianggang de zaoqi yinshi changsuo* 香江知味：香港的早期飲食場所 [Early Hong Kong Eateries], Hong Kong, The University Museum and Art Gallery, the University of Hong Kong, 2003, p. 107.)

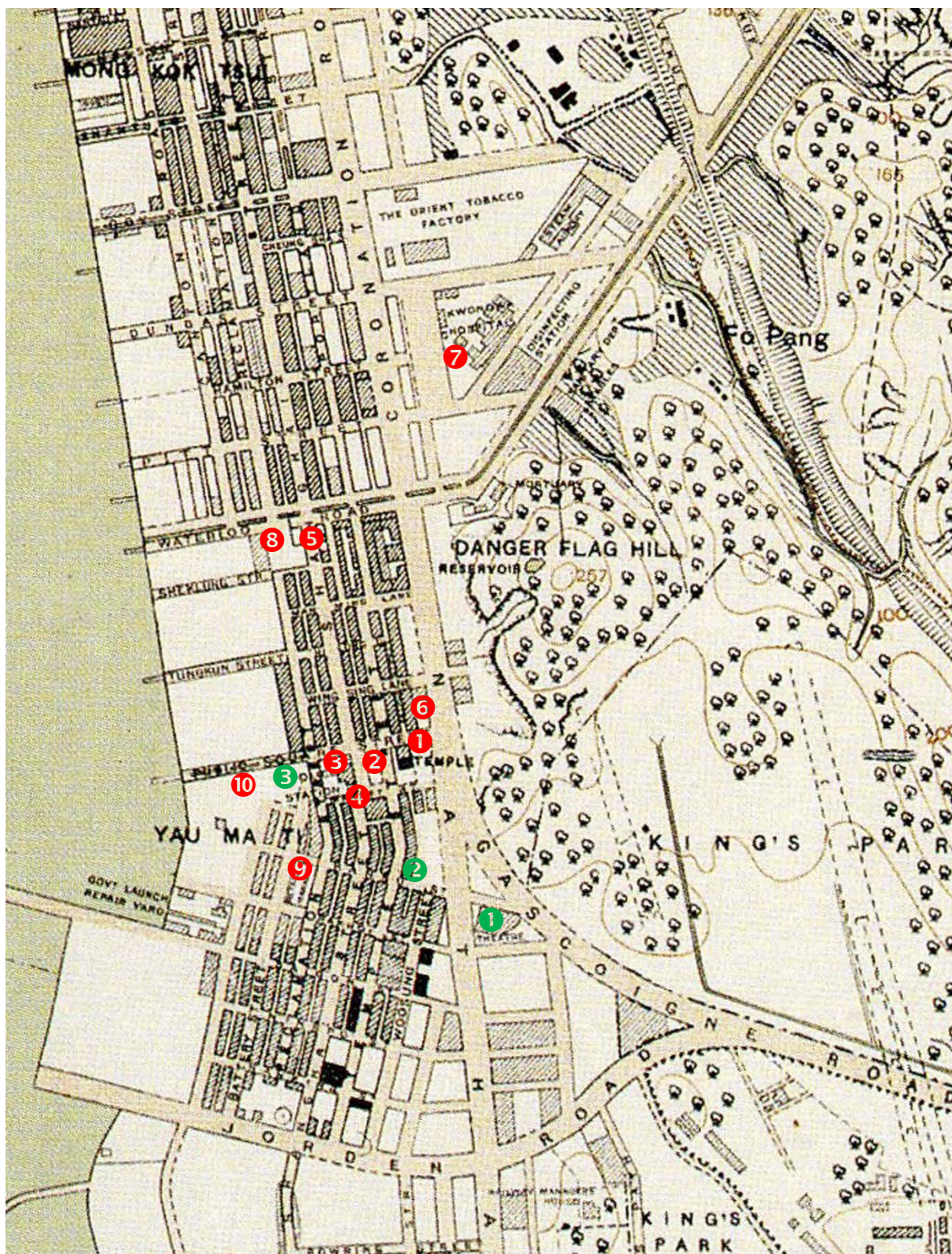


Fig. 17. Map of Yau Ma Tei in 1924.
(from Empson, Hal, *Mapping Hong Kong: a Historical Atlas*, Hong Kong, Government Information Services, 1992, p. 181.)

- ① Tin Hau Temple, renovated in 1875. ② Public space (1870s) ③ Yau Ma Tei Police Station (1873)
- ④ Market (1879) ⑤ Pumping Station (1895) ⑥ New Government School (1905)
- ⑦ Kwong Wah Hospital (1911) ⑧ Vegetable and fruits market (1913)
- ⑨ New market on Kansu Street (1920s) ⑩ New Yau Ma Tei Police Station (1923)
- ① 普慶戲園 (1902) ② Kwong Chee Theatre 廣智戲院 (1919)
- ③ Tai Yat Theatre 第一戲院 (1921)



Fig. 18. Map of Yau Ma Tei in 1941.
 (from Cheng Po Hung 鄭寶鴻, *Early Kowloon*, Hong Kong, University Museum and Art Gallery, The University of Hong Kong, 2010, p. 229)

① Kowloon Magistracy (1937)

② Kwong Chee Theatre 廣智戲院 (1919) ④ Majestic Theatre 大華戲院 (1928)

⑤ Po Hing Theatre 普慶戲院 (1929) (originally starred on map)

⑥ Yau Ma Tei Theatre 油麻地戲院 (1930) (originally starred on map)

⑦ New Tit Yat Theatre 第一新戲院 (1931) ⑧ Kwong Ming Theatre 光明影戲院 (1932)

⑨ Alhambra Theatre 平安戲院 (1934) (originally starred on map)



Fig. 19. Kwong Chee Theatre 廣智戲院, 1968.
(from Hong Kong Information Services Department³⁶)



Fig. 20. Majestic Theatre 大華戲院, c. 1930.
(from Gwulo: Hong Kong³⁷)



Fig. 21. Po Hing Theatre 普慶戲院, 2nd generation, 1941.
(from Harrison Forman, The American Geographical Society Library, University of Wisconsin-Milwaukee Libraries³⁸)

³⁶ Retrieved November 12, 2019, from Multimedia Information System under Hong Kong Public Libraries, Website: <https://mmis.hkpl.gov.hk>.

³⁷ Retrieved November 12, 2019, from Photos of Majestic Theatre / 大華戲院 [1928-1988], Website: <https://gwulo.com/node/2887/photos>

³⁸ See Wong Ha Pak 黃夏柏, *op. cit.*, 2015, p. 137.

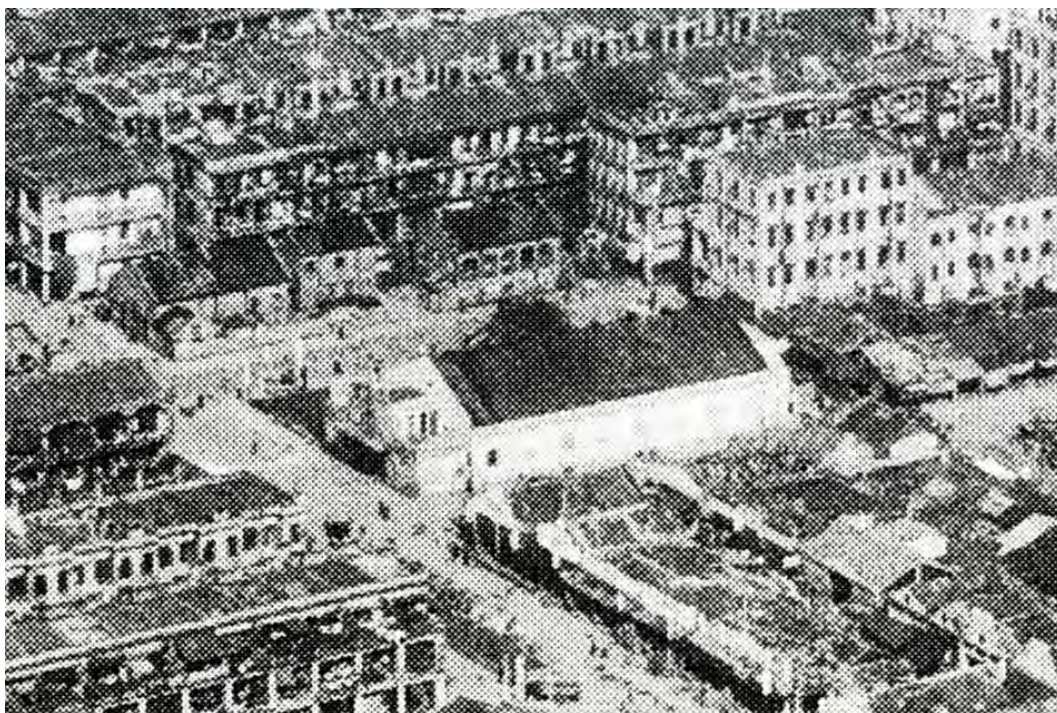


Fig. 22. Yau Ma Tei Theatre 油麻地戲院, 1947.
(from Cheng Po Hung 鄭寶鴻, *A Century of Kowloon Roads and Streets*, Hong Kong, Joint Publishing (Hong Kong) Company Limited, 2000, p. 41.)



Fig. 23. New Tai Yat Theatre 第一新戲院 and Kwong Ming Theatre 光明影戲院, 1952.
(from Gwulo: Old Hong Kong³⁹)

³⁹ Retrieved November 12, 2019, from Photos of Tai Yat Theatre / 第一戲院 [1926-1964], Website: <https://gwulo.com/node/36828/photos>

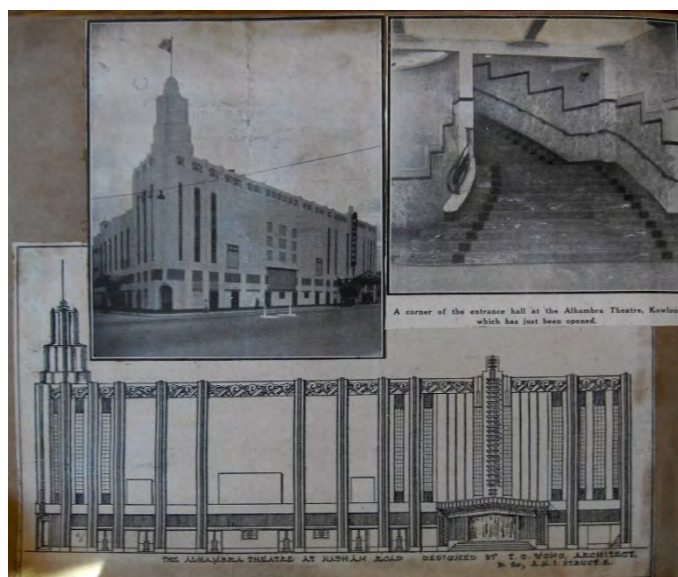


Fig. 24. Alhambra Theatre 平安戲院, 1934.
(from the scrap book of Gabriel Van Wylick⁴⁰)



Fig. 25. Alhambra Theatre 平安戲院, c.1950.
(from Cheng Po Hung 鄭寶鴻, *A Century of Kowloon Roads and Streets*, Hong Kong, Joint Publishing (Hong Kong) Company Limited, 2000, p.69.)

Yau Ma Tei went through great changes during the Japanese invasion. On the 8th December 1941, the Japanese arrived at the Kowloon Peninsula and New Territories and quickly captured the Kowloon Peninsula on 13th December 1941. Many public buildings and church premises were acquired by the Japanese for other uses. The Kowloon Magistracy was used as the Kowloon Headquarters of the Kempeitai who were the Japanese secret police during the Japanese Occupation.⁴¹

As the war ended and after the sovereignty of Hong Kong was returned to the British in 1945, the Hong Kong government began to re-establish the economic and industrial growth in Hong Kong. At the same time, a large influx of migrants from the mainland arrived in Hong Kong due to the Chinese Civil War (1947-1949). These new comers helped to quickly revive Yau Ma Tei and made the district flourish again.

⁴⁰ Courtesy of Dr. Lau, Leung Kwok Prudence, Assistant Professor of Department of Cultural and Creative Arts at The Education University of Hong Kong.

⁴¹ Jason Wordie, *Street, Exploring Kowloon*, Hong Kong, Hong Kong University Press, 2007, p. 76.

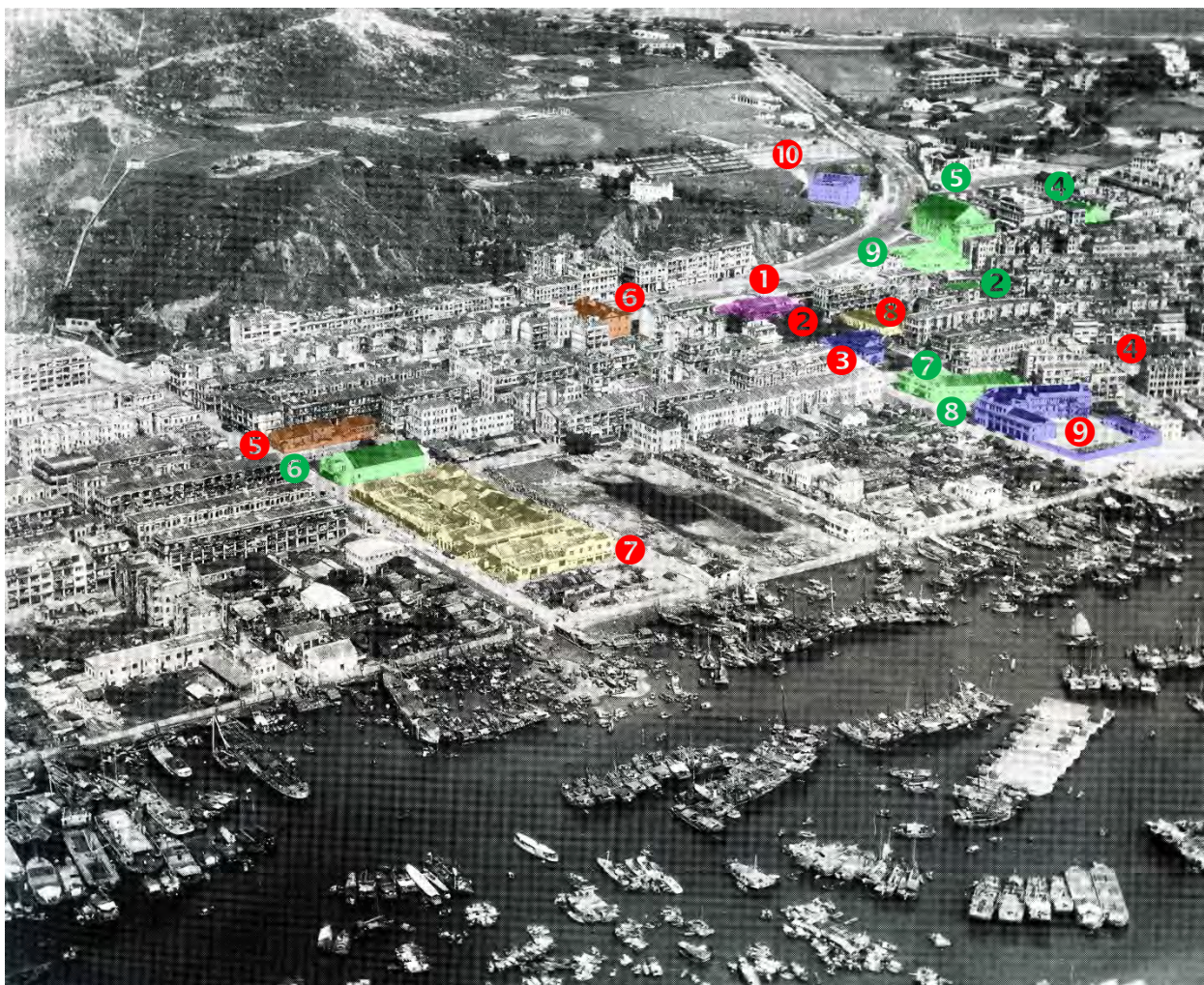


Fig. 26. An aerial view of Yau Ma Tei in c. 1947.

(from Cheng Po Hung 鄭寶鴻, *A Century of Kowloon Roads and Streets*, Hong Kong, Joint Publishing (Hong Kong) Company Limited, 2000, p. 41.)

- ① Tin Hau Temple, renovated in 1875. ② Public Square (1870s) ③ Yau Ma Tei Police Station (1873)
 ④ Market (1879) ⑤ Pumping Station (1895) ⑥ New Government School (1905)
 ⑦ Vegetable and fruits market (1913) ⑧ New market on Kansu Street (1920s)
 ⑨ New Yau Ma Tei Police Station (1923) ⑩ Kowloon Magistracy (1937)

- ② Kwong Chee Theatre 廣智戲院 (1919) ④ Majestic Theatre 大華戲院 (1928)
 ⑤ Po Hing Theatre 普慶戲院 (1929)
 ⑥ Yau Ma Tei Theatre 油麻地戲院 (1930)
 ⑦ New Tit Yat Theatre 第一新戲院 (1931) ⑧ Kwong Ming Theatre 光明影戲院 (1932)
 ⑨ Alhambra Theatre 平安戲院 (1934)

After the Second World War, the coastline of Yau Ma Tei remained unchanged until the 1970s. A proposal of a road construction between Gascoigne Road to Tong Mi Road 塘尾道 was introduced to relieve the congestion problem in West Kowloon in 1969. A new road, now known as Ferry Street, was constructed on the reclaimed land at the coast of Yau Ma Tei in 1977. The coastline changed again in the next decade. A large scale of reclamation work was carried out in Yau Ma Tei during the 1980s. The West Kowloon Reclamation project was first introduced to provide land for the construction of transport infrastructure as well as residential and commercial buildings in 1983. The proposal was eventually approved in 1984 and the reclamation began at Tsim Sha Tsui, and extended northwards to cover Yau Ma Tei, Cheung Sha Wan and Mei Foo 美孚. Yau Ma Tei Typhoon Shelter was then reclaimed in the 1990s. A new Yau Ma Tei Typhoon Shelter was constructed to the west of the original site. The whole project was completed in 2003.⁴² (Fig. 27)

⁴² Ho Pui Yin, *Challenges for an Evolving City: 160 Years of Port and Land Development in Hong Kong*, Hong Kong, Commercial Press, 2004, p 221.



Fig. 27. Newly reclaimed land at Western Kowloon.
(from Cheng Po Hung 鄭寶鴻, *Early Hong Kong's Kowloon Peninsula*, Hong Kong, University Museum and Art Gallery, The University of Hong Kong, 2007, p. 60.)

2.2 Yau Ma Tei Theatre and its surroundings



wells situated at the north of Yau Ma Tei. The pumping station was equipped with steam-driven pumps, imported from England, and could pump an estimated 400,000 gallons of water per day.⁴⁴

The pumping station complex consisted of three two-storey buildings and a tall chimney for the boiler. (Fig. 29) The building to the left was Engine Room and Boiler Room, the building in the middle was the Fitters' Quarters and Workshop; and the building to the right, known today as the Red Brick Building, housed the Overseers' Quarters on the upper floor and service facilities on the lower floor.⁴⁵

After 1898 when the New Territories lease was signed, it became possible to build reservoir at topographically suitable site to the north of Boundary Street where was under British control. At the same time, the capacity of the water supply system was found to be inadequate to meet the increasing demands for commercial activities and normal daily living at turn of the century. Therefore, construction of Kowloon Reservoir was proposed and began in 1901, including installation of a 12-inch diameter water pipe linking to a new clear water reservoir built in front of Yau Ma Tei pumping station, where the old distribution system was connected.⁴⁶ (Fig. 31)

Despite the entire Kowloon Waterworks Gravitation Scheme was completed in 1910, the new water supply system for Kowloon started to put into service in December 1906. Thereafter, the pumping station was abandoned. In 1915, the building with Engine Room and Boiler Room was eventually converted into a post office.⁴⁷ The Overseers' Quarters only came into use again in 1952 when it was converted into a hawker licensing office. After the relocation of hawker licensing office in 1965, the Overseers' Quarters was leased to Mongkok Kai-fong Association in 1969. Two years later, the entire building was rented by the association.⁴⁸

The post office closed down in 1967 after the opening of Kowloon Central Post Office in Nathan Road. The building with Engine Room and Boiler Room was demolished in 1969. The chimney, Fitters' Quarters and Workshop were also torn down two years later. In 1988, the government allocated the former Overseers' Quarters to Street Sleepers' Shelter Society Trustees Incorporated for the use as a homeless shelter.⁴⁹ Having operated for 11 years, the homeless shelter was relocated in 1999.

The former Overseers' Quarters is preserved on Shanghai Street today, well known as the Red Brick Building. (Fig. 32)

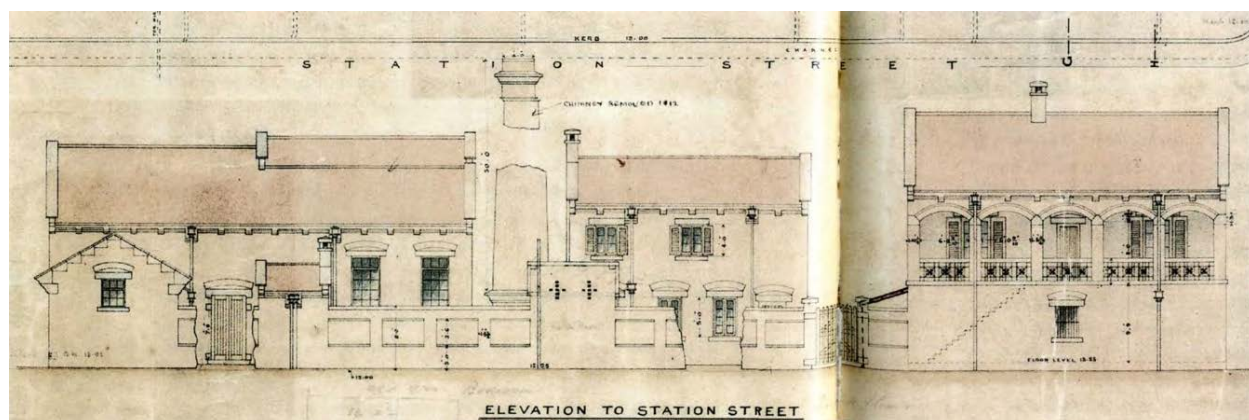


Fig. 29. The elevation of the Pumping Station to Shanghai Street.
(from Ho Pui Yin, *Water for a Barren Rock: 150 Years of Water Supply in Hong Kong*, Hong Kong, Commercial Press, 2001, pp. 58-59.)

⁴⁴ Ho Pui Yin, *ibid.*, p. 60.

⁴⁵ Architectural Conservation Office, *Heritage Impact Assessment Report: The Site of Yau Ma Tei Theatre at the Junction of Waterloo Road and Reclamation Street and the Site of Red Brick Building at Shanghai Street, Yau Ma Tei Kowloon, Hong Kong*, Hong Kong, Architectural Services Department, 2008, p. 13.

⁴⁶ Ho Pui Yin, *ibid.*, p. 76.

⁴⁷ Ma Koon Yiu 馬冠堯, *香港工程考：十一個建築工程故事, 1841-1953* [An investigation of Engineering in Hong Kong: Eleven Stories about construction engineering, 1841-1953], Hong Kong, Joint Publishing (Hong Kong) Company Limited, 2011, p. 243.

⁴⁸ Leisure and Cultural Services Department, *Yau Ma Tei Theatre & Red Brick Building*, Hong Kong, 2013, p. 29.

⁴⁹ Ma Koon Yiu 馬冠堯, *ibid.*, p. 244.

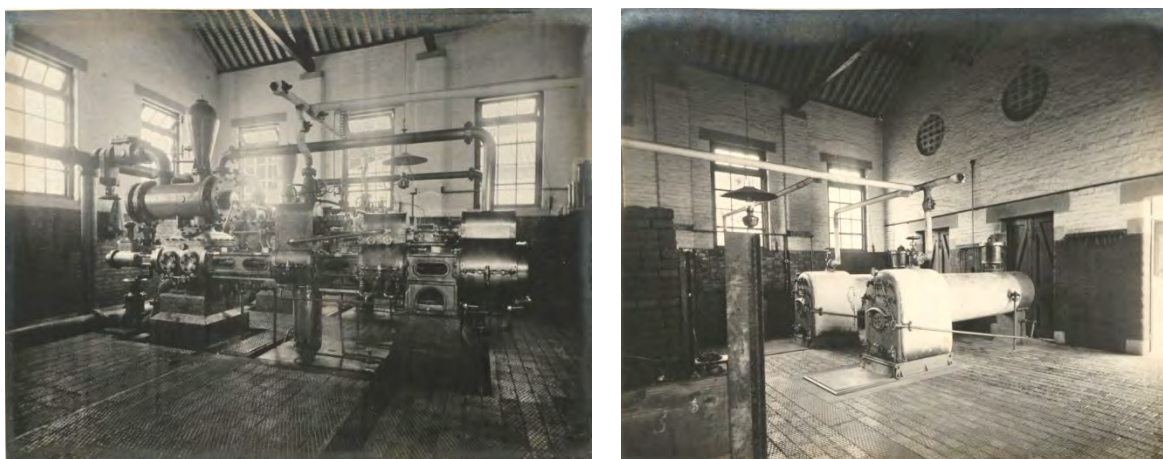


Fig. 30. Engine Room (left) and Boiler Room (right) in Pumping Station, Shanghai Street.
(from Colonial Office photographic collection, The National Archives, Reference no. CO 1069-446-66.)



Fig. 31. Map of Yau Ma Tei in 1920, showing "Clear Water Reservoir" in front of Pumping Station.
(Survey Map No. HG1-3. The Maps from Lands Department
© The Government of the Hong Kong SAR)



Fig. 32. Former Overseers' Quarters of the Pumping Station is preserved on Shanghai Street, 2019.
(photograph by Author)

2.2.2 Yau Ma Tei Theatre

The clear water reservoir in front of the Pumping Station was reclaimed in early twentieth century, where Yau Ma Tei Theatre were built a few decades later. It was officially documented that Yau Ma Tei Theatre was completed in 1930.⁵⁰ (Fig. 33) In the Report of the Director of Public Works for the year 1930, it reads,

36. Principal Works of a Private Nature, completed or in progress

Works Completed: -

...

Cinema Theatre on Crown Land, Waterloo Road and Reclamation Street.

...

It was stated in the Rates Collection Book that the owner of Yau Ma Tei Theatre was “José Maria Noronha / Crédit Foncier d'Extrême-Orient”.⁵¹ Mr J.M. Noronha was a Portuguese working at Crédit Foncier d'Extrême-Orient (C.F.E.O.) Hong Kong Office from 1919-50. He was assigned as the Authorized Signatory (Un Fondé De Pouvoirs) of C.F.E.O. during 1930s.⁵² (Fig. 34)

Crédit Foncier d'Extrême-Orient was founded in Tianjin in 1907 as a land investment and development company with French and Belgian investment in exploiting land purchased from Catholic (Lazarist) missionaries in the French concession, it followed on to establish branches and architectural offices in Shanghai in 1909, and in Hankou and Hong Kong in 1911. The core businesses of the C.F.E.O. consisted in mortgage loan and operations in generating profit from real estate investments, such as to buy and sell grounds and buildings, build and acquire buildings in order to rent them, and manage and maintain buildings belonging to the company or to third persons.⁵³ C.F.E.O. had prolific developments particularly in the newly planned and laid out areas just south of the Boundary line. The lots of land along Prince Edward Road, which was newly laid out in the early 1920s, were one such major development by the C.F.E.O. in the 1920s and 1930s.⁵⁴

According to Wah Kiu Yat Po (Overseas Chinese Daily News), it was announced that Yau Ma Tei Theatre opened to business on 14 June 1930.⁵⁵ (Fig. 35) The movies screened on the first day were “Fine Manner”, a 1926 black-and-white silent comedy film starring Gloria Swanson, and another comedy. (Fig. 37) The theatre screened western and Chinese silent movies during its early days, including “The Enemy”⁵⁶ starring Lillian Gish on June 23, 1930 (Fig. 38), “Behind the Screen”⁵⁷ (Fig. 39) and “City Lights”⁵⁸ starring Charlie Chaplin (Fig. 40), as well as “俠盜一枝梅” (A Plum with Him)⁵⁹ starring He Zhigang 賀志剛 on its 2nd week of operation.⁶⁰ The first sound movie screened in Yau Ma Tei Theatre was a Chinese film called “離奇血案” (A Mysterious Murder) on June 15, 1931.⁶¹

An advertisement placed in Wah Kiu Yat Po on January 23, 1934 publicized the reopening of Yau Ma Tei Theatre after renovation and proclaimed the theatre as the most exquisite real round movie theatre on the Kowloon Peninsula.⁶² The first movie screened was movie “世界大戰” (World War). (Fig. 41)

Soon after Japanese Occupation, many theatres in Hong Kong resumed their business, however, American and British movies were restrained from screening. It was instructed that screening of all movies and drama performances held

⁵⁰ See AR 1930: Public Works, *Report of the Director of Public Works for the Year 1930*, Retrieved August 26, 2019, from Hong Kong Government Reports Online (1853 - 1941) under the University of Hong Kong, Website: <http://sunzi1.lib.hku.hk/hkgro/view/a1930/751.pdf>.

⁵¹ HKRS349-2-8-56 Treasury Rent Rolls (Collection Books) – 1930 Kowloon, New Kowloon and New Territories. The Crédit Foncier d'Extrême-Orient 義品洋行 was also known in Shanghai as 義品放款銀行 or 義品地產公司.

⁵² File 399, Documents of the Crédit Foncier d'Extrême-Orient, Brussels State Archives, Belgium. Courtesy of Dr. Lau, Leung Kwok Prudence, Assistant Professor of Department of Cultural and Creative Arts at The Education University of Hong Kong.

⁵³ LAU, Leung Kwok Prudence, *Adaptive Modern and Speculative Urbanism: The Architecture of the Crédit Foncier d'Extrême-Orient (C.F.E.O.) in Hong Kong and China's Treaty Ports, 1907-1959*, The Chinese University of Hong Kong, 2013, p. 40.

⁵⁴ LAU, Leung Kwok Prudence, *Ibid.*, p. 161.

⁵⁵ Narrated in Wong Ha Pak 黃夏柏, *op. cit.*, 2015, p. 150.

⁵⁶ “The Enemy” is a 1927 American black-and-white silent drama film.

⁵⁷ “Behind the Screen” is a 1916 American silent short comedy film written by, directed by, and starring Charlie Chaplin.

⁵⁸ “City Lights” is a 1931 American black-and-white silent romantic comedy film written, produced, directed by, and starring Charlie Chaplin.

⁵⁹ “俠盜一枝梅” (A Plum with Him) is a 1929 Chinese black-and-white silent drama film.

⁶⁰ Leisure and Cultural Services Department, *Yau Ma Tei Theatre & Red Brick Building*, Hong Kong, 2013, pp.16- 17.

⁶¹ Wong Ha Pak 黃夏柏, *op. cit.*, p. 155.

⁶² Narrated in Wong Ha Pak 黃夏柏, *op. cit.*, p. 154.

in the theatres had to be vetted and permitted by the Japanese Military Government.⁶³ By the end of the year 1942, there were 31 theatres in Hong Kong, 26 of which were movie theatres, and other 5 were drama theatres.⁶⁴

At the beginning of 1943, the Japanese categorized all the theatres into 5 classes, based on their geographical locations, ticket prices and facilities. New films were screened sequentially in the class 1, 2 and 3 theatres, while class 4 and 5 theatres mainly screened Mandarin and Cantonese films. (Table 2) As local film production was suspended during the Japanese occupation, some old movies were screened repeatedly, in particular in class 4 and 5 theatres.

Yau Ma Tei Theatre was put in class 5 in 1943, and subsequently in class 4 in 1944. It was also mentioned that the Theatre shifted to Cantonese opera performance in October 1944, after prolonged power blackout in the whole territory of Hong Kong since August 1944. After Japanese surrendered in August 1945, Yau Ma Tei Theatre was back in business on November 21, 1946.

The increasing popularity of home entertainment dealt a death blow to Hong Kong's cinemas.

On December 1987, the last non-pornographic film shown at Yau Ma Tei Theatre was “英雄本色 2” (A Better Tomorrow II). The next day, the theatre becomes a porn cinema, started screening Japanese soft-porn movies.⁶⁵

Yau Ma Tei Theatre finally closed on July 31, 1998.

The Government announced the plan to convert Yau Ma Tei Theatre and nearby Red Brick Building into a performance venue in 2007. The conservation work began in July 2009 and was completed in late September 2011.⁶⁶



Fig. 33. The earliest survey map showing Yau Ma Tei Theatre, 1935.
(Survey Map No. 179-SE-5. The Maps from Lands Department
© The Government of the Hong Kong SAR)

⁶³ Heung Tao Yat Po 香港日報 dated June 9, 1942. Narrated in Wong Ha Pak 黃夏柏, *op. cit.*, p. 28.

⁶⁴ Wah Kiu Yat Po dated December 10, 1942. Narrated in Wong Ha Pak 黃夏柏, *op. cit.*, p. 30.

⁶⁵ Leisure and Cultural Services Department, *Yau Ma Tei Theatre & Red Brick Building*, Hong Kong, 2013, p. 23.

⁶⁶ Leisure and Cultural Services Department, *Yau Ma Tei Theatre & Red Brick Building*, Hong Kong, 2013, p. 41.

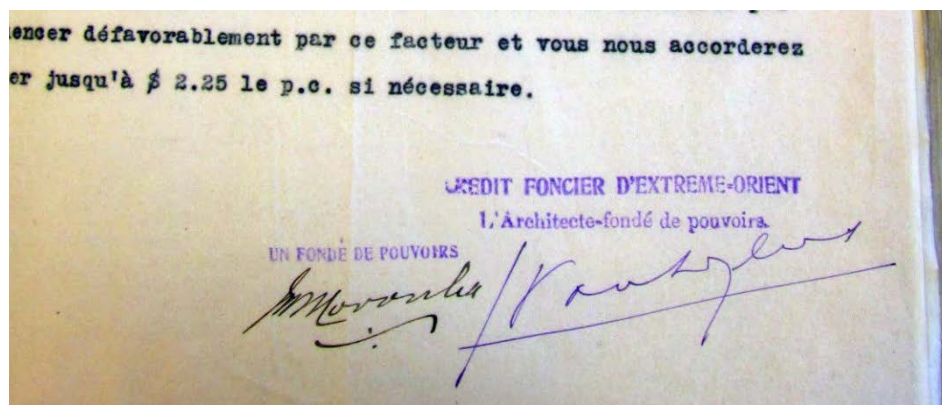


Fig. 34. A letter dated 1930, signed by José Maria Noronha, the Authorized Signatory (Un Fondé De Pouvoirs) of C.F.E.O. (left) and Van Wylick, Gabriel, Department Head of Architectural Office (L' Architecte-fondé De Pouvoirs) (right).⁶⁷

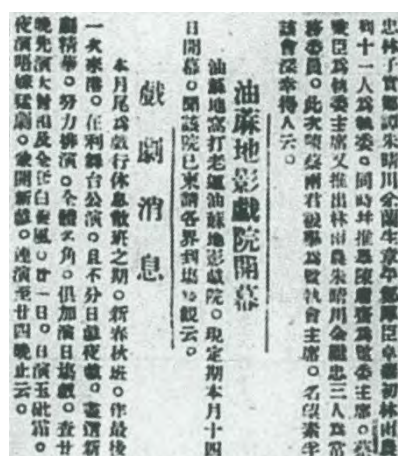


Fig. 35. News announcing the opening of Yau Ma Tei Theatre.
(Leisure and Cultural Services Department, *Yau Ma Tei Theatre & Red Brick Building*, Hong Kong, 2013, p. 6.)



RS NOW.

OMPANY, LTD.
N-ROAD, KOWLOON.
REET (near Star Ferry).
(corner of Jordan Road).
X ROAD, WEST POINT.

reel camera girl. It gives a good insight into the work of cameramen in the Sun and Mercury Newsreels, who always strive for "scoops," in a week of hectic happenings.

Neil Hamilton plays opposite Miss Daniels as a rival camera man, and is very amusing. The film was directed by Clarence Badger, and the supporting cast comprises Paul Lucas, Marco Carrillo, Claude King, Ben Hall, and John Cobb.

The next change is "The Reckless Lady," with Belle Bennett, Lois Moran, and James Kirkwood, on Wednesday and Thursday. The film, which is adapted from the novel of Sir Philip Gibbs, promises to be good entertainment.

"FINE MANNERS."

Crowded houses marked the opening on the new Yaumati Theatre, Waterloo Road, on Saturday afternoon, when Gloria Swanson in "Fine Manners" was screened, along with a comedy.

Nets, Enamelled Bath, Toilet Sets, etc., etc.

and
A Quantity of BLACKWOOD FURNITURE.

On View from Thursday, June 19, 1930.

Terms:—Cash on Delivery.

LAMMERT BROS.
Auctioneers.
Hong Kong, June 16, 1930.

THE Undersigned have received instructions to sell by Public Auction

ON FRIDAY, June 20, 1930,
at 3 o'clock p.m.,
at their Sales Room,
Duddell Street.

One Buick, 1924.
One Oldsmobile, 1924 (Recently Overhauled).

On View on Day of Sale.

Terms:—Cash on Delivery.

LAMMERT BROS.
Auctioneers.
Hong Kong, June 16, 1930.

Fig. 36. China Mail reported the opening of new Yaumati Theatre.⁶⁸

⁶⁷ File 399, Documents of the Crédit Foncier d'Extrême-Orient, Brussels State Archives, Belgium. Courtesy of Dr. Lau, Leung Kwok Prudence, Assistant Professor of Department of Cultural and Creative Arts at The Education University of Hong Kong.

⁶⁸ China Mail, 1930-06-16, Hong Kong, The Newspaper Enterprise Ltd., 1930, p. 7. Retrieved September 2, 2019, from Multimedia Information System under Hong Kong Public Libraries, Website: https://mmis.hkpl.gov.hk/home?from_menu=Y&dummy=.



Fig. 37. "Fine Manner" starring Gloria Swanson, 1926.⁶⁹



Fig. 38. "The Enemy" starring Lillian Gish, 1927⁷⁰



Fig. 39. "Behind the Screen" starring Charlie Chaplin, 1916.⁷¹

⁶⁹ Fine Manner (1926). Retrieved September 2, 2019, from IMDb. Website: https://www.imdb.com/?ref_=nv_home

⁷⁰ The Enemy (1927). Retrieved September 2, 2019, from IMDb. Website: https://www.imdb.com/?ref_=nv_home

⁷¹ Behind the Screen (1916). Retrieved September 2, 2019, from IMDb. Website: https://www.imdb.com/?ref_=nv_home



Fig. 40. "City Lights" starring Charlie Chaplin, 1931.⁷²



Fig. 41. Advertisement dated January 23, 1934 announcing the reopening of Yau Ma Tei Theatre after renovation.

(from Wong Ha Pak 黃夏柏, *Xianggang Xiyuan Souji. Suiyue Gauchen* 香港戲院搜記. 歲月鉤沉 [In Search of Cinema in Hong Kong: Years Revealed], Hong Kong, Chung Hwa Book Company (Hong Kong) Limited, 2015, p. 154.)

2.2.3 Yau Ma Tei Wholesale Fruit Market

To the west of Yau Ma Tei Theatre was originally a market namely Government Vegetables Market selling vegetables and fruits founded on Waterloo Road in 1913.⁷³ By the 1930s, the area had become a complex wholesale market with many stalls and trades. The market was, at this date, usually called the "Fruit and Vegetable Laans" (菓菜欄).

It is said that fish traders also joined in the 1930s. Upon the opening of the vegetables and fishery wholesaling markets in Cheung Sha Wan in 1965, the vegetables and fish stalls moved out. The market eventually become the leading fruit wholesale market in Hong Kong. Yau Ma Tei Wholesale Fruit Market is packed with market stalls and shop houses that are one or two stories high. The most apparent feature of individual stall is the gables and pediments bearing the inscriptions of the trader's names, such as Sau Wo Laan (秀和欄), Tai Yick Laan (大益欄), Lung Cheong Fruit and Vegetable Laan (隆昌菓菜欄).

⁷² City Lights (1931). Retrieved September 2, 2019, from IMDb. Website: https://www.imdb.com/?ref_=nv_home

⁷³ See Number 271, Historical Building Appraisal, Yau Ma Tei Wholesale Fruit Market, Shek Lung Street, Yau Ma Tei, Kowloon



Fig. 42. Yau Ma Tei Wholesale Fruit Market, 2019.
(photograph by Author)

2.3 Aerial photo

2.3.1 1945



Fig. 43. Aerial photo of 1945.
(Photo No. 68I_5_4154. The Aerial Photo from Lands Department
© The Government of the Hong Kong SAR)

① Yau Ma Tei Theatre ② Former Pumping Station ③ Yau Ma Tei Wholesale Fruit Market

2.3.2 1949

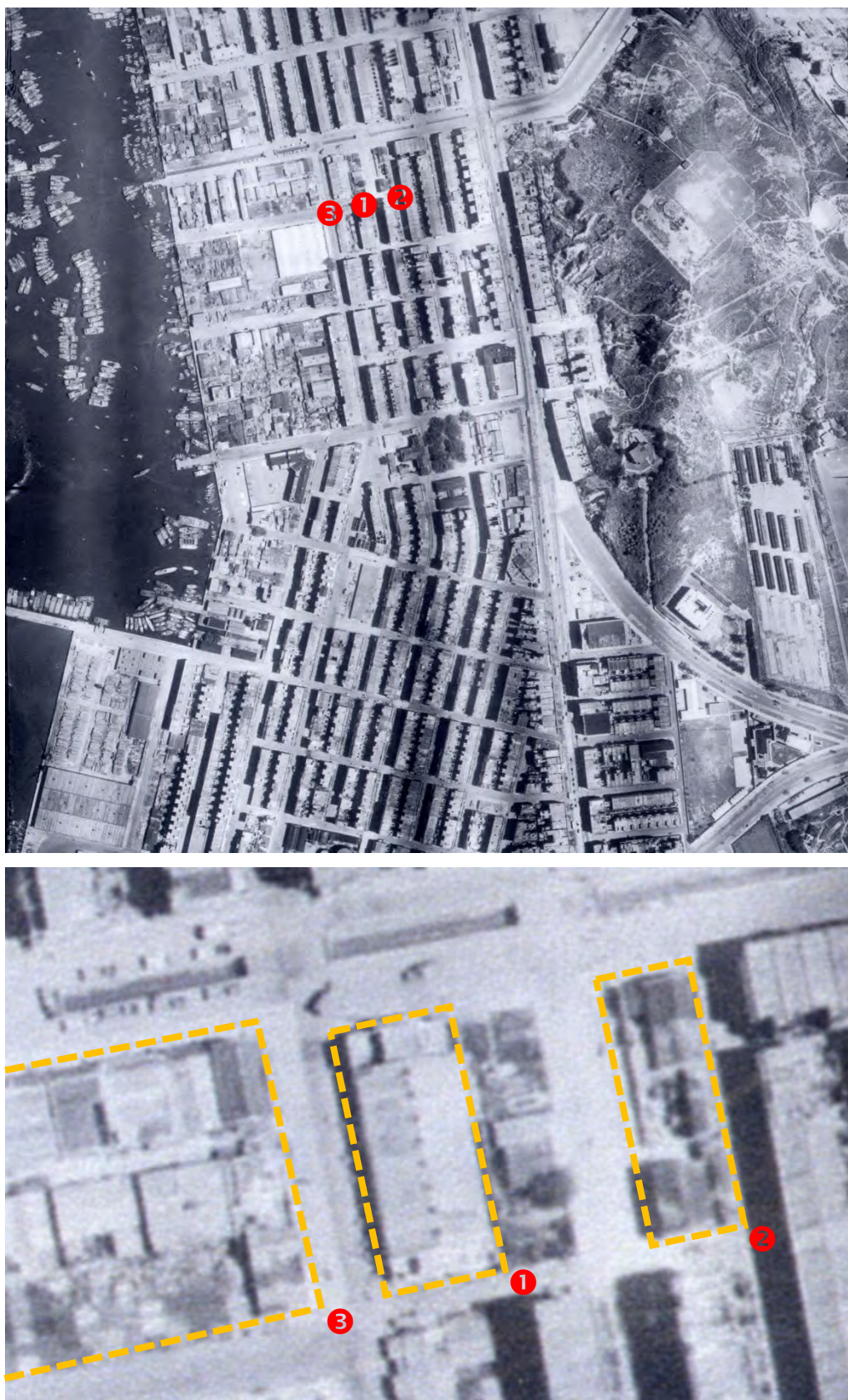


Fig. 44. Aerial photo of 1949.
(Photo No. 81A_144_6027. The Aerial Photo from Lands Department
© The Government of the Hong Kong SAR)

① Yau Ma Tei Theatre ② Former Pumping Station ③ Yau Ma Tei Wholesale Fruit Market

2.3.3 1967

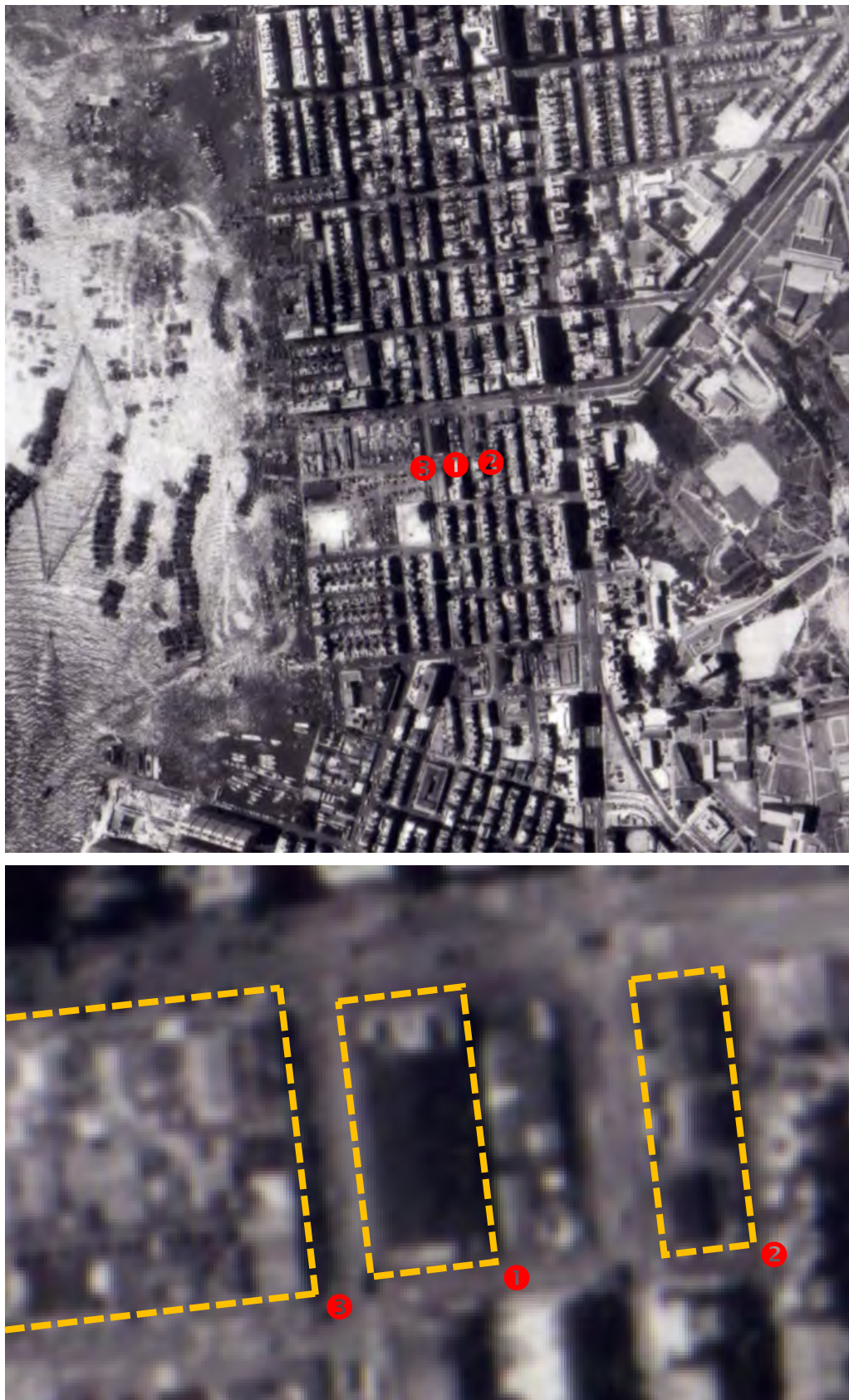


Fig. 45. Aerial photo of 1967.
(Photo No. 5568. The Aerial Photo from Lands Department
© The Government of the Hong Kong SAR)

① Yau Ma Tei Theatre ② Former Pumping Station ③ Yau Ma Tei Wholesale Fruit Market

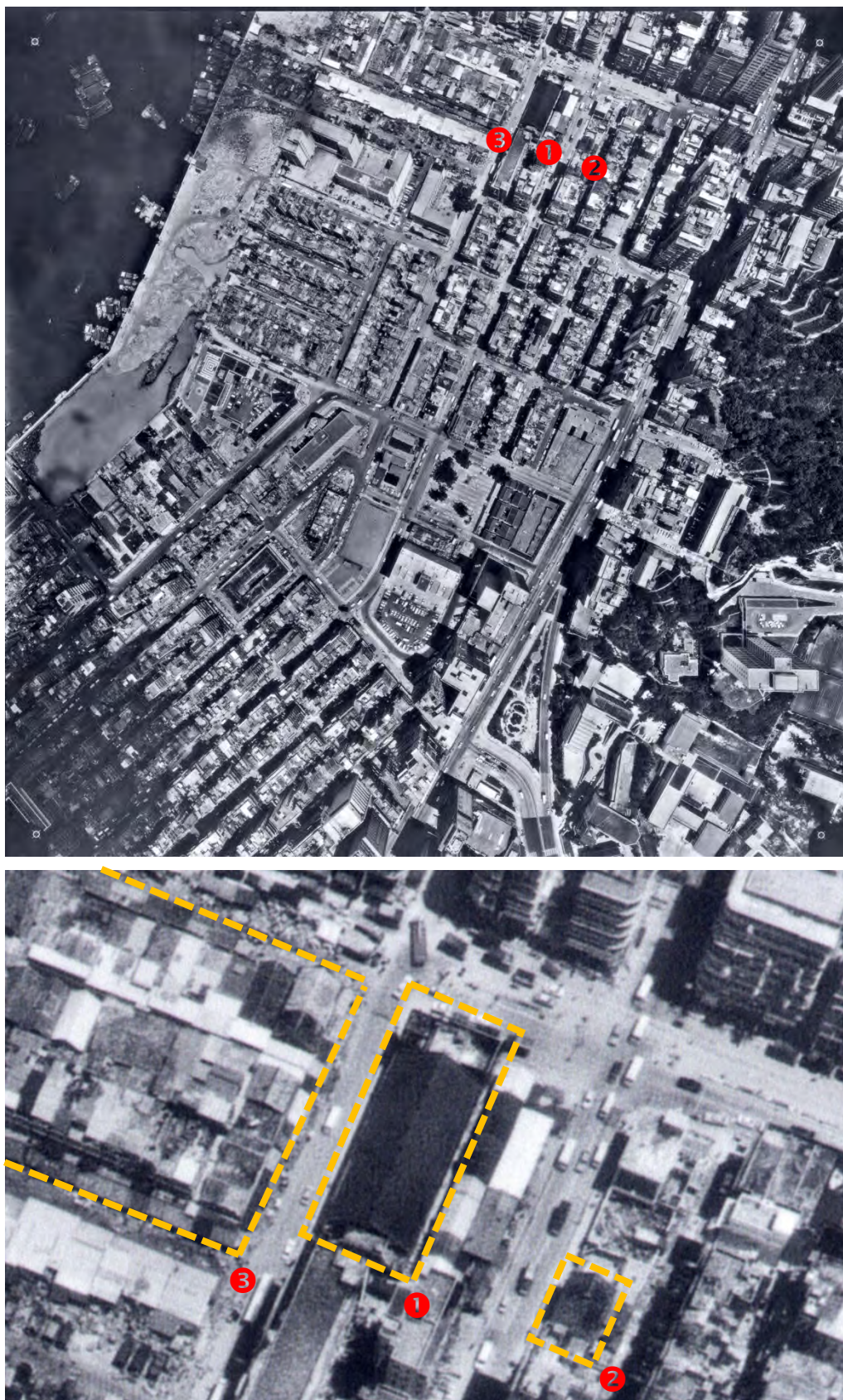


Fig. 46. Aerial photo of 1972.
(Photo No. 1637, The Aerial Photo from Lands Department
© The Government of the Hong Kong SAR)

① Yau Ma Tei Theatre ② Former Pumping Station ③ Yau Ma Tei Wholesale Fruit Market

2.3.5 1977



Fig. 47. Aerial photo of 1977.
(Photo No. 19740. The Aerial Photo from Lands Department
© The Government of the Hong Kong SAR)

① Yau Ma Tei Theatre ② Former Pumping Station ③ Yau Ma Tei Wholesale Fruit Market

2.3.5 1997



Fig. 48. Aerial photo of 1997.
(Photo No. CN18606. The Aerial Photo from Lands Department
© The Government of the Hong Kong SAR)

① Yau Ma Tei Theatre ② Former Pumping Station ③ Yau Ma Tei Wholesale Fruit Market

2.3.6 2007



Fig. 49. Aerial photo of 2007.
(Photo No. CW79609. The Aerial Photo from Lands Department
© The Government of the Hong Kong SAR)

① Yau Ma Tei Theatre ② Former Pumping Station ③ Yau Ma Tei Wholesale Fruit Market

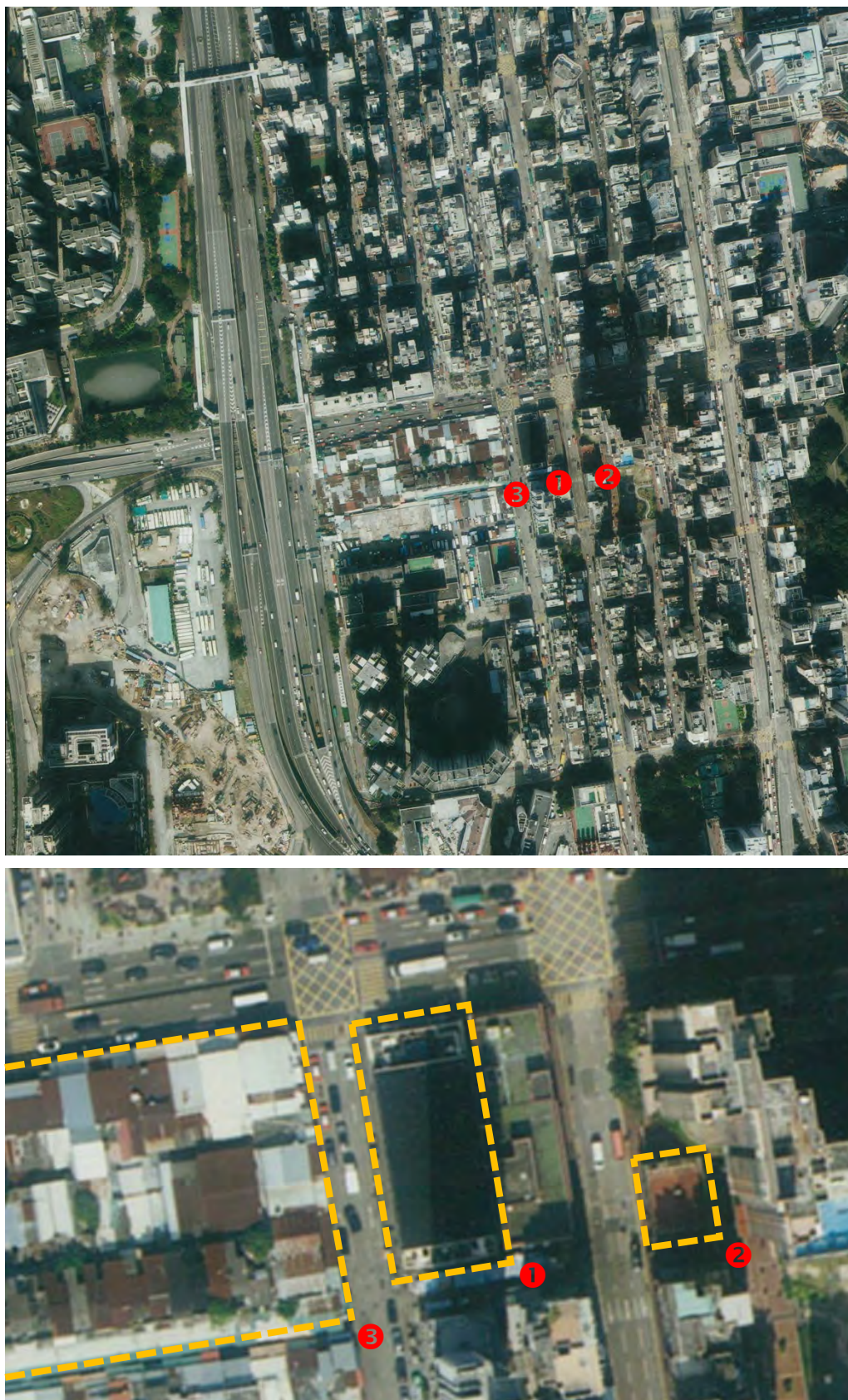


Fig. 50. Aerial photo of 2019.
(Photo No. E053175C. The Aerial Photo from Lands Department
© The Government of the Hong Kong SAR)

① Yau Ma Tei Theatre ② Former Pumping Station ③ Yau Ma Tei Wholesale Fruit Market

3

BUILDING

3.1 Spatial arrangement

Probably owned by Crédit Foncier d'Extrême-Orient, which was in itself a land investment company together with the function of an architectural office, Yau Ma Tei Theatre might be designed by its in-house architects and engineers.

Yau Ma Tei Theatre is a rectangular structure, occupying a footprint measuring around 18 x 45 meters. The building is composed of three sections that are recognizable from its external appearance. The front section houses a lobby with a ticket booth and a snack shop on the ground floor, and a project room on the upper floor. The middle section houses an auditorium and a screen stage under a pitched roof. The rear section houses a back stage flanked by male and female's toilets.

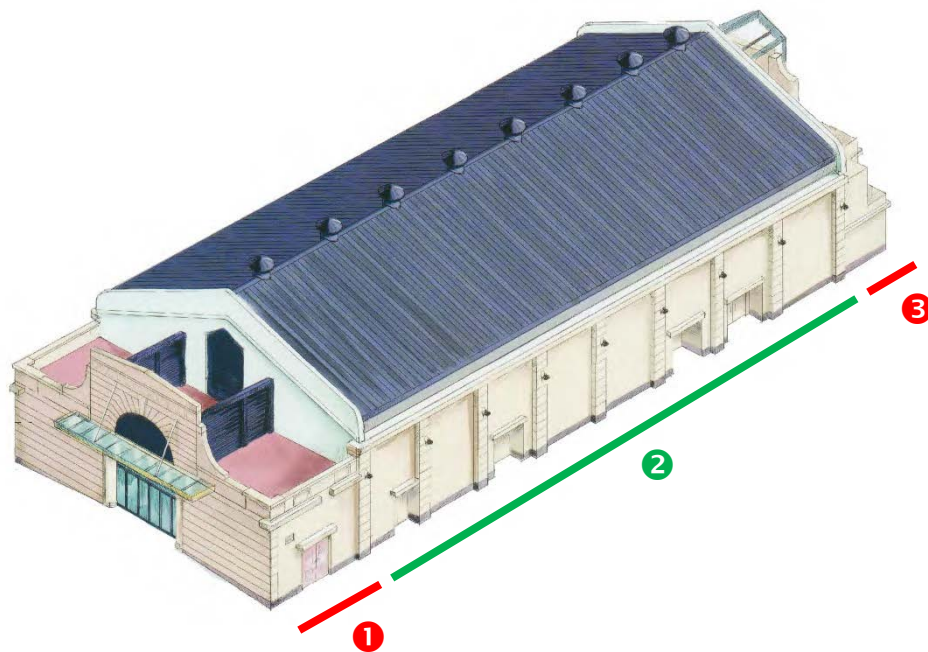


Fig. 51. Yau Ma Tei Theatre is composed of three sections.
(from Leisure and Cultural Services Department, *Yau Ma Tei Theatre & Red Brick Building*, Hong Kong, 2013, p. 42.)

① Lobby, ticket booth and snack shop ② Auditorium and screen stage ③ Back stage and toilets

3.2 Architectural description

Yau Ma Tei Theatre was not an imposing theatre in term of scale or appearance. Grand and stylish cinema of the same period, such as nearby Alhambra Theatre that had around 1,800 seats, was built of reinforced concrete, charmingly finished and decorated. In contrast, the seating capacity of Yau Ma Tei theatre was only 980. The plain architecture of Yau Ma Tei

Theatre revealed itself as a humble cinema serving the working-class in the neighborhood, instead of a luxurious and resplendent entertainment venue for the well-off audiences.

The theatre building possesses simple form with architectural elements and ornamentations of mixed classical⁷⁴ and Art Deco⁷⁵ style. (Fig. 52) Being the most glamorous feature on the exterior, the façade facing Waterloo Road presents an orderly composition of different parts originated from the classical architecture. (Fig. 53) It has a projecting gable with plastered mouldings resembling a simplified pediment, cornice and frieze of classic Greek order, resting on an archway among stripes. These features at the same time carry Art Deco influence expressed in the use of geometric shapes, clear lines, and simplified ornamentation. Below the gable is the main doorway flanked by a pair of columns engraved with crying and laughing faces, which are very reminiscent of tragedy and comedy masks worn in early plays in Ancient Greek theatre. These well-known symbols have been the representation of creative arts for decades. Adjacent to these two columns is the front wall decorated with horizontal stripes, a common Art Deco design.

The main body of the Yau Ma Tei Theatre is the auditorium under a very large pitched roof sitting on walls. The east and west elevation also possesses features of classic style, including projecting cornice underneath the eaves and the pilasters with horizontal stripes in repeated bay width creating a sense of rhythm. (Fig. 54) The interior is plain, with only plastered cornices and decorative mouldings along interior peripheral walls in auditorium. The highlight of the interior is probably the plastered proscenium arch decorated with mouldings resembling keystone and impost of Roman arch. (Fig. 55)

The ordinary nature of the theatre is also revealed by its materials of construction. The roof was originally constructed by Chinese styled pan and roll tiles laid on timber battens resting on timber purlins, supported by metal roof trusses. It was observed that the main members of these metal roof trusses came from at least six different ironworks in England.⁷⁶ Some short members were welded end to end to make up a long structural unit. They are possibly second hand stock or recycled materials from shipyard so as to save the construction cost. The walls were built with bricks, granite masonry and lime mortar, the most basic and common materials in the early twentieth century, which could be sourced or produced locally.



Fig. 52. Yau Ma Tei Theatre in 2019.
(photograph by Author)

⁷⁴ This refers to the architecture of Hellenic Greece and Imperial Rome.

⁷⁵ A decorative style stimulated by the Paris Exposition Internationale des Arts Decoratifs et Industrielles Modernes of 1925, widely used in the architecture of 1930s. characterized by sharp angular or zigzag surface forms and ornaments. See Cyril M. Harris edited, *Illustrated Dictionary of Historic Architecture*, New York, Dover Publications, 2016, p. 32.

⁷⁶ Ma Koon Yiu 馬冠堯, *op. cit.*, pp. 237- 239.



Fig. 53. Façade facing Waterloo Road presenting elements of classical and Art Deco style.
(photograph by Author)



Fig. 54. Projecting cornice underneath the eaves and the pilasters at west and east elevation.
(photograph by Author)



Fig. 55. Proscenium arch on the stage.
(photograph by Author)

4

STATEMENT OF SIGNIFICANCE

4.1 Historic place

Completed in 1930, Yau Ma Tei Theatre is the only surviving pre-war cinema in the urban areas of Hong Kong. The Theatre has found itself in the heart of the prosperous urban area in the well-developed west Kowloon. Stood on a spot of the new strip of land formed after the area's 1904 reclamation, Yau Ma Tei Theatre was part of the construction that shaped the new streetscape along the seashore.

The Theatre is a piece of humble architecture built at the junction of Waterloo Road and Reclamation Street, where was once a clear water reservoir for the new fresh water supply system for Kowloon in 1906. In the midst of rows of tenement houses mushroomed in the neighbourhood, there was the former Pumping Station of Water Supplies Department to the east of the Theatre, which stood there since 1895. Opposite Theatre's west façade is a market selling vegetables and fruits was founded on Waterloo Road in 1913, which later became the leading wholesale fruit market in Hong Kong.

Despite that Yau Ma Tei Theatre was not the first movie theatre built in the locality, its present existence recalls Yau Ma Tei's history as the first developed urban centre in Kowloon, began from a genuine market town sprang up as early as in 1864.

Having been left vacant for almost a decade, the Theatre was converted into a performance venue staging Cantonese opera shows in 2011 and officially reopened on July 17, 2012 in the Phase I conversion project of YMTT.

4.2 Heritage values

Together with other built heritages in the neighbourhood, Yau Ma Tei Theatre is one of the important components that allow us a glimpse into the prosperous urban development of Yau Ma Tei in heart of Kowloon Peninsula in the early twentieth century. It also tells us the popularity of movies, as one of the most accessible entertainment, for the working class in the 1930s.

Probably owned by Crédit Foncier d'Extrême-Orient, a land investment and development company with French and Belgian investment contributed significantly to the development of Kowloon, Yau Ma Tei Theatre was its new venture in Kowloon other than the prolific residential developments.


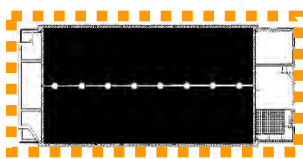
Yau Ma Tei Theatre, which might be designed by C.F.E.O.'s in-house architects and engineers, is a unique example of purpose-built movie theatre in Hong Kong. Originally equipped with 980 seats, it was positioned as an ordinary cinema serving the working-class in the neighborhood, reflected in its humble architectural design. The theatre building possesses simple form with architectural elements and ornamentations of mixed classical and Art Deco Style. The most glamorous feature on the exterior is the main façade displaying components of classic Greek order, which at the same time carry Art Deco influence expressed in the use of geometric shapes, clear lines, and simplified ornamentation. The main doorway is flanked by a pair of columns engraved with crying and laughing faces, which are very reminiscent of tragedy and comedy masks worn in early plays in Ancient Greek theatre. The highlight of the plain interior is only the plastered decorative proscenium arch on the stage. The use of possibly second hand stock or recycled metal at roof trusses as well as basic and common building materials for walls again reflected the ordinary nature of the Yau Ma Tei Theatre, which was a causal neighbourhood cinema.

4.3 Character Defining Elements



4.3.1 Definition of terms⁷⁷

Levels of Significance	Meaning
high	Elements which make a substantial contribution to the overall significance of the place. Spaces, elements or fabric originally of substantial intrinsic quality, and exhibit high degree of intactness and quality, though minor alterations or degradation may be evident. Space, elements or fabric of average quality in terms of design and materials, but exhibit a high degree of intactness.
medium	Elements which make a moderate contribution to the overall significance of the place. Spaces, elements or fabric originally of some intrinsic quality, and may have undergone minor or extensive alteration, adaptation or degradation.
low	Elements which make a minor contribution to the overall significance of the place. Spaces, elements or fabric originally of little intrinsic quality, and may have undergone alteration or degradation. Original spaces, elements or fabrics of some quality have undergone extensive alteration or adaptation to the extent that only isolated remnants survive.
neutral	Elements which have unimportant relationship with the overall significance of the place. Space, elements or fabrics have little or no significance.




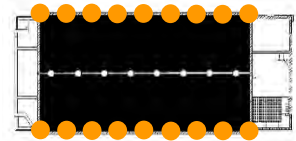

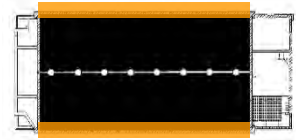



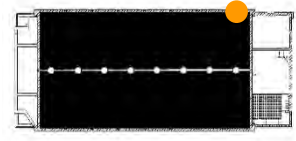

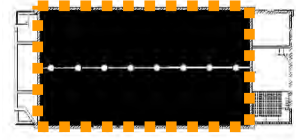

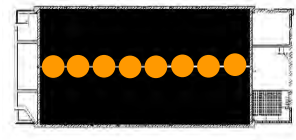
4.3.2 General



No	Photo	CDE	Level of Significance	Location
G-1		Scale and overall architecture of the building	high	

4.3.3 Exterior

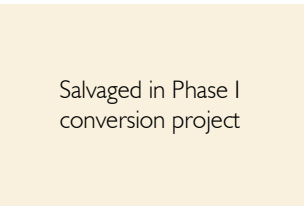

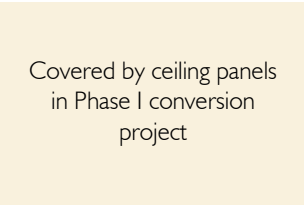

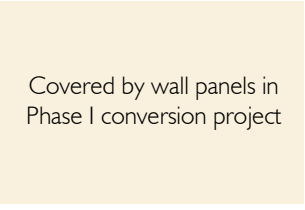
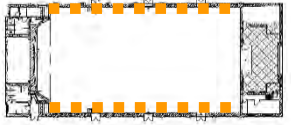
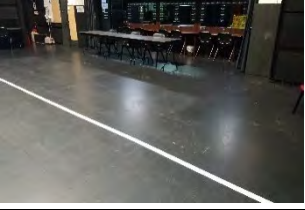



No.	Photo	CDE	Level of Significance	Location
E-1		Main façade with Classical and Art Deco elements	high	

⁷⁷ The definition of terms is developed based on James Semple Kerr, *Conservation Plan: A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance*, National Trust, 2004.

No.	Photo	CDE	Level of Significance	Location
E-2		Projecting gable with pediment	high	
E-3		Pilasters spaced at regular intervals on east and west elevation	high	
E-4		Cornice atop the pilasters on east and west elevation	high	
E-5		Granite Masonry walls	medium	
E-6		Louvred windows	medium	
E-7		Roof profile	high	
E-8		Air vents at roof	high	

No.	Photo	CDE	Level of Significance	Location
E-9		Two pillars at both sides of main entrance	high	

4.3.4 Interior

No.	Photo	CDE	Level of Significance	Location
I-1	 Salvaged in Phase I conversion project	Floor tiles at office	medium	
I-2	 Covered by ceiling panels in Phase I conversion project	Roof structures with steel trusses and timber purlins	high	
I-3	 Covered by wall panels in Phase I conversion project	Plastered cornices and decorative mouldings along interior peripheral walls in auditorium	high	
I-4		Original stage in auditorium	high	
I-5		Proscenium arch and the two structures that flank the proscenium with their decorative features in auditorium	high	

5

CONSERVATION POLICES

The preparation of this Heritage Impact Assessment is generally based on the conservation principles of the following international charters:

- The Venice Charter (1964) – *International Charter for the Conservation and Restoration of Monuments and Sites*, adopted by ICOMOS in 1965.
- The Burra Charter (2013) – *The Australia ICOMOS Charter for Places of Cultural Significances*
- The China Principles (2015) – *Principles for the Conservation of Heritage Sites in China*

5.1

The external appearance of YMTT should be maintained as its present appearance as far as possible.

The external appearance of YMTT, which possess many character defining elements, is highly significant and should be preserved to keep its present appearance. Originally built as a stand-alone structure, its setting should be maintained as close to the original design intentions as possible. Despite that the project site of YMTT Phase 2 includes the lane between the YMTT and the existing public facilities, the new development should be visually detached from historical YMTT to maintain a distinguishable segregation of the old and new structures. It is understood that spatial connections between the new development and the historical YMTT are inevitable for functionality. However, such spatial connections should be understated and away from the façade of YMTT to preserve its segregation. Furthermore, the original east elevation of YMTT should be revealed as much as possible.

5.2

Disturbances, both physical and visual, to the main façade of YMTT should be minimized.

The original historical façade of YMTT is the prominent feature of this monumental structure, and should be respected in all dimensions. The major bulk of the new development should be set back and the height of the façade of the new building along Waterloo Road should be compatible with the classic pediment of YMTT, to minimize the visual intrusions to the main façade of YMTT. Existing access to YMTT, including the steps to the main door and the ramps for wheel chair users, should be unaffected.

5.3

Modification of existing entrance foyer and east façade of YMTT to suit new uses will be acceptable.

The interior of the entrance foyer has been altered to a large degree in Phase I conversion project. The later added female toilet at the YMTT entrance foyer can be removed to provide spatial connections between the new building and existing YMTT for functionality. Likewise, the existing later-added door opening at the east façade adjacent to the main stage of YMTT could be utilized to form new connection between the main stage of existing YMTT and new side stage of YMTT Phase 2. However, the CDEs on east elevation, namely the pilasters and cornice atop the pilasters should be unaffected and preserved in-situ. Disturbance to the original granite masonry wall should be kept minimal as far as technically feasible.

5.4

All changes to the existing building fabric of YMTT, especially unavoidable destructive changes to significant fabric, should be recorded to an appropriate archival standard.

Cartographic and photographic survey record of existing east façade should be prepared prior commencement of works. Documentation of the whole process of alteration works shall be compiled, so that an understanding of the changes to the historic fabrics is recorded to better inform future care and maintenance.

5.5

The façades of new development should be of compatible design and be distinguishable from the original YMTT.

The façade design of the new development should be compatible to the adjacent historical YMTT, and surrounding historical context, in terms of form, colour, texture and material adopted. Imitation or duplication of existing palette of YMTT should be avoided. Introduction of contemporary elements in harmony with the surroundings should not be discouraged since these features would contribute to the enrichment of the area. Inspiration from YMTT can be drawn for the design of the new development.

5.6

Interpretative display should be incorporated in the new development to present the significance of the surrounding built heritages and historical environment.

The new development would provide a satisfactory venue to communicate the significance of the surrounding built heritages and historical environment to a wide audience, encouraging understanding and enjoyment of Yau Ma Tei Theatre, Former Pumping Station as well as Yau Ma Tei Wholesale Fruit Market in the historical yet busy context.

5.7

The excavation and lateral support, also the foundation works for the new development should be deliberately designed to minimize the structural impact to YMTT.

According to the record drawings, YMTT is supported by shallow foundation which is about 1.3m below existing ground level. To minimize the structural impact to YMTT, the basement structure of the new development should be set back from the east elevation of existing YMTT. Furthermore, temporary retaining structure for the construction of the proposed basement structure, such as steel sheet piles with press-in method (silent piler), should be installed before the excavation works. Silent piler that could effectively eliminate vibration might be adopted. Likewise, type of foundation selected for the new building should be of comparatively less disturbance to the adjoining YMTT.

5.8

Structural monitoring system should be implemented to oversee the structural integrity of YMTT throughout the construction of the new development.

In order to safeguard and closely monitor the condition of YMTT, it is suggested to install structural monitoring devices, such as tell-tales, building tilting marker, settlement checker and vibration check point, in accordance with an agreed monitoring proposal. Records should be taken regularly throughout the construction period to monitor the structural integrity of YMTT. Condition survey for YMTT should be carried out before and after the construction work to keep track of its condition. Incidence related to structural instability must be reported immediately.

6

HERITAGE IMPACT ASSESSMENT

6.1 Objectives of the project

1. To provide new venue to support development of traditional Chinese performing arts and promote the valuable intangible cultural heritage at the project site adjoining YMTT; and
2. To enhance the augment of operation of the YMTT through alteration and addition works at east facade and entrance foyer, expansion of side stage, foyer and rehearsal facilities to overcome the constraints of the historic building.

6.2 Proposed works

YMTT Phase 2 includes a new high block and a new low block linked by a footbridge. The proposed scope of the project comprises the following facilities:

- open space / sky piazza;
- side stage;
- foyer extension;
- rehearsal and practice rooms;
- auxiliary facilities including theatre toilets, coffee corner, office, meeting cum VIP room, audio/ video / lighting workshop, store rooms and E&M room(s), etc.;
- modification works at the entrance foyer and east façade of YMTT; and
- FEHD public toilet facilities, with male, female, accessible and universal toilets.

6.3 User's requirement

1. To provide a side stage with minimum 5m height clearance directly connected to the main stage of YMTT at the same level through opening of the side wall of YMTT.
2. To provide spatial connections between the lobby of exiting YMTT and the entrance foyer of YMTT Phase 2.
3. To provide rehearsal rooms with 6m ceiling height clearance.
4. To provide practice rooms with 3m ceiling height clearance.

6.4 Proposed layout

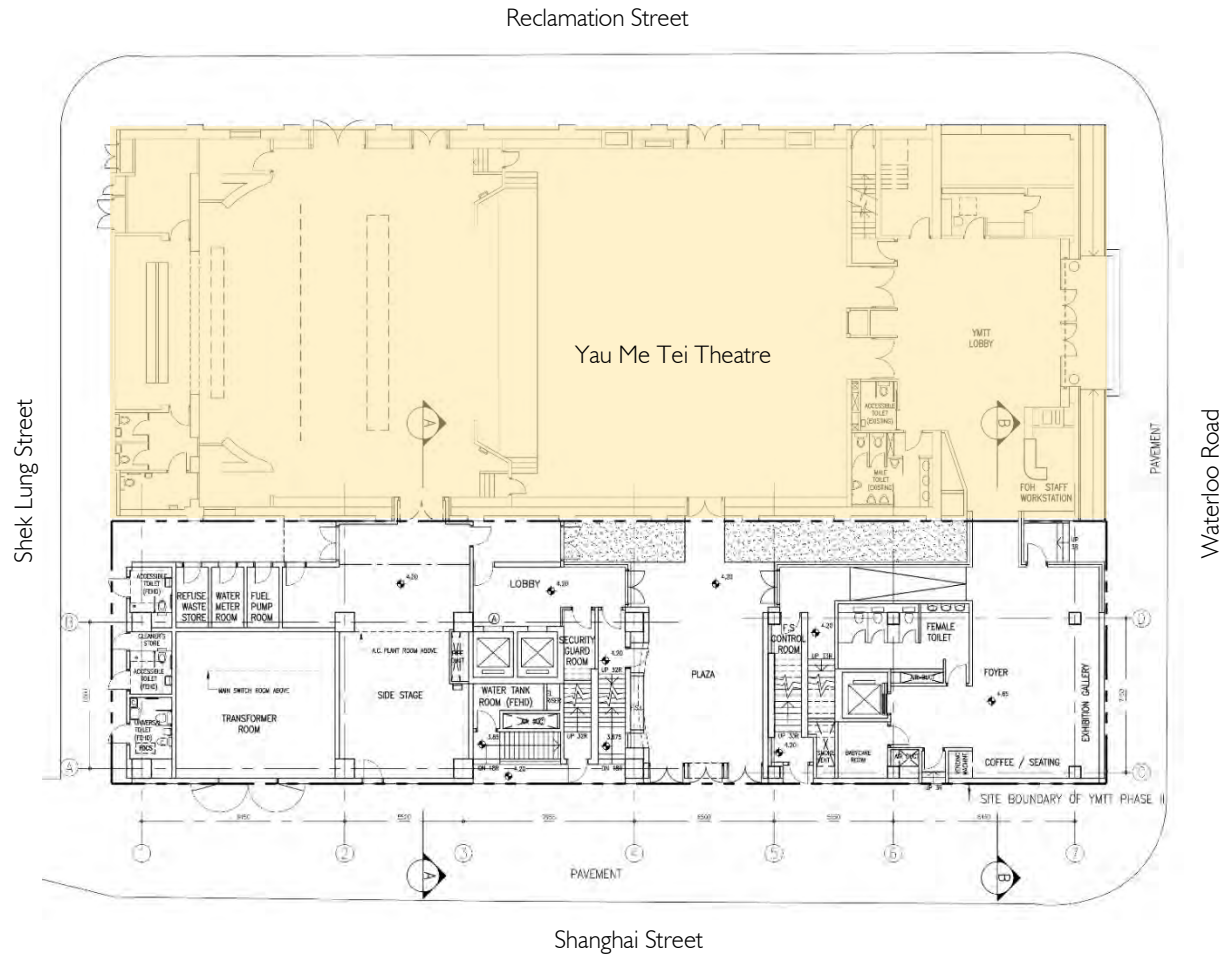


Fig. 56. Proposed ground floor plan.



Fig. 57. Artistic impression, view from Waterloo Road.



Fig. 58. Artistic impression, view from Waterloo Road.

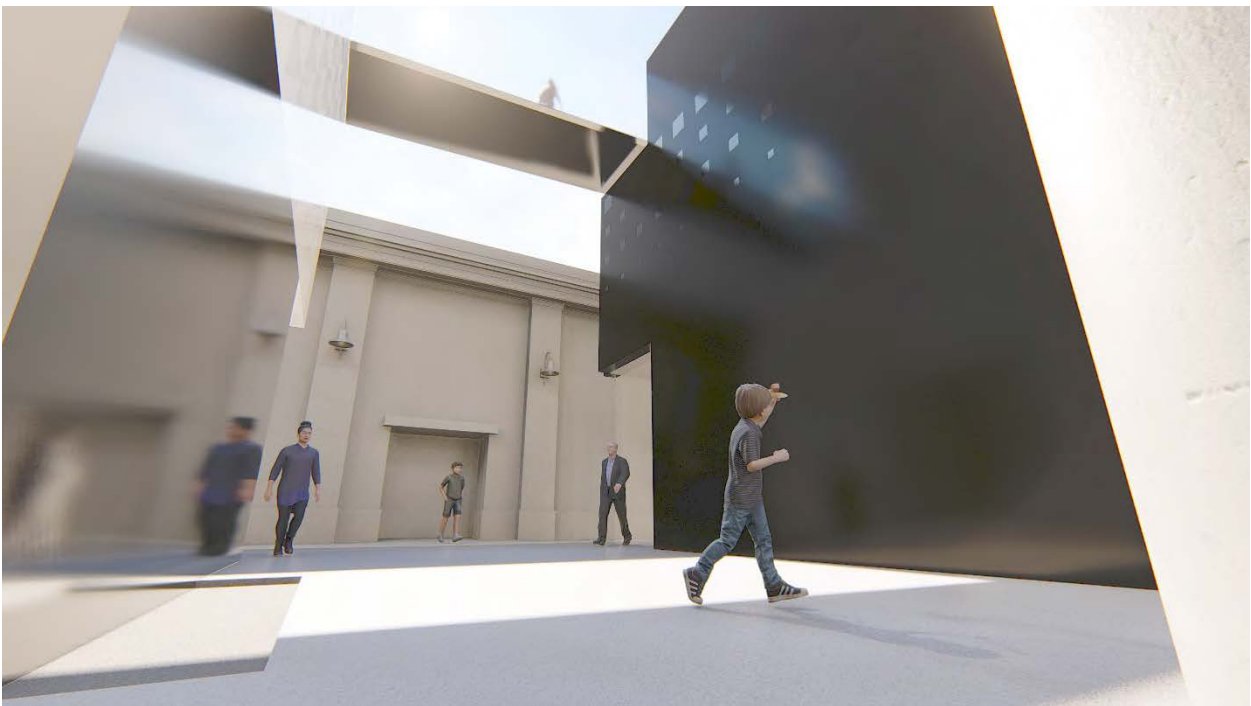


Fig. 59. Artistic impression, view from proposed plaza toward east façade of YMTT.



Fig. 60. Artistic impression, view from proposed open space on the roof of Low Block.

6.5 Impact assessment and mitigation measures


6.5.1 Definition of terms⁷⁸

Impact level	<i>The evaluation of heritage impact assessment in the proposal is classified into five levels of impact based on the type and extent of the effects concluded in the Heritage Impact Assessment⁷⁹:</i>
Beneficial impact	the impact is beneficial if the proposal will enhance the preservation of the heritage site
Acceptable impact	the assessment indicates that there will be no significant effects on the heritage site
Acceptable impact with mitigation measures	there will be some adverse effects, but these can be eliminated, reduced or offset to a larger extent by specific measures
Unacceptable impact	the adverse effects are considered to be too excessive and are unable to mitigate practically
Undetermined impact	the significant adverse effects are likely, but the extent to which they may occur or may be mitigated cannot be determined from the study. Further detailed study will be required for the specific effects in question.

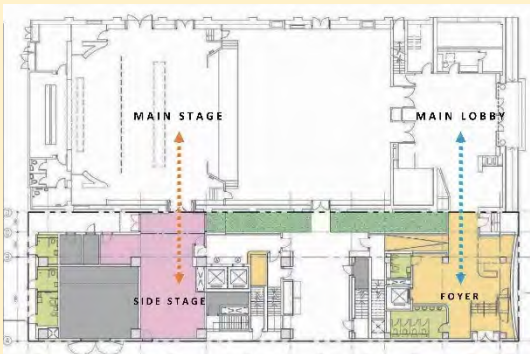

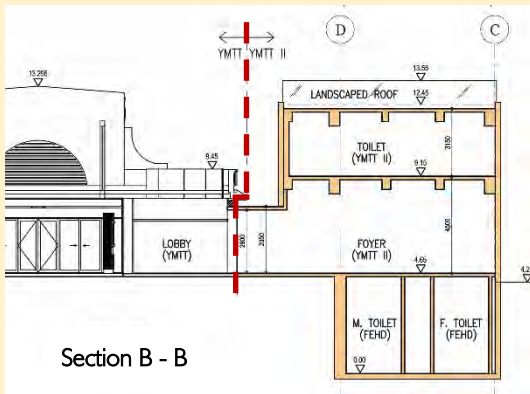
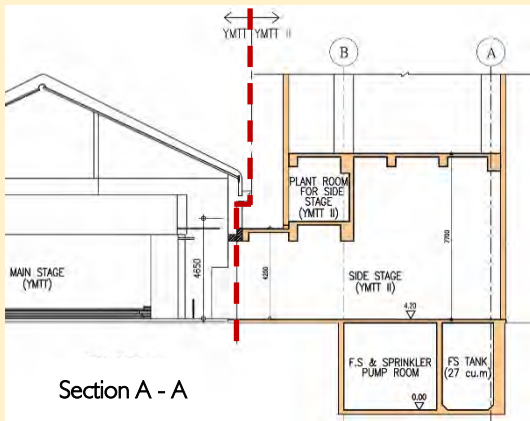
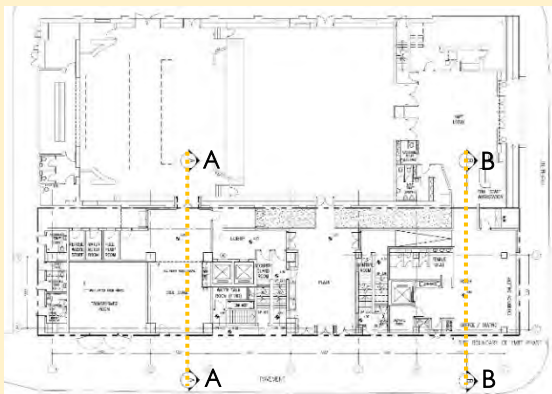
⁷⁸ The definition of terms is developed based on James Semple Kerr, *Conservation Plan: A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance*, National Trust, 2004.

⁷⁹ Antiquities and Monuments Office, *Guidelines for Heritage Impact Assessment*, June 2010.

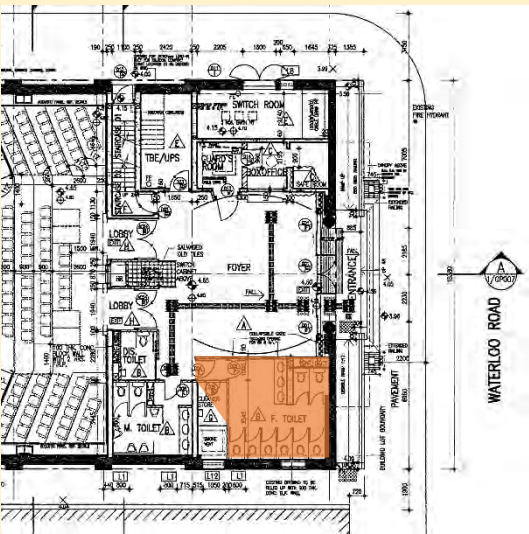

6.5.2 Impact assessment


General			
A-I	Assessment Items	Affected CDE / fabric	Level of significance
	<p>Construct a multistory venue to support development of traditional Chinese performing arts.</p> <p>(*Demolition of the existing building is not involved under the project scope.)</p> 	East elevation of YMTT	high
		Granite masonry walls	medium
		Impact Level	
		Beneficial impact	
		Mitigation Measures	
		<ul style="list-style-type: none"> Condition survey for YMTT should be carried out before and after the construction work to keep track of its condition. Structural study should be carried out to ensure that the structural integrity of YMTT will not be affected by the works. Temporary structural supports and protection should be installed prior to the commencement of construction work to safeguard the YMTT. Close monitoring to the structural integrity of the YMTT should be implemented prior the construction works in accordance with an agreed monitoring proposal. The condition of YMTT should be inspected regularly during the course of construction, in particular during demolition and foundation works. Other than the proposed essential connections at ground floor to YMTT, the new building should be detached from YMTT to maintain a distinguishable segregation of the two structures. The new building should have a compatible design and be distinguishable from the original historic building, both in terms of form, colour, texture and material adopted. The bulk of building mass of the new development should be away from the main façade of YMTT as much as possible. The height of the façade of the new low block along Waterloo Road should be lower than the classic pediment of YMTT to minimize the visual intrusion. The new building should be designed in such a way to enhance the physical and visual linkage of Former Pumping Station of Water Supplies Department and YMTT. 	

Yau Ma Tei Theatre

B-I	Assessment Items	Affected CDEs / fabric	Level of significance
	Provide spatial connections between the new building and exiting YMTT for functionality.	Pilasters spaced at regular intervals on east elevation	high
		Cornice atop the pilasters on east elevation	high
		Granite Masonry walls	medium
	Impact Level		
		Acceptable impact with mitigation measures	
		Mitigation Measures	
		<ul style="list-style-type: none">■ Cartographic and photographic survey record of existing east façade should be prepared prior commencement of works.■ The top roof level of the connection between the new building and YMTT should be lower than both buildings.■ The connection should be recessed from the façade of YMTT to achieve a distinguishable segregation of the two buildings.■ The original east elevation of YMTT should be revealed as much as possible.■ Disturbance to historical fabrics of YMTT should be kept minimal as far as technically feasible.■ The CDEs on east elevation, namely the pilasters and cornice atop the pilasters should be unaffected and preserved in-situ.■ The connection should be made by utilizing existing door opening on east elevation of YMTT as far as practical.■ Formation of new openings should not affect the structural integrity of existing masonry walls.■ The necessary strengthening woks for enlarging existing door opening should be minimized in size as far as practicable without overwhelming the interior. If possible, they should be concealed as part of the wall.■ Reinforced concrete lintel beam shall be installed atop the proposed openings as the strengthening work.■ The connection should be distinguishable from the original historic building, both in terms of form and material adopted. It should be of simple and minimal design that would not overwhelm the original east elevation of YMTT.■ The connection should be structurally independent to YMTT, and would not impose extra loading to existing structure of YMTT.	
	   		

B-2	Assessment Items	Affected CDEs / fabric	Level of significance
	Construct a new basement to house the new plant rooms, water tanks for fire services and public toilets.	not applicable	not applicable
		Impact Level	
		Acceptable impact with mitigation measures	
		Mitigation Measures	
		<ul style="list-style-type: none"> It helps to lower the overall height of the new building above street level. Therefore, the bulk of building mass is reduced to minimize visual intrusions to the surroundings. The basement structure of the new development should be set back from the east elevation of existing YMTT. Temporary retaining structure for the construction of the proposed basement structure, such as steel sheet piles with press-in method (silent piler), should be installed before the excavation works. Rock socket steel H-piles, that cause comparatively less disturbance to the adjacent YMTT, should be adopted. Close monitoring to the structural integrity of the YMTT should be implemented prior the construction works in accordance with an agreed monitoring proposal. The condition of YMTT should be inspected regularly throughout the construction period. 	
B-3	Assessment Items	Affected CDEs / fabric	Level of significance
	Introduce a landscaped open space on the roof of Low Block.	not applicable	not applicable
		Impact Level	
		Beneficial impact	
		Mitigation Measures	
		<ul style="list-style-type: none"> It provides a suitable location to appreciate the two historic buildings, namely YMTT and Former Pumping Station of Water Supplies Department from a whole new angle. Interpretative display would be incorporated to present the significance of the surrounding built heritages and historical environment. 	




B-4	Assessment Items	Affected CDEs / fabric	Level of significance
	Remove existing later added female toilet in entrance foyer of YMTT.	nil	not applicable
		Impact Level	
		Acceptable impact	
		Mitigation Measures	
		<ul style="list-style-type: none"> Such removal would not affect any existing CDEs in the entrance foyer. 	
			

Former Pumping Station of Water Supplies Department			
C-I	Assessment Items	Affected CDEs / fabric	Level of significance
	Construct a multistory venue to support development of traditional Chinese performing arts.	nil	not applicable
	(*Demolition of the existing building is not involved under the project scope.)	Impact Level	
		Acceptable impact with mitigation measures	
		Mitigation Measures	
		<ul style="list-style-type: none"> Close monitoring to the structural integrity of Former Pumping Station should be implemented prior the construction works in accordance with an agreed monitoring proposal. Condition survey for Former Pumping Station should be carried out before and after the construction work to keep track of its condition. The condition of Former Pumping Station should be inspected regularly throughout the construction period. 	

Yau Ma Tei Wholesale Fruit Market			
D-I	Assessment Items	Affected CDEs / fabric	Level of significance
	Construct a multistory venue to support development of traditional Chinese performing arts. (*Demolition of the existing building is not involved under the project scope.)	nil	not applicable
		Impact Level	
		Acceptable impact with mitigation measures	
		Mitigation Measures	
		<ul style="list-style-type: none"> Close monitoring to the structural integrity of the historic features in Yau Ma Tei Wholesale Fruit Market should be implemented prior the construction works in accordance with an agreed monitoring proposal. Condition survey for Yau Ma Tei Wholesale Fruit Market should be carried out before and after the construction work to keep track of its condition. The condition of Yau Ma Tei Wholesale Fruit Market should be inspected regularly throughout the construction period. 	



6.6 Suggested treatment to affected character-defining elements

No.	Photo	CDE	Suggested treatments
E-3		Pilasters spaced at regular intervals on east elevation	<ul style="list-style-type: none"> Make good the surface and re-paint.
E-4		Cornice atop the pilasters on east elevation	<ul style="list-style-type: none"> Make good the surface and re-paint.
E-5		Granite Masonry walls	<ul style="list-style-type: none"> Disturbance to the granite masonry walls should be kept minimal as far as technically feasible. Make good the surface and re-paint.

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Annex

Annex 1	Table 1. Theatres in Yau Ma Tei.
	Table 2. Movie theatres divided into 5 classes in January 1943.

Annex 2	Ground Floor Plan
	Basement Plan & Mezzanine Floor Plan
	First Floor Plan
	Second Floor Plan & Second Sub-Floor Plan
	Third Floor Plan & Third Sub-Floor Plan
	Fourth Floor Plan & Fourth Sub-Floor Plan
	Roof Plan & Upper Roof Plan
	Section A-A & Section B-B
	Section C-C

Table 1. Theatres in Yau Ma Tei.

Year in business	Name	Location	No. of seat	Remark
1900s				
1902 – 1928	普慶戲園	Nathan Road / Gascoigne Road (No. 380 Nathan Road)	unknown	<ul style="list-style-type: none"> First theatre in Kowloon Mainly hosted Cantonese opera one of the five major Cantonese opera theatres in Hong Kong in mid-1920s Rebuilt as Po Hing Theatre 普慶戲院 in 1928
1910s				
1919 – 1968	Kwong Chee Theatre 廣智戲院	Kansu Street / Temple Street	365	<ul style="list-style-type: none"> First movie theatre in Kowloon
1920s				
1921 – 1931	Tai Yat Theatre 第一戲院	Public Square Street	unknown	<ul style="list-style-type: none"> Rebuilt as Tai Yat New Theatre 第一新戲院 in 1931
1928 – 1940s	Majestic Theatre 大華戲院	Nathan Road / Saigon Street	974	
1929 – 1955	Po Hing Theatre 普慶戲院	Nathan Road / Gascoigne Road (No. 380 Nathan Road)	unknown	<ul style="list-style-type: none"> Second generation of 普慶戲園
1930s				
1930 – 1998	Yau Ma Tei Theatre 油麻地戲院	Waterloo Road / Reclamation Street (No. 6, Waterloo Road)	980	
1931 – 1964	New Tai Yat Theatre 第一新戲院	Public Square Street	unknown	<ul style="list-style-type: none"> Second generation of Tai Yat Theatre 第一戲院
1932 – 1964	Kwong Ming Theatre 光明影戲院	Public Square Street	unknown	
1934 – 1958	Alhambra Theatre 平安戲院	Nathan Road / Kansu Street (No. 389 Nathan Road)	1795	<ul style="list-style-type: none"> The largest theatre in Kowloon

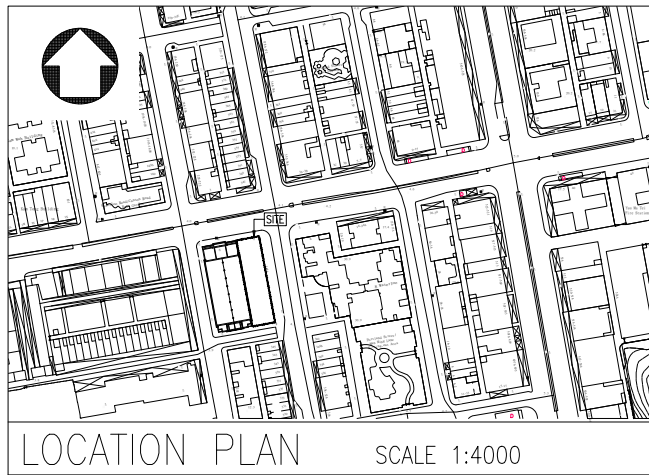
Table 2. Movie theatres divided into 5 classes in January 1943.

class	movie theatre					
1	明治戲院 娛樂戲院	Meiji Theatre ⁸⁰ King's Theatre	Central Central			
2	平安戲院 大華戲院	Alhambra Theatre Majestic Theatre	Yau Ma Tei Yau Ma Tei	利舞臺 東方戲院	Lee Theatre Oriental Theatre	Causeway Bay Wanchai
3	好世界戲院 中央戲院	Good World Theatre Centre Theatre	Mong Kok Sheung Wan	景星戲院 新世界戲院	Star Theatre World Cinema Theatre	Tsim Sha Tsui Sheung Wan
4	光明影戲院 太平戲院 新東亞劇場 北河戲院	Kwong Ming Theatre Tai Ping Theatre New Asia Theatre ⁸¹ Pei Ho Theatre	Yau Ma Tei Sai Wan Mong Kok Shum Shui Po	香港影畫戲院 國民戲院 九如坊新戲院 國泰戲院	Hong Kong Theatre National Theatre The New Theatre Cathay theatre	Central Wanchai Central Wanchai
5	油麻地戲院 第一新戲院 明聲戲院 長樂戲院 新華戲院	Yau Ma Tei Theatre New Tai Yat Theatre Ming Sing Theatre Cheong Lok Theatre Sun Wah Theatre	Yau Ma Tei Yau Ma Tei Shum Shui Po Shau Kei Wan Mong Kok	紅磡戲院 香島戲院 和平戲院 西園 旺角戲院	Hung Hum Theatre Island Theatre Wo Ping Theatre ⁸² Mong Kok Theatre	Hung Hum Aberdeen Mong Kok Sai Wan Mong Kok

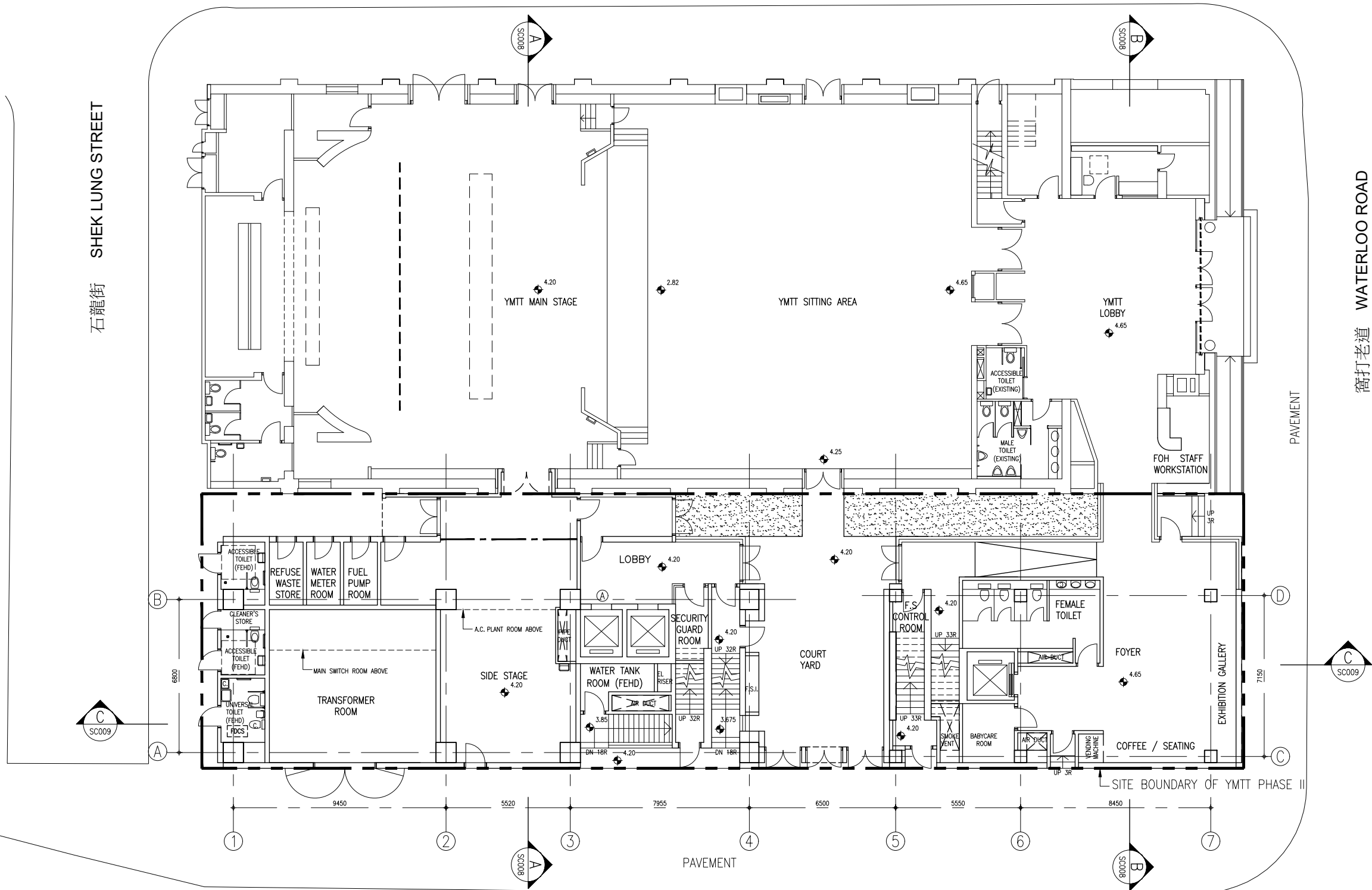
⁸⁰ Former Queen's theatre, renamed as Meiji Theatre to honor the Japanese Emperor Meiji.

⁸¹ Former 勝利戲院 Victory Theatre, renamed as 新東亞劇場 (New Asia Theatre) during Japanese occupation.

⁸² Former 彌敦戲院 Nathan Theatre, renamed as 和平戲院 (Wo Ping Theatre) during Japanese occupation.



新填地街 RECLAMATION STREET



上海街 SHANGHAI STREET

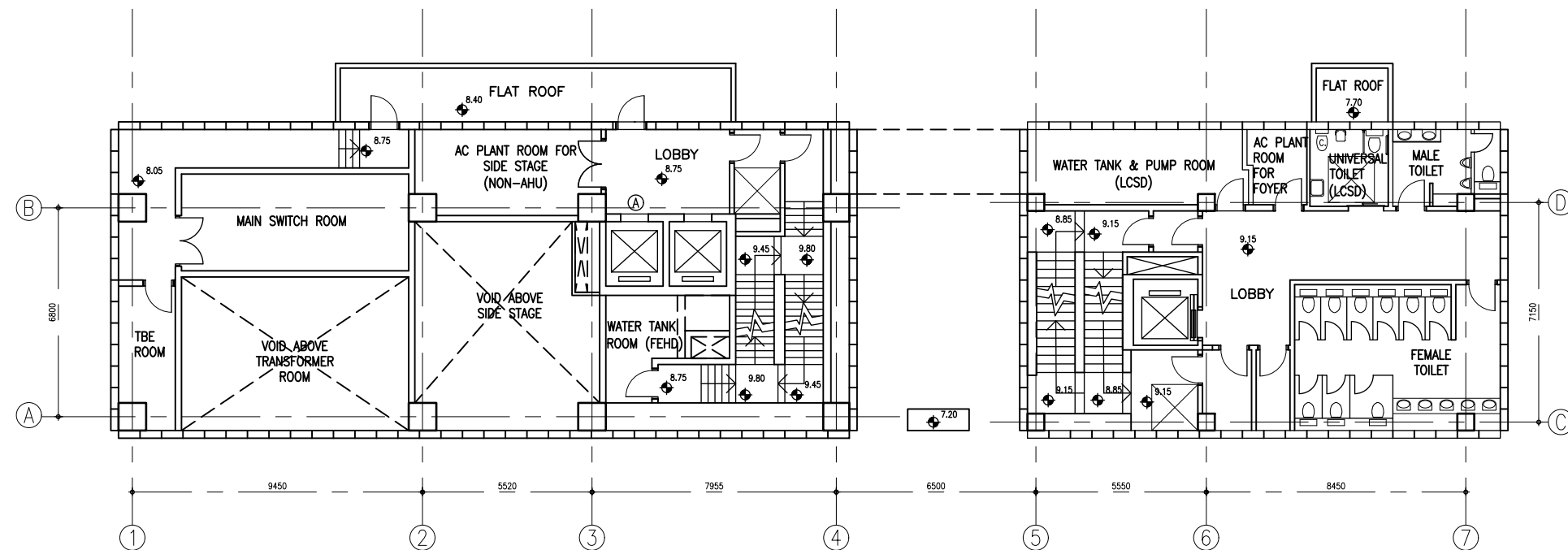
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checked	W.K. CHAN		04/2019
approved			
Chief Architect			
Senior Architect			
Project Architect			
		signed	date
contract no.			
file no.			
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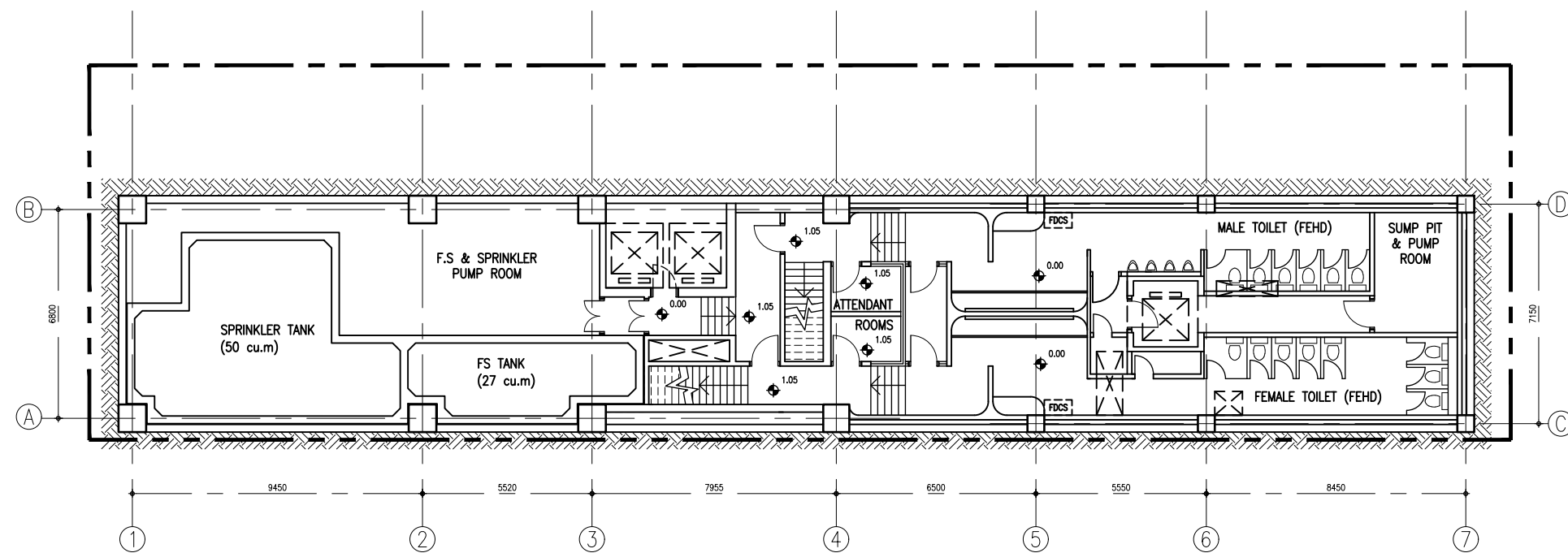
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MEZZANINE FLOOR PLAN



BASEMENT PLAN

NOTES

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checked	W.K. CHAN	04/2019

approved	
Chief Architect
Senior Architect
Project Architect signed date

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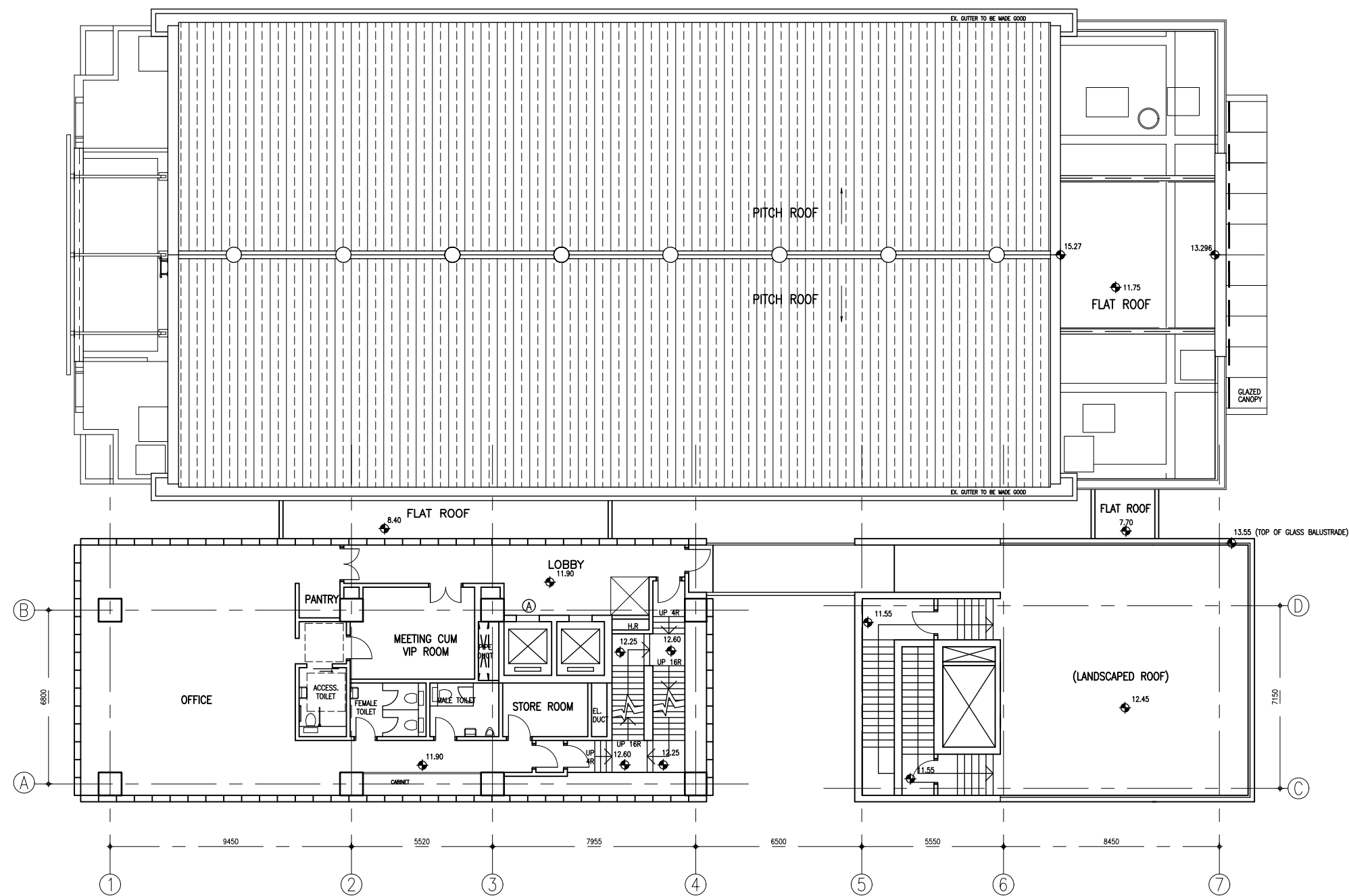
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FIRST FLOOR PLAN 1:200

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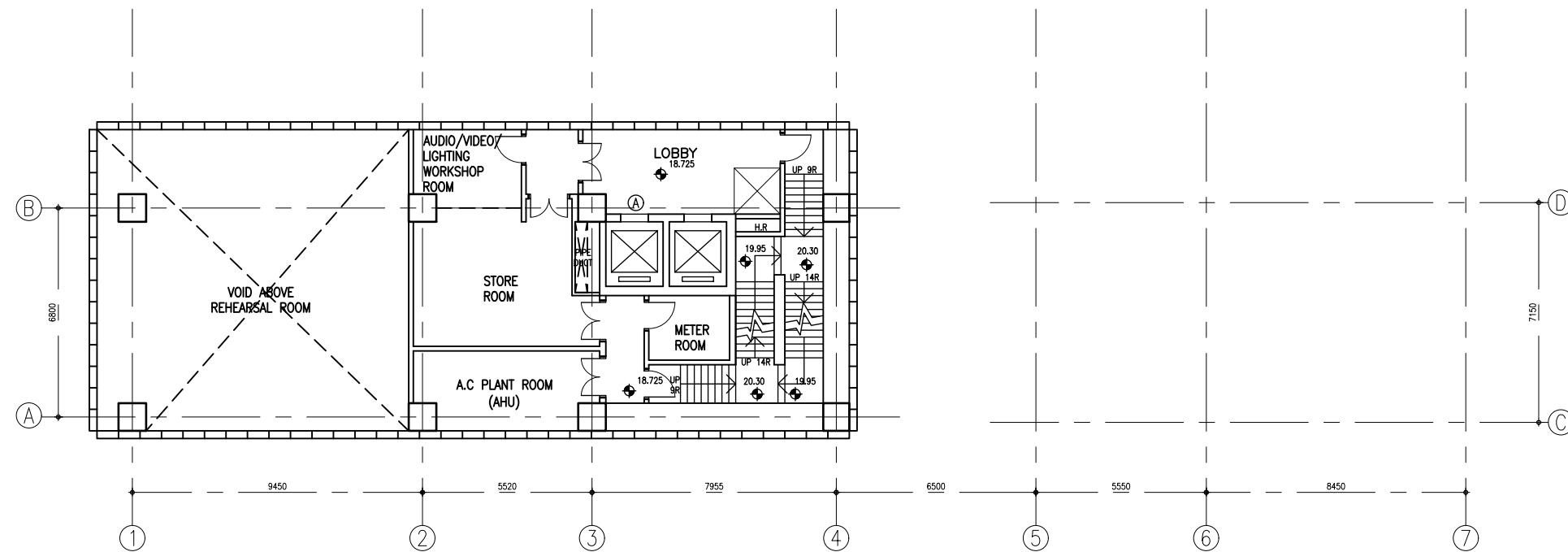
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Project Architect		
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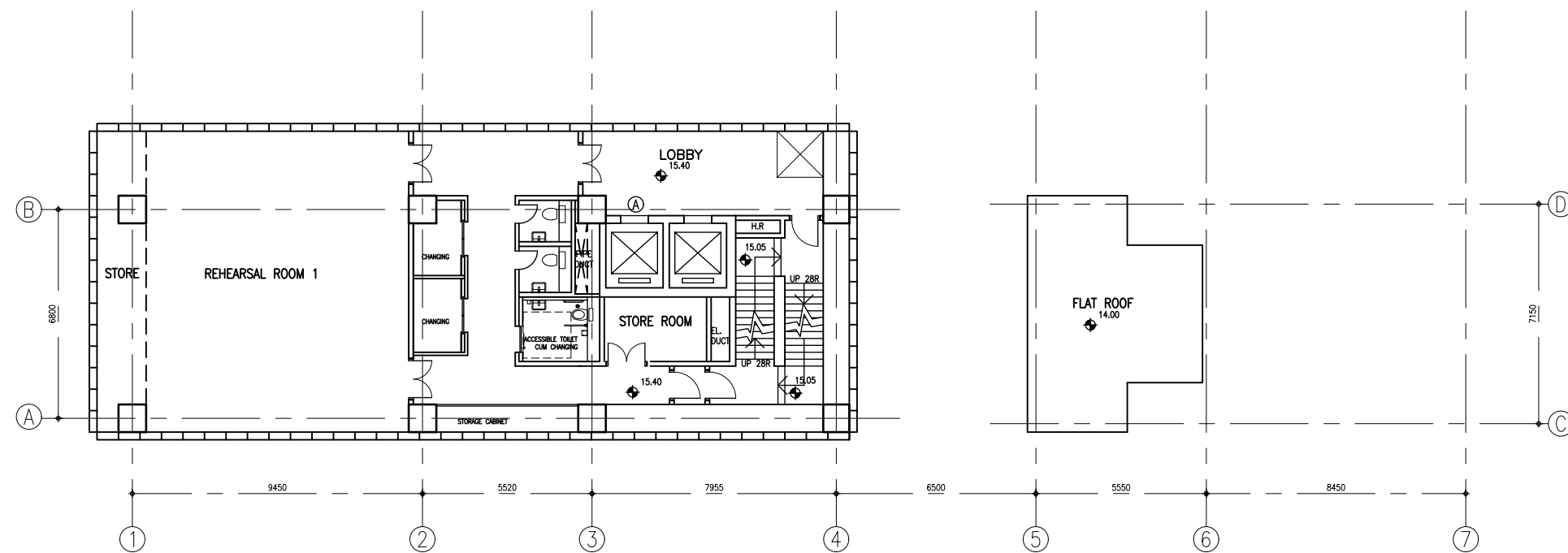
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SECOND (SUB-FLOOR) PLAN 1:200



SECOND FLOOR PLAN 1:200

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checked	W.K. CHAN	04/2019

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YAU MA TEI THEATRE
PHASE II

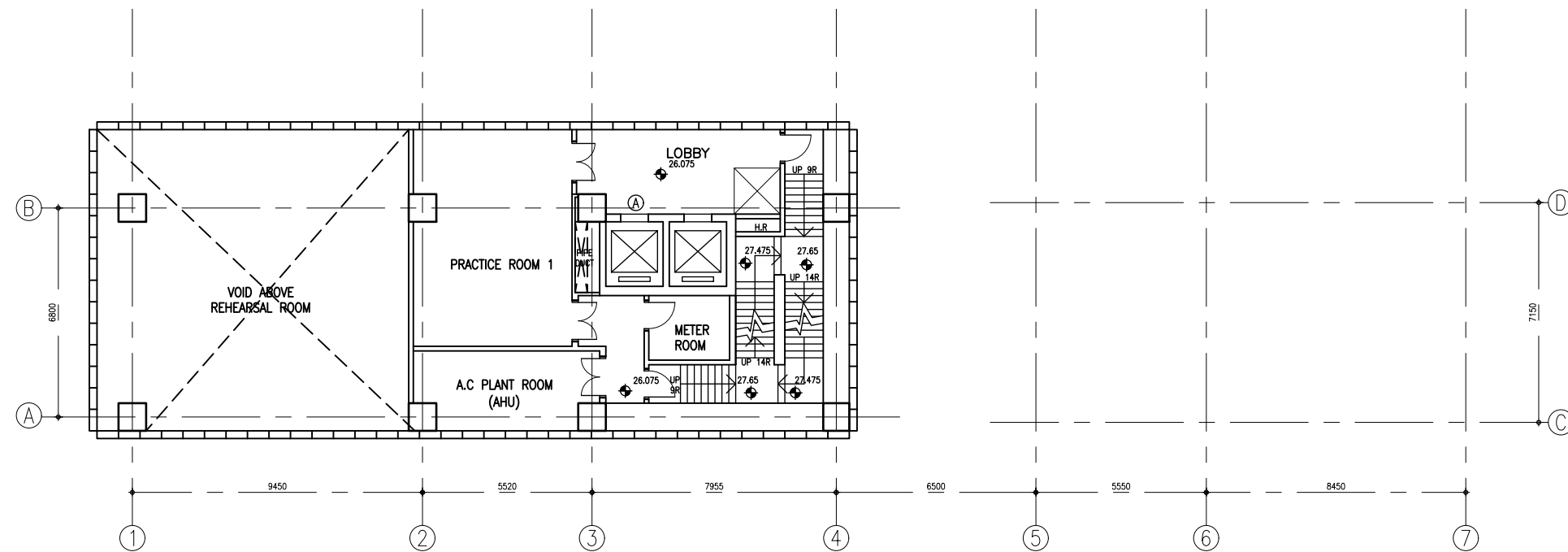
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SECOND (SUB-FLOOR) PLAN

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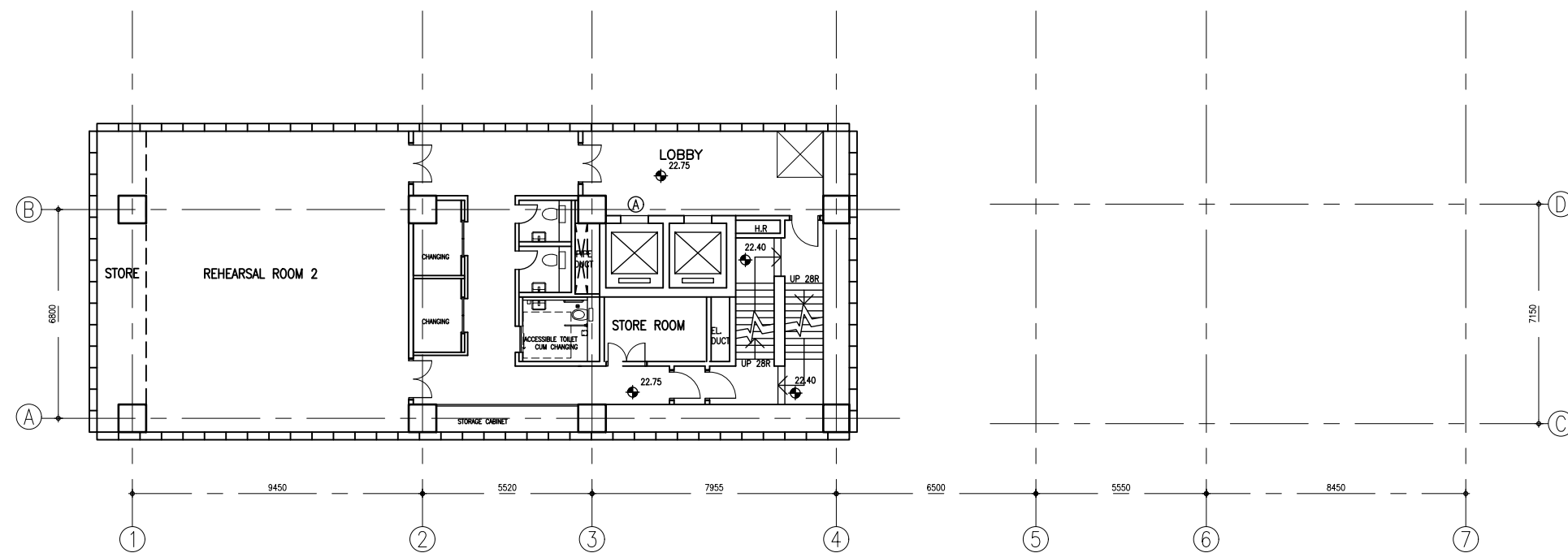
office
ARCHITECTURAL BRANCH



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THIRD (SUB-FLOOR) PLAN 1:200



THIRD FLOOR PLAN 1:200

NOTES

no.	date	description
REVISION		
drawn	K.S. TSE	04/2019
checked	W.K. CHAN	04/2019

approved	
Chief Architect
Senior Architect
Project Architect signed date

contract no.

file no.

project no.

contract
YAU MA TEI THEATRE
PHASE II

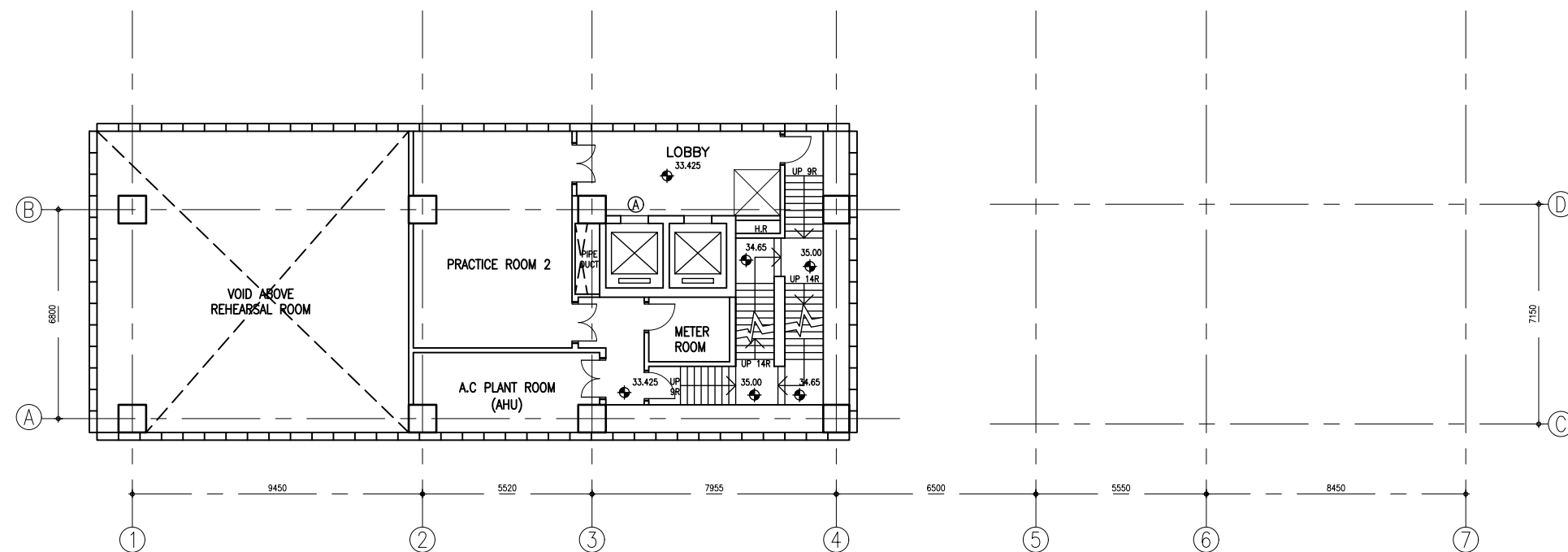
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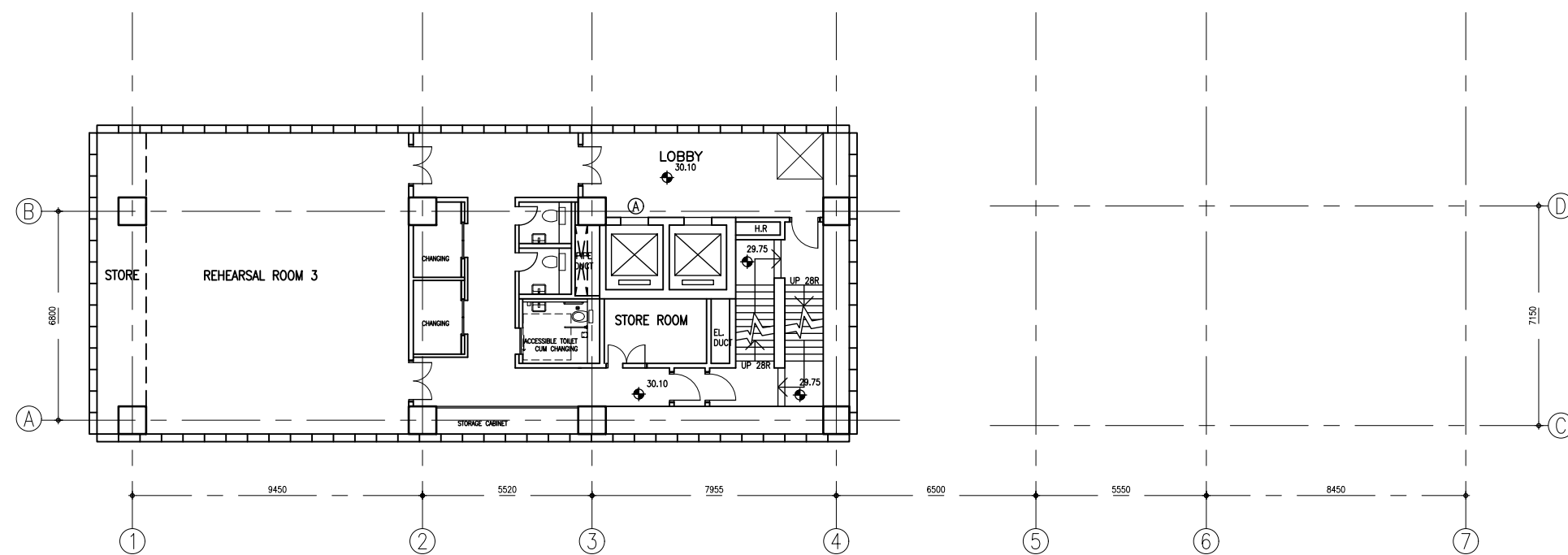
office
ARCHITECTURAL BRANCH



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FOURTH (SUB-FLOOR) PLAN 1:200



FOURTH FLOOR PLAN 1:200

NOTES

no.	date	description
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REVISION

drawn	K.S. TSE	04/2019
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checked	W.K. CHAN	04/2019
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approved		
Chief Architect
Senior Architect
Project Architect signed date

contract no.

file no.

project no.

contract
YAU MA TEI THEATRE
PHASE II

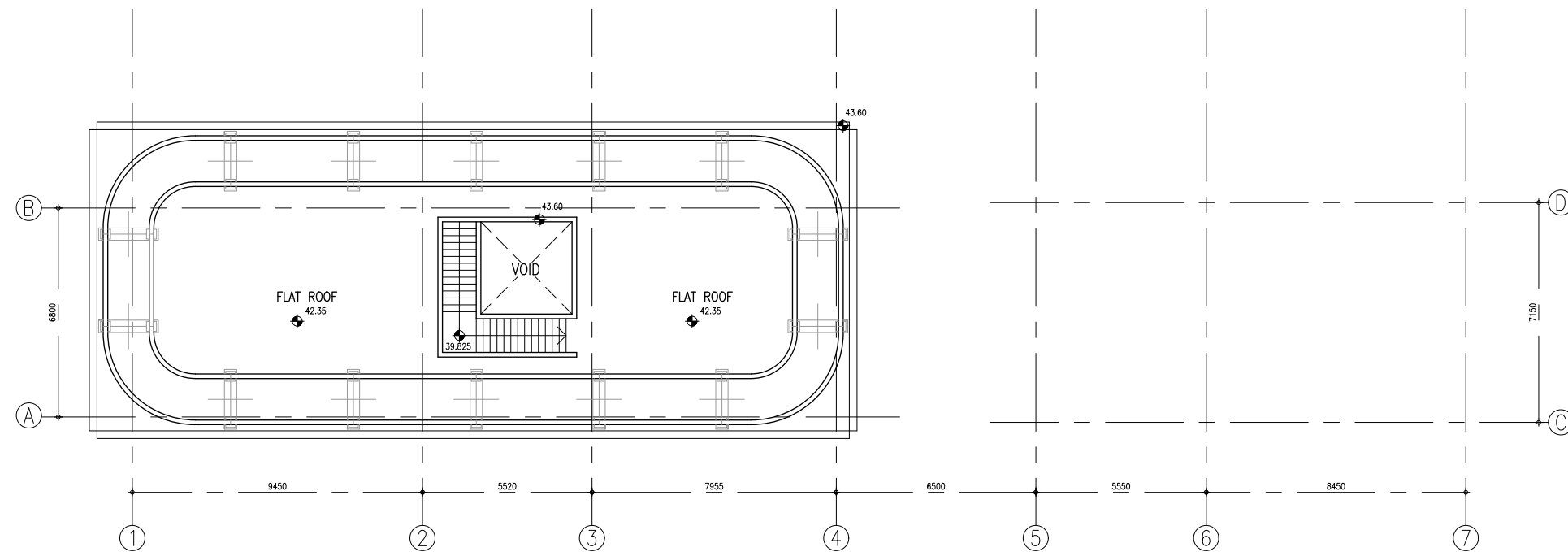
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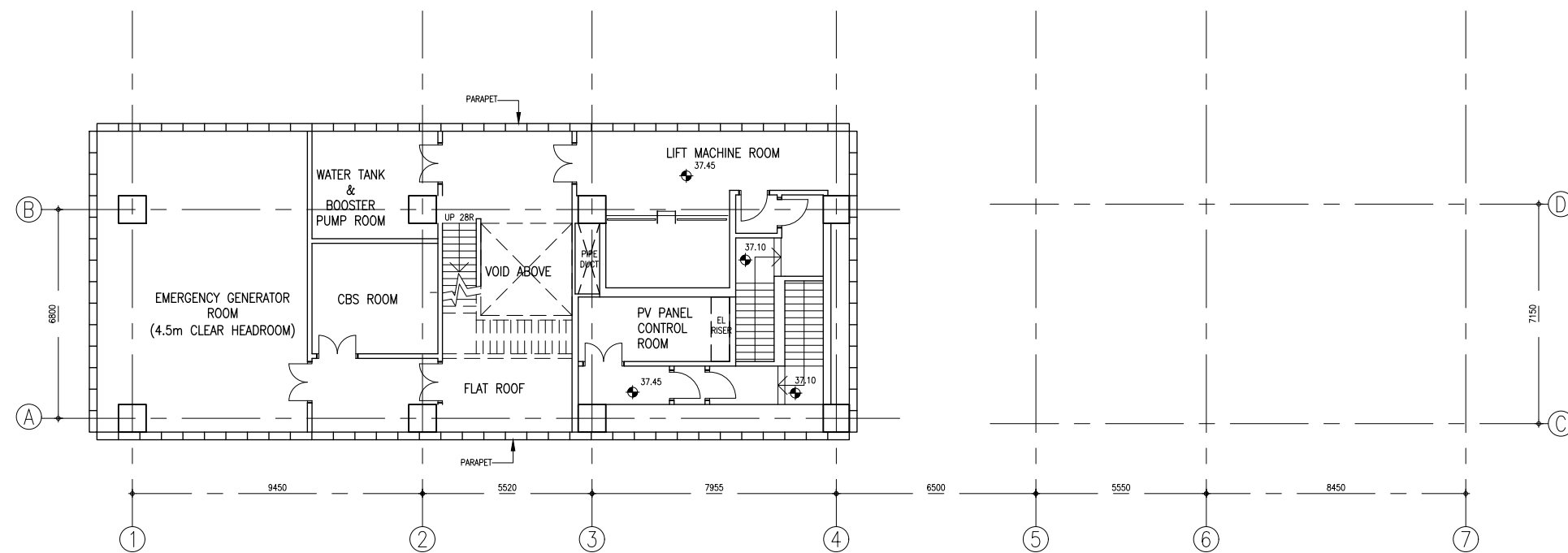
office
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UPPER ROOF PLAN 1:200



ROOF PLAN 1:200

NOTES

no.	date	description
REVISION		
drawn	K.S. TSE	04/2019
checked	W.K. CHAN	04/2019

approved	
Chief Architect
Senior Architect
Project Architect signed date

contract no.

file no.

project no.

contract
YAU MA TEI THEATRE
PHASE II

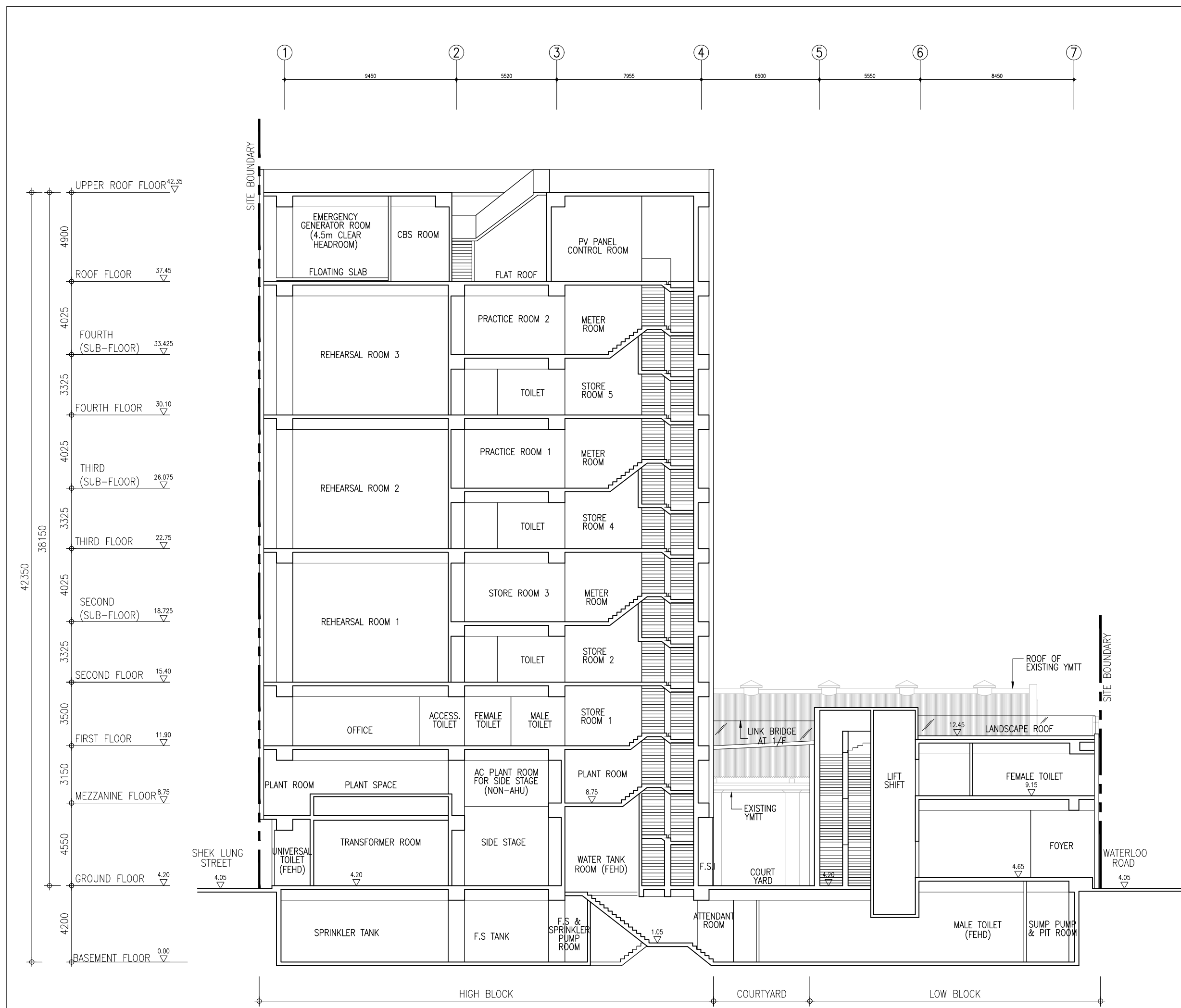
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UPPER ROOF PLAN

drawing no.	scale
AB/7916/SC007	1:200

office
ARCHITECTURAL BRANCH




ARCHITECTURAL
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NOTES

no.	date	description
REVISION		
drawn	K.S. TSE	03/2019
checked	W.K. CHAN	03/2019
approved		
Chief Architect	
Senior Architect	
Project Architect	signed	date
contract no.		
file no.		
project no. ZX073		
contract YAU MA TEI THEATRE PHASE II		
drawing title SECTION C-C		
drawing no. AB/7916/SC009		scale 1:200

office
ARCHITECTURAL BRANCH

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