



## Revitalising Historical Buildings Through Partnership Scheme – Batch V

Heritage Impact Assessment for  
Revitalisation of Luen Wo Market  
into Luen Wo Market – House of  
Urban and Rural Living

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Heritage Consultants Limited

Prepared for



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September 2020

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# I. INTRODUCTION

## I.1 Background

The Advisory Committee on Built Heritage Conservation (Advisory Committee) has completed the assessment of the proposals submitted for revitalising the 5 historic buildings under Batch V of the Revitalising Historic Buildings Through Partnership Scheme (Revitalisation Scheme). The Secretary for Development has accepted the Advisory Committee's recommendation and given the approval-in-principle to the selected non-profit-making organization in 2018 for revitalising 4 historic buildings.

The selected organization for Luen Wo Market in Fanling is Hong Kong Lutheran Social Service, LC-HKS. Luen Wo Market will be revitalised into Luen Wo Market – House of Urban and Rural Living.

Luen Wo Market was accorded as Grade 3 Historic Building by Antiquities Advisory Board in 2010. Following the recommendation of Chief Executive in the 2007/2008 Policy Address and the corresponding Technical Circular (Works) No. 6/2009 of Development Bureau, in order to fully implement heritage conservation, it is required that all public works projects involving historic built heritages and sites to undergo Heritage Impact Assessment (HIA).

The aim of this HIA report is to assess the impacts on the historic fabrics of Luen Wo Market arising from the implementation of the proposed project so that adverse impacts could be avoided or minimized with appropriate mitigation measures.

## I.2 Methodology

### I.2.1 Part I – baseline study

The conservation process adopted for part I generally follows the Burra Charter Process<sup>1</sup> and James Kerr's model of Conservation Plan,<sup>2</sup> which will be mainly divided into two major stages:

#### 1. Understanding of the Place

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, the research and analysis will then inform decisions about repair, alteration, use and management.<sup>3</sup> The context and the essence of Luen Wo Market will be understood through a multi-disciplinary research, which helps to determine its cultural significance and establish the Statement of Significance.

#### 2. Developing Conservation Guidelines

Base on the Statement of Significance and other factors, such as the physical condition, statutory requirements or any other external requirements, requirements for the retention of significance, and client's requirements, further develop conservation guidelines. This mainly includes the determination of the accepted level of intervention to the Character Defining Elements, and establishment of the conservation approach, followed by preparing detailed guidelines to the conservation of the Character Defining Elements and providing recommendations for treatments of architectural features from being affected by the proposed revitalisation.

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<sup>1</sup> Australia ICOMOS, *The Burra Charter*, 2013, 10.

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

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

### 1.2.2 Part II – heritage impact assessment

The HIA generally follows the Heritage Impact Assessment Guidelines prepared by the Development Bureau<sup>4</sup>, James Kerr's heritage impact statement as introduced in his model of Conservation Plan<sup>5</sup>, and Heritage Impact Statements – Guidelines prepared by the Australian Heritage Council.<sup>6</sup>

The baseline study mentioned above provides a general guide to the retention of the heritage values. The proposal to develop the Project Site into Luen Wo Market – House of Urban and Rural Living will be examined by studying its impact on the Luen Wo Market building based on the conservation policies established. Affected parts and areas of the place will be identified, direct and indirect impacts and the visual impacts on the built heritage, the surrounding landscape and context will be clearly stated. The extent and ways in which heritage values of Luen Wo Market 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 measures to reduce the adverse impact of the proposal on the significance of the historic place, if any, and help to improve the design in the design process.

### 1.3 Site particulars of the Project Site

Address	Luen Wo Market, Luen Wo Hui, Fanling, New Territories 新界粉嶺聯和墟聯和市場
Year of Completion	1951
Grading	Grade 3 (Confirmed in 2010)
Current use	Short term lease for use as a Recycling Centre, Rural Market Cultural Centre, Green Market, and Arts Exhibition <sup>7</sup>
Proposed use	House of Urban and Rural Living, with stalls to collaborate with local farmers to sell local vegetables and agricultural products
Zoning	"Commercial/Residential" ("C/R") <sup>8</sup>
No. of Storey	1
Brief	<p>Luen Wo Market was built at the heart of Luen Wo Hui, which is the first planned town development in the New Territories after the Second World War by Luen Wo Land Investment Company Limited.</p> <p>It is the first privately built market in the post war Hong Kong. Built as a modern architecture, Luen Wo Market adopted a functional form but with the characterized E-shaped plan.</p>

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

<sup>5</sup> Kerr, J.S. *Conservation Plan*. National Trust of Australia (NSW), 6<sup>th</sup> edition, 2004, 42-43 and 62-63.

<sup>6</sup> 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](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>.

<sup>7</sup> Current Use of LWM, Action Health, accessed on August 17, 2020, <http://www.ah.org.hk/current-use-of-lwm/>.

<sup>8</sup> According to the approved Fanling / Sheung Shui OZP No. S/FSS/21.



Fig. 1. Location plan of Luen Wo Market.



Fig. 2. Exterior of Luen Wo Market in 2020.<sup>9</sup>

<sup>9</sup> Photo by author, 2020.



## 2. SITE AND CONTEXT

### 2.1 Fanling

The connotation of “Fanling” has changed throughout history. With reference to the present administrative demarcation of Hong Kong, Fanling is located at the middle of the Northern New Territories, with Sha Tau Kok at its East; Sheung Shui at its West; and Tai Po at its South. (Fig. 3 - Fig. 4)

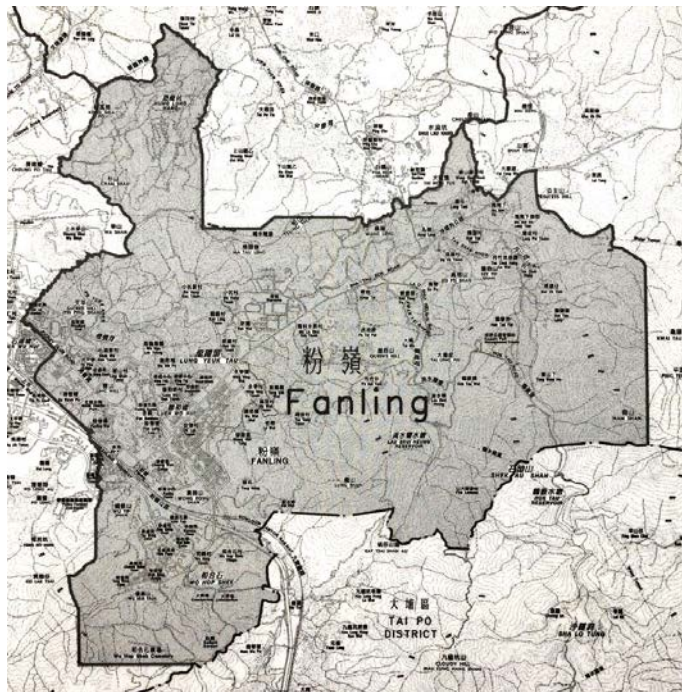


Fig. 3. The administrative demarcation of Fanling.<sup>10</sup>



Fig. 4. Location of Fanling, Sheung Shui, Sha Tau Kok, and Tai Po.<sup>11</sup>

<sup>10</sup> Administrative demarcation of Fanling in 2003, retrieved from 劉效庭：〈粉嶺歷史的吉光片羽〉，載於陳國成主編：《粉嶺》（增訂版）（香港：三聯書店，2019），頁2。

<sup>11</sup> Lands Department, Geoinfo Map, accessed on May 10, 2020, <https://www.map.gov.hk/gm/map/>.

## 2.1.1 Pre-Colonial Period (Before 1898)

With limited historical record, it is unclear about the boundary of Fanling before the colonial era. It is only known that before 1898, today's Fanling was grouped under the area of “雙魚各村”, which means “the several villages at Sheung U”, in the Gazetteer of Xinan County 新安縣志.<sup>12</sup> (Fig. 5)

Today's Fanling, an alluvial plain favourable for cultivation and pisciculture, had been being a traditional agricultural society before the lease of the New Territories to the United Kingdom in 1898.<sup>13</sup> The major occupants were the Tangs 鄧 and the Pangs 彭.<sup>14</sup> According to the existing record, the Tangs established their branch in Fanling in late Yuan 元 Dynasty (1271-1368).<sup>15</sup> They occupied large pieces of fertile land with stable water source in Fanling.<sup>16</sup> The clan settled and expanded in Fanling steadily since then. The Pangs, among the five big clans in Hong Kong, migrated to Fanling in 1190 during Song 宋 Dynasty (960-1279).<sup>17</sup> Although the clan occupied inferior pieces of land, the Pangs developed and expanded since the Wanli 萬曆 period (1573-1620) in Ming 明 Dynasty (1368-1644).<sup>18</sup> The “Order of Evacuation” 遷界令 (1662-1669) enforced in the Kangxi 康熙 period (1662-1722) in Qing 清 Dynasty (1644-1911) covered Fanling and led to the inward migration of the settlers and the start of hard lives.<sup>19</sup> The resumption of the original boarder not only brought back the Tangs and the Pangs to Fanling, but also a new group of poor people from the mountainous area from Fujian 福建 and Guangdong 廣東.<sup>20</sup> This group of new settlers in Fanling are the Hakkas 客家.



Fig. 5. Map of Xinan County.<sup>21</sup>

<sup>12</sup> 劉效庭：〈粉嶺歷史的吉光片羽〉，頁6。

<sup>13</sup> 《彭氏族譜》，載於劉效庭：〈粉嶺歷史的吉光片羽〉，轉載於陳國成主編：《粉嶺》，頁8-13。

<sup>14</sup> 劉效庭：〈粉嶺歷史的吉光片羽〉，載於陳國成主編：《粉嶺》，頁7, 13

<sup>15</sup> 同上，頁8。

<sup>16</sup> 同上，頁8。

<sup>17</sup> 《彭氏族譜》，頁60，載於劉效庭：〈粉嶺歷史的吉光片羽〉，轉載於陳國成主編：《粉嶺》，頁9。

<sup>18</sup> 《彭氏族譜》，頁59, 80，載於劉效庭：〈粉嶺歷史的吉光片羽〉，載於陳國成主編：《粉嶺》，頁9。

<sup>19</sup> 劉效庭：〈粉嶺歷史的吉光片羽〉，載於陳國成主編：《粉嶺》，頁14。

<sup>20</sup> 同上，頁17。

<sup>21</sup> 孫立川重編、舒懋官主修、王崇熙總纂：《新安縣志》（清嘉慶二十四年版）（香港：中華書局，2017年），輿地一。



## 2.1.2 Early Colonial Period (1898 – 1920s)

Following the signing of the Convention for the Extension of the Hong Kong Territories between the United Kingdom and Imperial China in 1898 (the 1898 Convention), Fanling fell into the hands of the British together with other areas on the north of Boundary Street, i.e. the areas at today's north Kowloon, the New Territories and outlying islands. The British adopted indirect rule in the New Territories and this derived the establishment of the Committee for Sub-District. The newly acquired territories were divided into eight districts and each was further sub-divided and appointed with local leaders to give the government administrative opinions.<sup>22</sup> Today's Fanling covered the No. 8 Sub-District of Fanling 分嶺 and No. 3 Sub-District of Lung Yeuk Tau 龍躍頭, which were under the District of Sheung U 雙魚約.<sup>23</sup>

Soon after the acquisition of the New Territories, the British government began constructing a transportation network to connect mainland China, the New Territories, and the Kowloon Peninsula. By the end of the 1920s, Fanling became a transportation hub in the North New Territories with the completion of the Fanling railway station, Tai Po Road (Fanling), and Sha Tau Kok Road (Lung Yeuk Tau).<sup>24</sup> Standing on the crossroad with a railway station, Fanling enjoyed a beneficial geographic location in the North Territories that linked the urban areas in the south and mainland China in the north. (Fig. 6)

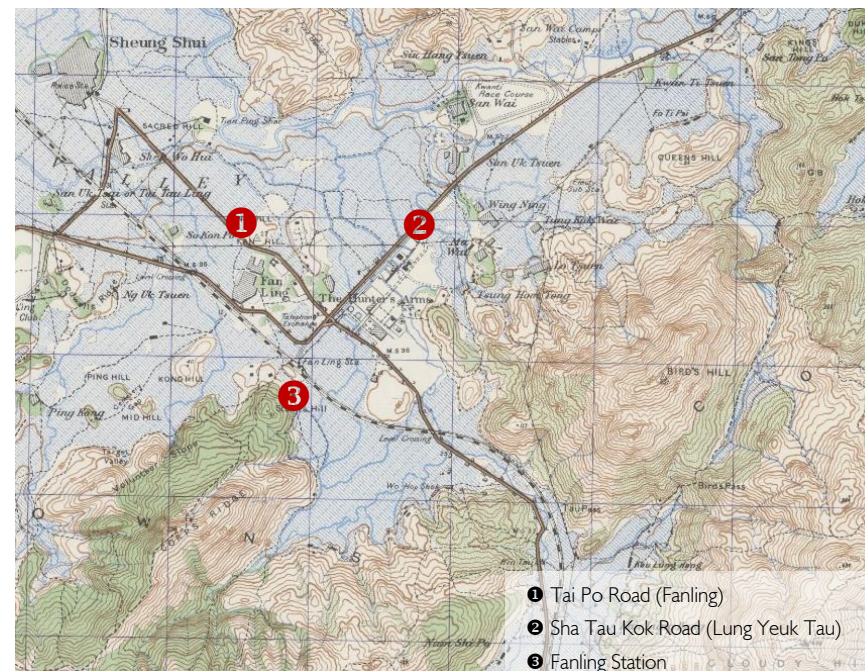


Fig. 6. Map of Fanling and the surrounding areas.<sup>25</sup>

<sup>22</sup> 劉效庭：〈粉嶺歷史的吉光片羽〉，載於陳國成主編：《粉嶺》，頁23。

<sup>23</sup> No. 32, Vol. 45, Notification 387, *Hong Kong Government Gazette* 1899; No. 45, Vol. 45, Notification 304, *Hong Kong Government Gazette* 1899.

<sup>24</sup> Development Milestone, KCR, accessed on August 19, 2020, [http://mtr.hk365day.com/Railway/History/profile\\_k.html](http://mtr.hk365day.com/Railway/History/profile_k.html); Notification No. 9, *Hong Kong Government Gazette* 1921 (Supplement); Notification No. 393, *Hong Kong Government Gazette* 1924 (Supplement).

<sup>25</sup> War Office, Map of Hong Kong and New Territories: Tai Po, air surveyed in 1924-1925, plotted in 1928-1929, field revised in 1935-1937, reproduced by War Office in 1949, retrieved from the website of National Library of Australia, <https://nla.gov.au/nla.obj-233977970/view>.

## 2.1.3 Village

As a traditional agricultural society, there have been many village settlements in Fanling. To enhance the security, there were a number of walled villages. (Fig. 7 - Fig. 10) Many of the villages recorded in 1899 were either led by the Tangs or the Pangs. (Fig. 11) Please refer to Appendix I – List of existing village settlements in Fanling.



Fig. 7. Fanling Wai in 1976.<sup>26</sup>



Fig. 8. A walled village in Fanling in 1930.<sup>27</sup>



Fig. 9. Kun Lung Wai (San Wai) in 1990.<sup>28</sup>

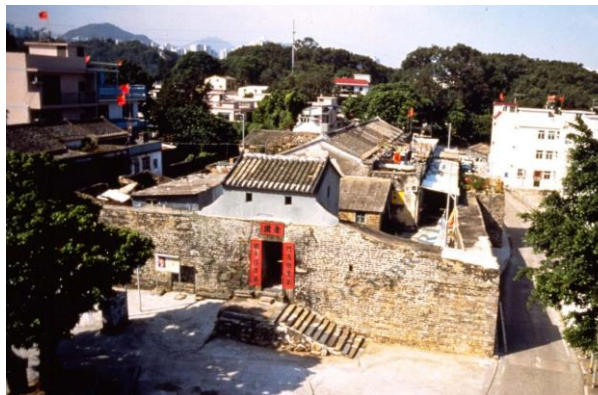


Fig. 10 Lo Wai in 20<sup>th</sup> century.<sup>29</sup>

DISTRICT. 3 SUB-DISTRICT.				SHEUNG U. 雙魚 (Continued.)			
Villages.				LUNG YEUK TAU. 龍躍頭			
				Names of Committee.			
San Wai	—	—	—	新圍	—	—	鄧銳臣
San Uk	—	—	—	新屋	—	—	鄧容屏
Ló Wai	—	—	—	老圍	—	—	鄧容屏
Wing Ning Wai	—	—	—	永寧圍	—	—	鄧容屏
Lung Tong	—	—	—	龍塘	—	—	鄧容屏
Tái Tung	—	—	—	大塘	—	—	鄧容屏
Loi Tung	—	—	—	萊洞	—	—	鄧容屏
Hok Sau	—	—	—	鶴窠	—	—	鄧容屏
Tán Chuk Háng	—	—	—	丹竹坑	—	—	鄧容屏
Mán Uk Pin	—	—	—	萬屋邊	—	—	鄧容屏
8 SUB-DISTRICT.				FAN LING. 粉嶺			
Villages.				Names of Committee.			
Fan Ling	—	—	—	粉嶺	—	—	彭綸魁
Fan Ling Lau	—	—	—	粉嶺樓	—	—	彭天祥
Só Kun Pó	—	—	—	掃管埔	—	—	彭斐如
							彭洪基
							彭冲霄

Fig. 11. List of village representatives of Lung Yeuk Tau and Fanling.<sup>30</sup>

26 Information Services Department, Fanling Wai, 1976, accession no. PHPH070098, repository at Hong Kong Public Libraries, <https://mmis.hkpl.gov.hk/home>.

27 Hong Kong Museum of History, A Walled Village, Fanling, 1930, accession no. PH69.039, repository at Hong Kong Public Libraries, <https://mmis.hkpl.gov.hk/home>.

28 Information Services Department, Kun Lung Wai (San Wai), Lung Yeuk Tau, Fanling, 1990, accession no. PHPH070243, repository at Hong Kong Public Libraries, <https://mmis.hkpl.gov.hk/home>.

29 Antiquities and Monuments Office, The Entrance Tower and the Enclosing Walls of Lo Wai, Lung Yeuk Tau, Fanling, 20th century, accession no.

PH840342A, repository at Hong Kong Public Libraries, <https://mmis.hkpl.gov.hk/home>.

30 No. 32, Vol. 45, Notification 387, Hong Kong Government Gazette 1899.



### 2.1.4 Agriculture

Fanling was favourable in cultivation and thus there were a great deal of farmlands. (Fig. 12 - Fig. 14) Before Second World War, peasants at Fanling area mostly practiced rice cultivation.<sup>31</sup> The situation changed after the war when many newcomers grew fast-growing vegetables.<sup>32</sup> Agricultural industry in Fanling started to decline from 1970s.



Fig. 12. Aerial photo of Fanling and the surrounding areas in 1945.<sup>33</sup>



Fig. 13. A farming scene in Fanling in 1962.<sup>34</sup>



Fig. 14. A farming scene at Lun Lung, Fanling in 1962.<sup>35</sup>

<sup>31</sup> Chan Kwok Shing, "The Making of a Market Town in Rural Hong Kong: The Luen Wo Market," in *Colonial Hong Kong and Modern China: Interaction and Reintegration* (Hong Kong: Hong Kong University Press, 2005), 92.

<sup>32</sup> Ibid, 90-93.

<sup>33</sup> Lands Department, Aerial Photo No. 681-4-3069, November 6, 1945.

<sup>34</sup> Author unknown, A Farming Scene in Fanling, August 17, 1962, accession no. PHPH060108, repository at Hong Kong Public Libraries, <https://mmis.hkpl.gov.hk/home>.

<sup>35</sup> Information Services Department, Farming Scenes at Lun Lung, Fanling, August 17, 1962, accession no. PH160909, repository at Hong Kong Public Libraries, <https://mmis.hkpl.gov.hk/home>.

### 2.1.5 Religion

Other than traditional Chinese customs, Fanling has welcomed different religions like Christianity, Daoism and Buddhism. Examples include, Tin Hau Temple (Fig. 15), Tsung Kyam Church (Fig. 16), Fung Ying Seen Koon (Fig. 17), Emperor Hall (previously known as Hin Yuen Ancestral Temple), Chong Ha Ching Ser (Fig. 18), and Kun Chung Temple (previously Ching Lo 靜廬) (Fig. 19). At Queen's Hill, the Grade 3 Hindu Temple was constructed for the Gurkha soldiers. Various types of religious architectures can be found in Fanling.



Fig. 15. Tin Hau Temple between Lo Wai and Tsz Tong Tsuen in 1976.<sup>36</sup>



Fig. 16. Tsung Kyam Church in 1927.<sup>37</sup>



Fig. 17. Fung Ying Seen Koon in 1950s.<sup>38</sup>



Fig. 18. Chong Ha Ching Ser.<sup>39</sup>



Fig. 19. Kun Chung Temple in 1995.<sup>40</sup>

36 Antiquities and Monuments Office, Tin Hau Temple between Lo Wai and Tsz Tong Tsuen, 1976, accession no. PHPH070111, repository at Hong Kong Public Libraries, <https://mmis.hkpl.gov.hk/home>.

37 1927年崇謙堂開幕紀念照，載於《從謙學校80週年校慶特刊》，2004年，轉載於陳國成：〈粉嶺的文物、風俗與建築〉，載於陳國成主編：《粉嶺》，頁215。

38 游子安：〈粉嶺地區祠觀與香港早年道教源流〉，載於陳國成主編：《粉嶺》，頁128。

39 游子安：〈粉嶺地區祠觀與香港早年道教源流〉，載於陳國成主編：《粉嶺》，頁128。

40 香港觀宗寺：寺廟簡介，瀏覽日期：2020年5月16日，<http://www.kcthk.org/zh-hant/intro/memorabilia/>。



### 2.1.6 Military & Police

Fanling has been a satisfactory and popular military site since the early colonial period.<sup>41</sup> Hong Kong Volunteer Defence Corps (later named The Royal Hong Kong Regiment 皇家香港軍團) set up its training camp in Fanling.<sup>42</sup> (Fig. 20) The British Hong Kong government also established Gallipoli Lines Camp (name changed to San Wai Barracks 新圍軍營 after 1997) (Fig. 21) and Burma Lines Camp (name changed to Queen's Hill Barracks 皇后山軍營 after 1997) (Fig. 22) in this strategic place.<sup>43</sup>

The Hong Kong Police Force also established training camps in Fanling since the 1950s. The Police Training Contingent (PTC) (the name changed to Police Tactical Unit in 1969) was set up at a former camp of Hong Kong Volunteer Defence Corps in Fanling in 1958.<sup>44</sup> (Fig. 23) The Police Cooks purchased supply from Luen Wo Hui.<sup>45</sup> The Police Cadet School was also set up in Fanling near Luen Wo Hui.<sup>46</sup>



Fig. 20. Hong Kong Volunteer Defence Corps.<sup>47</sup>

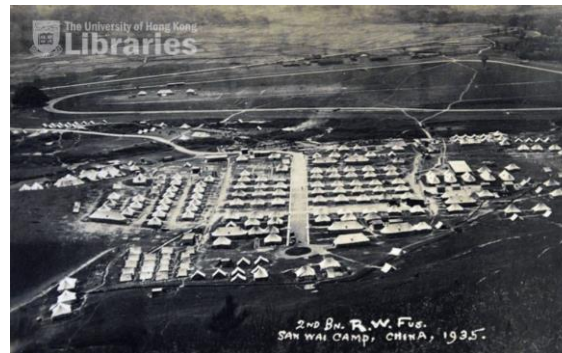


Fig. 21. Gallipoli Lines Camp.<sup>48</sup>



Fig. 22. Burma Lines Camp.<sup>49</sup>



Fig. 23. The Headquarters of the PTU in Fanling.<sup>50</sup>

<sup>41</sup> 劉效庭：〈粉嶺歷史的光片羽〉，載於陳國成主編：《粉嶺》，頁29-31。

<sup>42</sup> Hong Kong Volunteer Defence Corps was first named the Hong Kong Volunteers Force, which was established in 1854. See James Hayes, A Short History of Military Volunteers in Hong Kong, *Journal of the Hong Kong Branch of the Royal Asiatic Society*, Vol. 11, 1971, 151-171. See also "The Journey of the Volunteers," The Royal Hong Kong Regiment (The Volunteers) Association, last modified in February 2020, accessed on August 26, 2020, <https://www.rhkr.org/history.htm>.

<sup>43</sup> The Gallipoli Lines Camp was established in the 1930s while the Burma Lines Camp was established in the 1960s.

<sup>44</sup> 何家騏、朱耀光、何明新：《謹以至誠—香港警察歷史影響》（香港：商務印書館，2014），頁49。

<sup>45</sup> 何明新：《警事調查檔案》（香港：商務印書館，2019），頁154；何明新：《警察指揮官手記》（香港：商務印書館，2016），頁160。

<sup>46</sup> 何明新：《警事調查檔案》，頁158-159。

<sup>47</sup> Hong Kong Museum of History, Volunteer Defence Force Camp, Fanling, c. 1930, accession no. PH69.050, repository at Hong Kong Public Libraries, <https://mmis.hkpl.gov.hk/home>.

<sup>48</sup> The Fanling Hunt, San Wai Barracks, 1935, accession no. FANH-2-005, repository at Special Collections of the University of Hong Kong,

<https://digitalrepository.lib.hku.hk/catalog/9p290c51w#?c=&m=&s=&cv=&xywh=-35%2C-493%2C111%2C1601>.

<sup>49</sup> Information Services Department, Queen's Hill Barracks in Lung Yeuk Tau, 1964, accession no. PHA3418.18, repository at Hong Kong Public Libraries, <https://mmis.hkpl.gov.hk/home>.

<sup>50</sup> 何明新：《警事調查檔案》（香港：商務印書館，2019），頁155。

## 2.1.7 Entertainment

Fanling was the back garden of the foreign community in Hong Kong. It was where the upper class of the foreign community gathered during weekends and holidays. It was where governors and foreign elites spent their weekends and holidays, received guests, and recuperated.<sup>51</sup> It was where many golf competitions (Fig. 24), horse racing competitions (Fig. 25), gymkhanas, hunting games (Fig. 26), and garden parties were held.<sup>52</sup> The Royal Hong Kong Golf Club and The Fanling Hunt (later changed the name to Fanling Hunt and Race Club) were the major organizers of the entertaining activities in Fanling.<sup>53</sup> The Fanling Golf Course, Kwanti Race Course, and a number of clubhouses were constructed in Fanling. (Fig. 27) Fanling Lodge was built for the governor and a number of bungalows were built by the foreign elites.



Fig. 24. Golf in Fanling Hong Kong.<sup>54</sup>



Fig. 25. Over the fence at Kwanti on March 8, 1936.<sup>55</sup>



Fig. 26. Huntsmen of the Fanling Hunt.<sup>56</sup>



Fig. 27. Mixed Club, Royal Hong Kong Golf Club, Fanling.<sup>57</sup>

51 South China Morning Post always released the news of Governor departing to or returning from the Fanling Lodge. The following are some examples. "Government House," *South China Morning Post*, May 21, 1934; "Governor Resting; Retires to Fanling Lodge," *South China Morning Post*, December 19, 1936; "Fanling Lodge Party," *South China Morning Post*, January 14, 1939; "Easter at Fanling," *South China Morning Post*, April 1, 1939; "Governor for Fanling," *South China Morning Post*, September 3, 1938; "Governor at Fanling," *South China Morning Post*, February 15, 1941; "At Fanling Lodge," *South China Morning Post*, February 8, 1941.

52 South China Morning Post always released the schedule of the competitions and reported the activities. The following are some examples. "Sunday Afternoon Congestion at Fanling Mid Week Golf," *South China Morning Post*, April 17, 1924; "Fanling Hunt: Steeplechases," *South China Morning Post*, November 19, 1928; "Fanling Gymkhana," *South China Morning Post*, March

7, 1938; "The Fanling Hunt & Race Club," *South China Morning Post*, March 16, 1940; "International Cup at Fanling," *South China Morning Post*, October 22, 1959.

53 The Royal Hong Kong Golf Club was established in 1889 while the Fanling Hunt was established in 1925. See Heritage, Hong Kong Golf Club, accessed on August 19, 2020, <https://www.hkgolfclub.org/cms/the-club/heritage/>.

54 G. Warren Swire, "Golf in Fanling Hong Kong", taken in 1923-1924, identifier: Sw27-128, repository: Archives & Special Collections, SOAS Library, University of London, <https://www.hpcbristol.net/visual/sw27-128>.

55 The Fanling Hunt, Over the fence at Kwanti Fanling, March 8, 1936, accession no. FANH-2-046, repository at Special Collections of the University of Hong Kong,

<https://digitalrepository.lib.hku.hk/catalog/s4655j56d#?c=&m=&s=&cv=&xywh=-1%2C-565%2C1477%2C2128>.

56 The Fanling Hunt, Huntsmen of the Fanling Hunt, 1939, accession no. FANH-3-024, repository at Special Collections of the University of Hong Kong, <https://digitalrepository.lib.hku.hk/catalog/cv43nz78w#?c=&m=&s=&cv=&xywh=-42%2C-704%2C1645%2C2406>.

57 Cheung Yuk Kwan, Loretta, Mixed Club, Royal Hong Kong Golf Club, Fanling, 1962, accession no. MSSG-41-047, repository at Special Collections of the University of Hong Kong, <https://digitalrepository.lib.hku.hk/catalog/s1784p464#?c=&m=&s=&cv=&xywh=-63%2C-532%2C111%2C1601>.

In 1953, Luen Wo Theatre (which later known as the Fanling Theatre), was opened.<sup>58</sup> The Theatre stopped operation in 2010 and was confirmed as a Grade 3 building in 2016. However, the Theatre has been demolished and will be redeveloped.<sup>59</sup>



Fig. 28. Luen Wo Theatre, 1953.<sup>60</sup>

<sup>58</sup> 〈粉嶺聯和墟巡禮（附圖）〉，《華僑日報》，1953年7月4日。

<sup>59</sup> 〈【再見粉嶺戲院】一塊白布幕起家 半世紀光影 落畫拆卸建商廈〉，《香港01》，2018年4月15日，瀏覽日期：2020年8月19日  
<https://www.hk01.com/%E7%AA%81%E7%99%BC/178081/%E5%86%8D%E8%A6%8B%E7%B2%89%E5%B6%BA%E6%88%B2%E9%99%A2->

<https://www.hk01.com/%E7%AA%81%E7%99%BC/178081/%E5%86%8D%E8%A6%8B%E7%B2%89%E5%B6%BA%E6%88%B2%E9%99%A2->

<sup>60</sup> 〈粉嶺聯和墟巡禮（附圖）〉，《華僑日報》，1953年7月4日。



## 2.1.8 Declared Monuments and Graded Historic Buildings in the vicinity of Fanling

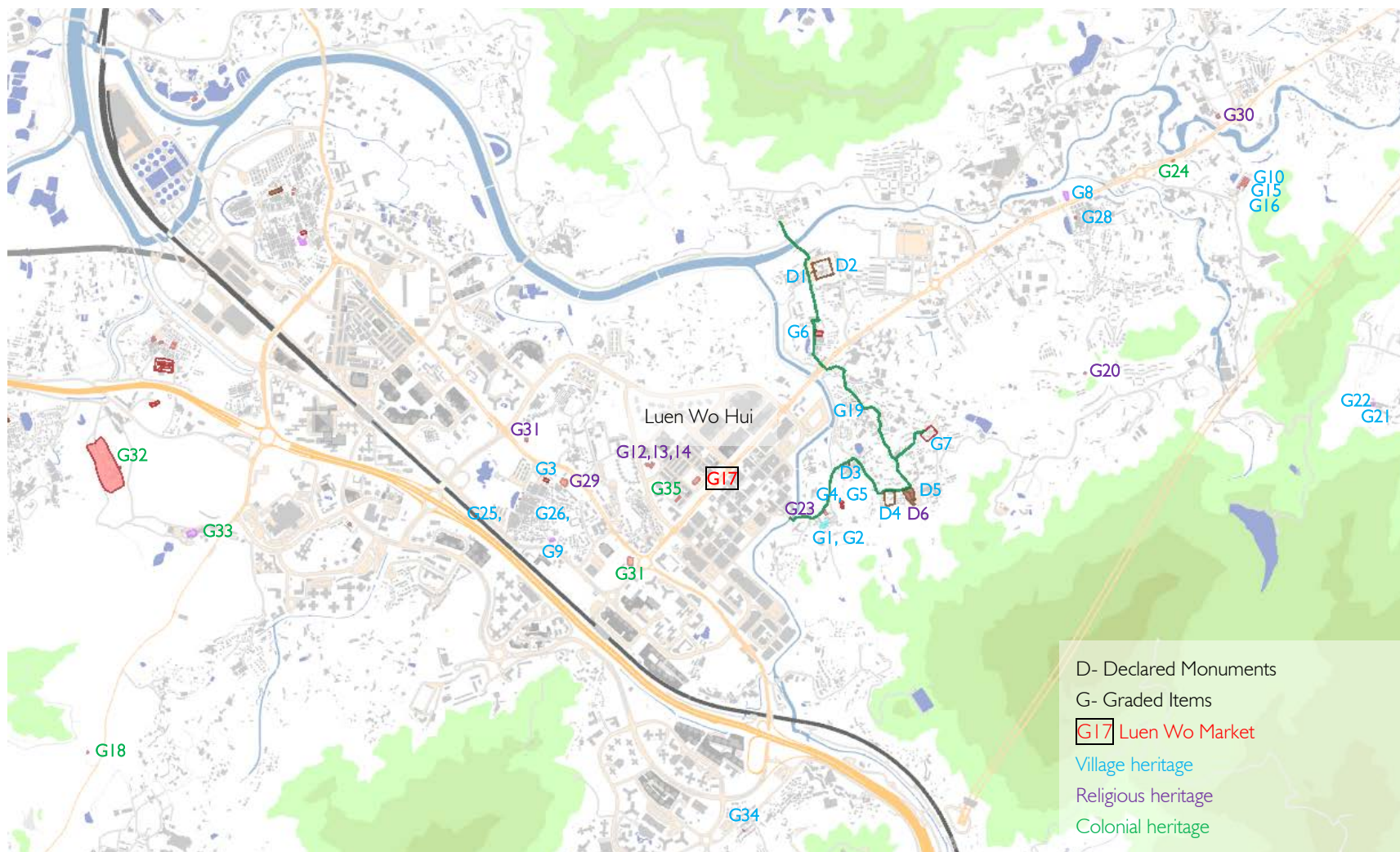


Fig. 29. Distribution of Declared Monuments and Graded Historic Buildings in the vicinity of Fanling.<sup>61</sup>

<sup>61</sup> Antiquities and Monuments Office, Geographical Information System on Hong Kong Heritage, accessed on June 1, 2020, <https://gish.amo.gov.hk/internet/index.html?lang=en-us>.

Declared Monuments <sup>62</sup>	
D1	Kun Lung Gate Tower, Lung Yeuk Tau
D2	Enclosing Walls and Corner Watch Towers of Kun Lung Wai, Lung Yeuk Tau
D3	Entrance Tower of Ma Wat Wai, Lung Yeuk Tau
D4	Entrance Tower & Enclosing Walls of Lo Wai, Lung Yeuk Tau
D5	Tang Chung Ling Ancestral Hall, Lung Yeuk Tau
D6	Tin Hau Temple, Lung Yeuk Tau

Graded Items <sup>63</sup>		Grade
G1	Kin Tak Lau, Main Building, Nos. 15-16 Shung Him Tong Tsuen, Lung Yeuk Tau	I
G2	Kin Tak Mun (Entrance Gate), Nos. 15-16 Shung Him Tong Tsuen, Lung Yeuk Tau	I
G3	Pang Ancestral Hall, Fanling Wai	I
G4	Shek Lo, Main Building, Shung Him Tong Tsuen, Lung Yeuk Tau	I
G5	Shek Lo, Annex Block, Shung Him Tong Tsuen, Lung Yeuk Tau	I
G6	Shin Shut Study Hall, No. 20 San Uk Tsuen, Lung Yeuk Tau	I
G7	Tung Kok Wai, Lung Yeuk Tau	I
G8	Sam Tung Uk, Kwan Tei North Tsuen	2
G9	Tsz Tak Study Hall, Fanling Wai	2
G10	Village House, Nos. 1 & 2 Ko Po Tsuen	3
G11	Fanling Magistracy, No. 302 Jockey Club Road	3

Graded Items <sup>63</sup>		Grade
G12	St. Joseph's Church, Church Building, No. 5 Wo Tai Street, Luen Wo Hui	3
G13	St. Joseph's Church, Activity Block, No. 5 Wo Tai Street, Luen Wo Hui	3
G14	St. Joseph's Church, Father's Residence, No. 5 Wo Tai Street, Luen Wo Hui	3
G15	Village House, No. 3 Ko Po Tsuen	3
G16	Entrance Hall of Nos. 4-7 Ko Po Tsuen	3
G17	Luen Wo Market, Luen Wo Hui	3
G18	Half-way House, The Hong Kong Golf Club Fanling Golf Course, Fan Kam Road	3
G19	Entrance Gate of Wing Ning Wai, Lung Yeuk Tau	3
G20	Hindu Temple, Burma Lines	3
G21	Old Village Houses, Nos. 15, 16 & 17 Hok Tau Tsuen	2
G22	Watchtower, Attached to No. 15 Hok Tau Tsuen	2
G23	Tsung Kyam Church, No. 20 Shung Him Tong Tsuen, Lung Yeuk Tau	3
G24	Hung Leng Station, Fanling-Sha Tau Kok Branch Line, Sha Tau Kok Road, Hung Leng	3
G25	Fanling Wai, Entrance Tower	3
G26	Watchtower (Southwest), Fanling Wai,	3
G27	Watchtower (Northwest), Fanling Wai	3
G28	Yi Kung Lok Mansion, Kwan Tei	3
G29	ELCHK Gloria Lutheran Church, No. 270 Jockey Club Road	3
G30	Hung Shing Temple, Hung Leng	3
G31	Sam Shing Temple, Fanling Wai	3

Graded Items <sup>63</sup>		Grade
G32	Fanling Lodge, Kwu Tung, Sheung Shui	I
G33	Clubhouse, The Hong Kong Golf Club Fanling Golf Course, Fan Kam Road	2
G34	Lo Ancestral Hall, Wo Hop Shek Village	3
G35	Former Fanling Theatre, Luen Wo Hui (demolished)	3

<sup>62</sup> Antiquities and Monuments Office, "Declared Monuments in Hong Kong," accessed on May 10, 2020, [https://www.amo.gov.hk/en/monuments\\_nt.php](https://www.amo.gov.hk/en/monuments_nt.php).

<sup>63</sup> Antiquities Advisory Board, "1,444 Historic Buildings and New Items," accessed on May 10, 2020, <https://www.aab.gov.hk/en/historicbuilding.php>.



## 2.2 Luen Wo Hui 聯和墟 (Luen Wo Market Town)

Luen Wo Hui is a significant post-war market town in the New Territories dominated by Luen Wo Land Investment Company Limited, a joint-venture company led by a group of local merchant-elites. (Fig. 30) The company aimed at establishing a well-planned market town to be a commercial centre in the New Territories. The initiative attracted many villagers who shared the same wish to develop a commercial and residential hub in the New Territories to boost the industry and commerce.<sup>64</sup> The government played a crucial role in regulating, monitoring and supporting the planning and implementation of the scheme.<sup>65</sup> As a rather young market town, Luen Wo Hui was regarded by both the public and the government as an outstanding modernized market town when it was opened.<sup>66</sup> Luen Wo Hui is the first planned townlet in the New Territories after the Second World War.<sup>67</sup>

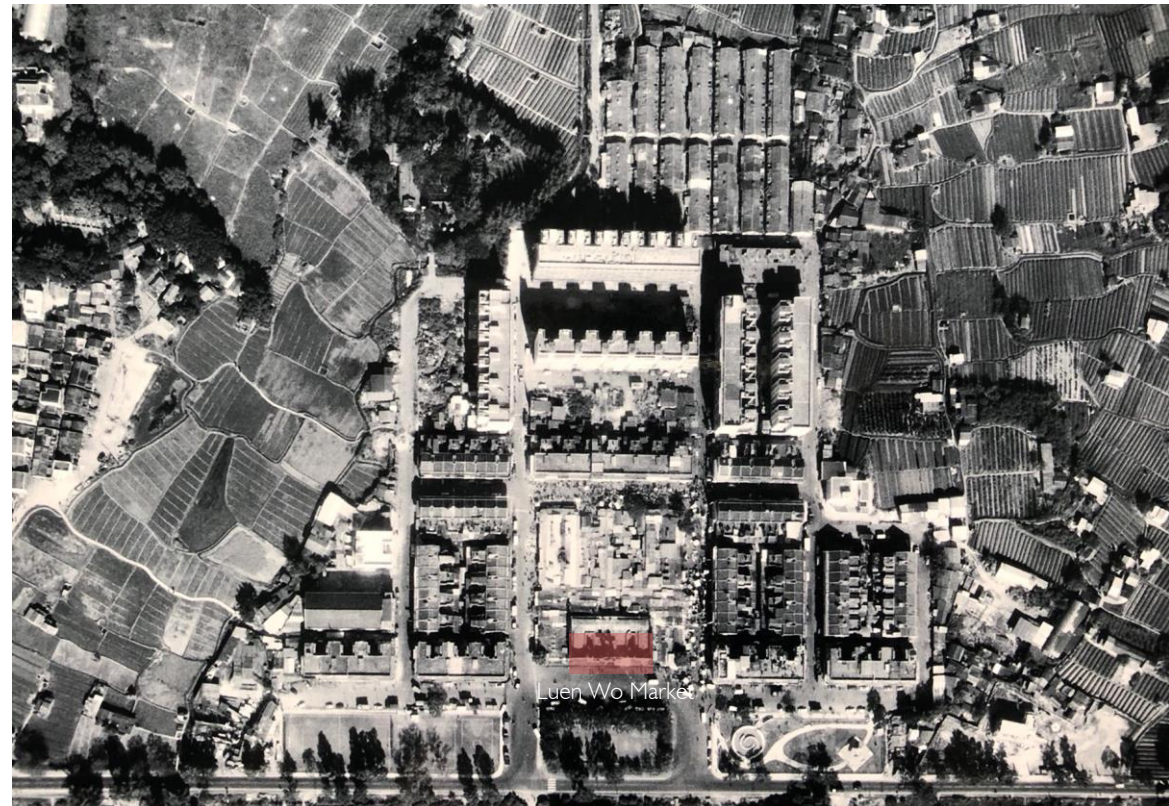


Fig. 30. An aerial photo of Luen Wo Hui in 1969.<sup>68</sup>

64 《新界粉嶺聯和置業有限公司建設聯和墟場招股節略》（香港：廣信印務，1948），頁6。

65 The company was required to accept the conditions formulated by the government. The planning of the market town was required to obtain the approval from the government too. The government paid close attention to the progress and provided necessary assistance when there was any

interruption. See Hong Kong Public Records Office, "Town Planning, Luen Wo Market Town, Fanling," Record ID: HKRS 896-1-57, 1950-1954; Hong Kong Public Records Office, "Luen Wo Market Town," Record ID: HKRS934-7-82, 1948-1954.

66 〈粉嶺聯和墟改期開幕〉，《華僑日報》，1951年1月5日；〈粉嶺聯和墟廿一開幕〉，《工商日報》，1951年1月15日；Hong Kong Public Records Office, "Town Planning, Luen Wo Market Town, Fanling," Record ID: HKRS934-7-82, 1948-1954.

67 "Luen Wo Market Town First Planned Small Town in the New Territories Opened," *South China Morning Post*, January 22, 1951.

68 Lands Department, Aerial Photo of 1969, No. 69-2160.



## 2.2.1 Motivation of Establishing Luen Wo Hui

There were several factors leading to the establishment of a market town in Fanling during the post-war period. First, there was no market town with a reasonable size in Fanling and its vicinity. It was inconvenient for residents to buy and sell agricultural products and daily necessities in Shek Wu Hui (石湖墟, Shek Wu Market Town) and Tai Po Hui (大埔墟, Tai Po Market Town).<sup>69</sup> (Fig. 31) Second, although Fanling and the neighbouring areas had been an important rice cultivation centre in the New Territories, the need of establishing a market town increased when farmers grew fast-growing vegetables to fulfil the great demand of fresh vegetables during the post-war period.<sup>70</sup> With increasing farm produce, it would be more convenient to have a market town in Fanling. (Fig. 31) Third, selling and buying products at the neighbouring areas such as Shek Wu Hui and the Vegetable Marketing Organization at On Lok Tsuen could not ensure the interest of the farmers in Fanling and the neighbouring areas.<sup>71</sup> It can be seen that it was important to develop a market town in Fanling as a collecting and distributing centre to ensure the interest of the villagers in the area. Fourth, there was a need to create a commercial and residential hub in Fanling. On one hand, it could fulfil the living needs of the rising population at the area; on the other hand, it could improve the economy of the area.<sup>72</sup> Last but not the least, the merchant-elites and the villagers had noticed the government interest in developing the New Territories in the post-war period so they found it the right time to establish a new market town.<sup>73</sup>

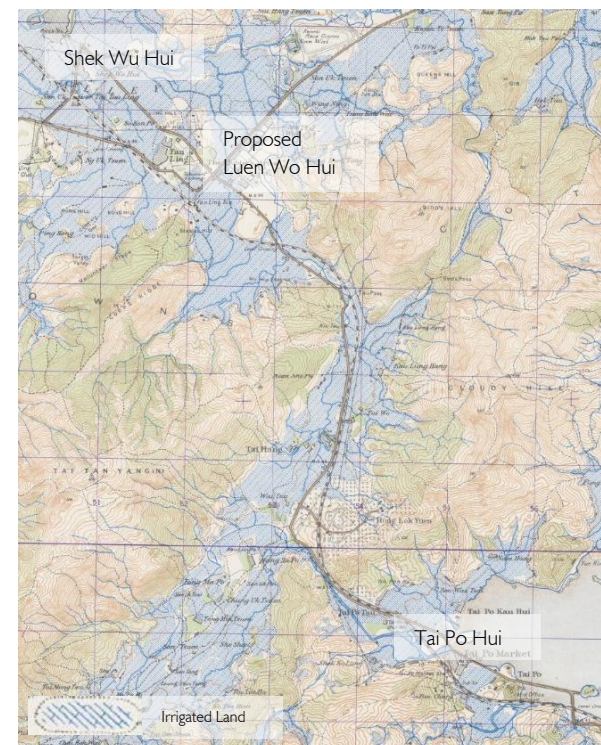


Fig. 31. Shek Wu Hui, Tai Po Hui, and the proposed Luen Wo Hui.<sup>74</sup>

69 李祈：《新界概覽（上卷）》，頁149-150；〈新界一百一十三村 村民三萬餘名合力開闢聯和墟〉，《華僑日報》，1949年3月9日。

70 To alleviate the problem of food shortage during the post-war period as well as to ensure self-sufficiency of agricultural products, the government encouraged agricultural cultivation in the New Territories. Many immigrants from mainland were expert vegetable growers and they grew fast-growing vegetables to fulfill the great demand for fresh vegetables in Hong Kong. The original rice peasants either rented their land to vegetable growers for higher profits or worked overseas for higher income. See Chan Kwok Shing, "The Making of a Market Town in Rural Hong Kong: The Luen Wo Market," in *Colonial Hong Kong and Modern China: Interaction and Reintegration* (Hong Kong: Hong Kong University Press, 2005), 90-93; 李浩暉：〈新界墟市：粉嶺聯和墟〉，頁56。

71 Chan Kwok Shing, "The Making of a Market Town in Rural Hong Kong: The Luen Wo Market," 93; 張麗翔：《粉嶺舊時月色》（香港），頁117。

72 There were a lot of villages in Northern New Territories and increasing immigrants came from mainland during Chinese Civil Wars and Japanese Occupation. According to Luen Wo Land Investment Company, they not only aimed at developing real estate business, but also providing infrastructure to the area. See 李浩暉：〈新界墟市：粉嶺聯和墟〉，頁48。

73 A large number of migrants rushed from mainland into Hong Kong before and after 1949 and many of them settled in the New Territories. This exerted a great pressure on the government. The unstable supply of agricultural products from mainland also forced the government to support the agriculture in the New Territories.

74 War Office, Map of Hong Kong and New Territories: Tai Po, air surveyed in 1924-1925, plotted in 1928-1929, field revised in 1935-1937, reproduced by War Office in 1949, retrieved from the website of National Library of Australia, <https://nla.gov.au/nla.obj-233977970/view>.

## 2.2.2 The Formation of Luen Wo Land Investment Company and Luen Wo Hui

The representatives of the forty-eight villages in Fanling and Kwantia gathered and discussed the development of a market town in 1946 and the proposal was submitted by a group of powerful and influential local leaders in 1947.<sup>75</sup> The leading figures were Pang Fu Wah 彭富華 of Fanling Wai 粉嶺圍, Li Chung Chong 李仲莊 of Ko Po Tsuen 高莆村, Pang Lok Sam 彭樂三 of Tsung Tsin Tong Tsuen 崇謙堂村. Three of them had been the chairman of Heung Yee Kuk, a government consultative organization discussing the affairs of the New Territories.<sup>76</sup> The idea to develop Fanling as an economic centre with a populous settlement was welcomed by the government which would like to develop the New Territories after the war.<sup>77</sup> On one hand, the plan could benefit the agricultural business of the area and food supply in Hong Kong; on the other hand, the plan could help settle the increasing population at the time.<sup>78</sup> Apart from the need at the time, the government appreciated the idea to develop a tidy and hygienic town.<sup>79</sup> The government which upheld the policy of indirect rule was glad to act a passive role in the development. It was a rare case in Hong Kong that a market town was dominated by the private and supported by the government.<sup>80</sup>

To carry out the extensive scheme, the initiators formed Luen Wo Land Investment Company Limited and issued shares to raise capital for the purchase of land and construction of the town. (Fig. 32 - Fig. 33) The name “Luen Wo”, which means “united villages and get along harmoniously”, was made reference to “Luen Wo Tong” 聯和堂, a pre-war Hakka self-defence organization established by Pang Lok Sam.<sup>81</sup> Over one hundred villages in Hong Kong, mostly but not limited to villages in Fanling area, bought the founding shares.<sup>82</sup>

The company, which was responsible for the planning and administration of Luen Wo Hui, was led by a group of capable local elites. The founding directors included Li Chung Chong, Fung Ki Cheuk 馮其焯, Tang Fan San 鄧勳臣, Lau Wai Heung 劉維香, Chan Yau Choi 陳友才, Pang Fu Wah 彭富華, Li Yuk Tong 李毓棠, Pang Chiu Yan 彭朝仁, and Wong Kwun Ying 黃冠英.<sup>83</sup> Most of them were merchant-elites and local clansmen in Northern New Territories.<sup>84</sup> They played an indispensable role in communicating with the government on the affairs about Luen Wo Hui.

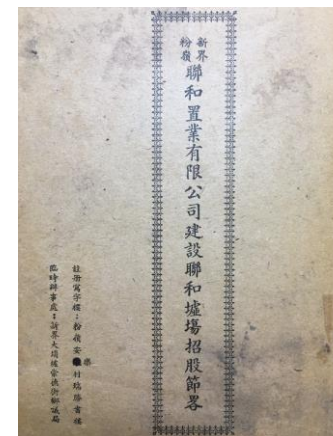


Fig. 32 Prospectus issued by the company, 1948.<sup>85</sup>



Fig. 33 The stock issued by the company, 1948.<sup>86</sup>

75 The elites were merchants who were very keen on participating community affairs, many of them had chaired the Heung Yee Kuk.

76 Pang Fu Wah, a founder of Fanling Rural Committee; Li Chung Chong, 1<sup>st</sup> president of Heung Yee Kuk; Pang Lok Sam, a dedicated evangelist, Tang Fan San, the 6<sup>th</sup> and 7<sup>th</sup> president of Heung Yee Kuk. See 陳國成：《粉嶺》，頁155；陳漢林編：《聯和風采》（香港：日月星出版社），頁32。

77 Chan Kwok Shing, “The Making of a Market Town in Rural Hong Kong: The Luen Wo Market,” 106.

78 Owing to the unstable traffic communication between Hong Kong and mainland at the time, Hong Kong faced the crisis of food shortage. The Hong Kong government would like to ease the problem of food shortage in Hong Kong by supporting the agricultural business in the New Territories. See 〈新界一百一十三村 村民三萬餘名合力開闢聯和墟〉，《華僑日報》，1949年3月9日。

79 The government was dissatisfied on the poor hygienic condition of Shek Wu Hui.

80 張麗翔：《粉嶺舊時月色》，頁117。

81 Ibid; 陳漢林編：《聯和風采》，頁39。

82 陳漢林編：《聯和風采》，頁11；李浩暉：《新界墟市：粉嶺聯和墟》，頁50。

83 〈新界粉嶺聯和置業有限公司建設聯和墟招股節略〉（1948年）。Pang Lok Sam was not the founding director as he died before the completion of the first phase of construction.

84 Except Pang Chiu Yan, the rest claimed they were merchants. Except Fung Ki Cheuk, all were from Northern New Territories. See 陳國成：《粉嶺》，頁155。

85 〈新界粉嶺聯和置業有限公司建設聯和墟招股節略〉（香港，1948）。

86 Provided by Chan Hon Lam, the secretary of the Luen Wo Land Investment Company Limited.

## 2.2.3 Location of Luen Wo Hui

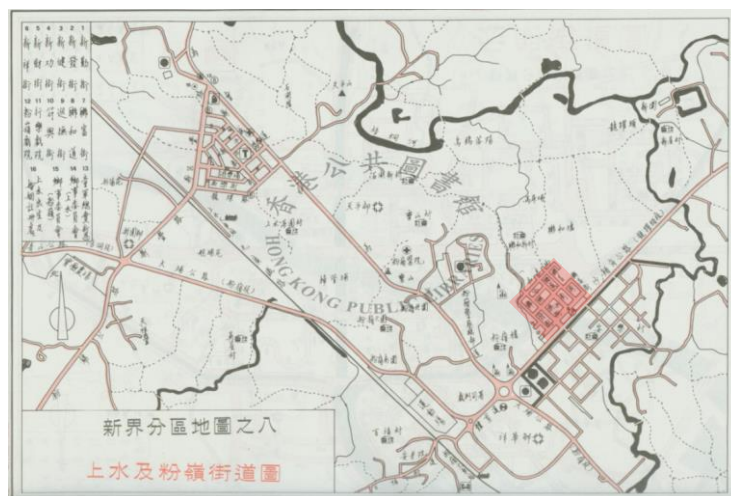


Fig. 34. Map of Fanling and Sheung Shui in 1987.<sup>87</sup>

Regarding the location of the market town, the company first preferred the site near the west of the Fanling cross-roads [Tai Po Road (Fanling) (now Jockey Club Road) and Sha Tau Kok Road (Lung Yeuk Tau)].<sup>89</sup> The government banned the first choice but approved the second choice which is the present site. It is also told that the villagers who lived near the railway station refused to sell their land.<sup>90</sup> The present site is around half a mile distant from the railway station and the walking time is around 10 to 15 minutes. Apart from having the railway station in the vicinity, the proximity of the site to the crossroads has also provided Fanling with good accessibility.<sup>91</sup> The favourable transportation network made the development of the site feasible.<sup>92</sup> (Fig. 34) A large portion of the site was previously watercress fields with some sheds.<sup>93</sup> The agricultural

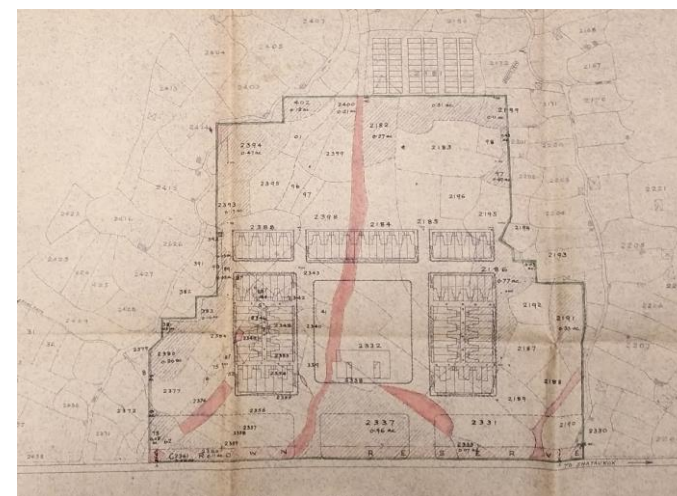


Fig. 35. Land lots that composed Luen Wo Hui, 1952.<sup>88</sup>

lots were purchased by the company from private owners with a very low price in June 1948.<sup>94</sup> Certain area of the site was crown land. The site all together covered an area of around 950,000 square feet while the construction area was around 600,000 square feet.<sup>95</sup> (Fig. 35) With the permission from the government, the filling work had started in the autumn of 1948 and most of the work completed at the end of the same year.<sup>96</sup>

The scheme once faced the risk of land being requisitioned by the military department for the construction of camps. The crisis was eased after Pang Fu Wah, the representative of the company, reflected the concern of the shareholders to John Barrow, the District Officer at the time.<sup>97</sup>

87 Sheung Shui and Fanling Street Map, *Wah Kiu Yat Pao*, 1987, accession no. MAP060136, repository at Hong Kong Public Libraries, <https://mmis.hkpl.gov.hk/home>.

88 Hong Kong Public Records Office, "Town Planning, Luen Wo Market Town, Fanling," Record ID: HKRS 896-1-57, 1950-1954.

89 Ibid; Interview with Mr. Chan Hon Lam on May 20, 2020 (Interviewer: Chim Wing Yi, Erica).

90 Interview with Mr. Chan Hon Lam on May 20, 2020 (Interviewer: Chim Wing Yi, Erica).

91 〈粉嶺新開聯和墟場 露天攤位開始營業〉, 《大公報》, 1950年9月8日。

92 Ibid; 〈聯和墟日益熱鬧〉, 《工商日報》, 1950年9月8日。

93 Interview with Mr. Chan Hon Lam on May 20, 2020 (Interviewer: Chim Wing Yi, Erica). An old newspaper clipping stated that the land was previously a barren land. See 〈粉嶺聯和墟今日開幕〉, 《工商日報》, 1951年1月21

日。According to Cheung Lai Cheung, the land was previously part of the Ma Shi Po Village. See 張麗翔: 《粉嶺舊時月色》, 頁113-114。

94 Hong Kong Public Records Office, "Town Planning, Luen Wo Market Town, Fanling," Record ID: HKRS 896-1-57, 1950-1954; Interview with Mr. Chan Hon Lam on May 20, 2020 (Interviewer: Chim Wing Yi, Erica); 〈新界一百一十三村 村民三萬餘名合力開闢聯和墟〉, 《華僑日報》, 1949年3月9日。

95 〈聯和墟首期屋宇下月底可竣工〉, 《華僑日報》, 1949年8月24日。

96 〈新界一百一十三村 村民三萬餘名合力開闢聯和墟〉, 《華僑日報》, 1949年3月9日。

97 〈新界聯和墟場決定免予徵用〉, 《工商日報》, 1949年8月10日。



## 2.2.4 The Planning and Construction of Luen Wo Hui

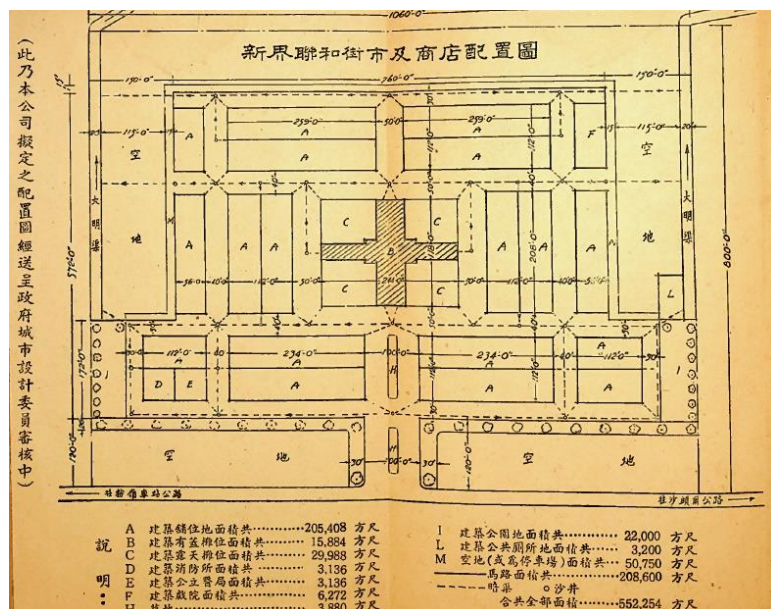


Fig. 36. The tentative plan for the proposed development of Luen Wo Hui, 1948.<sup>98</sup>

The prospectus issued by the company in 1948 reveals the initial design of the town. (Fig. 36) The plan which incorporated the ideas of the company and the requirements of the government includes the construction of 200 shops and houses, a covered market with 100 stalls, outdoor markets with a certain number of stalls, a fire station, a public medical centre, a theatre, a public latrine, lawns, two parks, and open spaces.<sup>100</sup> The plan also aimed at constructing infrastructures like roads and nullahs.

<sup>98</sup> 《新界粉嶺聯和置業有限公司建設聯和墟招股節略》(香港, 1948年)。

<sup>99</sup> Hong Kong Public Records Office, "Luen Wo Market Town," Record ID: HKRS934-7-82, 1948-1954.

<sup>100</sup> The conditions formulated by the government included design requirements. See Hong Kong Public Records Office, "Town Planning, Luen Wo Market Town, Fanling," Record ID: HKRS 896-1-57, 1950-1954. Besides, the drawing was

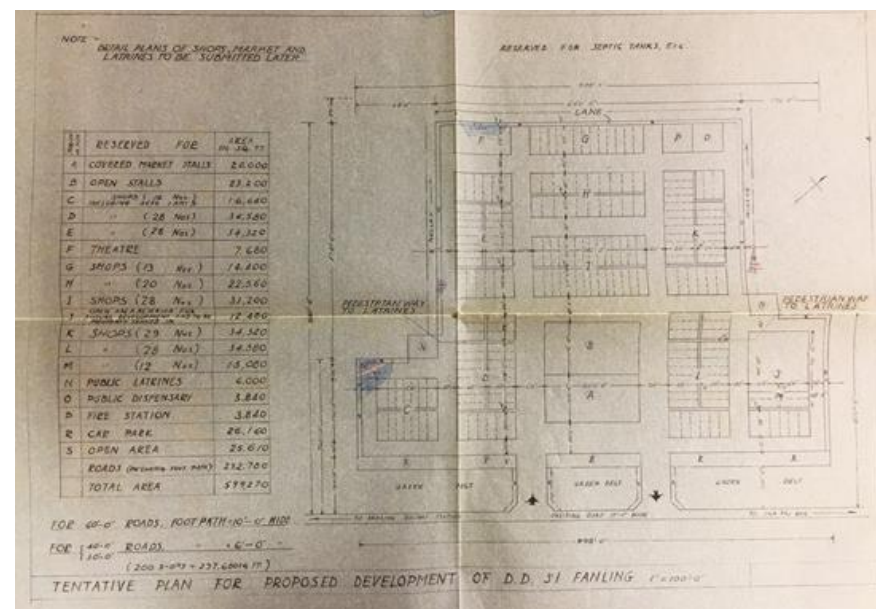


Fig. 37. The modified tentative plan for the proposed development of Luen Wo Hui, 1949.<sup>99</sup>

The allocation and the layout were "slightly changed in the light of P.W.D (Public Works Department) advice".<sup>101</sup> The tentative plan attached to a document dated 1949 shows the changes.<sup>102</sup> (Fig. 37) The blue print shows that Luen Wo Hui was planned to be a self-contained market town in the New Territories from the beginning.

required to submit and approved by the government. See 《新界粉嶺聯和置業有限公司建設聯和墟招股節略》(香港, 1948年)。

<sup>101</sup> Hong Kong Public Records Office, "Town Planning, Luen Wo Market Town, Fanling," Record ID: HKRS 896-1-57, 1950-1954.

<sup>102</sup> Hong Kong Public Records Office, "Luen Wo Market Town," HKRS934-7-82, 1948-1954.

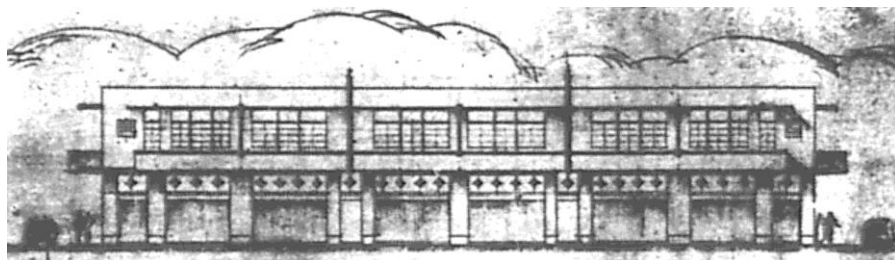


Fig. 38. The plan of the two-storey buildings in Luen Wo Hui.<sup>103</sup>

The architect's plan for the buildings were also required to be submitted for approval and the consideration of the government was given to the issues of water supply and night soil disposal.<sup>104</sup> One of the features of the scheme was to ensure the homogeneity of buildings.<sup>105</sup> (Fig. 38)

The planning concept and architectural design of Luen Wo Hui explain the reason why people at the time praised Luen Wo Hui as a modernized town. Regarding the infrastructure, the company requested the government to assist the provision of water and electricity supply.<sup>106</sup> The government also concerned the hygiene of the town.<sup>107</sup> After the completion of road construction, the company requested the bus company to offer bus lines passing Luen Wo Hui.<sup>108</sup> The company also planned afforestation in the market town.<sup>109</sup> It can be seen that Luen Wo Hui was designed to be a self-contained market town with a modernized planning concept. About the design of the shops and houses, the buildings were required to be two floors constructed with solid materials, with the upper floor to be the house and the ground floor to be the shop.<sup>110</sup> Both the buildings and the covered market were new type substantial reinforced concrete architectures.<sup>111</sup>

<sup>103</sup> 〈粉嶺聯和市場三月內可完成〉，《華僑日報》，1948年3月8日。

<sup>104</sup> Hong Kong Public Records Office, "Town Planning, Luen Wo Market Town, Fanling," Record ID: HKRS 896-1-57, 1950-1954.

<sup>105</sup> Ibid.

<sup>106</sup> 〈粉嶺聯和墟廿一開幕〉，《工商日報》，1951年1月15日。

<sup>107</sup> The government concerned the issues of sewage disposal, night soil disposal, and drainage. See Hong Kong Public Records Office, "Town Planning, Luen Wo Market Town, Fanling," Record ID: HKRS 896-1-57, 1950-1954.

<sup>108</sup> 〈粉嶺聯和墟廿一開幕〉，《工商日報》，1951年1月15日；〈聯和墟鋪設青路 向巴士洽商設站〉，《工商日報》，1951年2月11日；〈聯和墟設車站〉，《華僑日報》，1951年2月23日；〈三線巴士經聯和墟〉，《工商日報》，1951年3月20日。

<sup>109</sup> 〈聯和墟二期建屋 將於六月興工 墟內開始進行植樹〉，《工商日報》，1951年4月19日。

<sup>110</sup> 〈聯和墟工程加緊進行中〉，《華僑日報》，1949年11月30日。

<sup>111</sup> 〈粉嶺聯和墟初步建築已告完成〉，《華僑日報》，1949年2月17日。

## 2.2.4.1 Construction of Phase A



Fig. 39. Elevation of Luen Shing Street 聯盛街 in 1960s.<sup>112</sup>

The progress was delayed due to the financial constraints and unstable political situation at the time.<sup>113</sup> The first batch of 90 houses were eventually completed by April 1950.<sup>114</sup> (Fig. 40) The hawkers soon started their business at the outdoor market.<sup>115</sup> The shop owners also started their businesses. There were many types of shops, including but not limited to restaurants, hostels, drugstores, rice shops, oil shops, sugar and flour shops, dried seafood shops, pigment shops, renovation shops, studios, barber shops, firewood and charcoal shops, furniture shops, foreign grocery shops, and clothing shops.<sup>116</sup> (Fig. 39) John Barrow, the District Officer, thought the architect “made a good job” of phase A.<sup>117</sup> Barrow was “impressed by the magnanimity of the Company’s scheme, and of their success in maintaining uniformity of a decent type of building, by New Territories’ standard; they are pioneers of the first N.T. townlet to be planned from its beginning.”<sup>118</sup> Even the governor praised that Luen Wo Hui could be the model of the market towns in the New Territories, in Hong Kong, and in the world.<sup>119</sup>

The construction works of the first phase were almost completed when Luen Wo Market was completed in November 1950.<sup>120</sup>

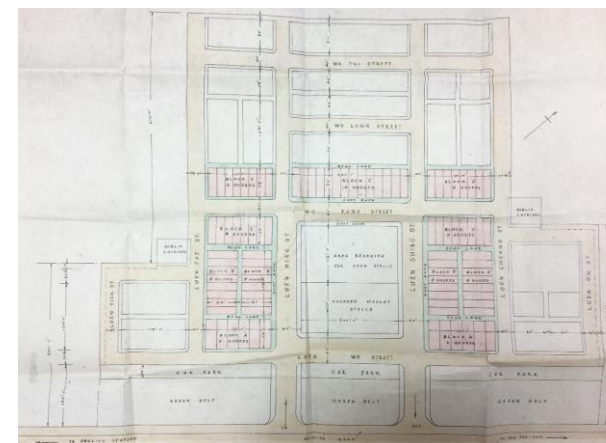


Fig. 40. 90 houses (red shaded) under Phase A, April 1950.<sup>121</sup>

<sup>112</sup> 張麗翔：《粉嶺舊時月色》，137。

<sup>113</sup> 〈聯和墟工程加緊進行〉，《華僑日報》，1949年8月24日；〈聯和墟建築工程受時局影響停頓〉，《華僑日報》，1949年11月23日。The company faced financial constraints and had to borrow loans from some richer shareholders. See Hong Kong Public Records Office, “Town Planning, Luen Wo Market Town, Fanling,” Record ID: HKRS 896-1-57, 1950-1954.

<sup>114</sup> 〈粉嶺新闢聯和墟場 露天攤位開始營業〉，《大公報》，1950年9月8日；〈聯和墟場已租一空地攤位小販開始營業當局撥款建築馬路〉，《工商日報》1950年7月2日。

<sup>115</sup> 〈粉嶺新闢聯和墟場 露天攤位開始營業〉，《大公報》，1950年9月8日。

<sup>116</sup> 〈粉嶺聯和墟市場落成 可能下月開幕〉，《華僑日報》，1950年11月14日。

<sup>117</sup> Hong Kong Public Records Office, “Town Planning, Luen Wo Market Town, Fanling,” Record ID: HKRS 896-1-57, 1950-1954.

<sup>118</sup> Ibid.

<sup>119</sup> 〈粉嶺聯和墟初步建築已告完成〉，《華僑日報》，1949年2月17日。

<sup>120</sup> 〈粉嶺聯和墟新建市場下月開幕〉，《工商日報》，1950年11月14日。

<sup>121</sup> Hong Kong Public Records Office, “Luen Wo Market Town,” Record ID: HKRS934-7-82, 1948-1954.



As mentioned above, the company was responsible for the construction of the market town but the government and the military department also played an important role in the process when the company faced certain difficulties. Regarding the construction of roadways and sidewalks, the government sponsored around one third of the cost, which was HKD 230,000 out of the estimated amount of HKD 620,000 for the construction of roadways.<sup>122</sup> The chief engineer of the military department voluntarily borrowed the roller for the construction of roads. In November 1950, the sidewalks were already paved with cement concrete but the roadways were only paved with gravel.<sup>123</sup> The company applied to buy asphalt from the Public Works Department in February 1951 to pave the roadways.<sup>124</sup> To ease the issue of water supply, the government agreed to pave water pipes to transfer water from Hok Tau military reservoir to Luen Wo Hui.<sup>125</sup> The cost was covered by the company.<sup>126</sup> Water supply was made available in Luen Wo Hui in January 1951 and the installation of the main pipe was completed on March 1951.<sup>127</sup> Before the completion of the installation works, a well was dug by the company for the use of the public.<sup>128</sup> The government also agreed to provide electricity through the China Light and Power Company Ltd.<sup>129</sup> The supply of electricity was made available by November 1950.<sup>130</sup>

When the first phase of the construction works had been completed, Luen Wo Market was officially opened on January 21, 1951. Many officials and local gentry attended the ceremony.<sup>131</sup> On the day of the opening ceremony, there were already 6 roadways with sidewalks (Luen Shing Street 聯盛街, Luen Fat Street 聯發街, Luen Cheong Street 聯昌街, Luen Hing Street 聯興街, Luen Wo Road 聯和道, and Wo Fung Street 和豐街), 90 blocks of two-storey houses, and the Luen Wo Market.<sup>132</sup> (Fig. 41 - Fig. 43) Water and electricity supply as well as sanitary facilities were ready to

a large extent.<sup>133</sup> More than 70 shops and the outdoor market had been running. It was announced that the market date 墟期 for Luen Wo Hui would be the "1-4-7 schedule", which was the first, fourth, seventh, eleventh, fourteenth, seventeenth, twenty-first, twenty-fourth, and twenty-seventh of each month of the Lunar Calendar.<sup>134</sup> The first market date was held on Jan 24, 1951.<sup>135</sup> On that day, Luen Wo Hui was bustling with many villagers nearby selling their agricultural products.<sup>136</sup> During the period of establishment, many farmers brought and sold their products at Luen Wo Hui particularly on the assigned dates. Not only the villagers of the area bought food and daily necessities from Luen Wo Hui, many buyers from Kowloon and Hong Kong Island purchased large amount of agricultural products at the market town.<sup>137</sup> Later when Luen Wo Hui became more popular, farmers sold their agricultural products around Luen Wo Market in early morning without following the assigned market dates. It was called the "Dawn Market" (天光墟).

122 〈聯和墟工程加緊進行〉，《華僑日報》，1949年8月24日；〈聯和墟工程加緊進行中〉，《華僑日報》，1949年11月30日；〈聯和墟新屋建成數十幢 軍方不徵用 食水問題解決〉，《華僑日報》，1949年8月10日；〈聯和墟已租購一空 攤位小販開始營業 當局撥款建築馬路〉，《工商日報》，1950年7月2日。

123 〈粉嶺聯和墟市場落成 可能下月開幕〉，《華僑日報》，1950年11月14日

124 〈聯和墟舖位已租購一空 向巴士治商設站〉，《工商日報》，1951年2月11日。

125 〈聯和墟場已租購一空〉，《工商日報》，1950年7月2日；〈聯和墟一期建築大部落成〉，《華僑日報》，1949年11月4日；〈聯和墟已租購一空 攤位小販開始營業 當局撥款建築馬路〉，《工商日報》，1950年7月2日；〈粉嶺聯和墟廿一開幕〉，《工商日報》，1951年1月15日；"Report on N.T. Distribution of Kerosene Luen Wo Water," *South China Morning Post*, January 9, 1951。

126 〈大埔路橋樑進行加強 新界火水配售已計劃中 聯和墟場已有食水供給〉，《工商日報》，1951年1月9日。

127 Ibid；〈供應聯和墟食水總管安裝完妥〉，《工商日報》，1951年3月2日。

128 〈聯和墟場已租購一空〉，《工商日報》，1950年7月2日；〈聯和墟工程加緊進行中〉，《華僑日報》，1949年11月30日；

129 Ibid；〈粉嶺聯和墟廿一開幕〉，《工商日報》，1951年1月15日。

130 〈粉嶺聯和墟市場落成 可能下月開幕〉，《華僑日報》，1950年11月14日；〈粉嶺聯和墟新建市場下月開幕〉，《工商日報》，1950年11月14日。

131 〈粉嶺聯和墟昨舉行隆重開幕禮〉，《工商日報》，1951年1月22日。

132 Ibid；〈粉嶺聯和墟場明日隆重開幕〉，《工商晚報》，1951年1月20日。

133 〈粉嶺聯和墟昨舉行隆重開幕禮〉，《工商日報》，1951年1月22日；〈粉嶺聯和墟場明日隆重開幕〉，《工商晚報》，1951年1月20日。

134 〈粉嶺聯和墟昨舉行隆重開幕禮〉，《工商日報》，1951年1月22日；〈粉嶺聯和墟第一次墟期〉，《工商日報》，1951年1月25日。Cheung San Lam and Cheung Lai Cheung recalled that the market date was changed to be "2-5-8" schedule later and eventually the schedule was not followed due to the prosperity of the market. See 陳漢林編：《聯和風采》，頁39；張麗翔：《粉嶺舊時月色》，頁134. According to the interview with Mr. Chan Hon Lam on May 20, 2020 (Interviewer: Chim Wing Yi, Erica), the market schedule was "2-5-8"

135 〈粉嶺聯和墟第一次墟期〉，《工商日報》，1951年1月25日。

136 Ibid.

137 Interview with Mr. Chan Hon Lam on May 20, 2020 (Interviewer: Chim Wing Yi, Erica).

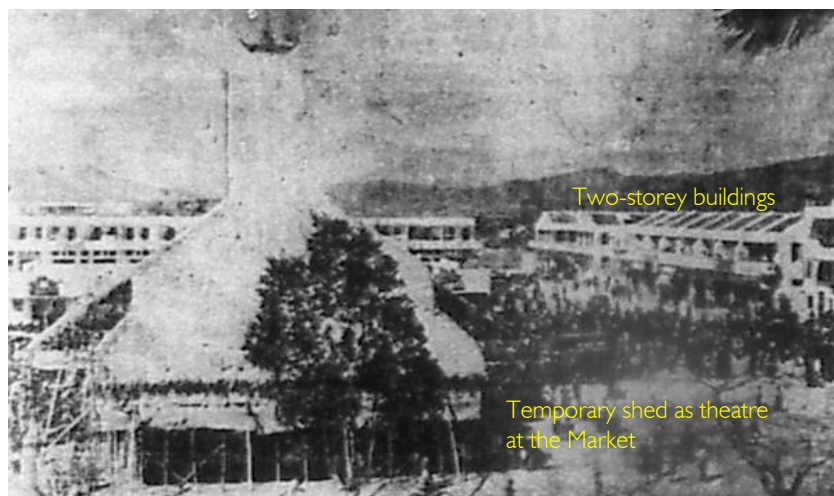


Fig. 41. Opening of Luen Wo Hui in 1951.<sup>138</sup>

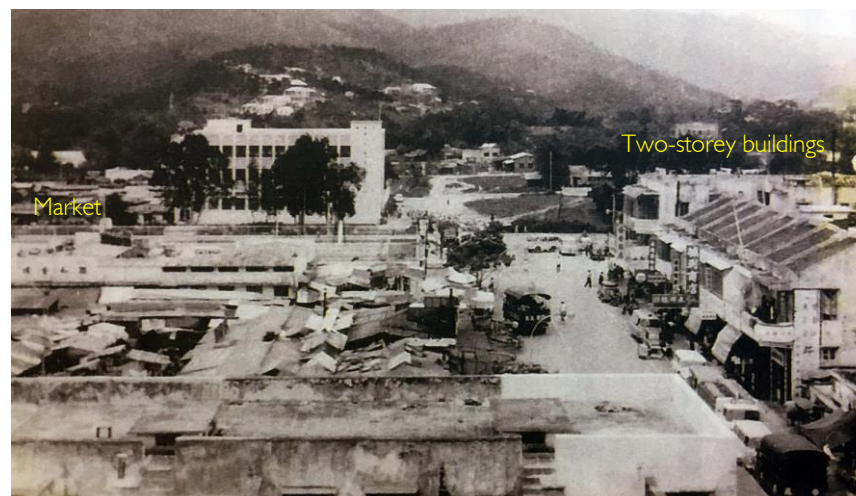


Fig. 43. Luen Wo Hui in 1951.<sup>140</sup>



Fig. 42. Luen Wo Hui in 1951.<sup>139</sup>

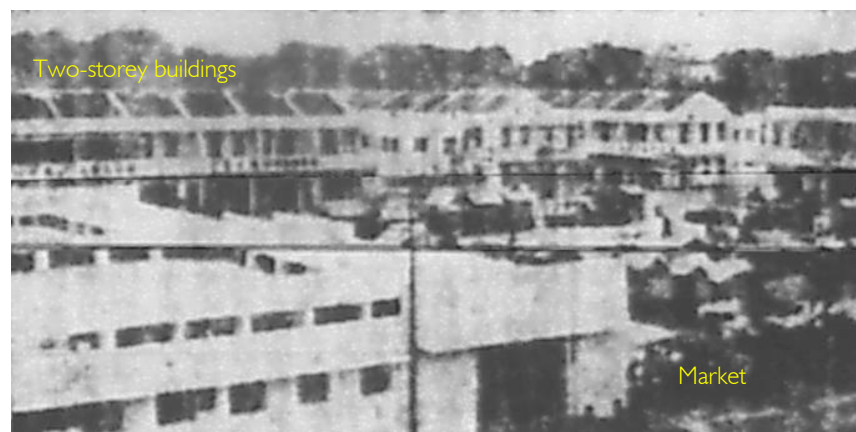


Fig. 44. Luen Wo Market and the two-storey buildings in 1951.<sup>141</sup>

<sup>138</sup> 〈昨日開幕之聯和墟場〉，《工商日報》，1951年1月22日。

<sup>139</sup> 麥秀霞、莫冰子主編，《新界指南》（香港：時代新聞社，1951），頁86。

<sup>140</sup> 張麗翔：《粉嶺舊時月色》，頁129。

<sup>141</sup> 〈偉大建設的聯和墟〉，《華僑日報》，1951年1月21日。

### 2.2.4.2 Construction of Luen Wo New Village and Phase B

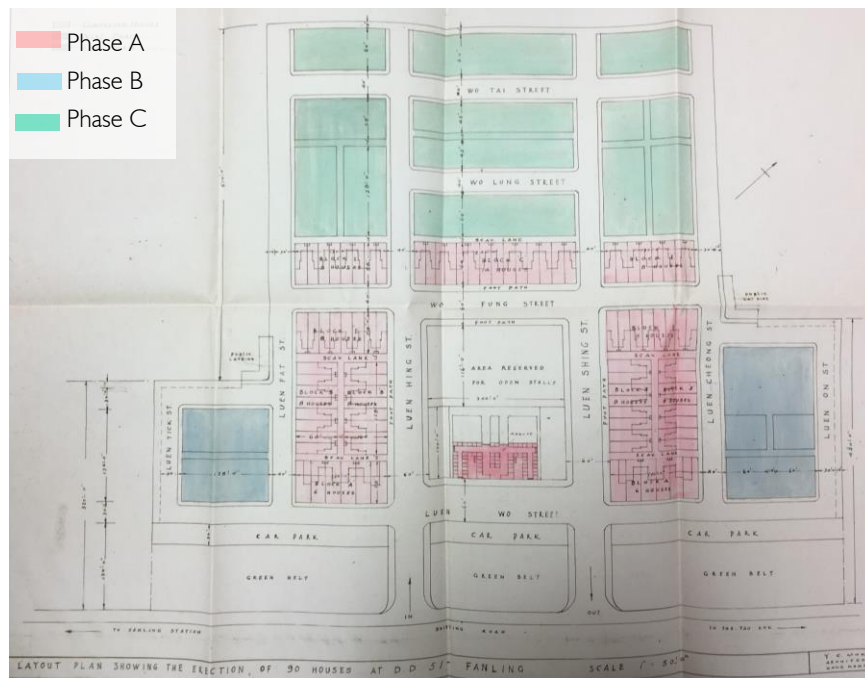


Fig. 45. Layout plan showing the programme of 3-phases construction, in a document dated 1951.<sup>142</sup>

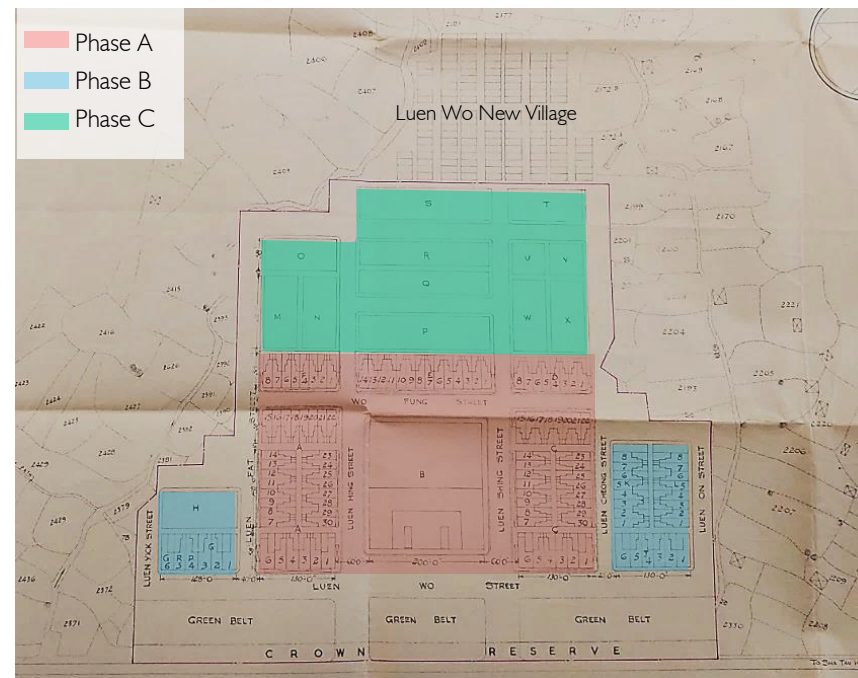


Fig. 46. Modified plan showing the 3-phases construction, 1961.<sup>143</sup>

<sup>142</sup> Hong Kong Public Records Office, "Town Planning, Luen Wo Market Town, Fanling," Record ID: HKRS 896-1-57, 1950-1954.

<sup>143</sup> Hong Kong Public Records Office, "Luen Wo Market Town," Record ID: HKRS934-7-83, 1960-1961.



After the first phase of the 90 houses and the Luen Wo Market were built, the company was required to build the remaining houses and infrastructures following the timetable set by the government. The layout plan attached to a document dated 1951 shows the construction plan in three phases<sup>144</sup> (Fig. 45)

However, the programme was seriously delayed due to various problems.<sup>145</sup> The building plan was slightly modified and the schedule was postponed when the government and the company signed a new lease with updated conditions.<sup>146</sup> Except the completion of Luen Wo Theatre in 1953, the company slowly completed the construction of Luen Wo New Village and the second phase of 28 houses by early 1960s. (Fig. 47) A plan of Luen Wo Hui drawn by a Fanling resident also reveals the actual implementation of the scheme until early 1960s. (Fig. 48)<sup>147</sup> The third phase and some planned infrastructure were not constructed within the scheduled time.

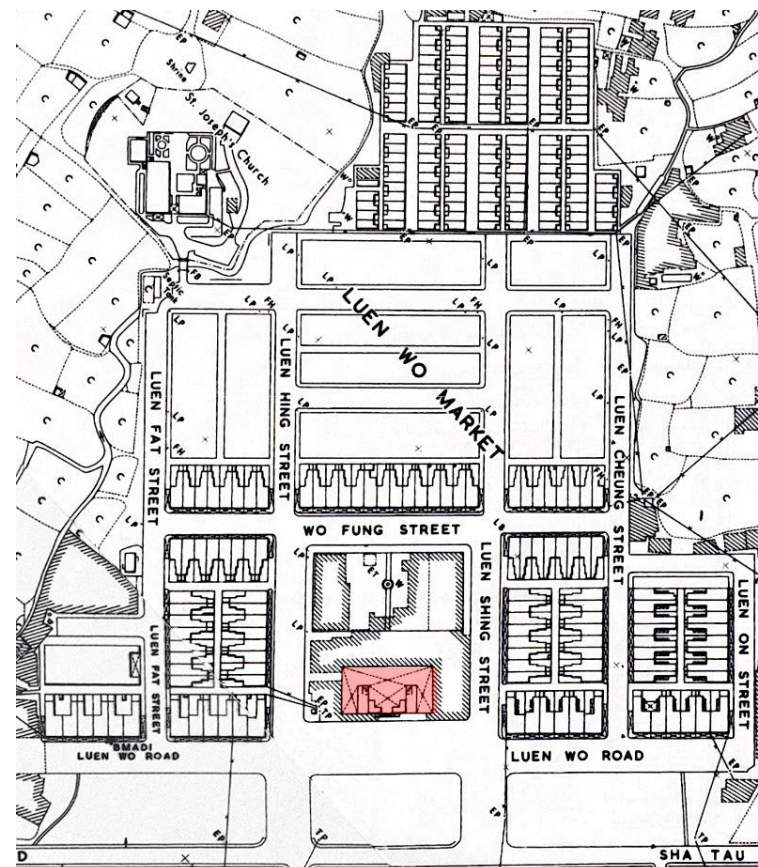


Fig. 47. Merged survey maps of Luen Wo Hui in 1962 and 1963.<sup>148</sup>

<sup>144</sup> Ibid.

<sup>145</sup> 李浩暉：《新界墟市：粉嶺聯和墟》，頁104-106。

<sup>146</sup> Hong Kong Public Records Office, "Luen Wo Market Town," Record ID: HKRS934-7-83, 1960-1961.

<sup>147</sup> Luen Wo New Village was one-storey houses sold at affordable price to meet the increasing housing need at the time.

<sup>148</sup> Lands Department, Survey Map of 1962, Sheet No. 76-NE-D and Survey Map of 1963, Sheet No. 76-NE-B.

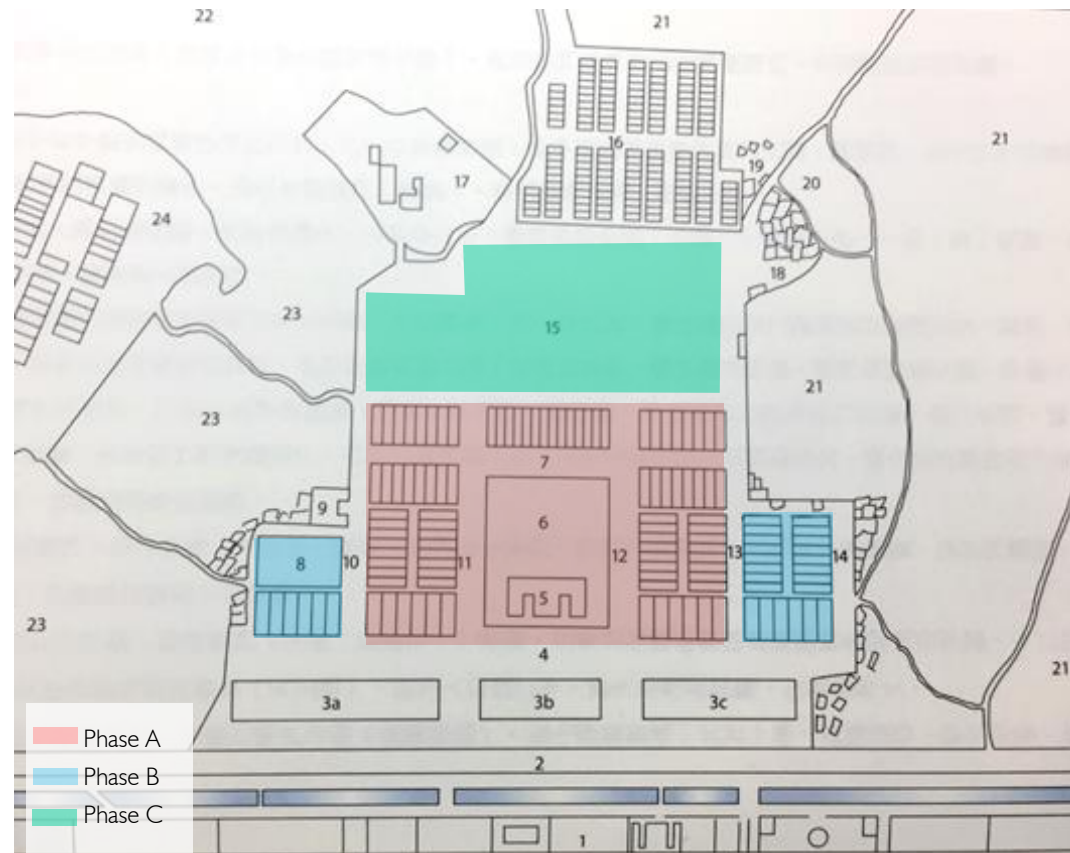


Fig. 48. Luen Wo Hui and the surrounding area, 1960s.<sup>149</sup>

1 On Lok Tsuen	2 Sha Tau Kok Road	3a, 3b, 3c Open Space	4 Luen Wo Road
<b>5 Luen Wo Market</b>	6 Outdoor Market	7 Wo Fung Street	8 Fanling Theatre
9 Proposed Fanling Rural Committee	10 Luen Fa Street	11 Luen Hing Street	12 Luen Shing Street
13 Luen Cheong Street	14 Luen On Street	15 Open Space	16 Luen Wo New Village
17 St. Joseph Church	18 Squatters	19 Tai Yan Stall	20 Kiu Kei Fam
21 Ma Shi Po Village	22 Shek Wu New Village	23 Watercress field in front of Fan Ling Lau Village	24 Fanling Lau Village

<sup>149</sup> 張麗翔：《粉嶺舊時月色》，頁114-115。

### 2.2.4.3 Construction of Phase C and re-entry of land in the 1960s

As the company could not finish the scheme within the required period, the government eventually requested the re-entry of the undeveloped land.<sup>150</sup> The proposed plan was modified again but the government still gave the company the right to construct houses not higher than 6-storey on the undeveloped land.<sup>151</sup> At the same time, the government also required the company to pay rent for the Luen Wo Market and improve the administration of the market.<sup>152</sup> The area of Phase C was eventually developed with a modified plan by early 1970s. (Fig. 49- Fig. 50)



Fig. 49. Survey map of Luen Wo Hui in 1963.<sup>153</sup>



Fig. 50. Survey map of Luen Wo Hui in 1973.<sup>154</sup>

<sup>150</sup> Hong Kong Public Records Office, "Town Planning, Luen Wo Market Town, Fanling," Record ID: HKRS 896-1-57, 1950-1954.

<sup>151</sup> Hong Kong Public Records Office, "New Territories Regulation Ordinance 1910 Luen Wo Market," Record ID: HKRS 260-2-29, 1961.

<sup>152</sup> Hong Kong Public Records Office, "Town Planning, Luen Wo Market Town, Fanling," Record ID: HKRS 896-1-57, 1950-1954.

<sup>153</sup> Lands Department, Survey Map of 1963, Sheet No. 76-NE-B.

<sup>154</sup> Lands Department, Survey Map of 1973, Sheet No. 76-NE-B.



## 2.2.5 Luen Wo Hui from 1980s to now

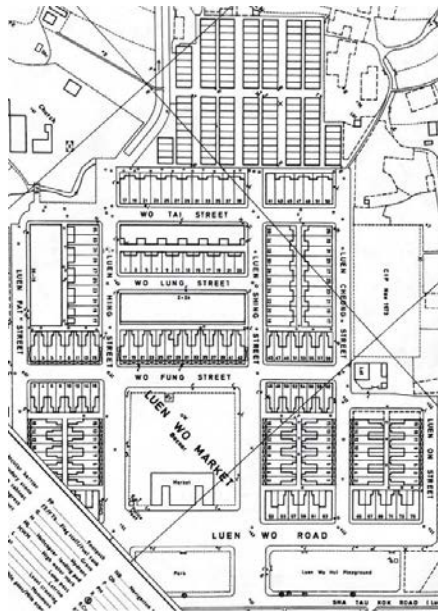


Fig. 51. Survey map of Luen Wo Hui in 1973.<sup>155</sup>

Many two-storey buildings built in the first and second phases in Luen Wo Hui were reconstructed throughout the period 1980s and 1990s. (Fig. 51 - Fig. 54) In 1990s, Luen Wo New Village was demolished for the construction of Union Plaza, 3 blocks of 20-storey buildings.<sup>158</sup> (Fig. 53) Luen Wo Market and the outdoor market stopped operation in 2002. Almost all the stalls were moved to the newly constructed multi-storey market nearby. (Fig. 56) The outdoor market was redeveloped and constructed as Commune

<sup>155</sup> Lands Department, Survey Map of 1973, Sheet No. 11\_C-76-NE-B

<sup>156</sup> Lands Department, Survey Map of 1979, Sheet No. 3-SW-7D.

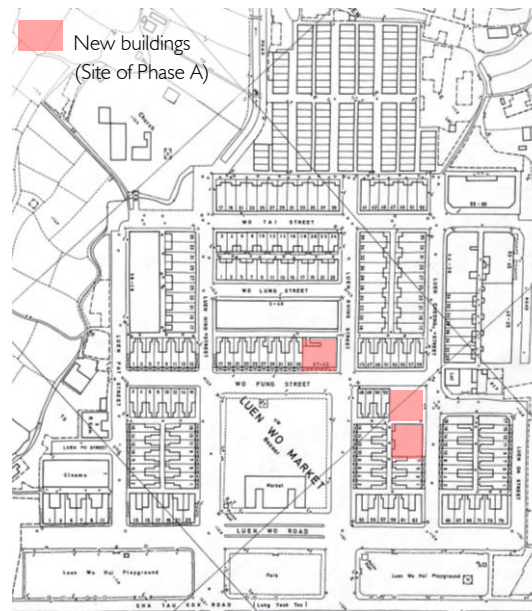


Fig. 52. Survey map of Luen Wo Hui in 1979.<sup>156</sup>

Modern in 2018, a private housing estate with 2 blocks of 24-storey buildings. (Fig. 55)

The surrounding environment of Luen Wo Hui was also changing since 1980s.<sup>159</sup> (Fig. 56) Villagers of On Lok Tsuen and Ma Shi Po Village were moved away. It was hard to find foreign soldiers and police in Luen Wo Hui after 1997. Many new housings with or without malls have been built in Fanling.

<sup>157</sup> Lands Department, Survey Map of 1996, Sheet No. 3-SW-7D,

<sup>158</sup> 陳漢林編：《聯和風采》，頁13。

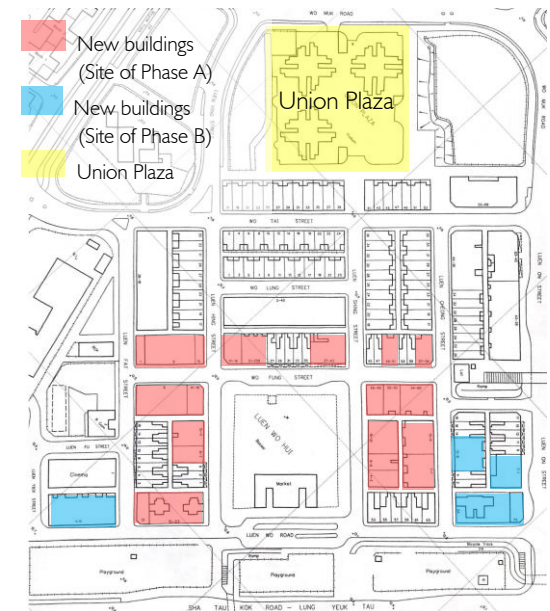


Fig. 53. Survey map of Luen Wo Hui in 1996.<sup>157</sup>

<sup>159</sup> 張麗翔：《粉嶺舊時月色》，頁120。



Fig. 54 The earliest two-storey building at Luen Wo Hui.<sup>160</sup>



Fig. 55. Commune Modern behind Luen Wo Market.<sup>161</sup>

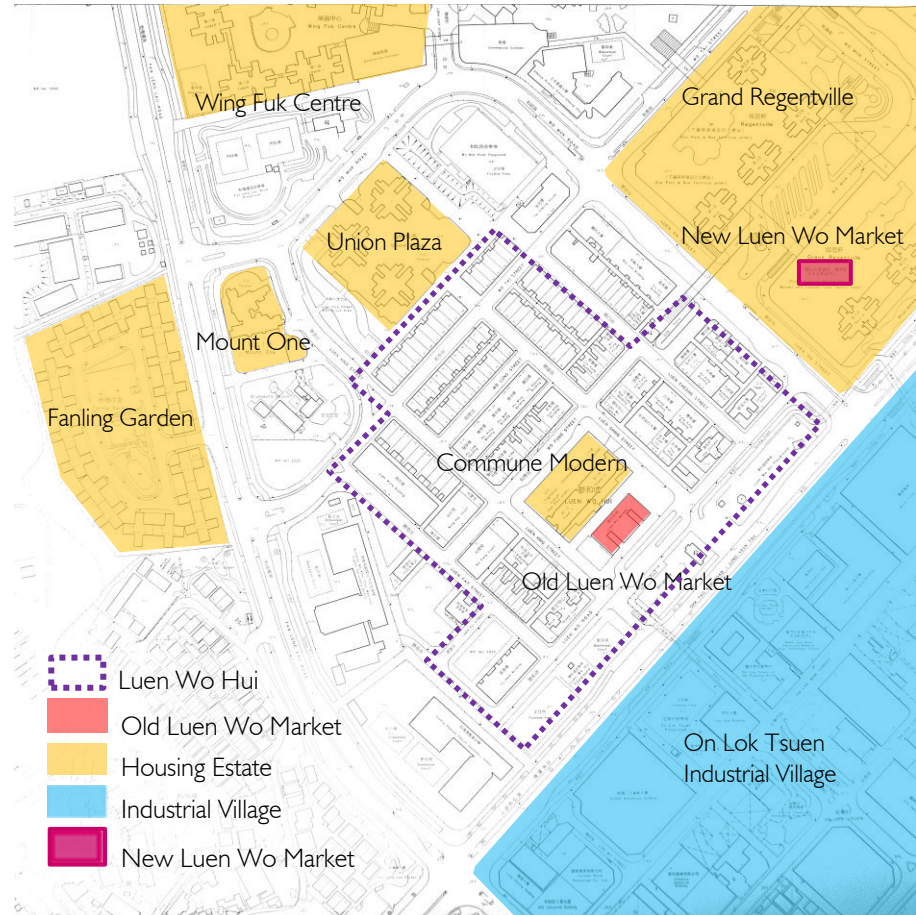


Fig. 56. Luen Wo Hui and the surrounding area in 2020.<sup>162</sup>

<sup>160</sup> Photo by author, 2020.

<sup>161</sup> Ibid.

<sup>162</sup> Lands Department, Survey Map of May 27, 2020, Sheet No. 3-SW-7D.



## 2.2.6 Features of Luen Wo Hui

### 2.2.6.1 Agriculture

As market town, Luen Wo Hui is valuable in symbolizing the past of Fanling as a large rural agricultural centre with distinct features. The covered “Luen Wo Market”, the “Dawn Market”, and the outdoor market best embodied the past of Fanling as an agricultural society. Although the colour of agriculture at Luen Wo Hui has been fading, there are still some traces reflecting the history of Luen Wo Hui as an agricultural hub in the New Territories. There are now still some farmers gathered in front of the new market and sell their products. “Hop Kee Vegetable Seeds” (Fig. 57), the office of “Fanling Vegetable Marketing Cooperative Society Ltd” (Fig. 58), and “Lee Sang Company” (Fig. 59) are shops and office related to agriculture that still standing at Luen Wo Hui.<sup>163</sup>

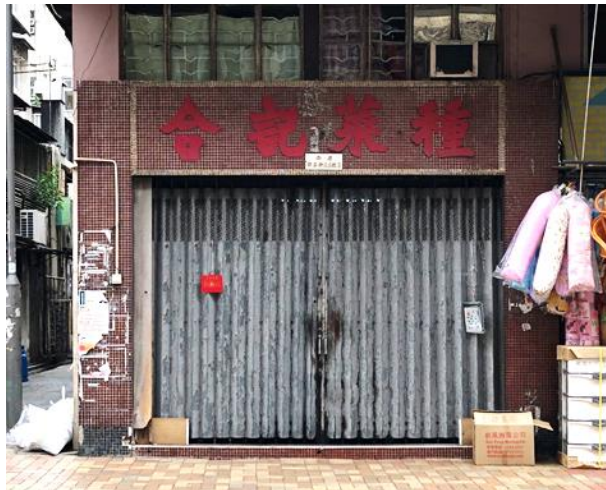


Fig. 57. Hop Kee Vegetable Seeds.<sup>164</sup>



Fig. 58. Office of the Fanling Vegetable Marketing Cooperative Society Ltd..<sup>165</sup>



Fig. 59. Lee Sang Company.<sup>166</sup>

<sup>163</sup> According to an interview carried out by Hulu Culture, Lee Sang Company was originally located at no. 56 Wo Fung Street selling wooden farm tools. The company not only served farmers of the area, but also farmers from Hong Kong and Kowloon for over sixty years. The shop also helped farmers hands-on to install pipes, pumps, plumbing, etc, with services including delivery and maintenance. See Hulu Culture, “Luen Wo Hui,” accessed on September 12, 2019, <http://www.huluhk.org/had2013-2014/fanling/en/heritage2a.html?key=2&child=1&cchild=0>.

<sup>164</sup> Photo by author, 2020.

<sup>165</sup> Ibid.

<sup>166</sup> Hulu Culture, “Luen Wo Hui,” accessed on September 12, 2019, <http://www.huluhk.org/had2013-2014/fanling/en/heritage2a.html?key=2&child=1&cchild=0>.



### 2.2.6.2 Foreign soldiers and police

It is also special that there were many foreign soldiers stationed near Luen Wo Hui and the soldiers would spend their time at the market town. There were ballrooms, bars and restaurants particularly opened to cater the members of the foreign armed service stationed nearby.<sup>167</sup> Entertainment industry was once very prosperous in Luen Wo Hui because there were a group of British soldiers with high consuming power.<sup>168</sup> There were once 4 ballrooms and 5 bars during the period of Korean War and Vietnam War.<sup>169</sup> Deluxe Restaurant, opened in 1981 and still stands at Luen Wo Hui, is a Western-style restaurants that attracted many foreign soldiers in the past. (Fig. 60) The owner at the time believed that opening a Western-style restaurant at Luen Wo Hui could alleviate soldiers' homesickness. It is said that the restaurant was always full at night since opening.<sup>170</sup>

There were different shops catering the need of the soldiers and police stationed near Luen Wo Hui. Lido Shoes and Kuen Kee Shoes, the only two traditional shoe shops that still stand at Luen Wo Hui, were specialized in tailor-making military shoes and British-style shoes for soldiers. (Fig. 61) Good Way Colour Photography has been standing at Luen Wo Hui since 1951. The photography shop provided photo-shooting service for British soldiers and local residence. The owner also took group photos for the Gurkha troops before 1997 as well as for the PTU graduates when Mr. Yam Tat Wing served as the principal of the PTU training school.<sup>171</sup> There were also some Pakistan and Gurka shops opened at Luen Wo Hui catering the needs of the Pakistan police as well as British and Gurka soldiers stationed nearby.<sup>172</sup>



Fig. 60. Deluxe Restaurant.<sup>173</sup>



Fig. 61. Lido Shoe Shop.<sup>174</sup>

167 Chan Kwok Shing, "The Making of a Market Town in Rural Hong Kong: The Luen Wo Market," 104.

168 陳漢林編：《聯和風采》，頁43；張麗翔：《粉嶺舊時月色》，頁119。

169 陳漢林編：《聯和風采》，頁43。

170 Hulu Culture, "Luen Wo Hui".

171 Ibid.

172 陳漢林編：《聯和風采》，頁42-43；張麗翔：《粉嶺舊時月色》，頁119；李浩暉：《新界墟市：粉嶺聯和墟》，頁76。

173 Hulu Culture, "Luen Wo Hui".

174 Ibid.

### 2.2.6.3 Gathering place of political refugees

Luen Wo Hui also gathered many political refugees from mainland China who came after 1949. Many members of the National Party rushed to the New Territories and Fanling was a major place.<sup>175</sup> Some of the clansmen associations at Luen Wo Hui were founded by members of the National Party, for instance, Pan Yu Clansmen Association. (Fig. 62) It was regarded as “Small Tiu Keng Leng”.<sup>176</sup> They celebrated the National Day of the Republic of China every year since around 1960s.<sup>177</sup> A lot of decorations would be prepared around half month before 10 October along the streets and the Luen Wo Market.<sup>178</sup> (Fig. 63-Fig. 66)



Fig. 62 The office of the Pan Yu Clansmen Association.<sup>179</sup>



Fig. 63 Celebration of the 10-10 National Day in 1984.<sup>180</sup>



Fig. 64 Celebration of the 10-10 National Day in 1978.<sup>181</sup>



Fig. 65 Celebration of the 10-10 National Day in 1985.<sup>182</sup>



Fig. 66 Celebration of the 10-10 National Day in 1984.<sup>183</sup>

<sup>175</sup> Interview with Mr. Chan Hon Lam and members of the Pan Yu Clansmen Association on May 20, 2020 (Interviewer: Chim Wing Yi, Erica).

<sup>176</sup> Interview with members of the Pan Yu Clansmen Association on May 20, 2020 (Interviewer: Chim Wing Yi, Erica).

<sup>177</sup> Ibid.

<sup>178</sup> Ibid.

<sup>179</sup> Photo by Chim Wing Yi, Erica, May 2020.

<sup>180</sup> 蘇耀興、劉沃等：《中華民國建國一百週年特刊》（香港：香港番禺同鄉總會及港九肉行，2011），頁19。

<sup>181</sup> 蘇耀興、劉沃等：《中華民國建國一百週年特刊》，頁23。

<sup>182</sup> 蘇耀興、劉沃等：《中華民國建國一百週年特刊》，頁25。

<sup>183</sup> 蘇耀興、劉沃等：《中華民國建國一百週年特刊》，頁19。



## 2.3 Luen Wo Market 聯和市場



Fig. 67. Luen Wo Market in 1950s.<sup>184</sup>

Luen Wo Market, completed in November 1950 and opened on January 21, 1951, was a significant project under the development scheme of Luen Wo Hui.<sup>186</sup> (Fig. 67) It was the “heart” of the market town, no matter in terms of the physical location or the function. It was constructed at the centre of the market town which was surrounded by many villages. (Fig. 68) The objective of establishing the market town was derived from the need to have a market.<sup>187</sup> The market was not only important for farmers and residents in Fanling and the neighbouring areas, but also buyers from the urban area.<sup>188</sup> Luen Wo Market and the surrounding space were an important hub of agricultural



Fig. 68. Luen Wo Market (red shaded) and the surrounding areas in 1960s..<sup>185</sup>

transactions in Northern New Territories and even Hong Kong. The market and the surrounding space were the important composition of the market town.

Until 1954, there were only ten markets in the New Territories and half of them were private markets, Luen Wo Hui was one of them.<sup>189</sup> Although there were some officers objected the plan to establish a private market, John Barrow, the District Officer at the time was supportive towards the establishment of Luen Wo Market, a new type covered market divided into 60 stalls with the supply of water and electricity.<sup>190</sup>

<sup>184</sup> 李順福先生，載於張麗翔：《粉嶺舊時月色》，頁121。

<sup>185</sup> Aerial photo of Luen Wo Hui, c. 1960s, accession no. PHPH061079, repository at Hong Kong Public Libraries, <https://mmis.hkpl.gov.hk/home>.

<sup>186</sup> 〈粉嶺聯和墟新建市場下月開幕〉，《工商日報》，1950年11月14日；〈粉嶺聯和墟昨舉行隆重開幕禮〉，《工商日報》，1951年1月22日。

<sup>187</sup> 〈新界粉嶺聯和置業有限公司建設聯和墟場招股節略〉。

<sup>188</sup> Chan Kwok Shing, “The Making of a Market Town in Rural Hong Kong: The Luen Wo Market,” 91; 聯和居民協會：《街知巷聞：粉嶺聯和墟 小鎮故事多》，瀏覽日期：2019年9月12日，<https://www.luenwohui.org/34903306932405532862653063188123994328792164422687-2356737806259252010722810.html>。

<sup>189</sup> 李祈：《新界概覽（上卷）》，頁50。

<sup>190</sup> Hong Kong Public Records Office, “Town Planning, Luen Wo Market Town, Fanling,” Record ID: HKRS 896-I-57, 1950-1954.



### 2.3.1 Luen Wo Market, Outdoor Market, and “Dawn Market”

Luen Wo Market was not only the first market built in North District after the Second World War; it was a rather well-planned and large market in the New Territories at the time. It was monitored under the regulations of private market of the time.<sup>191</sup> The market was divided into three major parts, with the west side as the fish market and the east side as the vegetable market. The stall owners had to apply license from the Urban Council.<sup>192</sup> According to the staff of the company, there were always 60 stalls but some owners rented more than one stall.<sup>193</sup> Moreover, the types of stalls also changed throughout the development. In later period, there were stalls selling tableware, joss sticks and paper offerings, dried seafood and groceries, cooked meat, etc.<sup>194</sup>

Behind Luen Wo Market was the outdoor market with over hundreds of hawker stalls selling all types of goods and food.<sup>195</sup> (Fig. 69-Fig. 71) The outdoor market extended to the two sides of Luen Wo Market gradually.<sup>196</sup> The food stalls usually only operated in the morning.<sup>197</sup> According to the memory of some residents, the owners of the fish stalls in the covered market later sold fish at the outdoor market.<sup>198</sup>



Fig. 69. Hawker Stalls Near Luen Wo Market in 1966.<sup>199</sup>

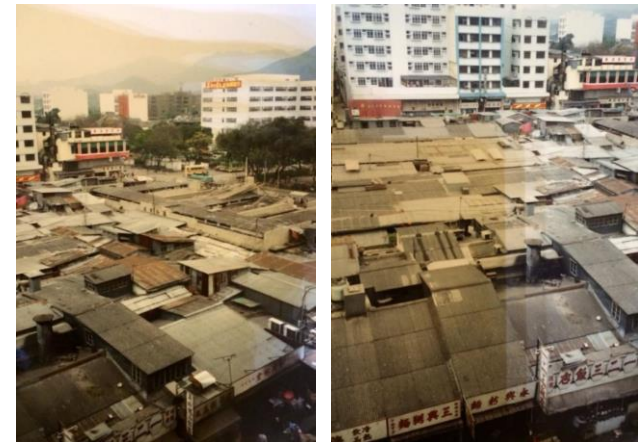


Fig. 70. Outdoor market behind and at the two sides of Luen Wo Market in 1991.<sup>200</sup>

191 李析：《新界概覽（上卷）》，頁50。

192 〈粉嶺聯和墟市場落成 可能下月開幕〉，《華僑日報》，1950年11月14日。

193 Interview with the staff who collected rents from the stall owners on May 20, 2020 (Interviewer: Chim Wing Yi, Erica).

194 Interview with Mr. Chan Hon Lam and shop owners of the old Luen Wo Market and the outdoor market on May 20, 2020 (Interviewer: Chim Wing Yi, Erica).

195 The outdoor market was first designed behind the covered market.

196 張麗翔：《粉嶺舊時月色》，頁121。

197 Interview with a shop owner who operated a food stall at the outdoor market on May 20, 2020 (Interviewer: Chim Wing Yi, Erica).

198 Interview with Mr. Chan Hon Lam and shop owners of the old Luen Wo Market on May 20, 2020 (Interviewer: Chim Wing Yi, Erica).

199 Luen Wo Hui Market at Fanling, 1966, accession no. PHPH061097, repository at Hong Kong Public Libraries, <https://mmis.hkpl.gov.hk/home>.

200 HL Ng, Facebook, accessed on May 10, 2020.

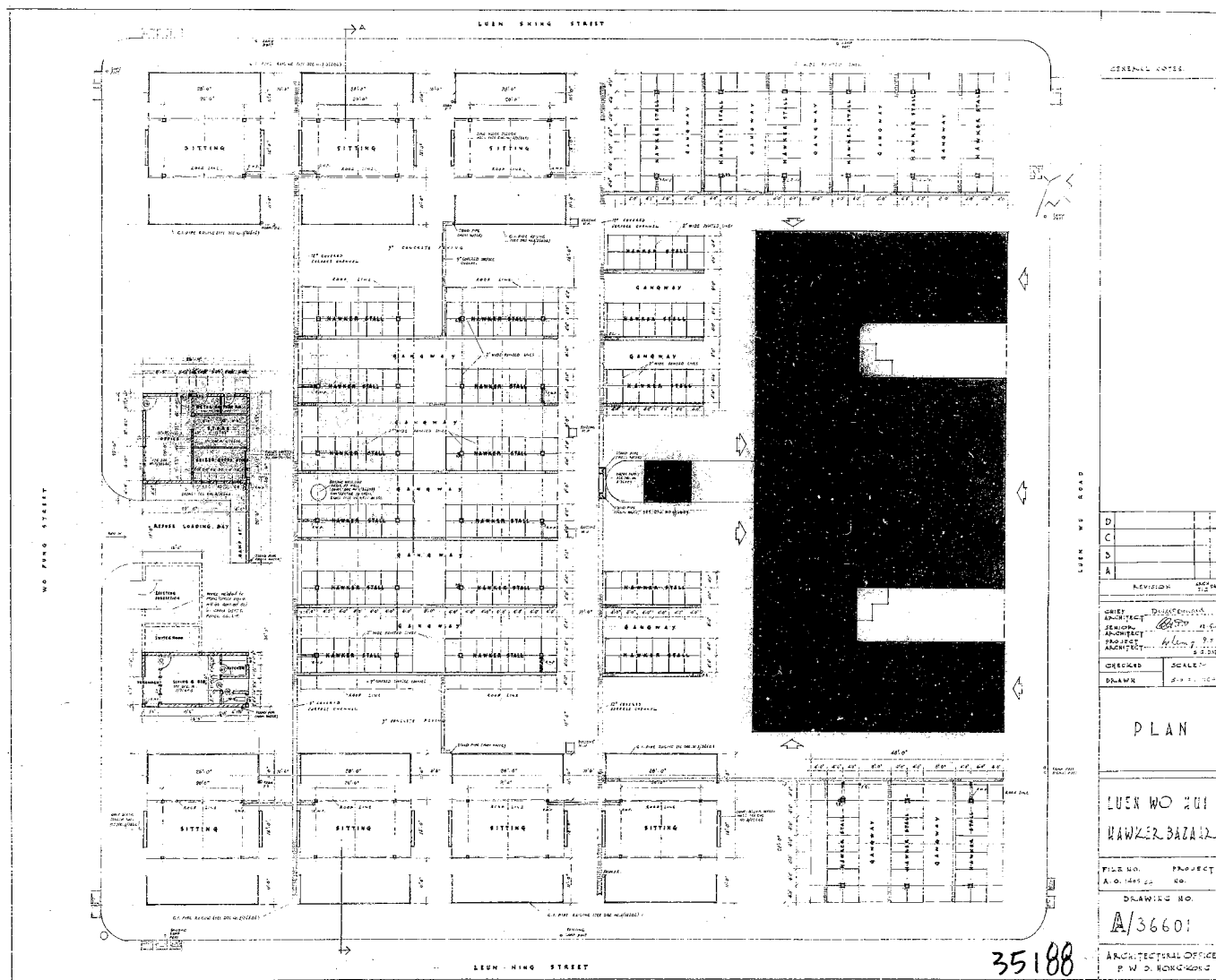


Fig. 71. Plan of the Luen Wo Market and the hawker bazaar (outdoor market) in 1967.<sup>201</sup>

<sup>201</sup> Architectural Services Department, Plan of Luen Wo Hui Bazaar, 1967, ref. no. a035188.

Farmers used to sell farm produce in early morning at the open space in front of Luen Wo Market.<sup>202</sup> People called it the “Dawn Market”. Farmers usually gathered at the open space from 4am to 7am.<sup>203</sup> There were many buyers from Kowloon and Hong Kong Island coming to the “Dawn Market” to buy agricultural products.<sup>204</sup> The transactions usually ended between 7am to 9am as the buyers had to transport the fresh produce to urban areas in the morning.<sup>205</sup> At the beginning, the company provided free service of public scale.<sup>206</sup> Since 1960s, both the seller and the buyer in the market, mostly referred to the “Dawn Market”, had to pay fees to the “scale person” 公秤人 authorized by the company. The company issued tender to the shareholders who bought the founding shares and the people with the highest bid would win the qualification to be the “scale person”. The “scale person” would weigh the farm produce and collect fees from both sides according to a price list formulated by the company.<sup>207</sup> The “Dawn Market” was very prosperous in the 1950s and 1960s but the scale of the “Dawn Market” became smaller when the agricultural industry in the New Territories declined. The “Dawn Market” was formally replaced by the government in 1989 with the North District Temporary Wholesale Market for Agricultural Products at On Lok Tsuen.<sup>208</sup>

For the residents in Northern New Territories, the market was crucial for them to sell goods and farm products, buy daily necessities and food, as well as having meals. Luen Wo Market was very prosperous and it soon challenged the business of Shek Wu Hui, which was another major market in the New Territories.<sup>209</sup> Other than a place for selling and buying, it was also a gathering point for the residence. There were four candlenut trees at the four corners of the building and the pedestrians could take a rest under the tree shade.<sup>210</sup> The market was also where the bus terminus located after the “Dawn Market” was replaced. (Fig. 72)



Fig. 72. Bus stop in front of Luen Wo Market in 1992.<sup>211</sup>

202 李浩暉：《新界墟市：粉嶺聯和墟》，頁74。

203 Ibid.

204 Ibid.

205 Ibid.

206 〈粉嶺聯和墟廿一開幕〉，《工商日報》，1951年1月15日

207 陳國成主編：《粉嶺》：頁157, 159。The public scale was a large installation carried by four to five people mobilizing at the “Dawn Market”. See 李浩暉：《新界墟市：粉嶺聯和墟》，頁74。

208 North District Temporary Wholesale Market for Agricultural Products," Agriculture, Fisheries, Conservation Department, accessed on August 31, 2020,

[https://www.afcd.gov.hk/english/agriculture/agr\\_gov/agr\\_gov\\_n.html](https://www.afcd.gov.hk/english/agriculture/agr_gov/agr_gov_n.html)

209 〈粉嶺聯和墟第一次墟期〉，《工商日報》，1951年1月25日。

210 張麗翔：《粉嶺舊時月色》，頁121。

211 Luen Wo Market, 1992, accession no. NTR\_31-1, repository at Special Collections of the University of Hong Kong, <https://digitalrepository.lib.hku.hk/catalog/d791sn44x#?c=&m=&s=&cv=&xywh=-356%2C-71%2C2126%2C1042>.



### 2.3.2 Luen Wo Market and the celebration of the National Day of the Republic of China

Luen Wo Market witnessed some distinguished historical events. For instance, from 1960s to 1996, a temporary scaffolding of decorations or Wuchang City 武昌城牌樓 which hanged the photos of Sun Yat-sen and Chiang Kai-shek as well as the flags of the Republic of China would be set up at the market during the Anniversary of the Republic of China.<sup>212</sup> (Fig. 73-Fig. 74) There would have dragon dance as one of the celebration activities. (Fig. 75)



Fig. 73. Temporary scaffolding of Wuchang City in front of Luen Wo Market in 1985.<sup>213</sup>



Fig. 74. Decoration in front of Luen Wo Market.<sup>214</sup>



Fig. 75. Dragon dance celebration.<sup>215</sup>

212 Interview with the members of the Pan Yu Clansmen Association on May 20, 2020 (Interviewer: Chim Wing Yi, Erica); 張麗翔：《粉嶺舊時月色》，頁123。

213 蘇耀興、劉沃等：《中華民國建國一百週年特刊》，頁25。

214 蘇耀興、劉沃等：《中華民國建國一百週年特刊》，頁19。

215 蘇耀興、劉沃等：《中華民國建國一百週年特刊》，頁21。

### 2.3.3 Luen Wo Market as a tourist attraction

It is also interesting that Luen Wo Market had become a tourist attraction from the 1980s to 1990s during the world economic recession. The Hong Kong Tourist Association organized one-day trips and Luen Wo Hui was one of the attractions of the "North-Eastern New Territories Line".<sup>216</sup> (Fig. 76) The coaches would parked next to Luen Wo Market for an hour and the tourists from Europe, the United States, and Australia would visit the market and take photos inside.<sup>217</sup>

To conclude, the establishment of Luen Wo Market was significant to Fanling and even the New Territories. As one of the remaining architectures that has witnessed the development of Luen Wo Hui for over half a century, it is a very valuable architectures that is worthy to be preserved.

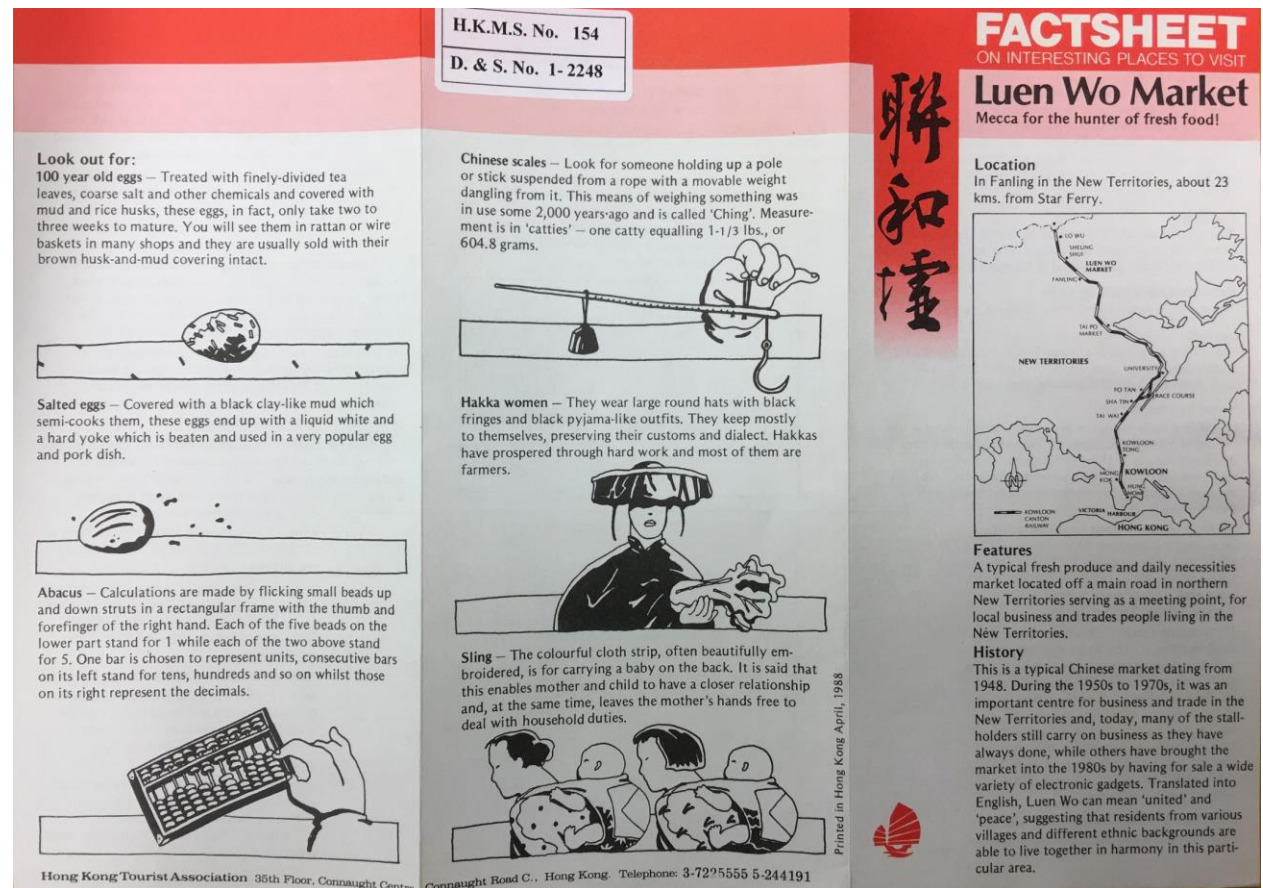


Fig. 76. A travel leaflet of Luen Wo Hui.<sup>218</sup>

216 張麗翔：《粉嶺舊時月色》，頁123；Hong Kong Public Records Office, "Factsheet on interesting place to visit: Luen Wo Hui," Record ID: HKRS 154-1-2248, 1980s.

217 Ibid.

218 Hong Kong Public Records Office, "Factsheet on interesting place to visit: Luen Wo Hui," Record ID: HKRS 154-1-2248, 1980s.



## 3. ARCHITECTURE

### 3.1 Architectural evolution

#### 3.1.1 Luen Wo Market in operation (1951-2002)

Luen Wo Market was built in the first phase of the entire Luen Wo Hui development which was completed in 1951. (Fig. 77) It was located at the centre of the entire Luen Wo Market Town. The clusters of buildings and roads were all constructed on the three sides of the market building to the northeast, northwest and southwest. There was an outdoor bazaar at the rear and both sides of the market building, where a well was located at the centre of the bazaar for the water supply of the market building. (Fig. 78)

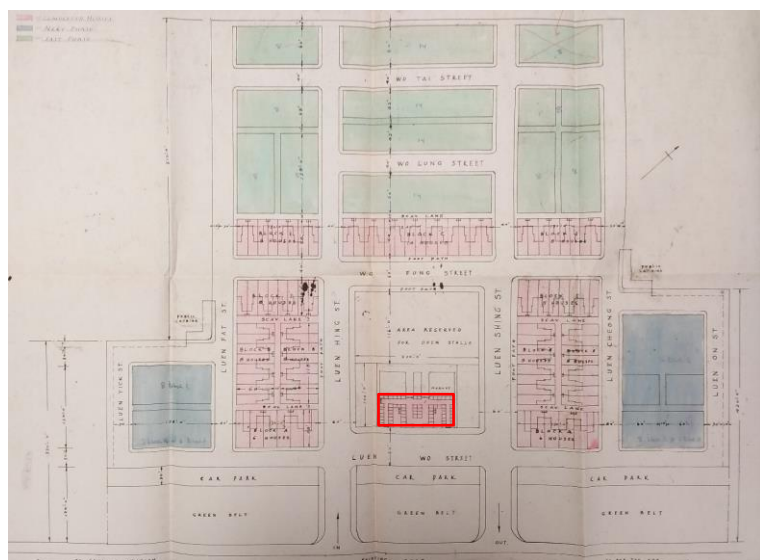


Fig. 77. Layout plan for the Luen Wo Market development: Phase A in pink, Phase B in blue, Phase C in green.<sup>219</sup>



Fig. 78. Survey map in 1962 and 1963 of Luen Wo Market Town.<sup>220</sup>

<sup>219</sup> Y.C. Mok, *Layout Plan Showing the Erection of 90 Houses at D.D. 51 Fanling*. Public Record Office, ref. no. HKRS896-1-57. 03-05-1951.

<sup>220</sup> Lands Department, *Survey Map of 1962, Sheet No. 76-NE-D and Survey Map of 1963, Sheet No. 76-NE-B*.



When the market building was built, there were a total of 60 stalls including 14 pork stalls, 14 fresh fish stalls, 12 vegetable stalls, 14 preserved fish stalls, 2 poultry stalls, 2 beef stalls and 2 bean curd stalls.<sup>221</sup> (Fig. 79) It could be observed that apart from the stalls, there were a row of squares at each of the courtyards, which were known to be latrines. The L-shaped rooms on both sides of the main entrance are believed to be offices. The market building was built to be plastered and painted on the exterior. (Fig. 80 - Fig. 81)

- Vegetable stall
  - Fish stall
  - Meat stall
  - Preserved fish/ bean curd stall
  - Latrine
  - Office
  - Main entrance
  - Secondary entrance
- \* Distribution of different stall category is based on site observation and analysis, subject to further verification

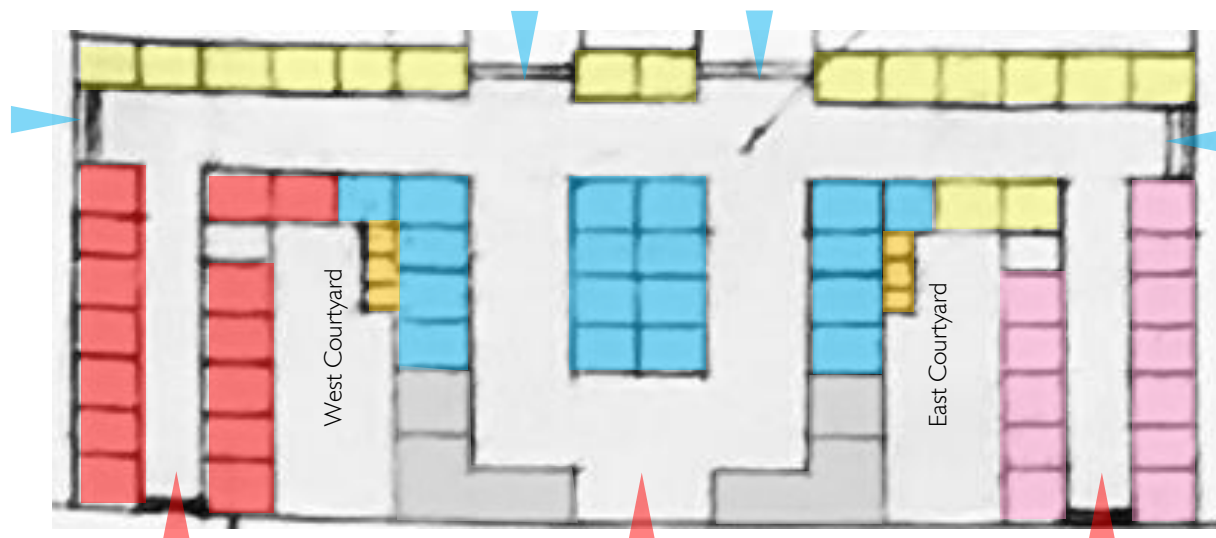


Fig. 79. Bold up plan of Luen Wo Market building in 1951.<sup>222</sup>



Fig. 80. Front view of Luen Wo Market building in 1950.<sup>223</sup>

<sup>221</sup> 〈偉大建設的聯和墟〉。《華僑日報》。1951年1月21日。

<sup>222</sup> Y.C. Mok, *Layout Plan Showing the Erection of 90 Houses at D.D. 51 Fanling*. Public Record Office, ref. no. HKRS896-1-57. 03-05-1951.

<sup>223</sup> 〈粉嶺聯和墟新建市場下月開幕〉。《工商日報》。1950年11月14日。

The building appears to be installed with timber windows on the market level, while the clearstory above the roof level appears to be openings for ventilation. Pole for electric lines was installed beside the side entrance canopy. (Fig. 81)

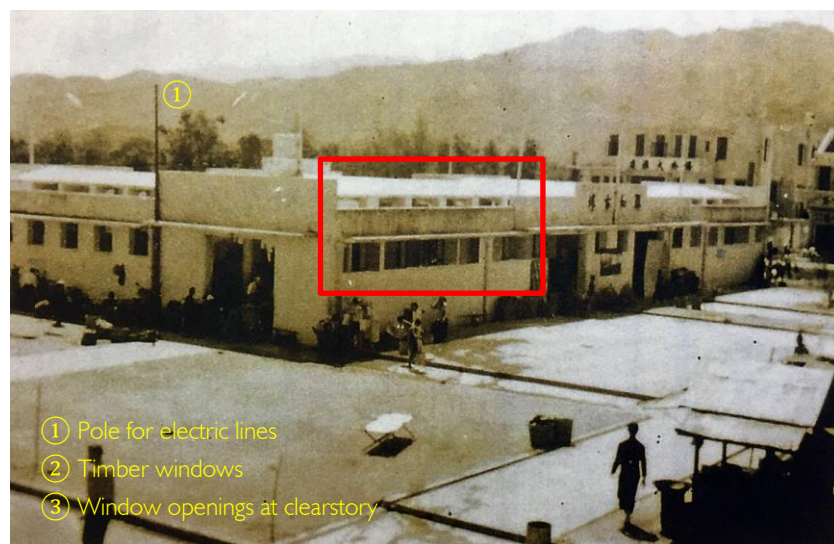


Fig. 81. Luen Wo Market building in the 1950s viewing from the rear (above).  
Blow up of the timber windows and clearstory (below).<sup>224</sup>

<sup>224</sup> 李順福先生，載於張麗翔：《粉嶺舊時月色》（香港），頁121。

<sup>225</sup> Lands Department, Survey Map of 1963, Sheet No. 76-NE-B.

The hawker stalls soon filled up the outdoor bazaar and extended to the building frontage in the 1960s. (Fig. 82 - Fig. 83)

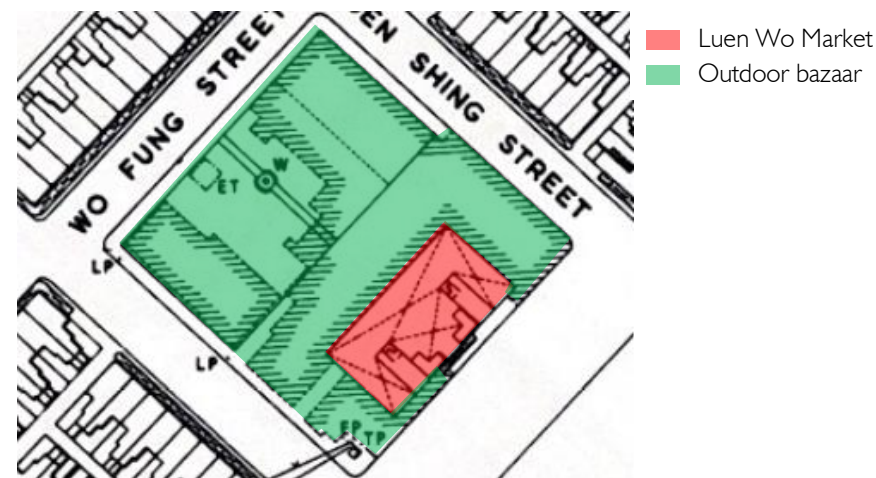


Fig. 82. Survey map in 1963 of Luen Wo Market Town showing the extent of outdoor bazaar which occupied part of the building frontage.<sup>225</sup>

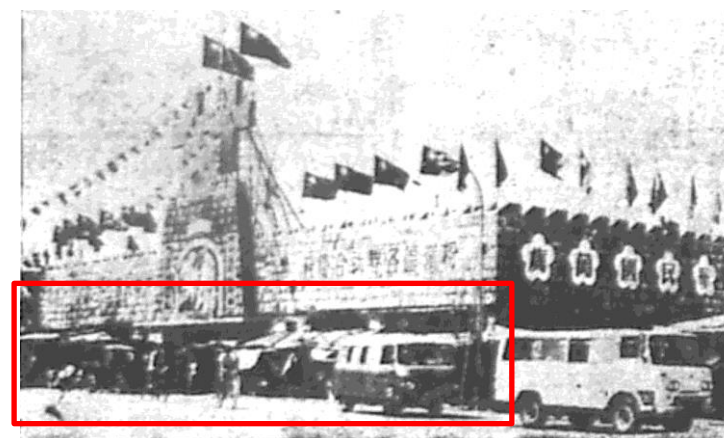


Fig. 83. Old photos of Luen Wo Market in 1968 full of hawker stalls at the front.<sup>226</sup>

<sup>226</sup> 〈粉嶺各界聯合慶祝雙十國慶蓋搭巨型牌樓雄姿〉。《華僑日報》。1968年10月10日。



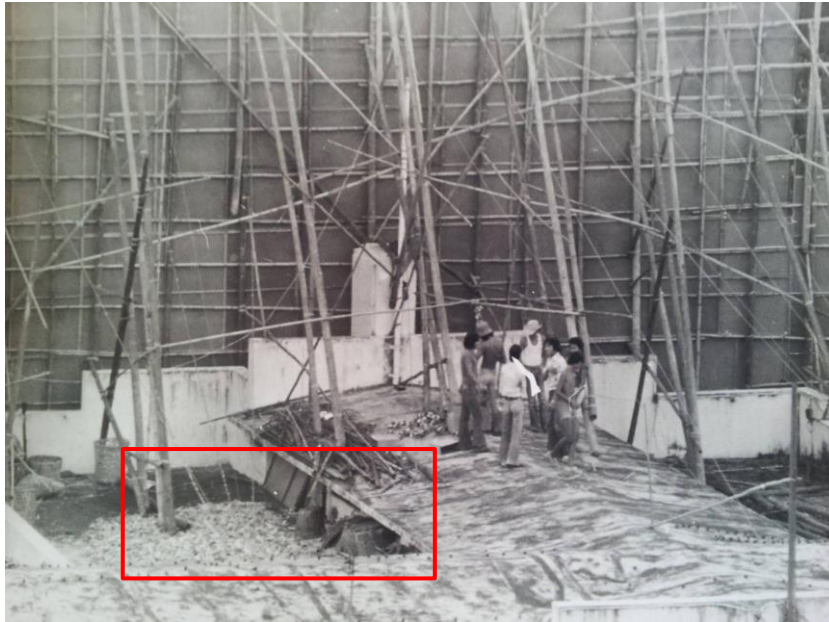


Fig. 84. Additional metal pivot windows added to the clearstory in the 1970s.<sup>227</sup>

Throughout the years, no significant change is observed on the external appearance of Luen Wo Market. An old photo in the 1970s shows that additional metal pivot windows were added to the openings at the clearstory, while some was blocked.

<sup>227</sup> 北區頻道, Facebook, accessed on May 13, 2020.



Fig. 85. Blocked window at the clearstory in the 1970s.<sup>228</sup>

<sup>228</sup> 北區頻道, Facebook, accessed on May 13, 2020.



### 3.1.1.1 Current condition of the clearstories

Through site inspection, it is observed that there are different treatments towards the clearstories. (Fig. 86– Fig. 91)



Fig. 86. Clearstory is kept open in 2020.<sup>229</sup>



Fig. 88. Clearstory being enclosed in 2020.<sup>231</sup>



Fig. 90. Clearstory installed with timber framed window in 2020.<sup>233</sup>



Fig. 87. Clearstory installed with wire mesh in 2020.<sup>230</sup>



Fig. 89. Clearstory installed with metal grilles in 2020.<sup>232</sup>



Fig. 91. Clearstory installed with timber grilles in 2020.<sup>234</sup>

<sup>229</sup> Photo by author, 2020.

<sup>230</sup> Ibid.

<sup>231</sup> Ibid.

<sup>232</sup> Ibid.

<sup>233</sup> Ibid.

<sup>234</sup> Ibid.

### 3.1.1.2 The latrines

Luen Wo Market was built with latrines and urinals for the use of the stall owners and the customers. On the site plan dated 1951, the latrines were in the form of a linear row at each courtyard.<sup>235</sup> (Fig. 79) Since 1952, the latrines appeared to be an L-shaped arrangement at each courtyard. (Fig. 92)

In 1961, the Director of Urban Services expressed the insanitary condition of the pit latrines which needed to be emptied periodically. It was mentioned that appalling stench hanged around the latrines and the market faced the health risk from flies. As shown on the plan, it was recorded that there were male pit latrines and urinals at the West Courtyard, and blocked pit latrines and urinals at the East Courtyard. (Fig. 93) The Principal Medical Officer of Health (N.T.) stated that the latrines at Luen Wo Market were “tolerably well-built aqua privies” with proper planning but the latrines were abused and not properly managed. Without sufficient funds, the government requested the Luen Wo Land Investment Company to improve the sanitary condition of the latrines in the new lease.<sup>236</sup>

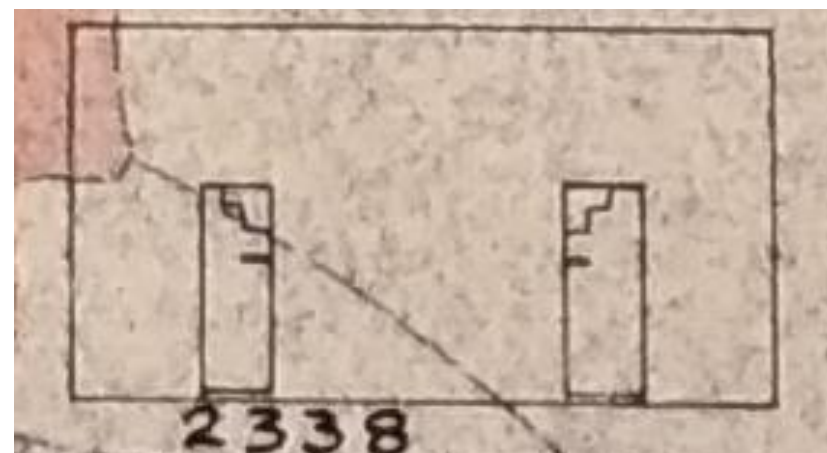


Fig. 92. Site plan of Luen Wo Market, 1952.<sup>237</sup>

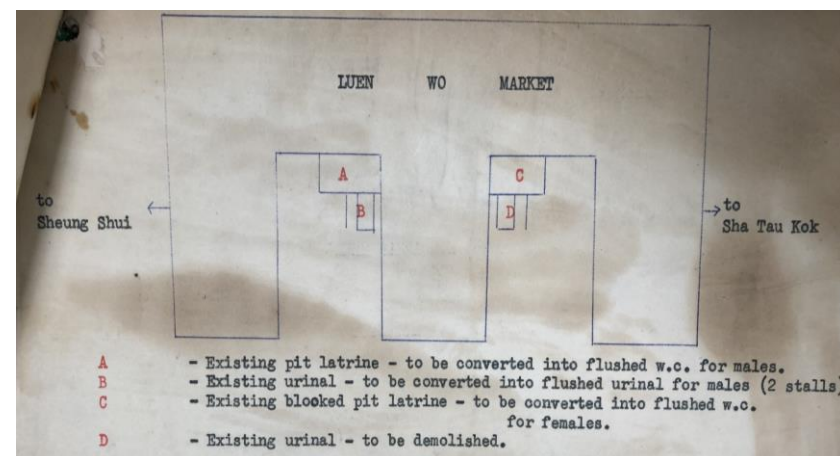


Fig. 93. Improvement plan of the latrines at Luen Wo Market, 1961.<sup>238</sup>

<sup>235</sup> Y.C. Mok, *Layout Plan Showing the Erection of 90 Houses at D.D. 51 Fanling*. Public Record Office, ref. no. HKRS896-1-57. 03-05-1951.

<sup>236</sup> Hong Kong Public Records Office, “Luen Wo Market Town,” Record ID: HKRS 934-7-84, 1960-1968.

<sup>237</sup> Hong Kong Public Records Office, “Town Planning, Luen Wo Market Town, Fanling,” Record ID: HKRS 896-1-57, 1950-1954.

<sup>238</sup> Ibid.

3.1.2 Luen Wo Market after ceased operation (2002 onwards)

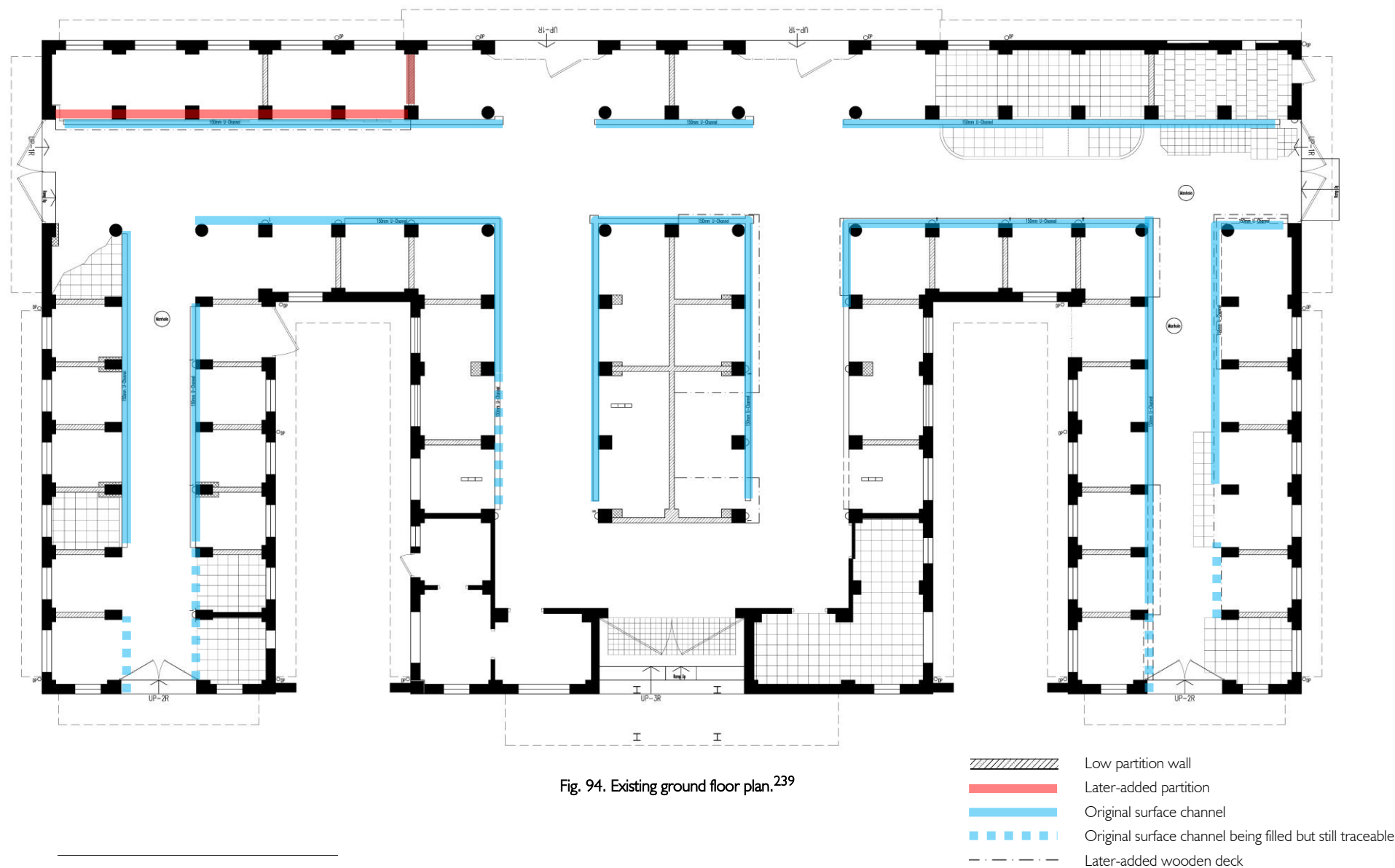


Fig. 94. Existing ground floor plan.<sup>239</sup>

<sup>239</sup> Existing architectural features retained are subjected to further verification upon removal of later-added deck and furring.



After Luen Wo Market and the outdoor bazaar ceased operation in 2002, the area was cleared. The latrines at the courtyard were believed to be removed during this time. (Fig. 95)

As for the interior, some of the stall partitions were already removed before the stalls moved out. (Fig. 94) After Luen Wo Market was rent by a non-government organization, new office enclosed with timber partitions were erected along one side of the stalls at the rear corner. (Fig. 96) There were events organized from time to time, where temporary installations were added inside the market with some of the stalls installed with deck or furring. (Fig. 97).

Modernized flooring tiles are observed at some stalls and some portions of the surface channel being covered or in-filled. (Fig. 98) Some of the windows are observed to be blocked or replaced by later interventions. (Fig. 99 - Fig. 100) A temporary steel structure is observed under the main entrance canopy. (Fig. 101)



Fig. 95. Traces of white glazed tiles of the former latrines at the courtyard in 2020.<sup>240</sup>

<sup>240</sup> Photo by author, 2020.

<sup>241</sup> Ibid.



Fig. 96. New office enclosed with timber partitions in 2020.<sup>241</sup>



Fig. 97. Market stalls installed with furring in 2020.<sup>242</sup>

<sup>242</sup> Ibid.



Fig. 98. Modern flooring tiles with surface channel covered in 2020.<sup>243</sup>



Fig. 99. Blocked windows at the meat stalls, with stall partition removed in 2020.<sup>244</sup>



Fig. 100. Stall partition removed, with windows replaced by later metal windows at meat stalls in 2020.<sup>245</sup>



Fig. 101. Temporary steel structure under the entrance canopy in 2020.<sup>246</sup>

<sup>243</sup> Photo by author, 2020.

<sup>244</sup> Ibid.

<sup>245</sup> Ibid.

<sup>246</sup> Ibid.



## 3.2 Architectural Description of Luen Wo Market

### 3.2.1 A brief background of market in Hong Kong

A majority of the market buildings were built by the government in Hong Kong and had to observe The Market Ordinance. Under such ordinance, construction and design of the public markets were required to fulfil the specifications such as building and finishing materials, stall designs and market provisions to ensure the sanitary condition.<sup>247</sup>

Private markets were governed by New Territories Ordinance under the section “General rules for all markets” and “Special rules for private markets” during the post war era.<sup>248</sup> It is lawful for the Governor in Council to declare any specific place be the market within the New Territories under this Ordinance, to make rules with regard to any market already in existence in the New Territories, prescribe the construction and form of any building to be erected in any market.<sup>249</sup> All the stalls shall be constructed of materials and according to designs approved by the District Commissioner. The market premises shall be kept a clean and sanitary condition to the satisfaction of the District Commissioner. The stalls shall be classified according to the class of goods sold and be numbered consecutively.<sup>250</sup> The Private Market (Regional Council) By-Laws was enacted in 1963 to further regulate the private markets at the area of the Regional Council, i.e. the New Territories.<sup>251</sup>

It could be observed that the requirement on private markets have similar logic to that on public markets which aim to ensure the sanitary condition of the market.

After Hop Yick Market was demolished in 1991, Luen Wo Market became the only surviving historic private market building in Hong Kong.

The table below shows the private markets in the New Territories declared by the government since the signing of the 1898 Convention.<sup>252</sup>

Name	Year	Descriptions
Cheung Chau Private Market	1914-1991	A private market ruled by the Cheung Chau Market Rule. The market shall be managed by a Committee appointed by the Kai Fong. <sup>253</sup>
Yuen Long Private Market	1915-1961	A private market called Hop Yick 合益 built in 1915. The market was planned to be relocated and reconstructed as a new two-storey modernized market. <sup>254</sup>
Luen Wo Market	1951	A private market located at Luen Wo Hui.
Shatin Market	1952-1970s	A private market located at Shatin Hui (Shatin Market Town 沙田墟). <sup>255</sup>
San Hui Market	1957-1982	A government-built market operated by the private sector at San Hui 新墟. <sup>256</sup>
Hop Yick Market	1961-1991	A private market named Hop Yick located at Tai Tong Road. <sup>257</sup>

<sup>247</sup> Ordinance for Licensing Markets and for preventing Disorders therein (first enacted in 1847); Market Ordinance (first enacted in 1854); Market By-Laws (first enacted in 1948); Public Market (Urban Council) By-Laws (first enacted in 1960); Public Market (Regional Council) By-Laws (first enacted in 1963).

<sup>248</sup> New Territories Regulation Ordinance was first enacted in 1910 with rules on private markets. The New Territories Rules (Cap. 97, section 4) specified in details on the general and special rules for private markets. This ordinance was cited as the New Territories Ordinance since 1924.

<sup>249</sup> New Territories Regulation Ordinance, 1910.

<sup>250</sup> New Territories Rules, 1949.

<sup>251</sup> The Private Market (Regional Council) By-Laws, 1963.

<sup>252</sup> The six markets identified are based on the following available source:  
1) Market and Market Areas (N.T.) Rules, revised on September 16, 1949.

2) Declaration of Markets in the Regional Council Area, 1989 ed.

3) 李祈：《新界概覽》（香港：新界出版社，1954），頁50。

<sup>253</sup> No. 250-251, Hong Kong Government Gazette, July 10, 1914.

<sup>254</sup> 〈元朗合益街市計劃重新拆建〉，《華僑日報》，1953年年6月23日；〈元朗合益街市將改建〉，《華僑日報》，1954年年5月1日。

<sup>255</sup> 〈沙田鼓聲咚咚慶祝街市開幕〉，《工商晚報》，1952年12月28日。

<sup>256</sup> 〈新界民政署長定期訪問八鄉 屯門新墟街市昨日開投〉，《華僑日報》，1957年11月22日。

<sup>257</sup> 〈合益街市遷新址〉，《華僑日報》，1962年年4月7日。



### 3.2.2 Design: Modern architecture with Art Deco influence



Fig. 102. Entrance parapets at Luen Wo Road in 2020.<sup>258</sup>

The market is a modern architecture with a functional and simple form. Art Deco influence could be observed at the stepped parapet at the front and rear elevation, while the main entrance parapet is highlighted with a middle pier with a stepped profile. (Fig. 102 - Fig. 103) Above each of the front entrances is a flag pole. The plaster characters of the name '聯和市場' and 'LUEN WO MARKET' are found on the front and rear parapets and entrance canopy respectively, while '魚市場' [fish market] and '菜市場' [vegetable market] are found on the parapet above their respective entrances. (Fig. 104 - Fig. 107) Deep canopies and overhangs are adopted around the building perimeter, which are iconic features of modern architecture with weather-proofing function. Subtle details such as wall ends with rounded edges are found at entrances. (Fig. 108) The overall design is basically symmetrical on both façade and spatial planning, while the window fenestrations are quite uniform along the perimeter of the market.



Fig. 103. Stepped parapet on the rear elevation in 2020.<sup>259</sup>

<sup>258</sup> Photo by author, 2020.

<sup>259</sup> Ibid.



Fig. 104 '聯和市場' and 'LUEN WO MARKET' plaster characters at the front middle parapet in 2020.<sup>260</sup>



Fig. 106. '聯和市場' plaster characters at the rear parapet in 2020.<sup>262</sup>



Fig. 105 '菜市場' plaster characters at the front parapet in 2020.<sup>261</sup>



Fig. 107. '魚市場' plaster characters at the front parapet in 2020.<sup>263</sup>

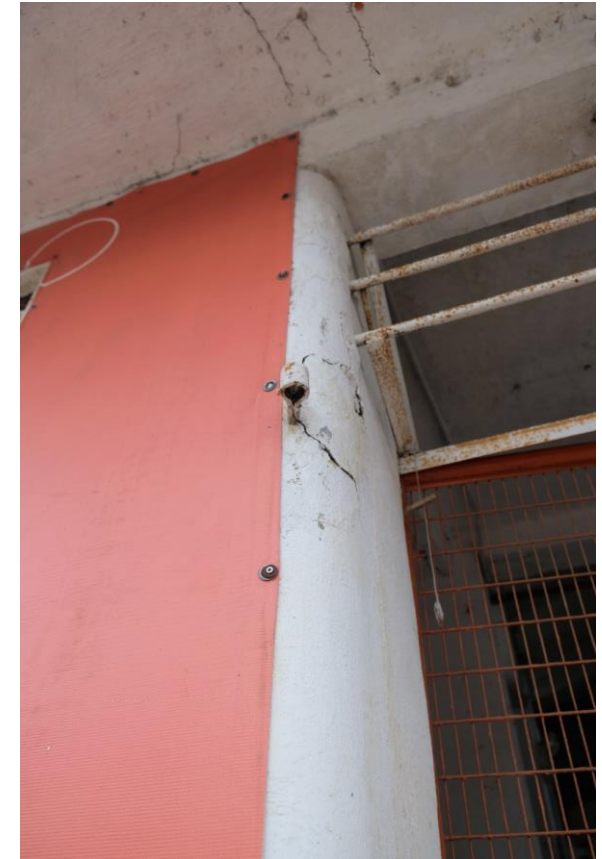


Fig. 108. Wall ends with rounded edges at main entrances in 2020.<sup>264</sup>

<sup>260</sup> Photo by author, 2020.

<sup>261</sup> Ibid.

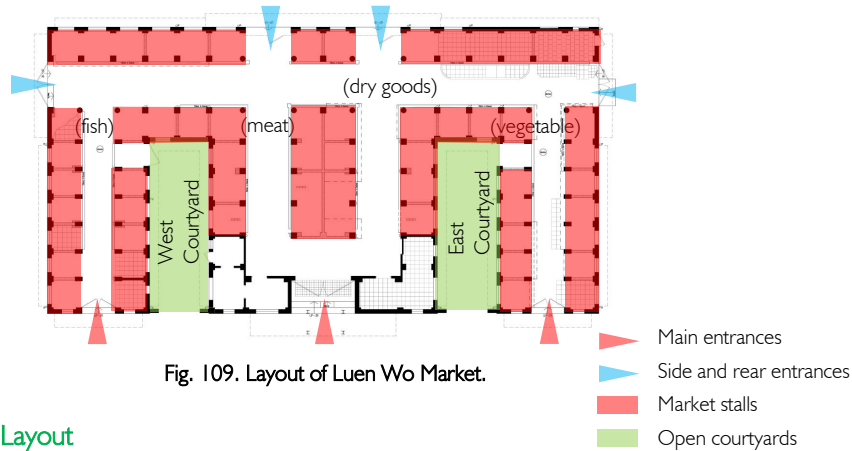
<sup>262</sup> Ibid.

<sup>263</sup> Ibid.

<sup>264</sup> Ibid.



### 3.2.3 Building type: market building



#### 3.2.3.1 Layout

Luen Wo Market adopted an iconic E-shaped layout, which facilitates market stalls to be arranged along aisles at the four wings. Similar to the design of government-built market building, Luen Wo Market was designed with conscious environmental design, which ensure proper circulation, cross ventilation and adequate provisions for each stall to achieve a better hygiene standard.

The E-shaped layout mainly consists of four wings: three wings at the front perpendicular to Luen Wo Road and one wing parallel to Luen Wo Road at the rear. In between the three front wings are open courtyards. The three front wings were each designated for selling different goods: vegetable (east), fish (west), meat (middle), while the stalls at the rear were for selling dried goods, groceries, and cooked food. At the middle wings, offices are located on both sides close to the main entrance. Internal circulation was thoroughly designed to facilitate the operation of the market. There are three main entrances facing Luen Wo Road, each accessing to each wing, one side entrance was found on east side and west side of the building and two rear entrances at the rear wing. The stalls were arranged in rows side by side on both sides of a central aisle (Fig. 111) Clearstory openings at high level of the market was designed to maintain sufficient natural ventilation. Courtyards between the wings were designed to facilitate cross ventilation between wings. (Fig. 110 - Fig. 111)



Fig. 110. The E-shaped layout with open courtyards between wings in 2020.<sup>265</sup>



Fig. 111. Clearstory openings above aisle in 2020.<sup>266</sup>

<sup>265</sup> Photo by author, 2020.

<sup>266</sup> Ibid.



### 3.2.3.2 Entrance design

All the entrances are of similar design, which is a rectangular opening with a metal grille above. (Fig. 112 - Fig. 117) The middle entrance to the meat stalls is the largest entrance, with a comparatively elaborate design with cement flooring with checkered pattern. (Fig. 113) Existing gates to the entrances all appear to be later intervention.



Fig. 112. Entrance to meat stalls with metal grille above in 2020.<sup>267</sup>



Fig. 113. Entrance steps and cement flooring with checkered pattern at the entrance to meat stalls in 2020.<sup>268</sup>

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<sup>267</sup> Photo by author, 2020.

<sup>268</sup> Ibid.



Fig. 114. Front entrances to vegetable and fish stalls with metal grilles above in 2020.<sup>269</sup>



Fig. 115. Side entrances to the rear aisle with metal grilles above in 2020.<sup>270</sup>



Fig. 116. Ironmongeries at the side entrance in 2020.<sup>271</sup>



Fig. 117. Rear entrance with metal grille above in 2020.<sup>272</sup>

<sup>269</sup> Photo by author, 2020.

<sup>270</sup> Ibid.

<sup>271</sup> Ibid.

<sup>272</sup> Ibid.



Entrance to courtyards is a rectangular frame, where hinge pins believe to be fixing of the former gates are still retained. (Fig. 118 - Fig. 119)



Fig. 118. Courtyard entrance in 2020.<sup>273</sup>



Fig. 119. Gate hinge pins in 2020.<sup>274</sup>

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<sup>273</sup> Photo by author, 2020.

<sup>274</sup> Ibid.



### 3.2.3.3 Stall design

Stalls are all designed to have low wall partitions between stalls, where some of the stall owners removed some of the partitions in order to achieve larger stall area. All the stalls are designed to have a surface channel running along the stall fronts for drainage. (Fig. 120 - Fig. 121) Hooks are found above the stall which are believe to be parts for light fittings. (Fig. 122) 2 metal rings are provided on each square column. (Fig. 123)



Fig. 120. Partition between stalls and surface channel along the stall fronts in 2020.<sup>275</sup>



Fig. 121. Surface channel in front of stall in 2020.<sup>276</sup>



Fig. 122. Light fitting parts over stall front in 2020.<sup>277</sup>



Fig. 123. 2 metal rings provided on each square column in 2020.<sup>278</sup>

<sup>275</sup> Photo by author, 2020.

<sup>276</sup> Ibid.

<sup>277</sup> Ibid.

<sup>278</sup> Ibid.

### 3.2.3.3.1 Meat stall

Some stalls were installed with fittings matching their designated type. Former meat stalls are found with metal racks above the stall front and at the rear. (Fig. 124 - Fig. 125) Traces could be found on the floor at the middle of the stall front, which appear to be of the counter support. (Fig. 126)



Fig. 124. Metal racks above meat stall in 2020.<sup>279</sup>



Fig. 125. Metal racks at the rear of meat stall in 2020.<sup>280</sup>



Fig. 126. Traces on the floor appear to be of the counter support at the meat stall in 2020.<sup>281</sup>

<sup>279</sup> Photo by author, 2020.

<sup>280</sup> Ibid.

<sup>281</sup> Ibid.



### 3.2.3.3.2 Stall along rear aisle

Another type of metal rack is found above the stall frontage along the rear aisle. Some of the stalls are fitted with grilles above. (Fig. 127 - Fig. 129)



Fig. 127. Grilles over stall fronts along the rear aisle in 2020.<sup>282</sup>



Fig. 128. Metal bars in 2020.<sup>283</sup>



Fig. 129. Metal rack in 2020.<sup>284</sup>

<sup>282</sup> Photo by author, 2020.

<sup>283</sup> Ibid.

<sup>284</sup> Ibid.



#### 3.2.3.4 Building structure and materials



Fig. 130. Reinforced concrete roof structures in 2020.<sup>285</sup>



Fig. 131. Brick parapets on the roof in 2020.<sup>286</sup>



Fig. 132. Reinforced concrete roof slabs and beams viewing from the interior in 2020.<sup>287</sup>

Luen Wo Market is a bricks and reinforced concrete structure. The load bearing walls, stall partitions, roof parapets and square columns are built of red bricks; while the roof slabs, roof beams, canopies and circular columns are built of reinforced concrete. (Fig. 130 - Fig. 134)



Fig. 133. Brick wall and partition wall in 2020.<sup>288</sup>

<sup>285</sup> Photo by author, 2020.

<sup>286</sup> Ibid.

<sup>287</sup> Ibid.

<sup>288</sup> Ibid.



Fig. 134. Circular column (reinforced concrete) at corner and square columns (brick) in 2020.<sup>289</sup>

It is observed that columns at the intersection of the circulations at the rear adopted are circular columns, while for the rest of the columns are square columns. (Fig. 135)

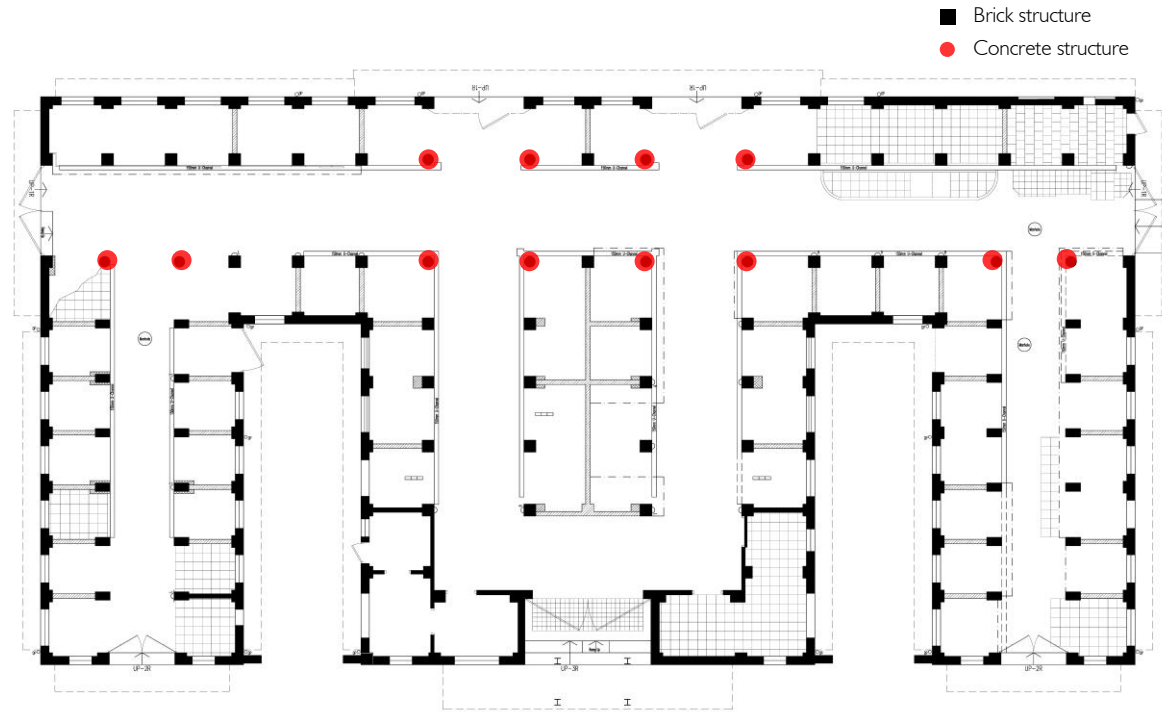


Fig. 135. Existing ground floor plan.

<sup>289</sup> Photo by author, 2020.





Fig. 136. Timber windows with security bars on the front elevation in 2020.<sup>290</sup>



Fig. 138. Timber windows with security bars on the front elevation in 2020.<sup>292</sup>



Fig. 137. Timber windows with security bars on the rear elevation in 2020.<sup>291</sup>



Fig. 139. Timber window being enclosed on the exterior facing courtyard in 2020.<sup>293</sup>

It is observed that timber windows with security bars are appeared to be authentic windows which are mainly found on the front and rear elevations. Some of the windows are replaced by later interventions, while some are enclosed. It is also observed that windows facing courtyard have no security bar. (Fig. 136 - Fig. 139)

<sup>290</sup> Photo by author, 2020.

<sup>291</sup> Ibid.

<sup>292</sup> Ibid.

<sup>293</sup> Ibid.

There is only one timber boarded door retained which give access from the office to the courtyard. Interior doors to office are missing, with only timber fanlight retained. (Fig. 140 - Fig. 141)



Fig. 140. Timber windows and timber boarded door facing courtyard in 2020.<sup>294</sup>



Fig. 141. Doorway to office with timber fanlight above in 2020.<sup>295</sup>

<sup>294</sup> Ibid.

<sup>295</sup> Ibid.



### 3.3 Architect Mr. Mok York Chan 莫若燦

The architect of the entire Luen Wo Hui development was Mr. Mok York Chan, who was born in Shanghai and an alumni from St. Joseph's College.<sup>296</sup> Mok was admitted to the University of Hong Kong in 1924 to the Faculty of Engineering in the University of Hong Kong, who was graduated in 1929 with a 2<sup>nd</sup> class honours.<sup>297</sup> Mok was added to the list of authorised architects in 1934.<sup>298</sup> One of the projects that Mok was involved was Lady Ho Tung Hall at the University of Hong Kong opened in 1951, in which Mok assisted in the design of structural framework.<sup>299</sup> (Fig 19)

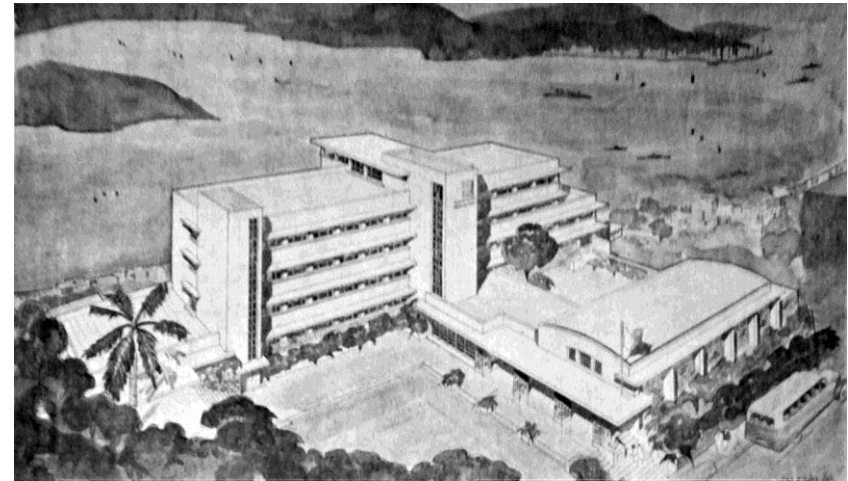


Fig. 142. Lady Ho Tung Hall.<sup>300</sup>

<sup>296</sup> Wang Haoyu. *Mainland architects in Hong Kong after 1949: a bifurcated history of modern Chinese architecture*. (Hong Kong: University of Hong Kong, 2008), 352.

<sup>297</sup> Honours degrees: Success of five local varsity students London Awards. (1929, Nov 07). *South China Morning Post* (1903-1941). Retrieved from <http://easyaccess.lib.cuhk.edu.hk/easyaccess1.lib.cuhk.edu.hk/login?url=https://search-proquest-com.easyaccess1.lib.cuhk.edu.hk/docview/1755532334?accountid=10371>.

<sup>298</sup> Local and general. (1934, Dec 17). *South China Morning Post* (1903-1941). Retrieved from <http://easyaccess.lib.cuhk.edu.hk/easyaccess1.lib.cuhk.edu.hk/login?url=https://search-proquest-com.easyaccess1.lib.cuhk.edu.hk/docview/1759556284?accountid=10371>.

<sup>299</sup> Ho Tung Hall, *Hong Kong and Far East Builder*, vol. 7 No. 3, 1949, 41.

<sup>300</sup> Ibid.

## 3.4 Comparative studies

### 3.4.1 Bridges Street Market (1953, Grade 3)

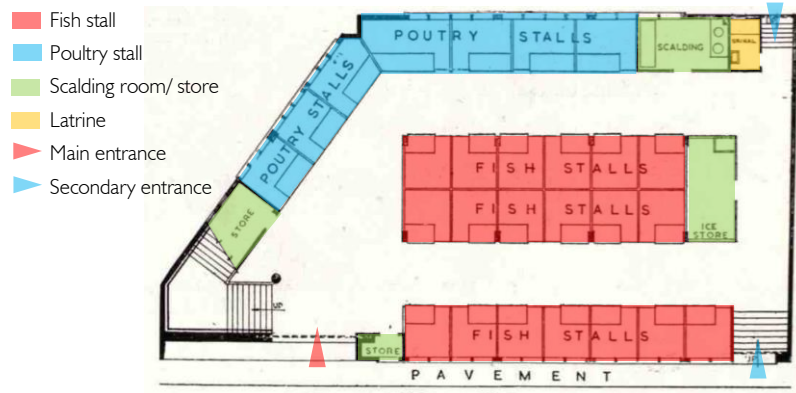


Fig. 143. Ground Floor Plan of Bridges Street Market.<sup>301</sup>

Bridges Street Market is a two-storey public market built by the Public Works Department and designed by the Architectural Office. There were 59 stalls in total, where 19 fish stalls and 7 poultry stalls were located on ground floor; 9 beef stalls, 13 pork stalls, 2 fruit stalls and 9 vegetable stalls were located on the first floor. Apart from market stalls, other facilities such as scalding room, stores and lavatories were provided. Room for coolies and quarters for the caretaker were provided on a separate penthouse on the top floor.<sup>302</sup> (Fig. 143) The overall scale is quite similar to Luen Wo Market.

The building is designed in a modernist style with a functional and simple form. It adopted an asymmetrical plan with a trapezoidal form. There is no decorative feature, with articulation through the articulation on the dimensions and proportions of the fenestrations on the exterior. (Fig. 144)

It is built with a reinforced concrete frame with brick walls. Ventilation is achieved through the use of pre-cast concrete louvers.



Fig. 144. Bridges Street Market in 1953.<sup>303</sup>



Fig. 145. Stalls at fish & poultry sections in 2012.<sup>304</sup>

<sup>301</sup> "Bridges Street Market" in *Hong Kong and Far East builder*, (Hong Kong: the Hong Kong Builder, vol. 10 No. 3 September and October, 1953), 20.

<sup>302</sup> Ibid, 21.

<sup>303</sup> Ibid, 20.

<sup>304</sup> Photo by author, 2012.

### 3.4.2 Yau Ma Tei Market (former Kansu Street Market, 1957)



Fig. 146. Ground floor plan of Yau Ma Tei Market.<sup>305</sup>

Yau Ma Tei Market is a three-storey public market designed by the Architectural Office of the Public Works Department. There is a total of 122 stalls, with 8 fruit stalls and 55 fish stalls on the ground floor and 18 poultry stalls and 45 meat stalls on the first floor.<sup>306</sup> Apart from market stalls, four shops are designed facing to the street. Office is provided for market officials on the first floor, while quarters are provided on the second floor. Communal latrines are provided on the ground floor.<sup>307</sup> (Fig. 146) It is of much larger scale comparing to Luen Wo Market.

Sanitary condition is ensured through the introduction of a central open yard with long strips of ventilation openings with louvers along the building perimeter to ensure cross ventilation. Refuse chute is designed to facilitate the discharge and collection of garbage on each floor.

The building is a reinforced concrete structure designed in a modernist style with a functional and simple form. It adopted a symmetrical plan with a rectangular form. There is no decorative feature, with articulation through the articulation on the dimensions and proportions of the fenestrations on the exterior.



Fig. 147. Yau Ma Tei Market in 2007.<sup>308</sup>



Fig. 148. Stalls inside Yau Ma Tei Market.<sup>309</sup>

<sup>305</sup> "New Market in Kowloon" in *Hong Kong and Far East builder*, (Hong Kong: the Hong Kong Builder, vol. 11 No. 6, 1955), 36.

<sup>306</sup> "NEW RETAIL MARKET: GOVERNMENT TO BUILD NEW STRUCTURE IN YAUMATI A THREE-STOREY BUILDING." In 1956. *South China Morning Post* (1946-Current), May 24, 16. <https://search-proquest-com.lib-ezproxy.hkbu.edu.hk/docview/1769249356?accountid=11440>.


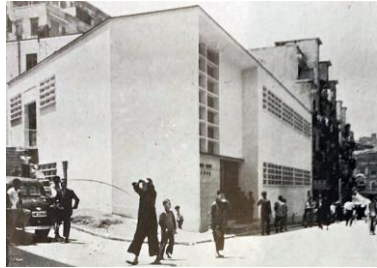

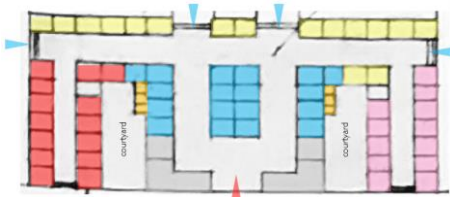
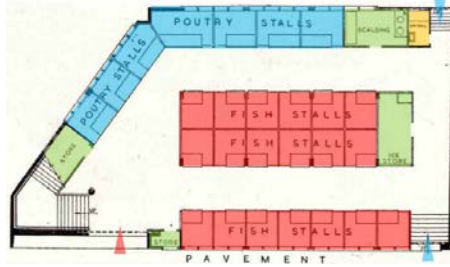
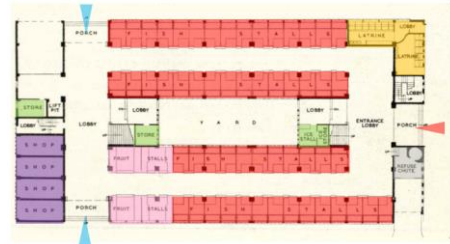
<sup>307</sup> Ibid, 36-37.

<sup>308</sup> Photo by author, 2007.

<sup>309</sup> Intexandio's collection, 2010. Retrieved on 18 June, 2020, from Wikipedia, the free encyclopaedia under Wikimedia Foundation, Inc., Web Site: <http://zh.wikipedia.org/zh/>.



### 3.4.3 Comparison of post-war market in Hong Kong

	Luen Wo Market	Bridges Street Market	Yau Ma Tei Market
Construction year	1951	1953	1957
Operator	Luen Wo Land Investment Company Limited	Hong Kong Government	Hong Kong Government
Architect	Mr. Mok York Chan	Architectural office of the Public Works Department	Architectural office of the Public Works Department
Architectural style	 <p>Modern architecture with decorative features</p>	 <p>Modernist architecture</p>	 <p>Modernist architecture</p>
Spatial layout			
No. of stalls	60	59	122
Category of stalls	<ul style="list-style-type: none"> <li>- Fish</li> <li>- Meat (pork, poultry, beef)</li> <li>- Vegetable</li> <li>- Dry goods (preserved fish, bean curd)</li> </ul>	<ul style="list-style-type: none"> <li>- Fish</li> <li>- Meat (pork, poultry, beef)</li> <li>- Fruit and vegetable</li> </ul>	<ul style="list-style-type: none"> <li>- Fish</li> <li>- Meat (poultry, meat)</li> <li>- Fruit</li> </ul>
Supporting facilities	Office, latrine	Ice store, scalding room, latrine	Ice store, latrine, killing room, office
Staff Quarters	✗	✓	✓
Design for better hygiene	- Clearstories and courtyards to facilitate cross ventilation and natural lighting	- Concrete louvers to facilitate cross ventilation	- Concrete louvers and central courtyard to facilitate cross ventilation and natural lighting

## 4. STATEMENT OF SIGNIFICANCE

### 4.1 Statement of Significance

#### 4.1.1 Historic Significance

Luen Wo Market was built in 1951 at the heart of Luen Wo Hui, which is the first planned town development in the New Territories after the Second World War, which was considered as a pioneer modernised market town in its time. The establishment of Luen Wo Hui by Luen Wo Land Investment Company Limited was to introduce a well-planned self-contained commercial and residential hub in Fanling. The intention was to establish great variety of shops and stalls, to provide water and electricity supply, and to improve transportation infrastructure. The works earned recognition from the public and the government for its high standard. The establishment of Luen Wo Market also witnessed the development of Fanling.

Luen Wo Hui adopted traditional trading practices which could be reflected through the designation of market date (墟期) for agricultural products trading during its establishment and the running of Dawn Market (天光墟) around LWM until 1989, which were common in the New Territories.

#### 4.1.2 Social Significance

Luen Wo Market was of great social value to the local community, which facilitated social connections through the commercial activities took place in the building and in the outdoor bazaar. It has been a landmark to the local community as the centre of their daily activities in Luen Wo Hui since it was built.

#### 4.1.3 Architectural Significance

Luen Wo Market is the first privately built market in the post war Hong Kong. The market was governed by the New Territories Ordinance and was reflected through the design of the building, namely the categorisation of stalls according to the goods to be sold, and to ensure sanitary standard. It is rare as the only surviving example of a historic private market building in Hong Kong.

Luen Wo Market is a modern architecture, which adopted a functional form with the characterised E-shaped plan. The clearstories and the courtyards facilitate natural cross ventilation and natural lighting for better hygiene. The key features are deep canopies, overhangs, entrance rounded corners and uniform window fenestrations. Although functional in design, Luen Wo Market is comparatively decorative to other post-war markets with the distinctive Art Deco feature above the main entrance. Apart from some later intervention at the windows, doors, and the removal of outdoor latrines, the building is generally intact and authentic.

## 4.2 Character defining elements (CDEs)

The principal Character Defining Elements (CDEs) are listed below, which means the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of a historic place.<sup>310</sup> In the following list of CDEs, items with level of significance marked as 'intrusive' are not considered as CDEs.

### 4.2.1 Definition of terms<sup>311</sup>


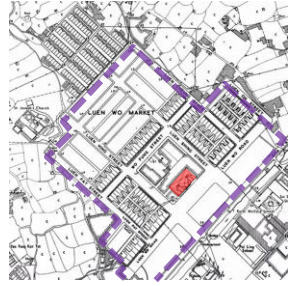

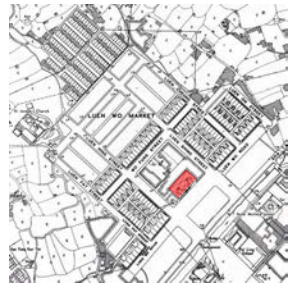
Levels of Significance	Meaning
High	Elements which make a major contribution to the overall significance of the place. Spaces, elements or fabric originally of substantial intrinsic quality, and exhibit high degree of intactness and quality, though minor alterations or degradation may be evident.
Medium	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 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, which have undergone extensive alteration or adaptation to the extent that only isolated remnants survive.
Intrusive	Elements that detract from the setting, character or heritage value of the site, the removal of which would be beneficial to the site.

<sup>310</sup> Definition extracted from *Standards and Guidelines for the Conservation of Historic Places in Canada*, accessed on August 20, 2020, from Canada's Historic Places, <https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>.


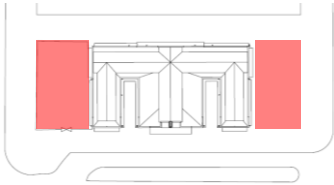

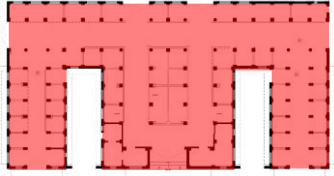

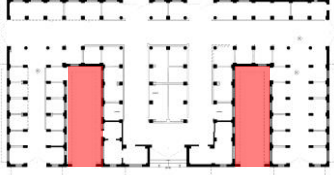
<sup>311</sup> The definition of terms is developed based on James Semple Kerr, *Conservation Plan: A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance*, National Trust, 2013.

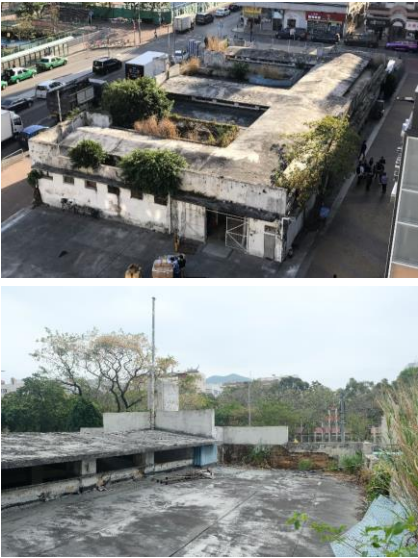
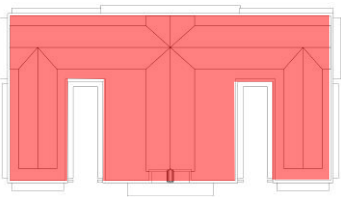

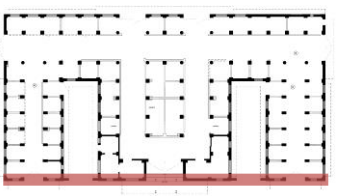

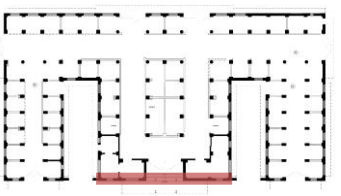


## 4.2.2 Setting and context


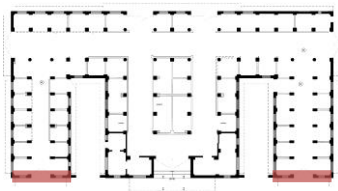

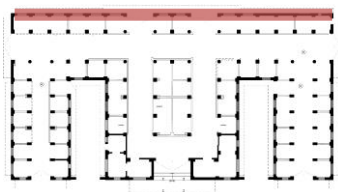
	Character Defining Elements	Level of significance	Photos	Location
S-01	Integrity of the site	High <ul style="list-style-type: none"> <li>Located at the centre of Luen Wo Hui</li> <li>Surrounded by the urban grids of Luen Wo Hui</li> </ul>	 <p>2016 aerial photo, Google Map</p>	 <p>1962, 1963 survey map</p>
S-02	Independent building mass	High <ul style="list-style-type: none"> <li>Appearing as an independent building since it was built</li> </ul>		 <p>1962, 1963 survey map</p>


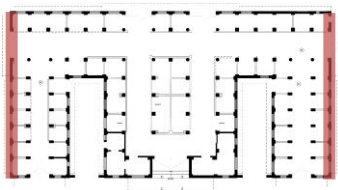
### 4.2.3 Luen Wo Market - exterior


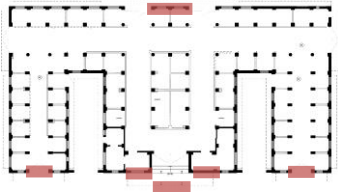
	Character Defining Elements	Level of significance	Photos	Location
E-01	The setting of having two open spaces on east and west sides	High <ul style="list-style-type: none"> <li>Such setting has been preserved since it was built, which was formerly outdoor bazaar</li> </ul>		
E-02	E-shaped plan	High <ul style="list-style-type: none"> <li>Significant spatial planning which determines the form of the building</li> </ul>		
E-03	Open courtyards <ul style="list-style-type: none"> <li>Parapets</li> <li>Overhangs</li> <li>Open spaces</li> </ul>	High <ul style="list-style-type: none"> <li>Significant spatial planning which determines the form of the building</li> <li>Significant design for ensuring sanitary condition of the market</li> <li>Key element of the overall building design</li> </ul>		

	Character Defining Elements	Level of significance	Photos	Location
E-04	<p>Roof form of middle raised pitched roof for clearstory and flat roof on both sides</p> <ul style="list-style-type: none"> <li>Middle pitched roof</li> <li>Flat roof</li> <li>Clearstory</li> </ul>	<p>High</p> <ul style="list-style-type: none"> <li>A distinctive feature determining the overall perception of the building from the exterior</li> <li>Key element of the overall building design</li> <li>Significant design for ensuring sanitary condition of the market</li> </ul>		
E-05	<p>Front elevation of symmetrical design with three entrances</p> <ul style="list-style-type: none"> <li>Parapets</li> <li>Overhangs</li> <li>Plastered walls and plinth</li> </ul>	<p>High</p> <ul style="list-style-type: none"> <li>A distinctive feature with relative decorative design determining the overall perception of the building from the exterior</li> <li>Key element of the overall building design</li> </ul>		
E-05.1	<p>Central entrance parapet design</p> <ul style="list-style-type: none"> <li>Deep entrance canopy</li> <li>Stepped parapet with a central Art Deco centrepiece</li> <li>Flagpole</li> </ul>	<p>High</p> <ul style="list-style-type: none"> <li>A distinctive feature with relative decorative design determining the overall perception of the building from the exterior</li> <li>Key element of the overall building design</li> </ul>		


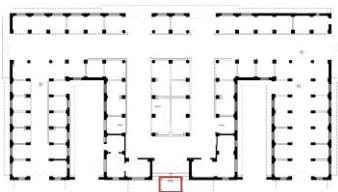

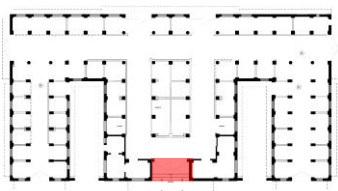

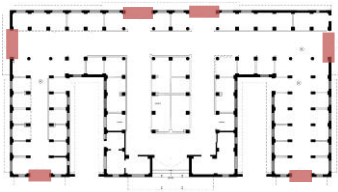



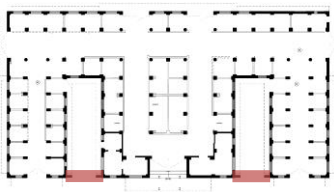

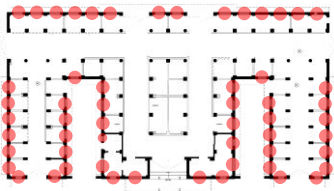


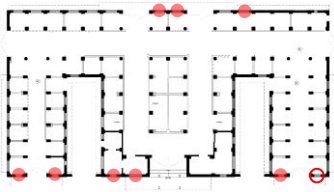
	Character Defining Elements	Level of significance	Photos	Location
E-05.2	<b>Side entrance parapet design</b> <ul style="list-style-type: none"> <li>Parapets</li> <li>Canopies</li> <li>Flagpoles</li> </ul>	High <ul style="list-style-type: none"> <li>A distinctive feature with relative decorative design determining the overall perception of the building from the exterior</li> <li>Key element of the overall building design</li> </ul>		
E-06	<b>Rear elevation of symmetrical design with two entrances</b> <ul style="list-style-type: none"> <li>Stepped parapet</li> <li>Plastered wall and plinth</li> <li>Overhangs</li> </ul>	High <ul style="list-style-type: none"> <li>Key element of the overall building design determining the overall perception of the building from the exterior</li> </ul>		


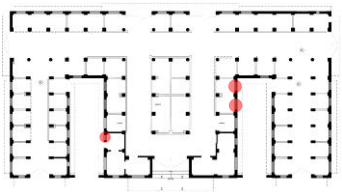

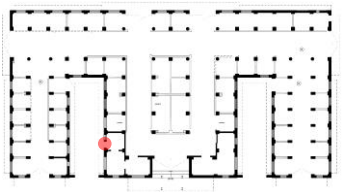
	Character Defining Elements	Level of significance	Photos	Location
E-07	<b>Side elevations</b> <ul style="list-style-type: none"> <li>Side entrances</li> <li>Parapets</li> <li>Plastered walls and plinths</li> <li>Overhangs</li> </ul>	High <ul style="list-style-type: none"> <li>Key element of the overall building design determining the overall perception of the building from the exterior</li> </ul>		

	Character Defining Elements	Level of significance	Photos	Location
E-08	<p>Plastered characters</p> <ul style="list-style-type: none"> <li>聯和市場</li> <li>'LUEN WO MARKET'</li> <li>'菜市場'</li> <li>'魚市場'</li> </ul>	<p>High</p> <ul style="list-style-type: none"> <li>Key element of the overall building design determining the overall perception of the building from the exterior</li> <li>Key element contributes to the identity of the market</li> </ul>		




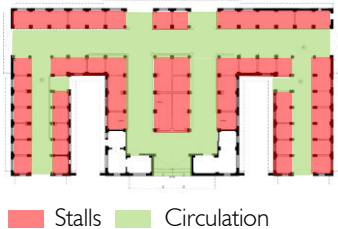

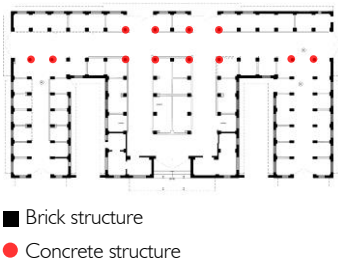
	Character Defining Elements	Level of significance	Photos	Location
E-09	<p>Later-added temporary steel structure under the main entrance canopy</p>	<p>Intrusive</p> <ul style="list-style-type: none"> <li>A temporary later intervention which is located at the most prominent entrance of Luen Wo Market</li> </ul>		
E-10	<p>Entrance to meat stalls</p> <ul style="list-style-type: none"> <li>Large rectangular entrance opening</li> <li>Metal grille above</li> <li>Cement flooring with checkered pattern</li> <li>Wall ends with rounded edges</li> </ul>	<p>High</p> <ul style="list-style-type: none"> <li>Key element of the overall building design determining the overall perception of the building from the exterior</li> </ul>		
E-11	<p>Other entrances</p> <ul style="list-style-type: none"> <li>Large rectangular entrance openings</li> <li>Metal grilles above</li> <li>Wall ends with rounded corners</li> <li>Historic ironmongeries</li> </ul>	<p>High</p> <ul style="list-style-type: none"> <li>Key element of the overall building design determining the overall perception of the building from the exterior</li> </ul>		


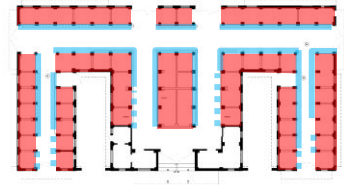

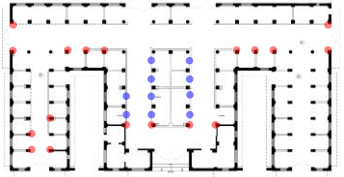
	Character Defining Elements	Level of significance	Photos	Location
E-12	<b>Entrances to courtyards</b> <ul style="list-style-type: none"> <li>Large rectangular entrance openings</li> <li>Gate hinge pins</li> <li>Concrete entrance frame</li> </ul>	Medium <ul style="list-style-type: none"> <li>Contributes to the overall front elevation design</li> </ul>		
E-13	<b>Window fenestrations</b> <ul style="list-style-type: none"> <li>Regular window fenestrations</li> </ul>	High <ul style="list-style-type: none"> <li>Key element of the overall building design determining the overall perception of the building from the exterior</li> </ul>		
E-12.1	<b>Timber windows with metal security bars</b>	High <ul style="list-style-type: none"> <li>Key element of the overall building design determining the overall perception of the building from both exterior and interior</li> </ul>	 	 <p> <span style="color: red;">●</span> Timber window with security bars  <span style="color: red;">○</span> Security bars         </p>


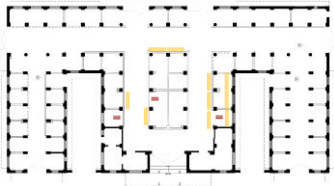


	Character Defining Elements	Level of significance	Photos	Location
E-12.2	Timber windows	<p>High</p> <ul style="list-style-type: none"> <li>Key element of the overall building design determining the overall perception of the building from the exterior</li> </ul>		
E-14	Timber board door	<p>High</p> <ul style="list-style-type: none"> <li>Key element of the overall building design determining the overall perception of the building from the exterior</li> </ul>		




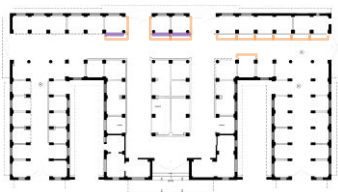

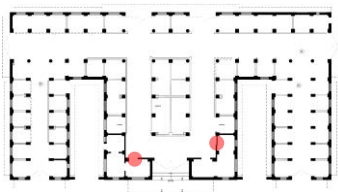
#### 4.2.4 Luen Wo Market - interior


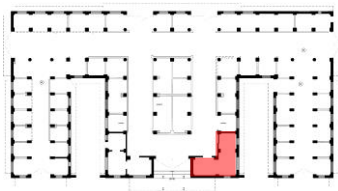
	Character Defining Elements	Level of significance	Photos	Location
I-01	<b>General spatial organisation</b> <ul style="list-style-type: none"> <li>With stalls on both sides of middle aisle</li> <li>High ceiling volume along the middle</li> </ul>	High <ul style="list-style-type: none"> <li>Key contributor to the overall thoroughly designed internal market circulation</li> </ul>		 <p>■ Stalls ■ Circulation</p>
I-02	<b>Building structure</b> <ul style="list-style-type: none"> <li>Concrete: roofs slabs, beams, circular columns</li> <li>Brick: parapets, walls, square columns</li> </ul>	High <ul style="list-style-type: none"> <li>The construction and materials adopted reflect building technology of the post-war era</li> </ul>		 <p>■ Brick structure ● Concrete structure</p>

	Character Defining Elements	Level of significance	Photos	Location
I-03	<b>Stall design</b> <ul style="list-style-type: none"> <li>Stall divided by low wall partitions</li> <li>Surface channel in front of stall</li> </ul>	High <ul style="list-style-type: none"> <li>Key contributor to the market interior design</li> <li>Significant design for ensuring sanitary condition of the market</li> </ul>		 <p> <span style="color: red;">■</span> Stall  <span style="color: blue;">—</span> Original surface channel  <span style="color: blue;">---</span> Original surface channel being filled but traceable         </p>
I-03.I	<b>Stall ironmongeries and fittings</b> <ul style="list-style-type: none"> <li>Light fittings parts</li> <li>Metal rings</li> </ul>	Medium <ul style="list-style-type: none"> <li>Contributes to the market stall design</li> </ul>		 <p> <span style="color: blue;">●</span> Light fittings parts  <span style="color: red;">●</span> Metal rings         </p>

	Character Defining Elements	Level of significance	Photos	Location
I-04	<b>Meat stall design</b> <ul style="list-style-type: none"> <li>• Metal racks</li> <li>• Traces on the floor appear to be left from the counter support</li> </ul>	Medium <ul style="list-style-type: none"> <li>• Contributes to the market stall design</li> </ul>		 <p>  Metal racks   Traces on the floor         </p>



	Character Defining Elements	Level of significance	Photos	Location
I-05	<b>Stall along rear aisle</b> <ul style="list-style-type: none"> <li>Grilles over stall front</li> <li>Metal bars</li> </ul>	Medium <ul style="list-style-type: none"> <li>Contributes to the market stall design</li> </ul>		 <p> <span style="color: purple;">■</span> Grilles over stall front  <span style="color: orange;">■</span> Metal bars         </p>
I-06	<b>Timber doorway to former office with fanlight</b> <ul style="list-style-type: none"> <li>Timber fanlight with security bar</li> </ul>	Medium <ul style="list-style-type: none"> <li>Contributes to the supplementary facilities of the market</li> </ul>		

	Character Defining Elements	Level of significance	Photos	Location
I-07	Terrazzo tiles in the former office	<p>Medium</p> <ul style="list-style-type: none"> <li>Contributes to the supplementary facilities of the market</li> </ul>		

## 5. REVITALISATION PROPOSAL

### 5.1 Project objectives

Luen Wo Market will be revitalised with the objectives as follows:

- To revitalise the market as Luen Wo Market – House of Urban and Rural Living, including stalls to collaborate with local farmers to sell local vegetables and agricultural products.
- Set up community stalls to sell daily necessities and handicrafts, and organise holiday outdoor bazaar to sell traditional foods and crafts
- To facilitate urban and rural interaction through exhibition and public space, as a continuation of the essence of the original market

### 5.2 Proposed use

The revitalised Luen Wo Market will serve the following major functions:

#### Heritage interpretation area

An indoor heritage interpretation area will be set up at the East Wing to showcase rural-urban transformation of Fanling, agricultural history and records of the revitalisation process. Original market stalls setting will be re-interpreted to reveal the history and memory of the market.

An outdoor display area will be set up at the East Courtyard to display exhibits with a theme of Luen Wo Hui as an agricultural hub in the New Territories.

#### Market stalls

Stalls and shops will be provided at the Middle Wing for selling local agricultural products and traditional craftsmanship to support regional economy.

#### Restaurant

A restaurant will be operated at the West Wing to provide local cuisine. Potential outside seating accommodation to be provided at the West Courtyard.

#### Public open space

Open plazas will provide public gathering place for local community, such as holiday bazaar, outdoor screening, music performance, cultural festival etc

#### Guided tour and local bike tour

Educational programmes will be organised for the community to understand the urban-rural relationship through guided tour at Luen Wo Market. A bicycle store will be provided at the new annex block at the East Plaza to facilitate guided bike tours. Tentative destinations for the bike tours are heritages site along Lung Yeuk Tau Heritage Trail.

### 5.3 Statutory requirement

#### 5.3.1 Planning and land requirements

The site falls within “Commercial/Residential” zone under Draft Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/23 (OZP). Luen Wo Market’s proposed uses are regarded as “Shop and Services”, “Eating Place” and “Exhibition or Convention Hall” which are always permitted under Column I of the OZP. Planning application to the Town Planning Board is therefore NOT anticipated to be required.

#### 5.3.2 Compliance with the Buildings Ordinance

##### 5.3.2.1 Means of Escape

Existing Means of Escape (MOE) provisions of Luen Wo Market comply with the current statutory requirements.

##### 5.3.2.2 Means of access for firefighting and rescue

Existing Luen Wo Road can be used as the Emergency Vehicular Access (EVA) and could serve more than 25% of building perimeter.



#### 5.3.2.3 Fire resisting construction

Fire shutter will be required to be installed at the new kitchen, while new FRR timber door will be required to access the food preparation room. No existing timber door will need to be replaced to fulfil fire safety concern.

#### 5.3.2.4 Barrier free access

Barrier free access to Luen Wo Market by means of vehicle is available from Luen Wo Road. There is no existing barrier free access which complied with Design Manual – Barrier Free Access 2008 provided at Luen Wo Market. The two side entrances will be provided with sloped floor to serve as barrier free access to the interior.

#### 5.3.2.5 Sanitary fitment provisions

There is no sanitary fitment provision at the site. New toilets, including accessible toilet shall be provided to comply with the statutory requirements.

#### 5.3.2.6 Protective barriers

Luen Wo Market is a one-storey building, and the roof is for maintenance only. Guard rail will be required for parapets lower than 900mm to achieve the work-at-height safety requirements.

### 5.3.3 Compliance with the fire services requirements

#### 5.3.3.1 Fire services installation

- There is currently no wet Fire Protection System (i.e. F.H./HR and Sprinkler System).
- There is no manual fire alarm (MFA), visual fire alarm (VFA) and automatic fire alarm (AFA) found in Luen Wo Market.
- Exist signs have been installed in Luen Wo Market.
- Self-contained type emergency light units are installed throughout Luen Wo Market.
- There are fire extinguishers within Luen Wo Market.

Existing fire service installation will likely to be replaced by new. Additional fire service installation for the new use shall be installed to meet current requirement, namely

sprinkler system, hose reel system, fire alarm system, fire detection system, essential power supply and emergency lighting, etc.

## 5.4 Condition of fabric

### 5.4.1 Description

The existing building is a single storey building consists of one-way concrete slab and beam supported by concrete/ brick columns or brick walls with concrete footing below. The lateral load is resisted by the brick walls of the existing building. The existing ground floor consists of on-grade concrete slab.

### 5.4.2 Structural appraisal

#### 5.4.2.1 Existing Building Condition

Visual inspection and hammer tapping test reveals that the existing building is in fair condition except the main entrance canopy. Sign of deformation is noted at the main entrance canopy and temporary props were provided to maintain the structural integrity of the main entrance canopy. In this relation, the main entrance canopy is in poor condition.

#### 5.4.2.2 Original Building Usage

The existing building was constructed in 1951. It is believed that the existing building was designed in accordance with LCC-by Laws 1938. However, LCC-by Laws 1938 is silence on the design imposed load of pitch roof and it only stated that the "loading with regard to sloping roofs are given in detail". Although the design imposed load of flat roof stated in LCC-by Laws 1938 is 50 lb per square feet, it is believed (and also common practice at that time) that the design imposed load of the pitch roof is much lower than 50 lb per square feet (design imposed load of inaccessible flat roof stated in LCC-by laws 1952 is 15lb per square feet). Refer to LCC-by Laws 1952, it is believed that the design imposed load of the existing pitch roof is 15 lb per square feet (0.7kPa).

The existing ground floor usage was designed as market and the design imposed load is believed to be the same as retail shop, which is 112 lb per square feet (5.36kPa). The existing ground floor structure consists of on-grade concrete slab which will transmit the gravity load directly onto the ground below.

### 5.4.3 Recommendations

#### 5.4.3.1 Proposed Building Usage

The proposed G/F usage remains as market with restaurant, food preparation room and sitting area at localised area. The design imposed live load for the proposed usage is 5kPa, which is less than the original design live load. In addition, the existing G/F structure is on-grade concrete slab, which will transmit the floor loading directly to the ground below. In this relation, the proposed G/F usage is considered to be structurally feasible.

For the existing roof, there is no change of usage for the roof structure. In this relation, it is considered to be structurally feasible.

#### 5.4.3.2 Proposed Work at the Existing Building

The proposed structural work at the existing building includes the provision of new dog house and repair of the main entrance canopy. The following discuss the structural proposals.

##### Proposed Dog House

Dog houses are proposed for the provision of new building services at the roof. New steel beams are provided as the strengthening for the new roof slab openings for the dog house. Light weight structural steel is proposed as the construction material for the dog house enclosure to ensure the dog house self-weight is smaller than the original slab self-weight. (Refer to Fig. 151 for the location of dog houses)

##### Proposed New Air Conditioning Units at Existing Roof


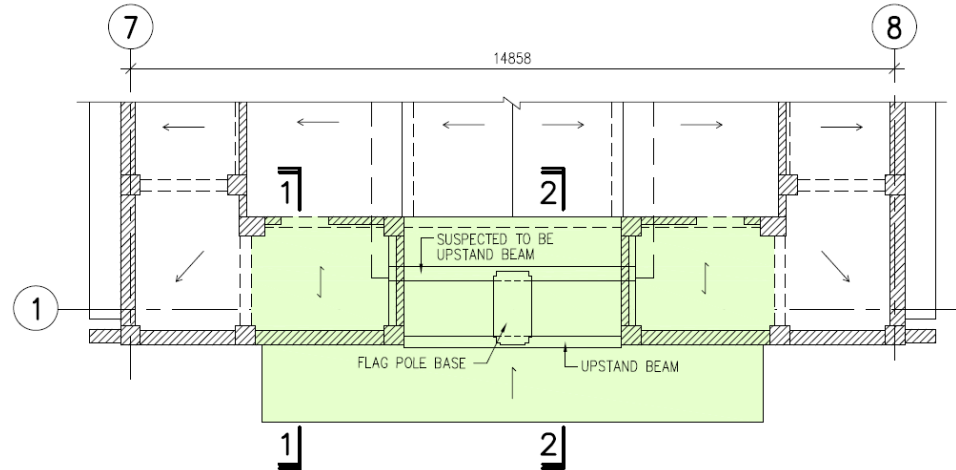
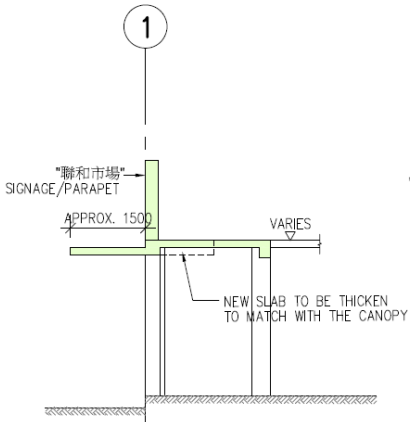
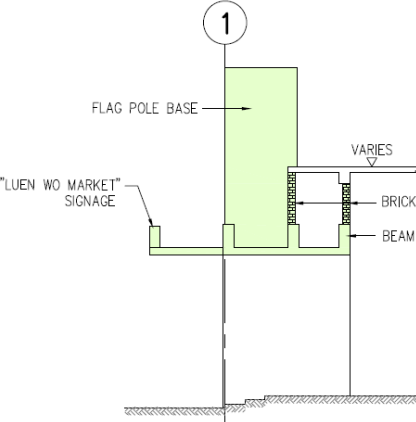
The maximum weight of the air conditioning unit at roof is 58kg. The proposal is to provide a steel frame to support the air conditioning unit directly on to the existing beams. This is to ensure the loading is supported by beam and the structural integrity of the existing building is not affected. Additional structural strengthening work below roof slab is not required.

##### Proposed Repair Method for the Main Entrance Canopy


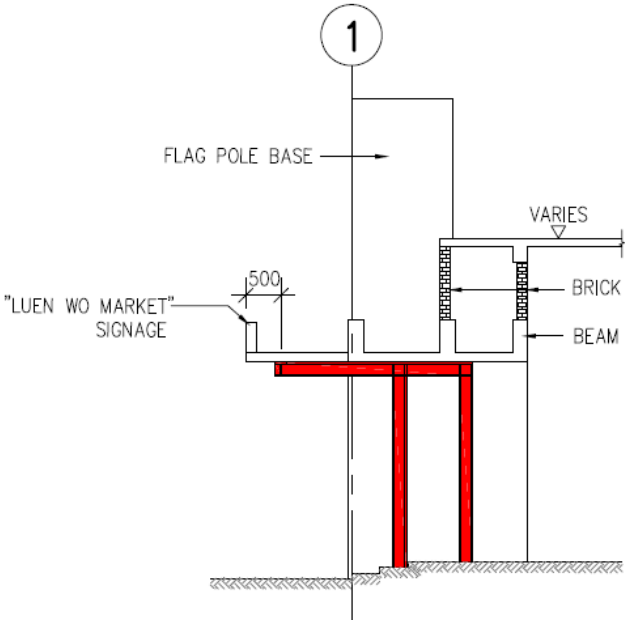
The main entrance canopy shows a sign of deformation and a temporary steel frame was provided as a temporary strengthening support. In accordance with the available old photos, this steel structure is a later-added structure, which is considered as an undesirable intervention to the original cantilever design, and is required to be removed. As the existing main entrance canopy is in poor condition, Recasting of the canopy or

provision of strengthening work to the existing canopy is therefore required. The following table summarised the advantages and disadvantages of the proposals.


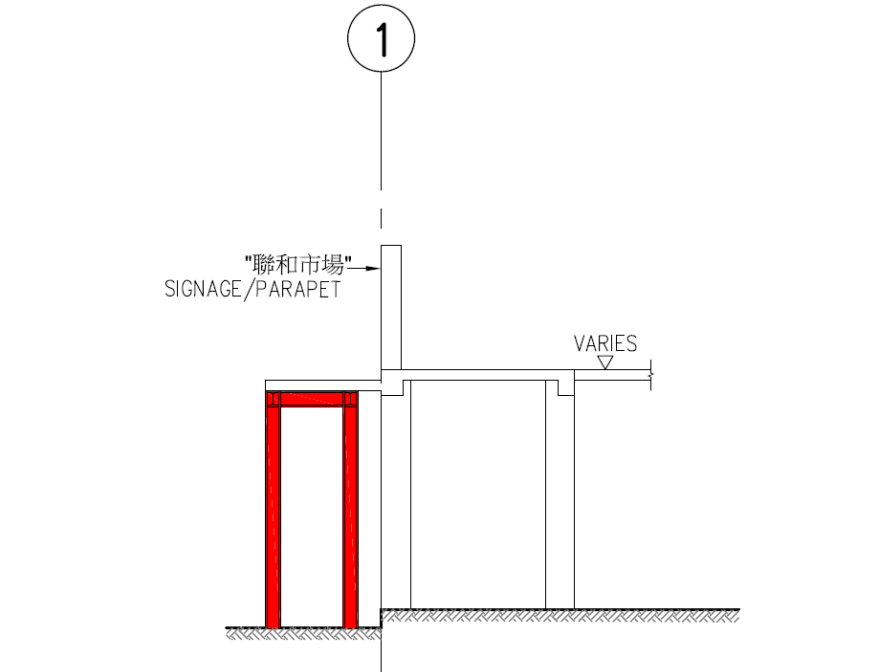



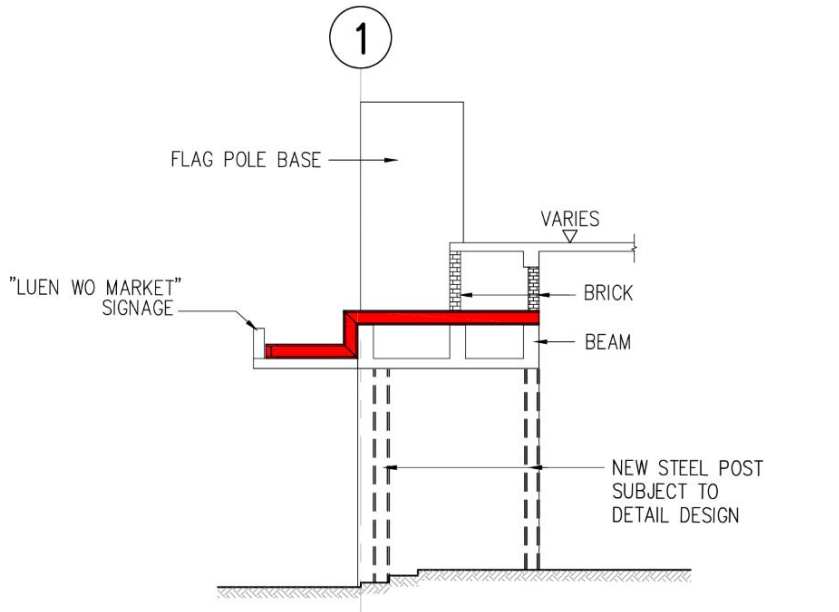
Schematic Recasting / Strengthening Proposal	Description	Advantages	Disadvantages
Option I - Schematic Recasting Proposal			
 <p>LEGEND :</p> <p><span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> EXISTING STRUCTURE / FEATURES ARE REQUIRED TO BE REMOVED FOR CANOPY RECASTING WORK</p>  <p style="text-align: center;">Roof framing part plan</p>	<p>Existing structure and related structures / features above the canopy are required to be dismantled/ removed for the recasting work. This is the method to repair the existing canopy in accordance with the original design.</p>	<p>The original architectural design of a simple and functional appearance is respected.</p>	<ul style="list-style-type: none"> <li>The authenticity of the historic place is reduced.</li> <li>The existing flag pole, the stepped parapet, the Art Deco centrepiece, the plastered characters and signage are the Character Defining Elements (CDEs) for this place that are high in the level of significance. These CDEs are required to be removed and reinstated to the original location.</li> </ul>
 <p style="text-align: center;"><b>SECTION 1 - 1</b></p>  <p style="text-align: center;"><b>SECTION 2 - 2</b></p>			

Option I - Schematic Recasting Proposal (continue)	
Affected CDEs	Treatments to the affected CDEs
Flag pole	To be dismantled and reinstalled in-situ
Art Deco centrepiece	To be dismantled brick by brick and reinstalled in-situ
Stepped parapet with plastered Chinese characters 聯和市場	<p>Consolidate the parapet and plastered characters to stabilise the affected elements, cut out the affected parapet and plastered characters as far as technically feasible. Reinstall in-situ as far as technically feasible</p> <p>If the re-installation is not successful, replica of the affected elements will be produced to match with original material, texture, colour and details, and the reproduction shall be properly recorded. All the replicas shall be readily differentiated on site with means such as contemporary stamp for marking the production year. Salvaged affected elements shall be displayed for interpretation within the site as far as technically feasible</p>
English signage 'LUEN WO MARKET'	<p>To be dismantled with due care and investigate if there is any reinforcing bar present.</p> <p>If reinforcing bar(s) is/are present with sound condition, reinstall in-situ as far as technically feasible.</p> <p>If reinforcing bar(s) is/are not in sound condition or absent, reinstallation in-situ is not recommended as there will be safety concerns.</p> <p>To be taken-down with due care and salvage for future interpretation within the site as far as technically feasible.</p> <p>Replica of the signage will be produced to match with original material, texture, colour and details, and properly recorded. The replica shall be readily differentiated on site with means such as contemporary stamp for marking the production year.</p>

Schematic Recasting / Strengthening Proposal	Description	Advantages	Disadvantages
Option 2 - Schematic Strengthening (method A)			
	<p>Provision of new structural steel frame with steel posts located within the building and new steel beam below the existing canopy with localised repair work at the existing structural elements.</p>	<p>Since the original structure/ fabrics of the canopy can be kept, the existing building and authenticity of the historic building structure is kept.</p>	<ul style="list-style-type: none"> <li>The new structural steel frames are visible affecting the architectural value of the building.</li> <li>The simple and functional appearance of the building is affected.</li> </ul>
			



Schematic Recasting / Strengthening Proposal	Description	Advantages	Disadvantages
<p data-bbox="248 210 748 242">Option 3 - Schematic Strengthening (method B)</p> 	<p data-bbox="1189 261 1413 469">Provision of new structural steel frame with steel posts below the existing canopy with localised repair work at the existing structural elements.</p>	<p data-bbox="1435 261 1626 501">Since the original structure/ fabrics of the canopy can be kept, the existing building and authenticity of the historic building structure is kept.</p>	<ul data-bbox="1648 261 2063 421" style="list-style-type: none"> <li>• The new structural steel frames are visible affecting the architectural value of the building.</li> <li>• The simple and functional appearance of the building is affected.</li> </ul>
			

Schematic Recasting / Strengthening Proposal	Description	Advantages	Disadvantages
<p>Option 4 - Schematic Strengthening (method C)</p> 			
	<p>Provision of new frame above the existing roof slab with localised repair work at the existing structural elements.</p>	<p>Since the original structure/ fabrics of the canopy can be kept, the existing building and authenticity of the historic building structure is kept.</p>	<ul style="list-style-type: none"> <li>• The new structural steel frames are visible affecting the architectural value of the building.</li> <li>• The simple and functional appearance of the building is affected.</li> <li>• The location of the steel frame above the existing roof may affect the integrity of the existing signage with the Chinese characters (聯和市場).</li> </ul>
			

#### 5.4.3.3 Recommendations

The original architectural design of a simple and functional appearance is very important for the existing building. In this relation, provision of the new structural steel frames as the strengthening proposal greatly affects the architectural and aesthetic values of the historic building and hence undesirable. Besides, refer to the preliminary technical feasibility study, most of the affected features are technically feasible to be salvaged and reinstated to the original location. In this relation, Option I – Schematic Recasting Proposal is recommended as the repairing proposal for the existing main entrance canopy.



## 5.5 Proposed layout and setting



Fig. 149. Proposed ground floor plan (not to scale).

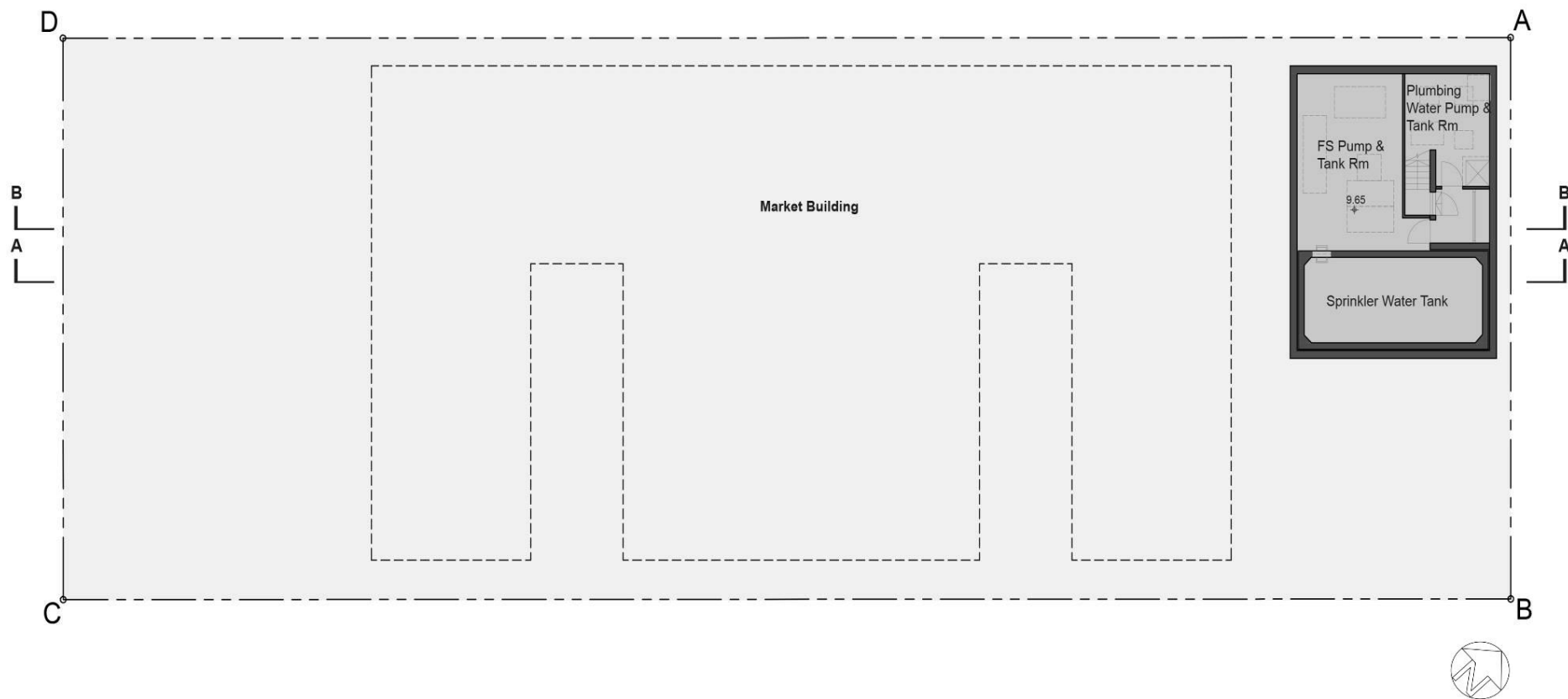


Fig. 150. Proposed basement floor plan of the new annex block (not to scale).

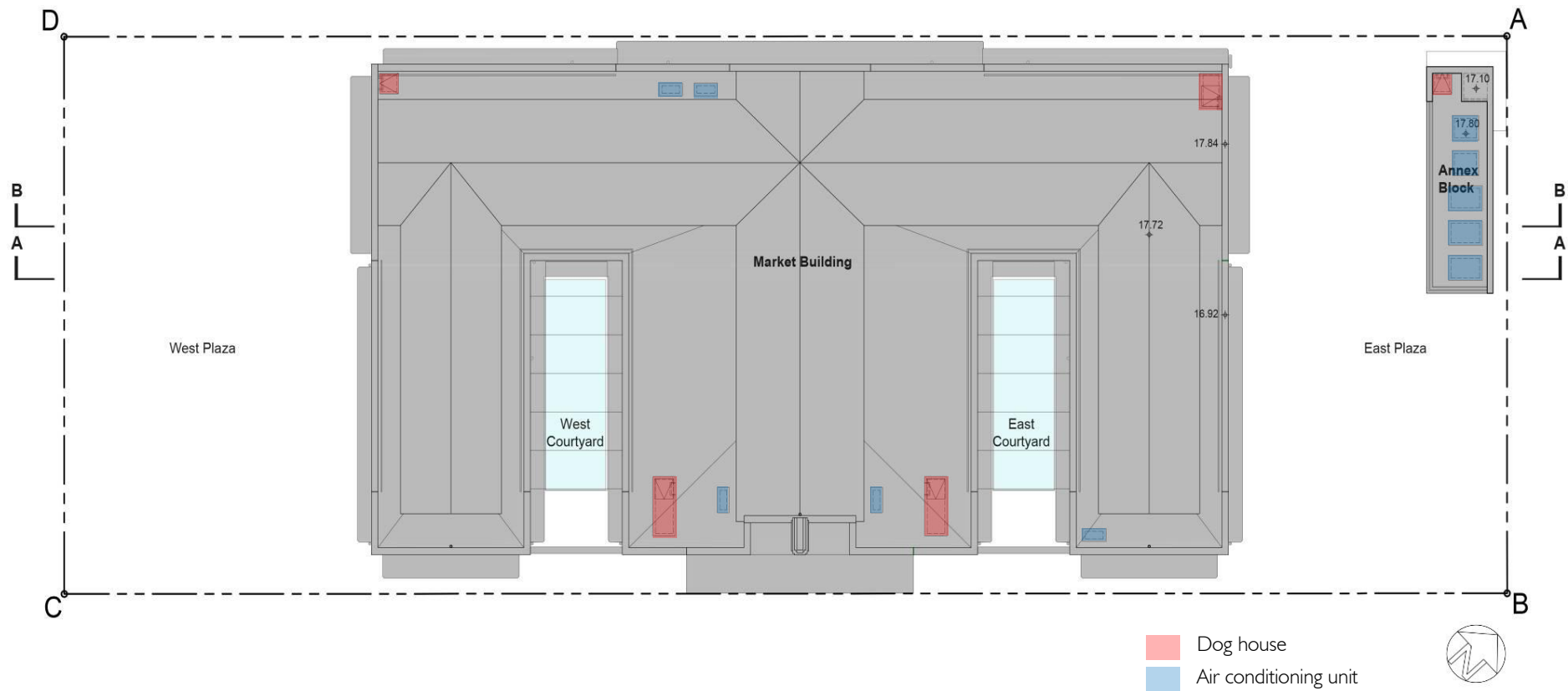


Fig. 151. Proposed roof plan (not to scale)



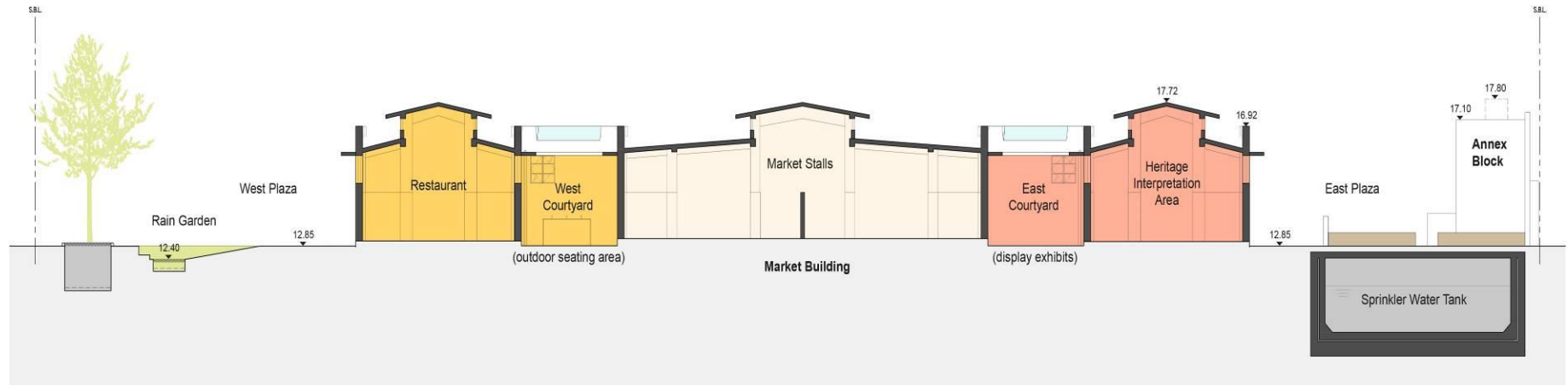


Fig. 152. Section AA (not to scale).

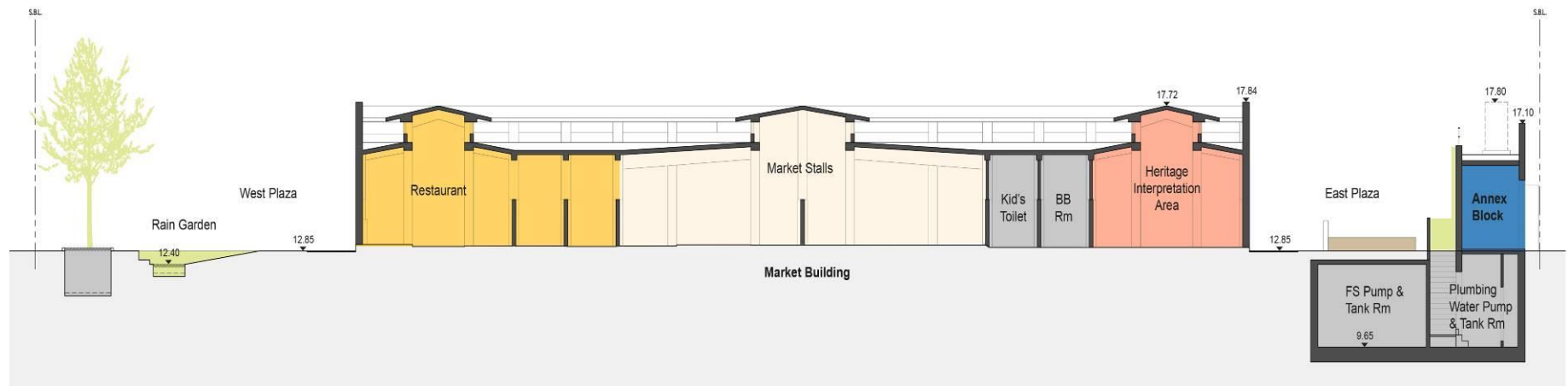


Fig. 153. Section BB (not to scale).


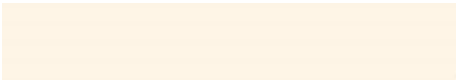

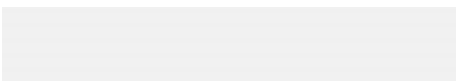



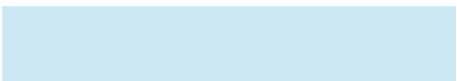
Proposed use	Description
<b>Heritage Interpretation Area</b> 	<ul style="list-style-type: none"> <li>Re-interpret the original setting of the market stalls to reveal the history and memory of the market</li> <li>Displays which showcase rural-urban transformation of Fanling, agricultural history and records of the revitalisation process</li> <li>Displays exhibits with a theme of Luen Wo Hui as an agricultural hub in the New Territories at the outdoor display area</li> <li>Offers guided tours</li> </ul>
<b>Market Stalls/ Shops</b> 	<ul style="list-style-type: none"> <li>Provides stalls and shops for selling local agricultural products and traditional craftsmanship to support regional economy</li> </ul>
<b>Restaurant</b> 	<ul style="list-style-type: none"> <li>Provides local cuisine</li> <li>Potential outdoor seating accommodation at the West courtyard</li> </ul>
<b>Outdoor Plaza</b>  <b>Annex Block</b> 	<ul style="list-style-type: none"> <li>East Plaza <ul style="list-style-type: none"> <li>Open to public with seating</li> <li>Provides bike storage to facilitate bike tours at the Annex Block</li> <li>Organizes holiday bazaar</li> </ul> </li> <li>Provides access to underground plantroom</li> </ul>
<b>Landscape features</b> 	<ul style="list-style-type: none"> <li>West Plaza <ul style="list-style-type: none"> <li>Open to public with seating</li> <li>Organizes outdoor activities, e.g. screening, music performance, cultural festival, etc.</li> </ul> </li> <li>Rain garden</li> </ul>
<b>Others</b>  <b>Office</b> 	<ul style="list-style-type: none"> <li>Toilets, babycare room, storerooms, meter room</li> <li>Ancillary office</li> </ul>



Fig. 154. Artist impression of the overview of Luen Wo Market and the adjacent open spaces.





Fig. 155. Artist impression of Luen Wo Market and the Annex Block.



Fig. 156. Artist impression of Luen Wo Market front view.

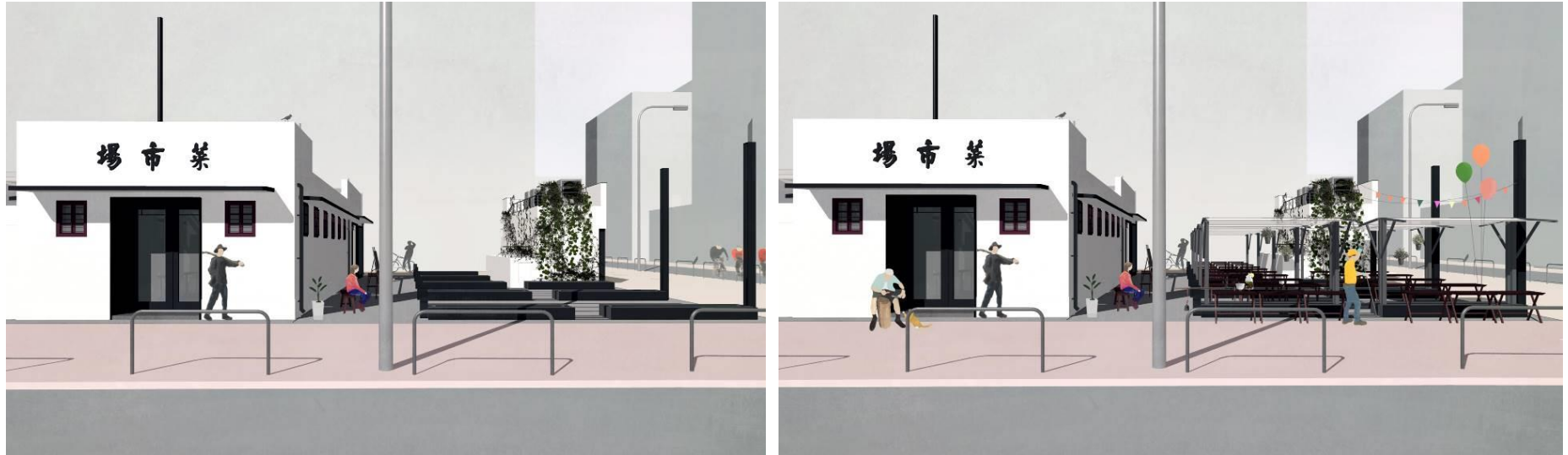


Fig. 157. Artist impression of the East Plaza during weekdays (left) and used as holiday bazaar (right).



Fig. 158. Artist impression of West Courtyard.





Fig. 159. Artist impression of the restaurant at the interior.

# 6 CONSERVATION POLICIES AND GUIDELINES

## 6.1 Conservation Principles

The conservation policies and guidelines prepared in this Chapter are developed from international charters and their conservation principles.

- **The Venice Charter (1964)** (International Charter for the Conservation and Restoration of Monuments and Sites) – the most fundamental principles and international standards for conservation and restoration of heritage buildings and sites adopted by UNESCO (United Nations of Education, Science & Cultural Organization) & ICOMOS (International Council of Monuments and Sites).
- **The Burra Charter (2013)** (The Australia ICOMOS Charter for Places of Cultural Significance) – a worldwide recognized standard of establishment and implementation of conservation, and provides guidance for the concept and definition of cultural significance.
- **The China Principles (2015)** (Principles for the Conservation of Heritage Sites in China) – a document that covers general conservation principles, a management planning process and intervention guidelines, the China Principles was developed based on the Burra Charter but with modifications made specifically according to local cultural and political conditions in China.

### Conserve heritage value

- Restore any deformed, collapsed, or misplaced components, and later additions considered of no significance or intrusive should be removed.

### Retain authenticity and integrity

- Respect the original character or architectural style of the building fabric and retain its traditional building materials or construction system as much as possible.
- Recognize each historic place as a physical record of its time, place and use.
- Do not create a false sense of historical development by adding elements from other historic places or by combining features of the same property that never co-existed.

### Minimum intervention

- Keep any treatment or intervention to building fabric to the minimum and respect the heritage value when undertaking an intervention.
- Use the gentlest means possible for any intervention.
- Make any intervention physically and visually compatible and identifiable upon close inspection, and document any intervention for future reference.

### Repair rather than replace

- Repair rather than replace the character-defining elements.
- Only when such elements are too severely deteriorated to repair, and with sufficient physical evidence, replace them with new elements that match the forms, materials and detailing of the same elements.
- Where there is no sufficient evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

### Reversibility

- Make any intervention or adaptation to the building fabric reversible, without causing any damage to the existing structure when such intervention is to be removed in future.
- Any new additions should be reversible and should not affect the essential form and integrity of the historic place, or that the building fabric should not be impaired if the new work is to be removed in the future.

### Integrating old and new

- When adding new construction to heritage buildings, the proposed new works and developments should be sympathetic to the heritage place in terms of its compatible proportion, form, design and materials. Make the new works physically and visually compatible with and distinguishable from the original fabric of the historic place.

## 6.2 Conservation Policies and Guidelines

### 6.2.1 New use of Luen Wo Market

#### Policy 01

The new use of Luen Wo Market should be compatible to its original use.

#### Policy 02

The proposed use should be accommodated as far as possible within the existing layout of the heritage building and should avoid any unnecessary interventions.

#### Conservation guidelines

- The proposed use should not extensively alter the historic structure and layout in order to suit the new use.

### 6.2.2 Preservation of built fabric

#### Policy 03

All conservation works should be carried out with the principle of repair rather than replacement. Where replacement is necessary, it should be carried out on a like-for-like basis as far as technically feasible in terms of design and material.

#### Conservation guidelines

- The repair works to be carried out should match the original material, colour and texture. In case the architectural element is beyond repair where replacement is necessary, the replacement should follow the original construction method, material, colour and texture as much as possible.

#### Policy 04

The exterior of Luen Wo Market should be preserved as much as possible.

#### Conservation guidelines

- All external building facades, including the courtyard façades should be generally kept intact.

- The original external building façades shall be generally left unaltered, restored to their original appearance with available documentation and must not be disturbed as far as possible.
- The existing steel structure under the main entrance canopy is a later addition, which is considered undesirable and should be removed. Re-casting of the canopy to meet statutory requirements may be considered subject to Registered Structural Engineer's advice and AMO's approval.
- External redecoration should be restricted to colour that are compatible with the age and character of the building/ structure, with a paint system that is reversible.
- New installations to the roof may be considered, provided that they will not cause major visual impact to the historic building, and are subjected to Registered Structural Engineer's advice and AMO's approval.

#### Policy 05

The structure, original finishes and fittings of Luen Wo Market as listed under session 4.2 Character defining elements shall be preserved in-situ as far as practicable.

#### Policy 06

The original spatial setting and historic fabrics of the interior identified to be of high significance should be restored and revealed as much as possible based on available document and records.

### 6.2.3 Addition and alteration

#### Policy 07

A full photographic and cartographic survey should be carried out prior to any works to Luen Wo Market.

#### Conservation guidelines

- The photographic and cartographic survey should be carried out by experienced surveyors/ conservationists by making reference to the requirements from AMO. A set of record shall be kept by the operator and AMO.



### Policy 08

Any addition and alteration works necessary to be carried out on the exterior shall be in a reversible manner as far as practicable and confined to the courtyard and roof, and is subjected to the approval of AMO.

#### Conservation guidelines

- The building façades at the courtyards are visually less prominent to the four exterior building façades. Addition and alteration works to the courtyard should be carried out in a manner where the original design of the building façade is still generally readable.
- Formation of new openings or alteration to openings on the courtyard façades could be considered without affecting the structural integrity, and is subjected to the approval of AMO.
- The new addition and alteration works shall not impose extra loading to the existing roof of the market building.

### Policy 09

Any addition and alteration works necessary to be carried out at the interior of the historic building should be kept to a minimum. Major alterations and additions should be carried out in a reversible manner as far as practicable and confined to less prominent locations.

#### Conservation guidelines

- In order to suit the new use, addition and alteration works as well as upgrading works to meet current statutory requirements will be necessary. Those works to the interior of the historic building shall be kept to a minimum as far as practicable, subject to the approval of AMO.

## 6.2.4 Setting and landscape

### Policy 10

The setting of Luen Wo Market with open spaces on east and west sides should be respected and preserved.

#### Conservation guidelines

- Any new works at the open spaces should not obstruct the appreciation of the original setting of Luen Wo Market.
- The new works to be proposed at the open spaces should be independent and set as far away from the historic building as practicable, which should not adversely affect the structure of the historic building.
- The design of new works should be understated and should not overwhelm the historic building.
- The ultimate height of the new works should be equal or lower than the top parapet level of the market building.
- Outdoor bazaar setups shall be temporary and shall not permanently obstruct the views of the market building.

## 6.2.5 Interpretation

### Policy 11

Interpretation should be provided for the education and promotion of the cultural significance of Luen Wo Market to the public.

#### Conservation guidelines

- Interpretation should be provided on different topics (but not limited to), namely the history, architectural style and design of Luen Wo Market, and the conservation of Luen Wo Market.
- Interpretation could be through the display of interpretative media, original setting of the market and guided tours for the general public. Refer to Chapter 8 Interpretation for further details.

## 6.2.6 Management & maintenance

### Policy 12

A maintenance and management plan should be drawn up to ensure that the heritage site is well kept in a good condition.

### Conservation guidelines

- The plan should provide details on maintenance tasks to be undertaken, together with an indication of those responsible, maintenance schedule and tracking methods.
- The plan should also provide guidance on appropriate techniques and materials to be used in the maintenance of specific features of the heritage site.
- The plan should be made ready before the operation of the new use and should be reviewed by building management professionals, conservationists and professionals as necessary in order to ensure the execution of a proper maintenance programme.
- The plan should be prepared to ensure that the responsibilities to look after the heritage building are well understood by the building management team of the heritage building.

## 7. HERITAGE IMPACT ASSESSMENT

### 7.1 Impact Level

Impact level	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 Assessment. <sup>312</sup>
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.

<sup>312</sup> Antiquities and Monuments Office, *Guidelines for Heritage Impact Assessment*, June 2010. Development Bureau, *Technical Circular (Works) No. 6/2009 – Heritage Impact Assessment Mechanism for Capital Works Projects*, 2009.



## 7.2 Impact assessment

	Assessment Items/ Proposed Works	Affected CDEs	Level of Significance	Impact Level	Mitigation Measures
<b>General</b>					
<b>A-I.</b>	Conversion of Luen Wo Market into Luen Wo Market – House of Urban and Rural Living as well as to cope with the current statutory requirements	Not applicable	Not applicable	Acceptable impact with mitigation measures	<ul style="list-style-type: none"> <li>Photographic and cartographic survey of the heritage site including the affected CDEs shall be carried out before the commencement of works.</li> <li>Interpretation strategy should be properly formulated and the historic development and changes of the heritage site should be presented to enhance and reinforce the understanding of its cultural significance.</li> </ul>
<b>Site</b>					
<b>B-I.</b>	Addition of a new annex block with climber planting at the East Plaza to provide bicycle store on site to facilitate bike tour	The setting of having two open spaces on east and west sides	High	Acceptable impact with mitigation measures	<ul style="list-style-type: none"> <li>The new annex block with climber planting and the underground plantroom will be located away from the existing building to minimize visual impact.</li> <li>The new annex block shall not affect structural stability of Luen Wo Market.</li> <li>The ultimate height of the annex block including all installations will be kept equal to or below the top parapet level of the market building for the least visual impact in the perception of the overall setting.</li> <li>The appearance of the new addition should be compatible with but distinguishable from the heritage site.</li> <li>The new addition should be understated in design which should not overwhelm the appearance of Luen Wo Market.</li> </ul>
<b>B-2.</b>	Addition of underground plantroom for fire services, sprinkler tanks, flush water tank and pumps at East Plaza	The setting of having two open spaces on east and west sides	High	Acceptable impact with mitigation measures	<ul style="list-style-type: none"> <li>Such addition will be located under the new annex block. The footprint of the underground structure will be reviewed in detailed design stage to make it at the farthest possible distance away from the existing building.</li> <li>The new addition shall not affect the structural stability of Luen Wo Market.</li> <li>The excavation for the new annex block and underground trench shall be carried out by a non-percussive method such as pipe pile wall with struts and wallings to minimize the disturbance to existing historic building. Percussive method shall be avoided as far as practicable.</li> <li>Precautionary measures such as monitoring points for settlement, tilting and vibration, etc. shall be provided during the excavation work.</li> </ul>

	Assessment Items/ Proposed Works	Affected CDEs	Level of Significance	Impact Level	Mitigation Measures
B-3.	Addition of new landscape features to West Plaza, including a rain garden and planting of trees	The setting of having two open spaces on east and west sides	High	Beneficial impact	<ul style="list-style-type: none"> <li>The addition of the landscape features will not alter the original setting and layout of the open space.</li> <li>The design of the new rain garden is in a sunken manner and will not impose visual impact to the open space and Luen Wo Market</li> <li>The new landscape features could enrich public's experience to the open space and encourage the public to enjoy the landscape and appreciate Luen Wo Market.</li> </ul>
B-4.	Addition of new lighting and outdoor furniture to the East and West Plaza to facilitate outdoor activities	The setting of having two open spaces on east and west sides	High	Acceptable impact with mitigation measures	<ul style="list-style-type: none"> <li>The installation of outdoor furniture at the East Plaza is to house temporary setups for the holiday outdoor bazaar. The setups will be temporary and shall not permanently obstruct the views of the market building.</li> <li>The design of the new lighting and outdoor furniture should be minimal and understated in design, and should not overwhelm the appearance of Luen Wo Market.</li> </ul>
B-5.	Introduction of underground building services routing into Luen Wo Market	The setting of having two open spaces on east and west sides	High	Acceptable impact with mitigation measures	<ul style="list-style-type: none"> <li>New building services will be running inside a new service trench between the new annex block and existing Luen Wo Market at underground level, which could avoid creating new wall opening at Luen Wo Market.</li> <li>The introduction of new underground trench could minimize visual impact to the heritage site.</li> <li>The works shall not affect the structural stability of Luen Wo Market building structure.</li> </ul>
		Building structure	High		

	Assessment Items/ Proposed Works	Affected CDEs	Level of Significance	Impact Level	Mitigation Measures
<b>Luen Wo Market</b>					
<b>C-1.</b>	Removal of existing later-added temporary steel structure under the main entrance canopy and reinstatement of the main entrance canopy to its original appearance through recasting of the canopy	Front elevation of symmetrical design with three entrances	High	Acceptable impact with mitigation measures	<ul style="list-style-type: none"> <li>The later-added temporary steel structure under the main entrance canopy is an undesirable intervention to the original canopy design and shall be removed.</li> <li>Detailed documentation including photographic survey and cartographic survey should be carried out to the affected elements prior to recasting.</li> <li>Re-casting of the affected building elements to meet statutory requirements may be considered subject to Registered Structural Engineer's advice and AMO's approval.</li> <li>The recast of the entrance canopy will affect the flagpole, the stepped parapet, the Art Deco centrepiece, the plastered characters and signage. The affected elements will be taken down with due care and salvaged for re-installation to original location as far as technically feasible.</li> <li>For elements where re-installation is not feasible, replica of the affected elements will be produced to match with original material, texture, colour and details, and the reproduction will be properly recorded. All the replicas shall be readily differentiated on site with means such as contemporary stamp for marking the production year. Salvaged affected elements shall be displayed for interpretation within the site as far as technically feasible.</li> </ul>
		Central entrance parapet design	High		
		Plastered characters	High		
<b>C-2.</b>	Forming new rooms to suit new use including alteration to existing low wall partitions	General spatial organisation	High	Acceptable impact with mitigation measures	<ul style="list-style-type: none"> <li>New block walls will be added to form new male and female toilets, kid's toilet, accessible toilet, babycare room, food preparation room, store rooms, and meter room. Some of the new block walls will be added above existing low wall partitions.</li> <li>These rooms are located at less prominent area at the interior, which will not affect the perception of the general spatial organisation.</li> <li>The new block walls shall be added in a way where the original structure of Luen Wo Market could still be readable. The new door will be with minimal and subtle design, which could be readily distinguishable and will not overwhelm the existing historic fabric.</li> <li>Existing low wall partitions in the food preparation room will be removed to suit the new use. Documentation including photographic survey and cartographic survey should be carried out before the removal. The partitions will be carefully taken down with the sound bricks salvaged for future use. The affected area shall be repaired and reinstated accordingly to match with the existing.</li> </ul>
		Stall design	High		

	Assessment Items/ Proposed Works	Affected CDEs	Level of Significance	Impact Level	Mitigation Measures
C-3.	Introduction of underground building services routing at the interior of Luen Wo Market	Building structure	High	Acceptable impact with mitigation measures	<ul style="list-style-type: none"> <li>Documentation including photographic survey and cartographic survey should be carried out before the commencement of works.</li> <li>The works shall not affect the structural stability of Luen Wo Market.</li> <li>The routing will be restricted to the area with new recast slab to minimize disturbance to historic fabrics.</li> <li>The affected area shall be reinstated with matching materials, size, texture and colour.</li> </ul>
		Stall design	High		
C-4.	Localised ground floor slab recasting works to suit new use	Stall design	High	Acceptable impact with mitigation measures	<ul style="list-style-type: none"> <li>Ground floor slab will be recast at localised areas.</li> <li>Disturbance to the existing low wall partitions, surface channels in front of stall, and traces on the floor appear to be left from the counter support will be avoided as far as practicable.</li> <li>If it is not technically feasible to avoid disturbance to the surface channels, traces on the floor appear to be left from the counter support, and terrazzo tiles in the former office, documentation should be carried out before the commencement of works. Salvage the affected CDEs and reinstate at the original location as far as technically feasible or to be displayed within the site as far as practicable.</li> </ul>
		Meat stall design	Medium		
		Terrazzo tiles in the former office	Medium		
C-5.	Reinstatement of removed low wall partitions to reveal the original layout	General spatial organisation	High	Beneficial impact	<ul style="list-style-type: none"> <li>There are some low wall partitions being removed throughout the years. It is proposed to reinstate some of the removed partitions in order to improve the general spatial organisation and stall design along the aisles.</li> <li>The reinstatement of the partitions shall make reference to the existing low wall partitions in terms of materials, dimensions, texture and colour.</li> </ul>
		Stall design	High		
C-6.	Enlargement of an existing window to form a door opening to the West Courtyard to facilitate operation of the new vegetable stalls and adding a new door to it	Building structure	High	Acceptable impact with mitigation measures	<ul style="list-style-type: none"> <li>The width of the new door opening will be limited to the width of the existing window to minimize impact to the existing historic fabric and building structure.</li> <li>The openings shall be formed by removal of bricks and shall be subject to the advice from Registered Structural Engineer. Any sound bricks could be salvaged for future use.</li> <li>Disturbance to the brick wall shall be kept to a minimum as far as possible.</li> </ul>
		Window fenestration	High		
		Open courtyards	High		<ul style="list-style-type: none"> <li>Documentation including photographic survey and cartographic survey should be carried out before the enlargement of window.</li> <li>The new door opening is at a less prominent location, where the visual impact to the major exterior façades is avoided.</li> <li>The new door will be with minimal and subtle design, which could be readily distinguishable and will not overwhelm the existing historic fabric.</li> </ul>



	Assessment Items/ Proposed Works	Affected CDEs	Level of Significance	Impact Level	Mitigation Measures
C-7.	Addition of canvas cover at the open courtyards	E-shaped plan	High	Acceptable impact with mitigation measures	<ul style="list-style-type: none"> <li>The new canvas covers shall be added in a reversible manner that the setting of the E-shaped plan and open courtyards could still be generally readable.</li> <li>Disturbance to the historic fabric shall be kept to a minimum as far as possible.</li> <li>The design of the new canvas shall be minimal, subtle, lightweight and to be installed at an elevated level where sunlight could still penetrate to the courtyards and shall not hinder natural ventilation to the interior.</li> </ul>
		Open courtyards	High		
C-8.	Installation of a new trough sink at the West Courtyard for the use of restaurant users and market owners	Open courtyards	High	Acceptable impact with mitigation measures	<ul style="list-style-type: none"> <li>The new trough sink will be installed at a less prominent location.</li> <li>The new trough sink will be understated in design which should not overwhelm the appearance of the West Courtyard.</li> <li>The appearance of the new trough sink should be compatible with the market building.</li> </ul>
C-9.	Replacement of existing metal gates with new glass doors, addition of new glass doors to existing doorway to East and West Courtyard	Front elevation of symmetrical design with three entrances	High	Acceptable impact with mitigation measures	<ul style="list-style-type: none"> <li>The existing entrance gates are later intervention.</li> <li>New doors and new gates to be installed will be minimal and subtle, which could be readily distinguishable and will not overwhelm the existing historic fabrics.</li> <li>The installation should allow the existing metal grilles and historic ironmongeries to be preserved in-situ as far as practicable.</li> <li>The two new doors at the front to the former fish and vegetable stalls will be set back from the front façade to create a recessed portal, which could allow the preserved metal grilles and original ironmongeries in-situ while keeping the visual impact on the front façade to a minimum.</li> </ul>
		Entrance to meat stalls	High		
		Other entrances	High		
		Side elevations	High		
		Rear elevation of symmetrical design with two entrances	High		
C-10.	Installation of new metal gates at the entrance to courtyards	Entrances to courtyards	Medium	Acceptable impact with mitigation measures	<ul style="list-style-type: none"> <li>The existing gates to the courtyards are later intervention.</li> <li>The design of the new metal gates will be minimal and subtle, which could be readily distinguishable and will not overwhelm the existing historic fabric.</li> <li>The new metal gates should be installed in a way so as to avoid disturbance to the metal gate hinge pins preserved in-situ.</li> </ul>

	Assessment Items/ Proposed Works	Affected CDEs	Level of Significance	Impact Level	Mitigation Measures
C-11.	Installation of new doors at existing doorway to former office	Timber doorway to former office with fanlight	Medium	Acceptable impact with mitigation measures	<ul style="list-style-type: none"> <li>The existing doorways to former office are found with door missing or being enclosed.</li> <li>New door is proposed to be installed at the existing doorways to suit new operation needs, as there is no extant door for reference.</li> <li>New door to be installed will be minimal and subtle, which could be readily distinguishable and will not overwhelm the existing historic fabrics.</li> <li>The appearance of the new door should be compatible with the existing doorway.</li> </ul>
C-12.	Replacement of existing windows of later intervention by timber windows to match existing windows of period style, restoration of blocked window openings and install timber windows to match existing of period style	Front elevation of symmetrical design with three entrances	High	Beneficial impact	<ul style="list-style-type: none"> <li>Some of the window openings were blocked, while some of the existing windows are observed to be later interventions with window-type air conditioning units or replaced with new windows. Reinstating those windows could reveal the original façade and window design.</li> <li>The new timber windows to be installed should make reference to the existing timber windows of period style in terms of materials, dimensions, texture, colour, and ironmongeries.</li> </ul>
		Side elevations	High		
		Rear elevation of symmetrical design with two entrances	High		
		Open courtyards	High		
		Window fenestrations	High		
		Timber windows with metal security bars	High		
		Timber windows	High		
C-13.	Replacement of existing windows with new metal window and louvre at north façade and courtyard façades where necessary	Rear elevation of symmetrical design with two entrances	High	Acceptable impact with mitigation measures	<ul style="list-style-type: none"> <li>New metal windows and louvres will be installed to meet the operation needs for the new use.</li> <li>The design of the new windows and louvres will be minimal and subtle, which could be readily distinguishable and will not overwhelm the existing historic fabrics.</li> <li>Any affected timber windows with metal security bars will be dismantled and salvaged for future use or interpretation as far as practicable.</li> </ul>
		Open courtyards	High		
		Timber windows with metal security bars	High		

	Assessment Items/ Proposed Works	Affected CDEs	Level of Significance	Impact Level	Mitigation Measures
C-14.	Installation of new operable windows to clearstory	Roof form of middle raised pitched roof for clearstory and flat roof on both sides	High	Acceptable impact with mitigation measures	<ul style="list-style-type: none"> <li>New glass installation at the clearstory is designed to be openable with clear glass pane to allow natural cross ventilation and natural lighting to the interior.</li> <li>The design of the new windows will be minimal and subtle, which could be readily distinguishable and will not overwhelm the existing historic fabrics.</li> </ul>
C-15.	Reinstatement of market surface channels in front of stalls	Stall design	High	Beneficial impact	<ul style="list-style-type: none"> <li>Some of the original surface channels were being filled or finished with new flooring. Reinstating those surface channels could reveal the original stall design.</li> <li>The reinstatement of the surface channels shall make reference to the existing surface channels in terms of materials, dimensions, texture and colour.</li> </ul>
C-16.	Upgrading the interior to meet the current requirements of the Building Regulations, such as barrier free access, including levelling of the interior, forming new ramps and add tactile warning strips at side entrances and entrance to the West Courtyard, and addition of cover over surface channel	Stall design	High	Acceptable impact with mitigation measures	<ul style="list-style-type: none"> <li>Documentation including photographic survey and cartographic survey should be carried out before the upgrading works</li> <li>Levelling will be needed at the restaurant area to remedy level difference between the stalls and the central aisle.</li> <li>Covers over surface channels will be needed to provide a level surface for barrier free access. The covers will be translucent such that the surface channels could still be generally readable.</li> </ul>
		Other entrances	High		<ul style="list-style-type: none"> <li>New ramps will be located at less prominent locations away from the front elevation.</li> <li>The slope of the ramps will be 1:21 which will not require addition of handrail.</li> <li>The design of the new ramps should be simple and minimal which will not overwhelm the original interior</li> </ul>
		Entrances to courtyards	Medium		
C-17.	Conversion of existing market stalls into interpretation area, including the re-introduction of 4 types of stalls and other displays	Stall design	High	Acceptable impact with mitigation measures	<ul style="list-style-type: none"> <li>The original building layout will not be altered, while the atmosphere of the former market stalls setting will be enhanced through the display of former stall settings.</li> <li>Some of the existing stall ironmongeries and fittings will be moved to the interpretation area to re-interpret the 4 types of stalls, such as metal rings, metal bars and metal racks as far as technically feasible. Oral history interviews will be conducted in order to collect information from former stall owners for better understanding of the stall settings and operations.</li> </ul>
		Stall ironmongeries and fittings	Medium		
		Meat stall design	Medium		
		Stall along rear aisle	Medium		
C-18.	Addition of dog houses, access hatches with cat ladders with localised strengthening works for the provision of new building services and maintenance access to the roof	Roof form of middle raised pitched roof for clearstory and flat roof on both sides	High	Acceptable impact with mitigation measures	<ul style="list-style-type: none"> <li>The new dog houses, access hatches with cat ladders will be located at less prominent locations, where the additions will not be visible to visitors at street level.</li> <li>Localised strengthening works at roof slabs will be at less prominent locations which could only be visible inside ancillary offices, food preparation room and toilets.</li> <li>The structure of the dog houses shall not impose extra loading to the roof. The top level of the dog houses will not exceed the height of the nearby roof parapet walls.</li> </ul>
		Building structure	High		

	Assessment Items/ Proposed Works	Affected CDEs	Level of Significance	Impact Level	Mitigation Measures
C-19.	Addition of guard rails along the roof parapet to achieve work-at-height safety requirements	Side elevations	High	Acceptable impact with mitigation measures	<ul style="list-style-type: none"> <li>Guard rail with a minimum height of 900mm is required to achieve the work-at-height safety requirements.</li> <li>The guard rails will be invisible from the main street elevation.</li> <li>The design of the guard rails should be simple and minimal which will not overwhelm the original appearance of market building.</li> <li>For location wherever space could allow, guard rail with a height of 650mm and with a distance of 250mm from the existing parapet wall will be provided which could keep the new guard rail invisible when viewing from the street level, and is subjected to the approval by Buildings Department.<sup>313</sup></li> </ul>
		Rear elevation of symmetrical design with two entrances	High		
		Open courtyards	High		
C-20.	Replacement of existing downpipes with new downpipes	Rear elevation of symmetrical design with two entrances	High	Beneficial impact	<ul style="list-style-type: none"> <li>Existing downpipes are PVC downpipes which are observed to be later intervention.</li> <li>New downpipes shall follow existing downpipe locations and openings as far as practicable.</li> </ul>
		Side elevations	High		
C-21.	Addition of lightning protection	Front elevation of symmetrical design with three entrances	High	Acceptable impact with mitigation measures	<ul style="list-style-type: none"> <li>The exposed routing of new copper tapes for lightning protection should be carefully designed at less prominent locations and strategically aligned to keep minimal disturbance and visual impact to historic fabrics.</li> <li>The colour of copper tapes will be matched with the mounting surface paint colour.</li> </ul>
		Rear elevation of symmetrical design with two entrances	High		
		Side elevations	High		
		Open courtyards	High		

<sup>313</sup> Buildings Department. *Practice Guidebook for Adaptive Re-use of and Alteration and Addition Works to Heritage Buildings 2012 (2019 Edition)* (Hong Kong, 2019), 42.



	Assessment Items/ Proposed Works	Affected CDEs	Level of Significance	Impact Level	Mitigation Measures
C-22.	Addition of split-type air conditioning unit and pipe works to enhance the comfort of visitors and users	Roof form of middle raised pitched roof for clearstory and flat roof on both sides	High	Acceptable impact with mitigation measures	<ul style="list-style-type: none"> <li>The pipe works for the air conditioning unit and sprinkler system will be placed at less prominent locations on the roof to minimise visual impact to the market building.</li> <li>Variable refrigerant flow air conditioning outdoor units will be placed at the new annex block with louvre screening to minimise visual impact and extra loading to market building.</li> <li>A limited number of outdoor units with steel supports will be placed on the existing roof at the market building near the higher roof parapet walls, which will not be visible from street level.</li> <li>The installation of pipe works / duct works should be in such a way that the original high ceiling volume along the middle aisle will still be exposed and readable by visitors.</li> </ul>
		General spatial organisation	High		
C-23.	Installation of building services such as electrical system, fire services system, air conditioning system, plumbing and drainage system, irrigation system, etc.	Building structure	High	Acceptable impact with mitigation measures	<ul style="list-style-type: none"> <li>Existing building services installation should be followed as far as technically feasible. All the locations of new opening should be submitted to AMO for approval.</li> <li>New building services will be grouped together when entering the market building so that minimum number of openings will be made on the walls.</li> <li>Instead of forming new holes, existing openings on walls should be utilised as far as technically feasible.</li> <li>New openings for passage of pipes should be at less prominent location, and should be agreed prior to the works.</li> <li>Cable trunking should be used instead of individual electrical conduits.</li> <li>Minimise disturbance to the historic walls as far as possible. The openings shall be formed by removal of masonry units subject to the advice from Registered Structural Engineer.</li> <li>No new conceal type conduit and pipe is allowed at existing historic fabrics. The exposed routing should be carefully designed at less prominent locations and tidily aligned to keep minimum disturbance and visual impact to historic fabrics.</li> <li>The installation of pipe works / duct works should be in such a way that the original high ceiling volume along the middle aisle will still be exposed and readable by visitors.</li> </ul>
		General spatial organisation	High		

## 8. INTERPRETATION

陳漢林編：《聯和風采》（香港：日月星出版社），1951年。



### 8.1 Key storylines

The interpretation of Luen Wo Market should reveal the inherent cultural significance of the building. The focus shall be on its historical association with Luen Wo Hui and Fanling, its role in the daily lives of the local community and its architectural significance:

- Luen Wo Hui, the first planned town development in the New Territories after the Second World War and was regarded as a pioneer modernised market town.
- Located at the heart of Luen Wo Hui, Luen Wo Market is the only surviving example of a historic private market building in Hong Kong built by Luen Wo Land Investment Company Limited.
- Luen Wo Hui as an agricultural hub and local community centre in the New Territories, through the understanding of the market operation and activities took places at Luen Wo Hui in the past.
- The market design of Luen Wo Market governed by the New Territories Ordinance, including the categorisation of stalls according to the goods to be sold and design for ensuring sanitary standard.
- The architectural design of Luen Wo Market with distinctive Art Deco feature, which is comparatively more decorative to other post-war market building in Hong Kong.
- Market culture, e.g. Suzhou numerals 蘇州碼 commonly adopted by stall operators, Chinese scale, traditional trading (墟期) etc.

Imaginative interpretation of the function and use of Luen Wo Market and its linkage to Luen Wo Hui and Fanling will set the context for a comprehensive understanding of the cultural significance of the Site. Activities and programs to be held at the Site shall be designed to help users and visitors experience the ambience of Luen Wo Market in the past. The following table shows highlights of each proposed sight points and the possible uses of various interpretive media.

	Sight points	Highlight	Possible interpretation media							
			Text/ photo <sup>314</sup>	Display	Audio clips	Video	QR code	Website	Pamphlet	Guided tour
1	East Plaza (tour meeting point)	<ul style="list-style-type: none"> <li>Contextual background of Luen Wo Hui</li> <li>The role of Luen Wo Market to Luen Wo Hui and the outdoor bazaar</li> </ul>	✓				✓	✓	✓	✓
2	Interpretation area (former vegetable section)	<ul style="list-style-type: none"> <li>Market design of Luen Wo Market – stall design</li> <li>Market operation</li> <li>Market culture</li> <li>Conservation process</li> </ul>	✓	✓	✓	✓		✓	✓	✓
3	East Courtyard	<ul style="list-style-type: none"> <li>Luen Wo Hui as an agricultural hub in the New Territories</li> </ul>	✓	✓			✓	✓	✓	✓
4	Main entrance	<ul style="list-style-type: none"> <li>Architectural design of Luen Wo Market</li> </ul>	✓				✓	✓	✓	✓
5	Shops and services stalls (former meat section)	<ul style="list-style-type: none"> <li>Market operation</li> <li>Introduce the vision of Lutheran Luen Wo Market – House of Urban and Rural Living Limited through the setup of community stalls</li> </ul>					✓	✓	✓	✓
6	Rear aisle	<ul style="list-style-type: none"> <li>Market design of Luen Wo Market – sanitary condition</li> </ul>	✓				✓	✓	✓	✓
7	Cafeteria (former fish section)	<ul style="list-style-type: none"> <li>Adaptive re-use of Luen Wo Market</li> </ul>	✓				✓	✓	✓	✓
8	West Plaza	<ul style="list-style-type: none"> <li>Conservation process</li> <li>Landscape design of Luen Wo Market</li> <li>Introduction of programs organized by Lutheran Luen Wo Market – House of Urban and Rural Living Limited</li> </ul>					✓	✓	✓	✓

<sup>314</sup> Text/ photo could be in the form of plaque, panel, or other physical formats.

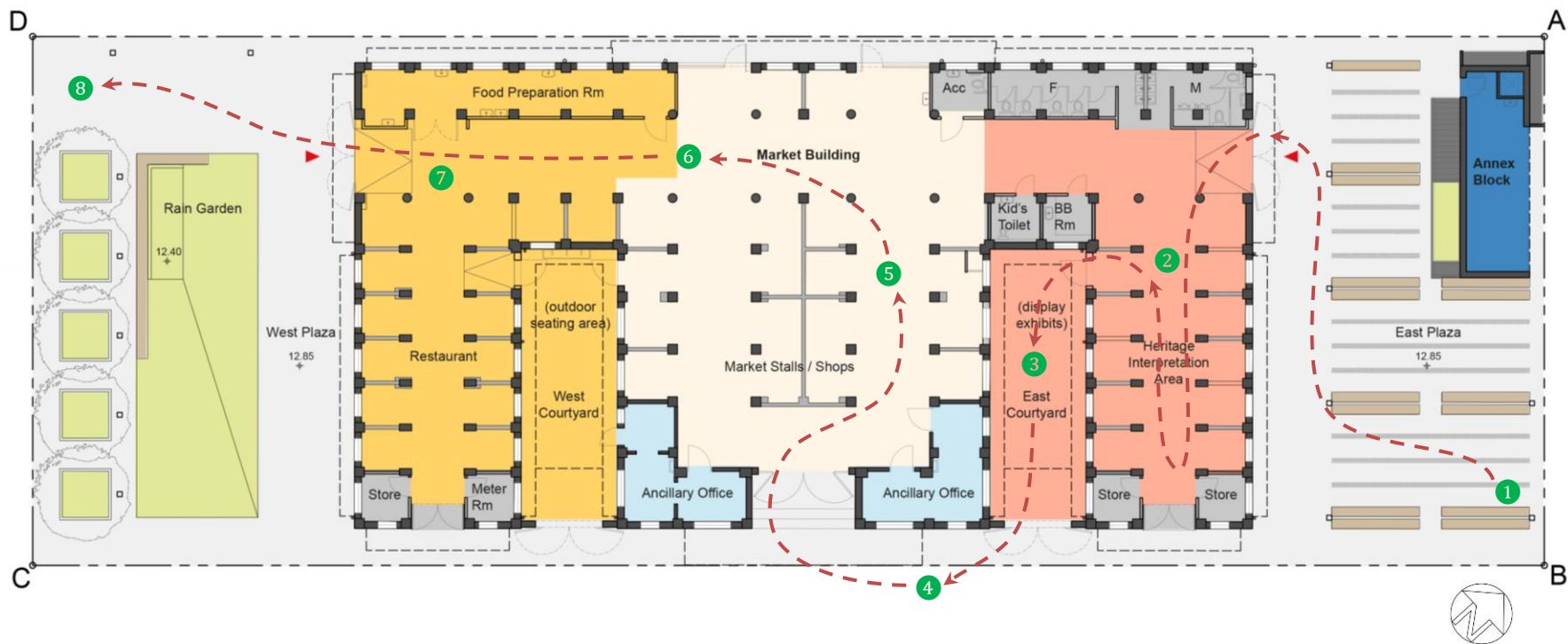


Fig. 160. Suggested route and sight points for guided tour.



## 9. MANAGEMENT

### 9.1 Future maintenance and management

Once the conservation and adaption work is completed at a historic building, on-going maintenance is necessary to keep the historic building in good order. Maintenance is an essential part of the conservation/ preservation process.

Repairs required as part of on-going maintenance should be undertaken to match the materials, colour or texture of the existing, and must blend in with existing fabric. Maintenance work should be governed by the Burra Charter principle of “Do as much as necessary and as little as possible”.

A maintenance schedule should be developed which includes:

- Regular inspection to check the degree of deterioration of all Character Defining Elements
- Annual inspection of the condition of the building structure
- Regular inspection of internal and external finishes and fittings
- Regular monitoring of site drainage and plumbing system
- Regular maintenance to the plants

The conservation and adaption of the building is only the first stage in an on-going process of care and management. It is important that everyone involved with the use of the heritage site is aware of its value and the level of care which must be taken when any works are proposed.

Damaging and often irreversible changes can inadvertently occur through ill-considered actions or ignorance. To avoid this situation occurring, all staff involved in any aspect of the management of Luen Wo Market must be briefed on the significance and appropriate management of the building and its setting.

No new work, however minor or seemingly insignificant should occur without approval and checking. For example, nothing should be fixed on the external walls without prior approval.

A maintenance management plan shall be prepared to delineate the recommended procedures of carrying out necessary maintenance works, schedule of building materials and identified conservation items for future frontline maintenance staff

to ensure their adequate understanding of their duties and necessity in better maintaining the heritage site.

The plan shall also include the significance and appropriate management of the building and its setting, as well as the identified conservation items for future users to guide the operation of the building without degrading its heritage significance in any aspect.

The maintenance management plan shall be reviewed annually by building management professionals, conservationists and professionals with thorough understanding of managing a heritage site to ensure the execution of a proper maintenances programme.

### 9.2 Future development

For any future development to the historic building and site is intended which includes renovation works, alterations and additions, prior consultation and consent should be sought from Lutheran Luen Wo Market – House of Urban and Rural Living Limited, Development Bureau and Antiquities and Monuments Office (AMO). The proposed works should follow the internationally recognized conservation principles and be designed by qualified conservationists such as a Conservation Architect or a Heritage Consultant.

### 9.3 Documentation

Before the commencement of any works on site, a detailed photographic and cartographic survey shall be conducted by experienced surveyors/conservationist to proper record the existing condition of the heritage building and provide reference to all later restoration and renovation works. Besides, as-built drawings and photos to the historic building upon completion of the restoration works will be prepared for record purpose. These records shall be kept at the management office and made available to the users and professionals who are responsible for up-keeping and managing the changes of the heritage building.

Documentation of the whole conservation process, from conceptualization to implementation stage will be required, so that any changes to the historic fabrics could be recorded for future care and maintenance. Such documentation, for instance,

measured drawings, video records of the conservation process, could be educational materials for display as part of the interpretation strategies. Upon the completion of conservation works, all these documentations should be well kept by the management office.

## 9.4 Implementation of HIA

Upon endorsement by Antiquities Advisory Board, this HIA shall serve as the guiding document throughout the process of the revitalisation project. A heritage consultant should be appointed in the project team during the design and construction stage to ensure that the conservation policies stated in the HIA can be executed appropriately and effectively.

Any future proposed works not mentioned in this HIA, including demolition, alteration and addition works, restoration and repair works to the identified Character defining elements shall be reported with mitigation measures for further approval from the AMO.

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## Appendix I – List of existing village settlements in Fanling

The following table shows the names of the existing village settlements in Fanling recognized by the government:<sup>315</sup>

Village Names	村名
Fan Leng Lau	粉嶺樓
Fanling Wai	粉嶺圍
Fu Tei Pai	虎地排
Hok Tau Wai	鶴藪圍
Hung Leng	孔嶺
Kan Tau Tsuen	簡頭村
Ko Po	高莆
Kwan Tei	軍地
Lau Shui Heung	流水响
Leng Pei Tsuen	嶺皮村
Leng Tsai	嶺仔
Leng Tsui	嶺咀
Lung Yeuk Tau <sup>*316</sup>	龍躍頭*
Ma Mei Ha	馬尾下
Ma Niu Shui San Tsuen	馬料水新村
Ma Wat Tsuen	麻笏村
On Lok Tsuen (East)	安樂村 (東)
On Lok Tsuen (West)	安樂村 (西)

<sup>315</sup> Home Affairs Department, Existing Village Map (2019 to 2022), accessed on May 20, 2020, [https://www.had.gov.hk/tre/eng/village\\_map/n\\_fd\\_rc1922.html](https://www.had.gov.hk/tre/eng/village_map/n_fd_rc1922.html).

Village Names	村名
San Tong Po	新塘莆
San Uk Tsai	新屋仔
Shung Him Tong (East)	崇謙堂 (東)
Shung Him Tong (West)	崇謙堂 (西)
Siu Hang San Tsuen	小坑新村
Sz Tau Leng	獅頭嶺
Tan Chuk Hang	丹竹坑
Tong Hang (Lower)	塘坑(上)
Tong Hang (Upper)	塘坑(下)
Tsz Tong Tsuen	祠堂村
Wa Mei Shan	畫眉山
Wo Hop Shek	和合石

<sup>316</sup> From cultural perspective, Lung Yeuk Tau includes "Five Wais (walled villages)": Lo Wai, Ma Wat Wai, Wing Ning Wai, Tung Kok Wai (also known as Ling Kok Wai) and San Wai (also called Kun Lung Wai); and "Six Tsuens (villages)": Ma Wat Tsuen, Wing Ning Tsuen (also called Tai Tang), Tsz Tong Tsuen, San Uk Tsuen, Siu Hang Tsuen and Kun Lung Tsuen.

## Appendix II - List of market buildings in Hong Kong

Below is a table showing the market buildings built by the Public Works Department (PWD) of the government during the post-war period in Hong Kong Island, Kowloon, New Kowloon, and the New Territories (NT).

Name	Source	Descriptions
Tai Po Market (NT)	1948-1949 PWD Report	A covered market of an area of 4200 sq. ft. containing accommodation for 50 stalls for the sale of meat, fish, and vegetables. The construction consisted of brick walls, steel roof trusses and asbestos cement roof.
Kowloon City Market	1950-1951 / 1951-1952 PWD Report	Building work commenced in November 1950, and is due for completion early in April 1951. This building is listed as a light construction market and comprises 95 stalls in a one-storey building together with lavatories, caretaker's quarters, running water to each stall and a scalding room for the poultry section.
Hung Hom Market	1951-1952 PWD Report	A new "light construction" market with 75 stalls was built at Hung Hom, work being completed in March, 1952.
Cheung Sha Wan Market	1952-1953 / 1953-1954 PWD Report	A new "light construction" market with 42 stalls and caretakers' quarters
Bridges Street Market	1952-1953 / 1953-1954 PWD Report	A permanent two storey market built with reinforced concrete, with accommodation for 59 stalls together with caretakers and coolie quarters on the roof.
Sai Kung Market (NT)	《華僑日報》，1952年11月30日。	The new market completed in 1952 by the government was constructed to replace the pre-war market built by the private sector. There were two separate structures containing 6 pork stalls, 10 fish stalls, and 8 vegetable stalls.

Name	Source	Descriptions
Sha Tau Kok Market (NT)	《華僑日報》，1952年12月2日。	Before the construction of this market, there was no market at Sha Tau Kok.
Ping Chau Market (NT)	1953-1954 PWD Report	A small open reinforced concrete market with 16 stalls was erected.
Kennedy Town Market	1953-1954 / 1954-1955 PWD Report	The market comprising 36 stalls and caretakers' quarters was a single storey building constructed of reinforced concrete columns, brick panel walls, trussed roof with asbestos sheeting.
Kun Chung Market Extension	1953-1954 / 1954-1955 PWD Report	The market, comprising 42 stalls, is a single-storey building, but owing to the irregular slope of both the site and the market, it is finished with a reinforced concrete flat roof.
Kansu Street Market	1956-1957 / 1957-1958 PWD Report	The building provides an area of 15,800 square feet on each of the ground and first floors for 122 market stalls, offices, processing room, etc.; a similar area on the second floor for departmental single room married quarters and barrack accommodation, with communal toilets; and a two roomed and a three and a three roomed flat on a portion of the roof.
Shek Wu Hui Market (NT)	1954-1955	The market, covering an area of about 4,300 square feet, consists of a single-storey building with reinforced concrete columns, brick panel walls, steel roof trusses and asbestos roofing. A total of 48 stalls is to be provided.

Name	Source	Descriptions
San Hui Market (NT)	1956-1957 PWD Report  《華僑日報》，1957年11月22日。	The market was built by the government but operated by the private sector. There were 40 stalls, including 12 fish stalls, 10 pork stalls, 9 vegetable stalls, 5 bean curd stalls, 4 poultry stalls, and 2 store rooms. There was an outdoor bazaar with 40 stalls. It is a simple single storey structure with pitched roof and floor area of 3,600 square feet. A water supply, and surfacing to the outside hawker area were provided.
Sham Tseng Market (NT)	1965-1966 PWD Report	The market provides stalls for fish, meat, poultry and vegetables, together with some cooked-food stalls, an office, public latrine, refuse disposal bay and bicycle store.
Tsuen Wan Market (NT)	1959-1960 PWD Report	The architect is Mr. D.S. Phelps. Working drawings or sketch plans are in hand
So Kon Po Market  Sai Yee Street Development Scheme	1960-1961 PWD Report	The architect is Wong Cho Tong. Works commenced on the preparation of working drawings for markets at So Kon Po and the Sai Yee Street Development Scheme...
Kam Tin Market (NT)	1960-1961 PWD Report	The building is larger than the average village market and is intended to serve several villages in the area.
Tang Lung Chau Market	1962-1963 PWD Report	Tang Lung Chau Market is finished.
Tai Po Market extension (NT)	1964-1965 PWD Report	Work was finished on Tai Po Market extensions
North Point Market	1968-1969 / 1969-1970 PWD Report	The new large permanent market at North Point on Hong Kong Island provides 12 shops and 42 market stalls on the two lower floors with a children's playground on the roof and quarters for five market staff.

Name	Source	Descriptions
Kwun Tong Temporary Market	1968-1969 PWD Report	Completed in the financial year 1968-1969
Ngau Tau Kok Market	1968-1969 PWD Report	Site formation tenders for the Ngau Tau Kok Market were received at the end of the year.
Hung Shui Kiu Market (NT)	1970-1971 PWD Report	Feasibility sketches based on a draft schedule of accommodation have been produced by the Architectural Office from which it is apparent that suitable facilities cannot be provided on the site. The project has the strong support of the New Territories Administration.
Chai Wan Market	1970-1971 PWD Report	Chai Wan, which is somewhat isolated from other districts of Hong Kong Island, now has a population of some 56,000, and this is expected to increase to some 230,000 on full development. There are no existing market facilities and a serious hawker problem has arisen.