

# **TAI O HERITAGE HOTEL**

## Revitalisation of Old Tai O Police Station

Revitalising Historic Buildings Through Partnership Scheme

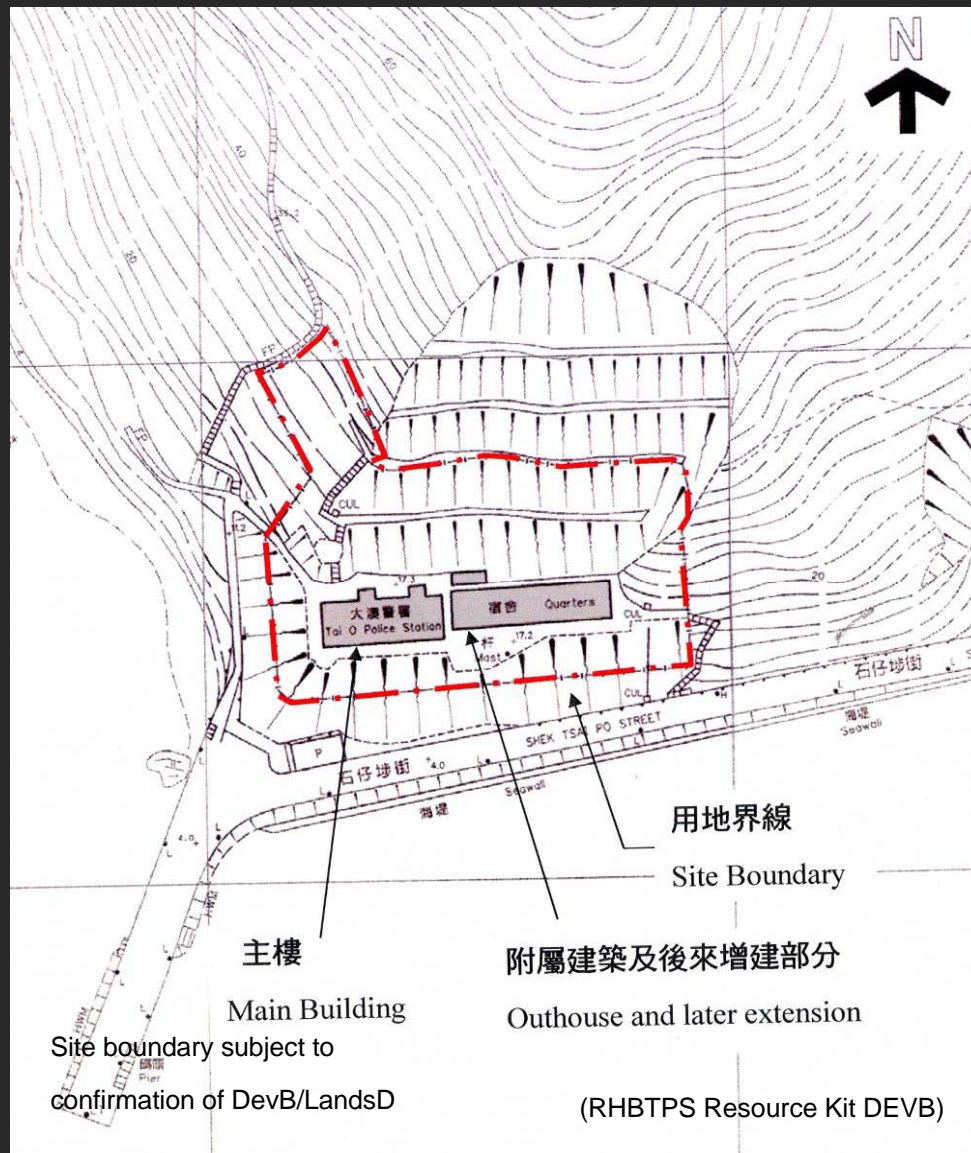
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# The Historic Place



# Conservation Objectives

- **Preserve existing building fabrics** of the old Tai O Police Station, safeguard the buildings **against further deterioration**, and **properly manage** the historic place for **long term protection**.
- Conserve the old Tai O Police Station for **compatible adaptive use** as Hong Kong's first “**rural heritage boutique hotel**” and **revitalise** it as a **living heritage**.
- Recover and **enhance the heritage values** of the old Tai O Police Station and properly interpret its cultural heritage for **public appreciation**.

# Conservation Objectives

- Promote **public awareness and education** in cultural heritage conservation, encourage **community engagement** in local cultural and eco-tourism in Tai O and bring various **social benefits** to the local community.
- As a **model conservation project**, demonstrate how a social enterprise operated by a non-profit organisation can achieve the conservation goals of a high quality and **self-sustainable** heritage project.

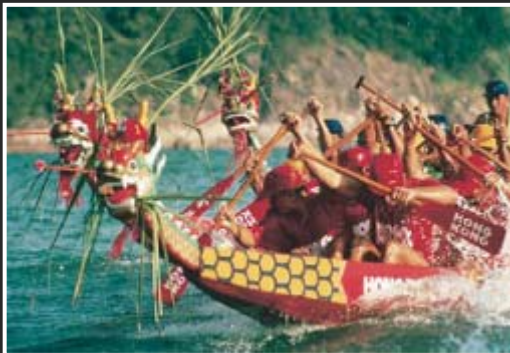
# Community Involvement

## Workshops and Eco-Tours

- Eco-tours
- Local interactive workshops
- Quarterly Tai O Food Expo
- Old Tai O Police Station Heritage Tour with a complimentary guide book
- Conservation model project



Night Fishing Tour  
晚間捕魚遊



Celebration of Annual Festival Days & Events  
每年節慶及盛事



Chinese White Dolphin Tour  
中華白海豚遊



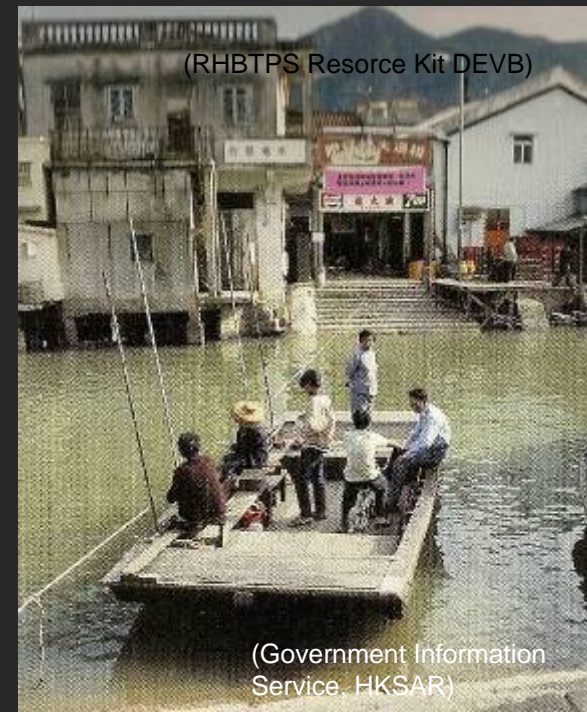
# Historical Background



(Source: Mapping Hong Kong  
Government Information Service, HKSAR)



(Survey & Map Office, HKSAR)



(RHBTSP Resource Kit DEVB)

(Government Information  
Service, HKSAR)



# Historical Background



Source: (Mariners: The Hong Kong Marine Police 1948-1997)



(Source: Annemarie Evans)



(Source: Mariners: The Hong Kong Marine Police 1948-1997)

# Cultural Significance

## Historical Value

The Old Tai O Police Station built in 1902 is one of the few **remaining historic rural police stations**. It witnesses the **historical development** of Tai O and had continued to serve as a Marine Police Station safeguarding the waters and village communities of Tai O for **over 100 years**.

## Architectural Value

The Old Tai O Police Station is a **fine exemplar of colonial-style building** of the period representing a typical colonial **barrack architecture** with a **distinctive façade** characterized by its arched verandahs, traditional timber pitched roof and Chinese roof tiles.

## Social Value

The Old Tai O Police Station is a **testimonial of the enforcement of law** by the colonial Police Force in the Tai O area. It witnesses the **continuous social and economic changes** occurred in Tai O for over a century and represents a **historic cultural landmark** to the local community in Tai O.



# Cultural Significance

## Authenticity

The original buildings of the Old Tai O Police Station had remained the same use as a police station since 1902. The original building fabrics are mostly **intact** or can be **recovered to its original authentic state**.

## Integrity

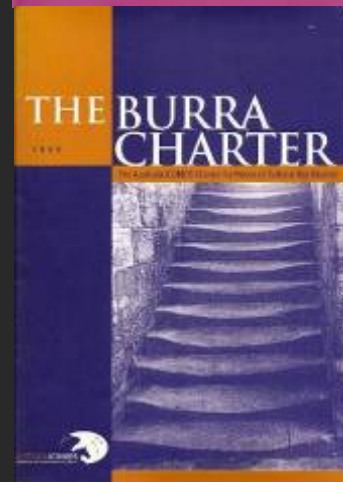
The Old Tai O Police Station and its **setting** including the surrounding landscape, wooded slope, natural vegetation, pier, seashore, mudflat and mangrove etc., have not been changed substantially in the past years. It represents a **fine example of cultural landscape being preserved as a whole** in relation to its unique site context and adjacent environment.

# Character Defining Elements (Architectural & External Features)



# Conservation Standards

- The Venice Charter (1964): UNESCO – ICOMOS
- The Burra Charter: Australia ICOMOS
- Conservation Plan: NSW National Trust
- China Principles: China ICOMOS
- Nara Document: Principles of Authenticity
- Parks Canada: International Standards and Guidelines
- RHBTPS Resource Kits





# Conservation Principles

- Retain Authenticity & Integrity
- Minimum Intervention
- Reversible Additions
- Technically Feasible for Adaptive Reuse
- Comply with Building Regulations & Safety Codes
- Retain & Enhance Heritage Value

# Conservation Management Plan

- Understand the **Significance** of the Historic Place
- Identify **Character-Defining Elements**
- Establish **Statement of Significance**
- Establish **Conservation Policies & Guidelines**
- Recommend **Appropriate Design Treatments** for Adaptive Reuse
- Establish **Maintenance Management Plan** for Long Term Protection

# Documentation

- Cartographic & Photographic Surveys
- Inventory List of Historical Objects
- Dilapidation Survey (Condition Survey)
- Video Recording (for future site interpretation)
- Documenting the whole conservation process
- Site Monitoring

## Based on:-

- Conservation Management Plan
- Conservation Policies & Guidelines
- Maintenance Management Plan



# Proposed Non-Destructive Tests (NDT) for Condition Surveys (Optional)

- **Infrared Scanning (Thermographic Survey):** detect building defects, water leakage, spalled concrete, delaminated plaster etc.
- **Microwave & Ultrasonic:** detect moisture & dampness, rising damp, cracks inside concrete / timber
- **3-D Laser Scanning:** digital record of 3-D animation for documentation & site interpretation

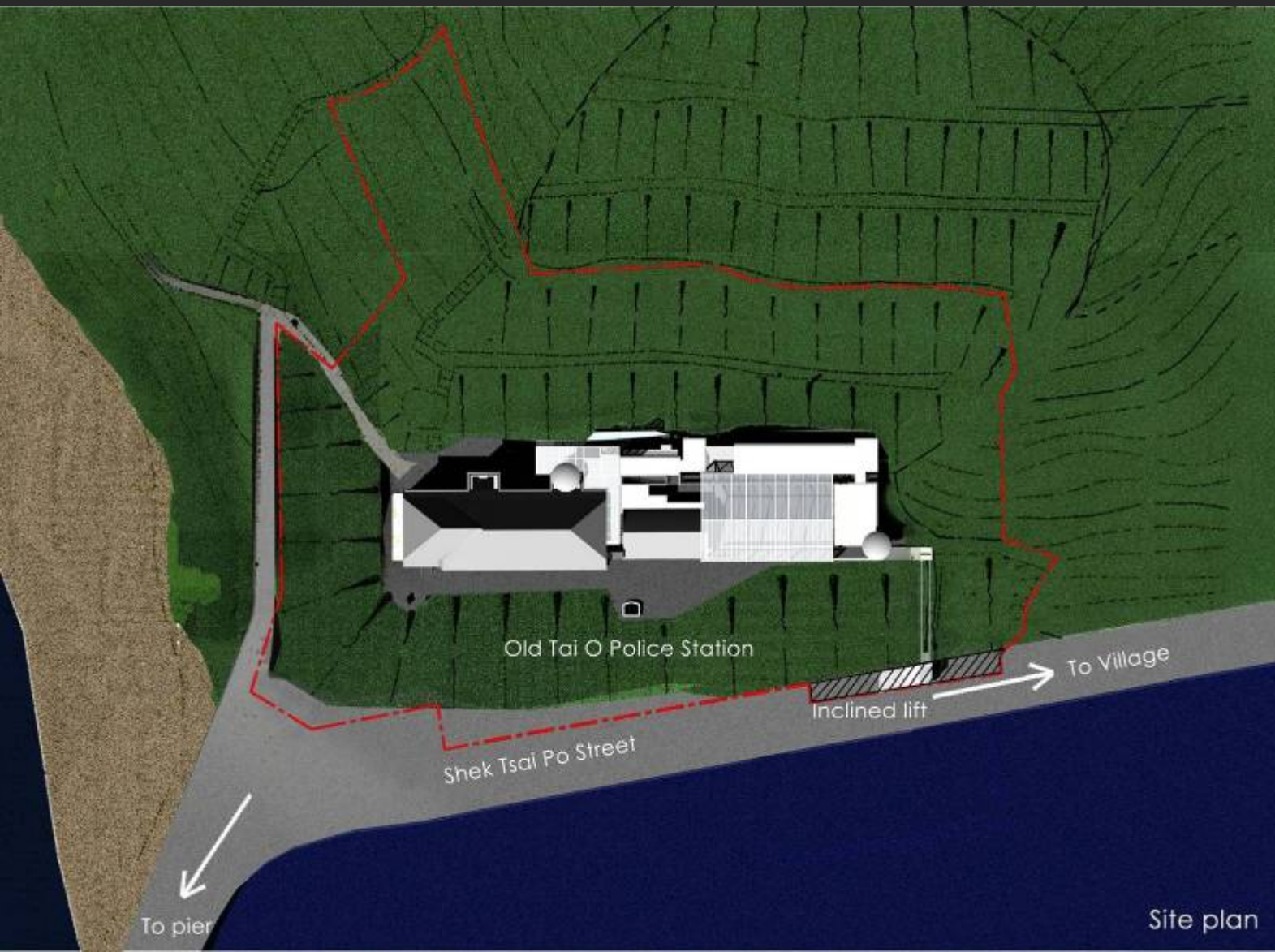


# Adaptive Reuse Proposal





# Adaptive Reuse Proposal





# Adaptive Reuse Proposal



# Adaptive Reuse Proposal



First level Floor plan



KEY

 suite b  
 suite c



# Adaptive Reuse Proposal



Roof plan



# Adaptive Reuse Proposal





# Conservation Guidelines: Recommended Design Treatment

- **Preservation for CDEs:**

- Retain and repair all key Character Defining Elements and External Features

- **Aim:**

- Retain authenticity and integrity
- Recover and enhance heritage value

- **Means:**

- Remove inappropriate repairs done in the past
- Repair damaged parts by same materials or if beyond repair, replace it by new materials matching existing style



# Conservation Guidelines: Recommended Design Treatment

- **Restoration of CDEs:**
- Verandahs
- **Aim:**
- Remove inappropriate later additions
- Retain authenticity and integrity
- Recover and enhance heritage value
- **Means:**
- Open up and restore verandah to its original state



# Conservation Guidelines: Recommended Design Treatment

- **Additions:**
- New fire escape staircases, lift & platform, one-storey service rooms at the back of the Extension Block (built 1961)
- **Need for addition:**
- Comply with building safety codes, disable access & functional needs
- **Mitigation Measures:**
- Place new construction at less prominent location
- Detached from existing buildings
- Simple & less prominent design
- Reversible Additions
- New structure & materials distinguishable from old fabric





# Conservation Guidelines: Recommended Design Treatment

- **Additions:**
- New Glass Cover to transform existing roof of Extension Block (built 1961) to a roof terrace café / restaurant
- **Need for addition:**
- Limited space
- **Mitigation Measures:**
- Lightweight structures detached from existing building
- Simple & less prominent design
- Height lower than Main Building
- Reversible additions
- New structure & materials distinguishable from old fabric





# Conservation Guidelines: Recommended Design Treatment

- **Additions:**
- Install an Inclined Lift to connect the site to Shek Tsai Po Street
- **Need for addition:**
- Improve access for the disabled
- **Mitigation Measures:**
- Careful layout avoids excessive cutting of trees
- Minimize visual impact by avoiding a tall lift shaft
- Apply approval for exemption of lift machine room
- Reversible Additions
- New structure distinguishable from old fabric



# Conservation Guidelines: Heritage Interpretation Centre

- **Site Interpretation:**
- Design the Reception / Library as an Interpretation centre to tell the story and its significance of the Old Tai O Police Station to visitors
- **By means of:**
- Display of historical photographs, artefacts & interpretive panels
- Virtual tour & video documentary
- Photo album & souvenir guide books
- Display room & verandah open to public
- Guided cultural & eco-tours
- Community engagement programmes

