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I.0 INTRODUCTION

This Heritage Impact Assessment has been commissioned by Jacobs China Limited on behalf of CEDD, who are engaged in carrying out a programme of slope stabilisation works on two slopes, designated as I I SW-B/FR7, located within the Former Central Government Offices (CGO), Site, and I I SW-B/CR13, located adjacent to the Former Central Government Offices, Site.

This area of Central contains a number of statutory and non-statutory heritage assets that could be affected by these works; they include:

Statutory heritage assets

Former French Mission Building – Declared Monument

St. John's Cathedral – Declared Monument

Non-statutory heritage assets

Former Central Government Offices (CGO), Site - Grade I

Former Central Government Offices (CGO), Main Wing – Grade I

Former Central Government Offices (CGO), East Wing - Grade 1

Former Central Government Offices (CGO), West Wing – Grade 1

Battery Path

Steps of Battery Path – New Item (under assessment)

Air-raid tunnels below the site

Stone retaining walls, railings and steps

Old & Valuable Tree ref. ARCHSD CW/35 Heteropanax fragans

Engineering advice that the Works are necessary to stabilise the slopes is accepted. The slopes form part of Government Hill¹, which as a whole is historically significant. The Works are therefore regarded as essential for reasons of public safety and to ensure the long-term integrity of a number of heritage assets, including those listed above. This Heritage Impact Assessment therefore focusses on the risk of damage to the heritage assets and the mitigation measures that are to necessary to limit or eliminate that risk.

Considerations

Feature Nos. 11SW-B/FR7 and 11SW-B/CR13

- The fill replacement along the slope crest will be designed so that existing trees and the designated Old and Valuable Tree can be retained;
- The wall thickening is proposed at the back of the existing masonry retaining wall, instead of at the front of the retaining wall. This will retain the appearance of the existing masonry retaining wall;
- The adoption of a recessed, soil nailed grillage beam system, will avoid bare concrete on the slope, which would pose a visual impact. The existing trees

¹ The title "Government Hill" first appears on Pottinger's map dated 1842, which identifies the Murray Barracks as "Government Hill Barracks". The term is used in this report to refer to the land on which the buildings, including the Former CGO, Site, the Former French Mission Building, St. John's Cathedral and Government House, referred to in this report stand, and to maintain consistency with its use in other heritage assessments relating to this area, also cited in this report.



and generally green appearance the slope would be retained. The soil nails are designed to avoid disturbance of the existing air raid tunnels;

- The provision of landscape treatment including hydroseeding and native planting will restore the greening of the completed slope works.
- Excavation for the recessed soil nail and grillage beam system will be handdug, and the tops of the grillage beams will be located flush with the ground surfaces and painted green. The entire surfaces of the slopes will be covered with erosion control matting.

The works comprise the following: Feature No. 11SW-B/FR7

- Fill replacement with cement soil at slope crest of western portion adjacent to Former CGO, West Wing;
- Wall thickening at the back of the existing masonry retaining wall;
- Provision of recessed soil nails with grillage beam system at slope feature above masonry wall;
- Provision or making good of drainage channels at crest and toe of the feature;
 and
- Provision of landscape treatment including hydroseeding and native shrubs planting on slope portion of the feature.

Feature No. 11SW-B/CR13

- Wall thickening at the back of a portion of existing masonry retaining walls;
- Construction of recessed soil nails at the slope portion of the feature;
- Making good of drainage channels at crest and toe of the feature; and
- Provision of landscape treatment including hydroseeding and native shrubs planting on slope portion of the feature.

The works are illustrated on drawings nos. attached at Appendix B.

LPM3413/11SW-BFR7/002

LPM3413/11SW-BFR7/003

LPM3413/11SW-BFR7/004

LPM3413/11SW-BFR7/009

LPM3413/11SW-BFR7/010

LPM3413/11SW-BFR7/011

LPM3413/11SW-BFR7/015

LPM3413/11SW-BFR7/016

LPM3413/11SW-BFR7/017

LPM3413/11SW-BFR7/018

LPM3413/11SW-BFR7/019

LPM3413/11SW-BFR7/020

LPM3413//11SW-BCR13/002

LPM3413/11SW-BCR13/005

LPM3413/11SW-BCR13/006

LPM3413/11SW-BCR13/007



2.0 UNDERSTANDING THE SITE

The history and development of the Site has been extensively researched on at least two occasions, in 2009 and 2015, which remains current.² This HIA therefore summarizes the output from those studies and supplements it with updates to account for changes that have occurred since the previous studies were published.

Under Agreement No. CE 34/2013 (GE) of the Landslip Prevention and Mitigation Works Programme (LPMitP), the Civil Engineering and Development Department (CEDD) has proposed to implement landslip prevention and mitigation works for man-made slope features nos. I I SW-B/CR13 and I I SW-B/FR7. Feature no. I I SW-B/CR13 is located adjacent to the Former Central Government Offices (CGO), Site; feature no. I I SW-B/FR7 is within the Former CGO, Site. The purpose of "the Works" is to upgrade the slopes to government standards to safeguard public safety.

The Former CGO³ were completed in the 1950s. The two slope features are part of the northern slope of the Former CGO, Site. The slope features are separated by Battery Path which runs diagonally across the side of the hill as it rises from Queen's Road Central at the east end, to the Former French Mission Building and the precinct of St. John's Cathedral at the west. The location plan of the slope features is shown in Figures 1 and 2 of Appendix C.

The Former CGO, West Wing, located at the crest of slope feature no. I ISW-B/FR7, was completed in 1959 with later additions into a 13-storey L-shaped building accessible from Queen's Road Central and Ice House Street at the ground floor level and from the forecourt from Lower Albert Road on the 7th floor and has been used as government offices for over 50 years.

The Former CGO Site, Main Wing, East Wing and West Wing were accorded Grade I status by the Antiquities Advisory Board on 17 December 2012. The slope features are also located in proximity to Former French Mission Building and St. John's Cathedral, which were declared as monuments in 1989 and 1996 respectively.

² See Central Government Offices, Historic and Architectural Appraisal *Purcell Miler Tritton LLP*, September 2009; and Conservation Management Plan and Heritage Impact Assessment, Renovation Works for the West Wing of the Former Central Government Offices, *Purcell Asia Pacific Limited*, February 2015.

³ The Former Central Government Offices comprises the Site, Main, East and West Wings constructed during the 1950's generally as described in the 2009 report Op. cit.



2.1 Designation

A full list of heritage assets in the area, including those already noted above, together with their current status, follows below:

	Title	Date	Grading	Original Use	Current Use
A	Former Central Government Offices (CGO), Site, Central	1954-1959	Ι	Government Offices	Adapted for use by the Department of Justice
В	Former Central Government Offices (CGO), Main Wing, Central	1956	I	Government Offices	Adapted for use by the Department of Justice
С	Former Central Government Offices (CGO), East Wing, Central	1954	I	Government Offices	Adapted for use by the Department of Justice
D	Former Central Government Offices (CGO), West Wing, Central	1959	I	Government Offices	Under-going adaptive re-use for the Department of Justice
E	Air-Raid Tunnel Entrance Portals, Queen's Road East	Pre-WW2	*	Military defences	Unused
F	Battery Path, Central	1850s	*	Public footpath	In use
G	Steps of Battery Path, Central	1850s	New item (Under assessment)	Public steps	In use
Н	Former French Mission Building, Battery Path, Central	1917	Declared Monument	Court of Final Appeal	Under-going adaptive re-use for the Department of Justice
I	Government House, Upper Albert Road, Central	1851-1942	Declared Monument	Government	In use
J	St. John's Cathedral, Garden Road, Central	1849-1873	Declared Monument	Place of Worship	In use

Table 1: List of Declared Monuments, Graded or significant buildings in immediate vicinity of the Site

^{*} Items which are not included in the assessment of 1,444 historic buildings nor new items for grading assessment by the Antiquities Advisory Board.



3.0 HISTORY AND DEVELOPMENT

3.1 Location

The Site is located within/near to Former Central Government Offices (CGO), Site. It is divided into two parts, by Battery Path, publicly-accessible route that leads from Queen's Road Central to the precinct of St. John's Cathedral. It is quite steeply sloping downward from south to north, and is thickly planted with mature trees and dense shrubbery.

The Former French Mission Building is located close to the eastern end of the Site.

The Site area is shown on the site plan in Appendix D.

3.2 Setting and Context

The Site is within the Central District of Hong Kong. To the north are located some of the tallest skyscrapers in the region and some of the most iconic buildings in Hong Kong. Immediately to the north, along Queen's Road Central, is Norman Foster's HSBC building (1985) and to the north-east is the Bank of China Tower (1990). This densely packed area houses the main business and financial district of Hong Kong, as well as some of the main government offices. The area is also home to many consulates, including the U.S. consulate a short distance to the south-east.

Spaces between buildings in this part of Hong Kong are highly significant. The precinct of St. John's Cathedral is an important open space, particularly as it is shared by the Former CGO buildings. To the east is Hong Kong Park, formerly the site of the Victoria Barracks. The eighthectare park was opened in 1991 and provides a large green space in the centre of the city. To the south is Government House, (1855), the former colonial governor's house and now the official residence of the Chief Executive of Hong Kong, sits at the top of a slope up from Lower Albert Road. The building, which was remodelled during the Japanese Occupation of Hong Kong in World War II to give it a distinctly Japanese style, is set in landscaped grounds with a lawn to the north and mature trees covering the surrounding slopes.

Further south are the Hong Kong Zoological and Botanical Gardens, which have been open to the public since the 1860s. This again is a wide open green space of 5.6 hectares. Together with the Government House gardens, the Hong Kong Park and the areas of greenery, the precinct of St. John's Cathedral and the Site, provides an extensive "green oasis" within the city.

When viewed from Queen's Road Central, the Site presents an abundance of foliage in its trees and ground cover, which makes a substantial impression on the street scene.



3.3 Description of the Site

The Site comprises two designated slopes nos. I I SW-B/FR7 and I I SW-B/CR13 that form part of the northern slope of the Former CGO, Site where it runs parallel with Queen's Road Central. The slopes are separated by Battery Path, which runs diagonally across the side of the hill as it rises from Queen's Road Central at the east end, to the Former French Mission Building and St. John's Cathedral at the west. Slope I I SW-B/FR7 lies within Former CGO, Site, and slope I I SW-B/CR13 lies adjacent to the Former CGO, Site.

The individual slopes are bounded by stone retaining walls (generally along toe of the slopes) and fences elsewhere. The fence running along the top edge of the upper slope (11SW-B/FR7) is a modern tall, steel security fence, but else where the fences are more modest in scale, and decorative, which date from the time when the Former Central Government Offices were built, is the 1950's.

Both slopes are thickly wooded with mature trees, one of which is designated as an Old & Valuable Tree (ref. ARCHSD CW/35), and dense ground cover. The location of the Old and Valuable Tree is within slope 11SW-B/FR7 – see drawing no. Fig. 1 and 2, at Appendix C.

Battery Path, the stone retaining wall alongside it, and the fences, were all cited in previous heritage appraisals. ⁴

Battery Path is located to the north of the Former CGO, Site. It was established in the early days of the Colony and can be seen on a map of 1887. Its name is derived from the Murray Battery that was positioned above the path until the late 19th century. The path runs along the edge of Queen's Road Central, up to the Former French Mission Building, passing the Cathedral to the north and down to Garden Road.

The surface of the path is a patchwork of concrete paving. The north side of the path is marked by low wave pattern metal railings that are contemporary with the construction of the Former CGO buildings, and on the south side by a retaining wall. There are also retaining walls at the foot of the lower slope, adjacent to Queen's Road, and alongside the steps that connect Battery Path with Queen's Road Central.

Mid-way along the path is the entrance to a covered walkway across Queen's Road Central that also has a set of steps down to street level. The entrance to the covered walkway is clad with granite panels. It was constructed in 1988 in a contemporary style. Further up the path to the east is a set of late 19th century steps described below. At intervals along the path there are spaces where benches are located.

The retaining walls are built of granite. Along the south side of Battery Path the wall is quite tall, at approximately 2 metres. The coursing in this wall varies. At the top of the path the square granite blocks are set in regular rows with a plain stone cap on the top of the wall. Further down the wall has a granite plinth and cap and the main wall is built with random shaped blocks. A section has been rebuilt in concrete block (discussed in more detail below). These sections of the wall have mostly been re-pointed rather haphazardly in cement. At the bottom of the path the wall has been rebuilt with regularly coursed granite blocks. The wall turns 90° at the bottom of the path next to the Ice House Street entrance of the Former CGO, West Wing.

The retaining wall along the northern edge of the lower slope is much lower, and it has been supplemented with concrete construction. It may be that the granite was left over from an earlier wall at this location that was rebuilt in concrete.

As with most of the walls around the Government Hill, the steps are also made from the local granite. For example, there is a long flight of steps to the north of the Former CGO, Main Wing leading down to the area at the top of Battery Path.

Near the top of Battery Path, and marking the western boundary of slope IISW-B/CRI3, are a set of old stone steps down to Queen's Road Central, named as Steps of Battery Path. A

⁴ Op cit



straight flight of steps is marked on the 1887 map but the present ones are L-shaped on plan. The 1904 map [see Fig.3 of Appendix C] show the steps as L-shaped so it can be assumed that they were built between 1887 and 1904. The treads of the steps are granite with square granite slabs set on the diagonal at the landings between each flight. At the top and base of each flight of steps is a granite pier on either side. Each of these has an indented moulded panel on the sides and is topped with a granite ball. The section of wall between each post is also granite but with cement plaster panels on the side (probably a later addition).

Repairs to the steps have been carried out at various times. At least one of the stone balls has been replaced, and the workmanship is to a high standard. A large section of the east retaining wall has also been removed, though sections of the pointing have broken away.

3.4 Fences, Railings, Gates and Air Raid Tunnels

There are two different designs of railings that form part of the boundaries of the Site, which are typical of those around the Former Central Government Offices site generally. The first is a waist height iron railing with wave pattern bars and gilded gold finials on each main upright. These railings were designed and installed when the Former CGO were constructed in the 1950s. Examples of this type of railing can be found along Battery Path and beside the northern driveway leading into the Former CGO, Site.

In late 1997 another set of railings and gates were installed around the perimeter of the Former CGO, Site to provide greater security. These tall railings have uprights at close regular intervals and a band of 'S' patterns running along the top and bottom. Sets of vehicular and pedestrian gates with the same design are located at the top of the north driveway and two sets on the Lower Albert Road. These also feature along the top edge of slope 1 ISW-B/FR7.

Underneath Government Hill is a network of old air raid tunnels constructed from 1940-41. The plan [Fig.4] highlights the tunnels underneath the Former CGO, and the location of the portals. These also extend to the west down Ice House Street to the Bishop's House. Above ground some of the entrances to the tunnels are still in existence despite many of the tunnels having been backfilled.⁵ They are known as 'portals'. Two relating to the Government House tunnels are located on the south side of Lower Albert Road.

3.5 Summary Timeline

1842-43 Heard and Co. building constructed (now known as the French Mission Building) 1844. Population of Hong Kong 19,000

1845 Murray Barracks and Battery were established

1847-49 Hong Kong Colonial Church built 1847-early 1850s. Government Offices constructed

1848 Discussions for Government House begin and ground levelled

1851-55 Government House constructed

1872 The Colonial Church renamed as the Cathedral Church of St. John the Evangelist

From this date the Murray Battery was used for drill purposes only

1887-91 Government House Annexe added

⁵ See Geotechnical Report for Proposed Link Bridge Between Standard Chartered Bank Redevelopment and Battery Path. *Gammon Construction Limited*, 1987; and Central Government Offices (West Wing) Redevelopment. Site Investigation: Final Fieldwork Report. *Bachy Soletanche Group*, 1991

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HERITAGE IMPACT ASSESSMENT IN RESPECT OF THE LANDSLIP PREVENTION AND MITIGATION WORKS FOR SLOPE FEATURES NOS.IISW-B/FR7 AND IISW-B/CRI3 WITHIN/NEAR FORMER CENTRAL GOVERNMENT OFFICES, SITE CEDD AGREEMENT NO. CE 34/2013 (GE)

1890	Surveyor General proposes a new Government office and law courts on Government Hill
1895	From this date the Murray Battery was decommissioned
1908-09	Stable block converted into offices for the Public Works Department (PWD)
1917	French Mission Building was opened 17th March
1920-21	Li/Old Hall built to replace an old church hall
1928	Extra floor added to the old Government Offices
1929	Government House extended to attach the two wings together more substantially 1931-39. Redevelopment plans prepared by the PWD for Government Hill. Scheme eventually discarded
1940-41	Tunnels built under Government Hill for use as air raid shelters
1941	Hong Kong attacked by the Japanese from 8th December. British Surrende on 25th December
1942-44	Government House redesigned
1945	Japanese surrender on 15th August
1945	Post WWII French Mission Building used as a temporary Government headquarters. From this date the Government begin looking at building the Former CGO and initial plans are drawn up
1946	Temporary offices built for the PWD to the west of the old Government Offices
1949	Preliminary designs for the Former CGO completed
1951	Site preparations for the East Wing started
1952	Construction started on East Wing
1952	Extra floor added to the preliminary plans for West Wing and East Wing
1954	Extra floor added to the preliminary plans for Main Wing
1954	East Wing completed in December
1955	Construction started on the Main Wing in October
1956	Central Wing complete in December
1957	Opening ceremony for the Main Wing on 9th January
1957	Retaining wall for West Wing built and construction of the building started i March
1958	Delays to the West Wing because of heavy rain
1959	Early in the year the West Wing was completed
1961	Public Enquiry Service has a desk in the Ice House Street entrance of the West Wing
1962	Replacement of the slate panels on the Main Wing with mosaic tiles
1962-63	Extra floor added to East Wing
1964	Extra floor added to West Wing
1989	Feasibility study carried out for the redevelopment of the Former CGO complex. Scheme not carried out
1989-91	Extension of the Main Wing



1997	Handover of power from the British to Chinese and formation of HKSAR Government. Railings installed around the Former CGO complex
1997	French Mission Building becomes the Court of Final Appeal
1998	Entrance refurbishment and extension of the West Wing
2012	Buildings vacated and Central Government Offices moved to Tamar
2014	Main and East Wings of Former CGO adapted for re-use by the Department of Justice
2018	West Wing of Former CGO adapted for re-use by the Department of Justice



4.0 STATEMENT OF SIGNIFICANCE

Historic and Social Significance

The Former CGO had been the principal government office since the colonial times. Many important policies and decisions contributing to the development of Hong Kong were made therein. The path provides an important means of pedestrian access between a highly significant part of Government Hill, namely the precinct of St. John's Cathedral and the Former Central Government Offices (now the Department of Justice) and Queen's Road Central.

Battery Path, and the slopes either side of it, are integral parts of Government Hill that the public who know Central will be familiar with. The slopes are thickly wooded, which creates a very particular character for Battery Path. The wooded areas also have a major impact on the setting and scenery of some very significant heritage assets including the Former French Mission Building, St. John's Cathedral and the Former CGO.

Battery Path is also highly significant historically, given its association with Murray Battery, which is therefore tied directly to the first establishment of the British Colony.

Architectural Significance

Architecturally, the Former CGO are regarded as some of the best-preserved examples of 1950s Modernist Functional architecture in Hong Kong and in the region. The building height was carefully designed as low level to preserve the view from Government House toward Victoria Harbour.

The toe stone retaining wall at the toe of slope feature no. I I SW-B/FR7 along the south side of Battery Path was built of local granite in the 1950s, and is a fragment of the first permanent construction on Government Hill. At the top of the path, the square granite blocks are set in regular rows with a plain stone cap on the top of the wall. Further down the path, the wall has a granite plinth and cap and the main wall is built with random shaped blocks. At the bottom of the path the wall has been rebuilt with regular course granite blocks.

The railing along Battery Path and beside the northern driveway leading into the Former CGO, Site is a waist height iron railing with wave pattern bars and gilded gold finials on each main upright. These railings were designed and installed when the Former CGO were constructed in the 1950s.

Near the top of Battery Path, and marking the western boundary of slope feature no. ITSW-B/CR13, are Steps of Battery Path down to Queen's Road Central. The L-shaped steps are believed to have been constructed between 1887 and 1904.

The impact of the wooded slopes upon Queen's Road Central, though not a heritage asset, is an important space in the context of Hong Kong.



4.1 Levels of Significance

This section provides a summary description and analysis of the significance of individual elements of the Site. These elements may include spaces, architectural details, landscape elements or any other individual features of the site. Five levels of significance have been used to describe the elements individually and a description of these levels is provided below.

The following tables are intended to provide a summary understanding of the Site and help to gauge impacts, inform policies and to guide future decisions for change. They can be broadly thought of as character defining elements (CDE's).

Brief guidance notes are given in the right-hand column for each item.

Level of Significance	Assessment
High	This describes elements which make a beneficial contribution to the heritage value of the Site, and whose removal or substantial alteration would be detrimental to the significance of the Site. In most cases, this will include elements that are original or early to the building, which have not been altered.
Moderate	This describes elements that contribute to the overall character of the building, but are not essential for maintaining its heritage value.
Low	This describes elements that make little contribution to the significance of the building, and whose alteration or removal would not be detrimental to the heritage value of the place.
Neutral	This describes elements that neither detract from nor create a positive contribution to the Site.
Intrusive	This describes elements that detract from the setting, character or heritage value of the Site, the removal of which would be beneficial to the Site.

Table 2: Levels of Significance



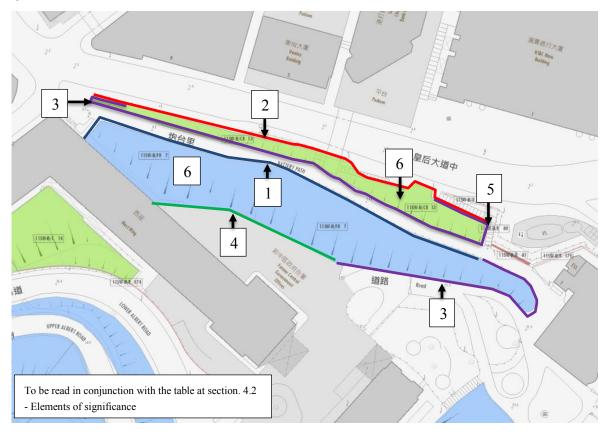
4.2 Elements of Significance

No.	Photograph	Element/Description	Level of significance	Guidance notes
I		Retaining wall along Battery Path	Moderate	Wall is contemporary with Battery Path, which is well-known in Hong Kong and a fragment of the first permanent construction on Government Hill.
2		Retaining walls generally	Low	Retaining walls are of various dates and built of granite as a readily available material.
3		Railings (contemporary with Former CGO)	High	Characteristic of the period. Outside the project boundary.
4		Railings (modern) at top of escarpment	Intrusive	Adverse impact on setting of the building
5		Steps of Battery Path	High	Whilst significant to Government Hill as a whole they are outside the project site boundary and will not be adversely affected by the works.



No.	Photograph	Element/Description	Level of significance	Guidance notes
6		Trees and ground cover	High	The extent of foliage across the Site and wider area has a major impact on the street scene.
7		Air Raid Tunnels	Neutral	The engineering proposal has been designed to avoid penetrating the tunnels.

For location of item 1-6 – see Site Plan below. For location of item 7 – see Fig. 4 at Appendix C.





5.0 OPPORTUNITIES AND THREATS

The proposed Works provide an opportunity to safeguard the stability of the 2 slope features, and in turn the heritage assets that are built upon it.

The associated threats are limited in extent and duration, subject to appropriate mitigation, which are described in the Impact Assessment section of this HIA.

Since the Site is clearly exposed to the Public due to the close proximity of Queen's Road Central, and Battery Path, the visual impacts will be obvious and substantial: the need to remove ground-cover planting to enable the Works to be carried out will have a high visual impact, but it will be temporary, until such time as the re-planting takes effect. All existing trees will be retained, by adapting the Works to suit the layout of trees, and to conduct the Works in a way that reduces the risk of accidents that may cause damage.

The trees should be seen as a group, however, there is one Old & Valuable tree that will need careful protection but notwithstanding this, all trees should be treated similarly because, as a group, they make a significant contribution to the setting of the designated heritage assets listed above. It follows that the loss of any of them could have an adverse effect on the heritage assets due to any material change to their setting. Careful design and control of the slope stabilisation works will be essential to ensure these objectives are achieved. To assist this objective, an arboriculturist should be engaged to assess the condition of each tree before and after the works are carried out; to monitor the work in progress; and to advise on any adjustments to the works to mitigate any threats to the trees.

Existing fences will be retained in situ and protected against accidental damage. Hoardings should be erected to screen off the works to protect the public and the fences. The positioning of the hoardings will need to have regard to the particular circumstance at each location, which is likely to mean that in some areas the hoarding will be best placed outboard of the project boundary, whereas in other cases it would be better placed inboard. For example, the Steps of Battery Path will be protected by placing the hoarding inboard of the adjacent retaining walls and fences within slope LLSW-B/CR13. The project proponent will need to assess the nature of the risk and the practical needs to facilitate the works in a controlled manner.

The air raid tunnels are a significant heritage asset, which should be protected from disturbance for example by the soil nail works. The design has been configured in order to achieve this objective. Careful monitoring that ensures this is achieved should be applied during the work.



6.0 CONSERVATION POLICIES AND GUIDELINES

6.1 User's Requirements

In 2013, the Government decided via the Civil Engineering and Drainage Department (CEDD) to carry out remedial works at the 2 slope features (TISW-B/FR7 and TISW-B/CR13), to ensure that it was resistant to landslip to the extent determined by current performance standards. The nature of slope remediation work is by nature invasive, and the temporary impacts are substantial, but subject to careful design and arrangement of the works, the permanent, or at least long-term impacts, can be effectively mitigated. This results in the temporary loss of shrubs and ground cover but this can be expected to re-grow relatively quickly. The threat to existing trees, the loss of which would have a longer-term impact, however, the Works have been designed to avoid the removal of trees. The residual risk is therefore one related to inadequate control of the construction works, which the policies and guidelines stated in this HIA, are intended to regulate.

6.2 Statutory Requirements

The regulations related to the intended Works are largely based on health & safety issues. The land on which the Works are to be carried out are accorded as a Grade I heritage asset, which affords no statutory protection. According to the Antiquities & Monuments Office, Grade I heritage asset is defined as: "[a building] of outstanding merit, which every effort should be made to preserve if possible".

6.3 Conservation Polices and Guidelines

(Note: All policies in this chapter should be read in conjunction with each other)

These policies have been prepared having regard to the provisions of the Burra Charter 2013, which are intended to preserve or enhance the heritage significance of this heritage asset. The policies have been prepared giving guidance on how to manage the changes that arise from the proposals, but in general the following key principles apply:

- Wherever it is feasible to do so, the loss of historic building fabric should be kept to a minimum. This applies during the detailed design development and the design and execution of temporary works, as well as the permanent works.
- All interventions in the heritage asset should be designed and constructed so that they are reversible where it is feasible to do so.
- The alteration and additions to the heritage asset should have regard to the authenticity and integrity of the heritage asset. This means ensuring that where repairs are necessary, that matching materials and components are used.
- The heritage significance of the heritage asset should be observed at all times, particularly during construction operations, which means ensuring that adequate protection of retained elements is installed and maintained throughout the duration of the works.
- New additions should be "of their time", which means they should be distinguishable from the existing heritage asset so that the narrative of the building can be understood.

The Policy statements are written in blue text; where it is necessary to amplify or explain the policy this is shown in black text immediately below.



6.4 Management and Maintenance

Policy MI

A Maintenance Plan should be drawn up to ensure that the building fabric – the retaining walls, steps and fences - are kept in good condition. This should include a detailed plan for the regular upkeep of the built fabric.

- MI.1 The Maintenance Plan should give detailed descriptions of maintenance tasks to be undertaken, together with an indication of those responsible, timeframes and tracking methods. The Plan should also give guidance on appropriate techniques and materials to be used in the maintenance of specific features.
- M1.2 Ideally, the Maintenance Plan will be integrated into wider building management plans, for example, the grounds of the Former CGO, West Wing.

Policy M2

A Management Plan should be prepared for the Site to ensure the responsibilities of looking after it are properly used and appreciated.

6.5 Preservation of Setting and the Wider Context

Policy CI

Consideration should be given to developing a wide-ranging policy to protect the area that comprises the whole of Government Hill and the more significant buildings identified below. This would assist the development of planning controls that respect the well wooded spaces and low-rise buildings in the Hong Kong Park, Hong Kong Zoological and Botanical Gardens, Government House Gardens, the Former CGO, Site, the garden between St. John's Cathedral and Former French Mission Building, and the Battery Path and adjacent slopes, so that the latter is clearly understood in the context of the large spaces.

Policy C2

The iron railings that mark the boundaries at the top edge of the lower slope and elsewhere must be fully protected against accidental damage. Any temporary breach of the railings for example to enable access for construction works must be carried out in such a way that the removed part can be successfully re-installed upon completion of the Works.

• C2.1 Specific measures should be included in the contract documents related to the construction work that account for the need to reinstate the railings upon completion and in a manner that creates a seamless boundary at this edge of the Site. The temporary work and reinstatement should either be fully designed by the commissioning Department, or subject to approval of contractors' method statements.

Policy C3

The abundance of trees on and around the Site in a heavily built-up part of Hong Kong is a significant characteristic which should be preserved.

C3. IThe arrangement of excavation for and installation of grillage beams should be
designed and carried out to work around the trees. The Old and Valuable Tree
identified above should be provided with specific protection measures which should



be maintained in effective condition throughout the duration of the Works.

Policy C4

The shrubs and ground cover on both slopes should be reinstated by planting or seeding at the appropriate time of year immediately following completion of the construction works.

Policy C5

The paths and walls should be protected from damage during the construction works. If any damage does occur, the remedial works should be subject to formal submission to the Antiquities and Monuments Office for comments before commencement.

C5.1 Provision should be made within the contract documents that draw the contractor's attention to this requirement and appropriate supervision should be put in place to ensure compliance.

Policy C6

The potential for archaeological remains should be considered in the context of any works below ground, such as laying new services. Any remains or artefacts which are found should be recorded. If antiquities or supposed antiquities are identified, the Antiquities and Monuments Office (AMO) should be informed and appropriate mitigation measures should be agreed with AMO and be implemented.



An itemised list of the proposed changes is set out in the table below, which should be read in conjunction with the design drawings attached at Appendix B. Overall impact is after mitigation measures have been applied. The table lists the changes to the Site and cross-refers them to the near-by heritage assets and character defining elements that lie within it listed at 2.1 and 4.2 above respectively that would be affected by the changes and the impact upon them, followed by the justification for the change, the proposed mitigation measures, and the overall impact after mitigation. The resultant scores are defined as follows:

Beneficial (B) - the impact improves the condition or ability to understand the

CDE/heritage asset;

Acceptable (A) - the impact is significant but is considered to be within limits having

regard to the overriding aims of the project;

Acceptable with

mitigation measures (Am) - the impact is significant but by the application of mitigation

measures the negative effects of the impact are compensated to a

sufficient degree;

Neutral (N) - there is little or no impact

Low (L) - the impact is notable but is not so great that the significance of the

CDE/heritage asset cannot be understood;

Moderate (M) - the impact is significant to the extent that some reduction of

significance will occur;

High (H) - the impact is substantial and is likely to affect the element to the

extent that its significance is diminished.



Item No.	Description Description	Character-defining Elements / Heritage Assets Affected	CDE/Heritage Asset no. (Refer to 2.1 and 4.2)	Significance	Impact	Justification	Mitigation	Overall impact
I	Fill replacement with cement soil along the western portion of the slope crest adjacent to the boundary of the Former CGO, West Wing	Former CGO, Site	A Standard S	High rd Chartered Bank session Board session Boa	Low	The Work is necessary to ensure the stability of Governmen t Hill, and the buildings, including the Former CGO, West Wing	Re-plant ground cover planting upon completion of the Works and to avoid long-term adverse visual impact	В
2		Railings (modern) at top of escarpment Railings (contemporary with Former CGO)	3	Intru sive	Low	N/A	Install protection against risk of damage. Note: the fence will be reduced in height under a Former CGO, West Wing renovation project to mitigate the adverse impact upon the Former CGO, Site. Install protection against risk of damage.	Z



Item No.	Description	Character-defining Elements / Heritage Assets Affected	CDE/Heritage Asset	Significance	- Impact	Justification	Mitigation	Overall impact
3	Wall thickening behind the existing masonry retaining walls	Retaining wall along Battery Path		Moderate	Low	The Work is necessary to ensure the stability of Governmen t Hill, and the buildings, including the Former CGO, West Wing	Protect wall against accidental damage during construction.	L
4	Construction of recessed soil nails and grillage beams	Former CGO, Site; Former Central Government Offices, West Wing; Former French Mission Building	A, D, H	High	High (visu al impa ct, temp orary)	The Work is necessary to ensure the stability of Governmen t Hill, and the buildings, including	Protect trees against accidental damage; re-plant ground cover upon completion of the Works to avoid long-term adverse visual impact. Install and maintain vibration and ground	В
		Trees and ground cover	Que Central Pi	High d chartered Bank	Low (phys ical impa ct)	the Former CGO, West Wing	monitoring system.	



5 Item No.	Provision of making good of drainage channels at crest and toe of the slope	Retaining wall along Battery Path; Railings (contemporary with Former CGO)	L CDE/Heritage Asset no.	High	Mpact Mpact	The Work is necessary to ensure the stability of Government Hill, and the buildings, including the former CGO, West Wing	Protect adjacent wall against accidental damage during construction.	A Overall impact
6	Wall thickening behind the existing masonry retaining wall at toe of the slope	Retaining walls generally	2	Low	Low	The Work is necessary to ensure the stability of Government Hill, and the buildings, including the Former CGO, West Wing	Protect adjacent wall against accidental damage during construction.	В
7	Construction of recessed soil nails across the surface of the slope	Former CGO, Site; West Wing; Former French Mission Building Trees and ground cover	A, D, H	High	High (visu al impa ct, temp orary) Low (phys ical impa ct)	The Work is necessary to ensure the stability of Government Hill, and the buildings, including the Former CGO, West Wing	Protect trees against accidental damage; re-plant ground cover upon completion of the Works to avoid long-term adverse visual impact. Install and maintain vibration and ground movement monitoring system.	В



Item No.	Description	Character-defining Elements / Heritage Assets Affected	CDE/Heritage Asset no.	Significance	Impact	Justification	Mitigation	Overall impact
8	Making good	Retaining wall	1, 3	High	Low	The Work is	Protect adjacent	В
	of drainage	along Battery Path;				necessary to	wall and fence	
	channels at	Railings				ensure the	against accidental	
	crest and toe	(contemporary				stability of	damage during	
	of the slope	with Former CGO)				Government	construction.	
		-MG (S)	3.4 ////			Hill, and the		
						buildings,		
			The			including the		
						former CGO,		
						West Wing		
			FAN A					
		N L L TY	A TOTAL					
			Time.					
					-			



8.0 MITIGATION MEASURES

The policies and guidelines contained in the heritage appraisal and their assessment of impacts arising from the proposed landslip prevention and mitigation works have been prepared having regard to the provisions of the Burra Charter 2013, which are intended to preserve or enhance the heritage significance of the designated heritage asset. Mitigation measures may subject to review further to detailed work proposal and change of grading status of nearby heritage assets. The policies have been prepared giving specific guidance on how to manage the changes that arise from the proposals, but in general the following key principles apply:

- Wherever it is feasible to do so, the loss of historic building fabric should be kept to a minimum. This applies during the detailed design development and the design and execution of temporary works, as well as the permanent works.
- All interventions in the heritage asset should be designed and constructed so that they are reversible where it is feasible to do so.
- The works should have regard to the authenticity and integrity of the heritage asset. This means ensuring that where repairs are necessary, that matching materials and components are used.
- The significance of the heritage asset should be observed at all times, particularly during construction operations, which means ensuring that adequate protection of retained elements is installed and maintained throughout the duration of the works.

It is anticipated that overall there will be no adverse physical impacts induced to the surrounding built heritage given the small scale of the works and the long distance of the heritage features from the slopes. Only short-term visual impact will be induced due to temporary removal of shrubs and ground cover during the works. The following mitigation measures will be implemented on the conservation principles stated above:

- (i) Pre- and post condition surveys and risk assessment will be conducted to record the existing condition of immediately adjacent CDEs and nearby heritage assets including the Former French Mission Building. St. John's Cathedral and Former CGO, West Wing. The results will be submitted to AMO for records;
- (ii) Regular site monitoring and protection measures will be implemented to protect the CDEs against damage during the works;
- (iii) Install and maintain vibration and ground movement monitoring system for Declared Monuments and Graded Historic buildings shown in Table 1 at 2.1.
- (iv) The works contractor will be carefully briefed on the importance of the heritage and the contractor is required to submit detailed method statements of the slope works and associated risk assessments to demonstrate the works will not damage the existing CDEs and nearby heritage assets. Close supervision will be applied to the Contractor's Works.
- (v) Inspection of the Old and Valuable Tree and other trees by an arboriculturist will be carried out in advance of the works to confirm that no adverse impact to the trees at the slopes will be caused by the works
- (vi) Protection of all trees on both slopes including the Old and Valuable Tree on slope I I SW-B/FR7 and heritage features during the works.
- (vii) The Contractor should assign a competent member of the site supervisory staff to oversee and supervise tree works related to arboricultural operation and preservation of trees within the Site.
- (viii) The provision of landscape treatment including hydroseeding and planting to restore the greening of the completed slope works.



(ix) Access to surrounding heritage sites shall be maintained throughout the works.

Detailed mitigation measures have been identified on an itemised basis within the Impact Assessment.



9.0 IMPLEMENTATION

The policies and mitigation measures in this Heritage Impact Assessment set out the responsibilities for the protection of surrounding heritage assets.

The project proponent, CEDD, has a major role to play to ensure that the works are designed and carried out having regard to the guidelines in this HIA. This will require scrutiny of the project scope and the conditions upon which the appointed contractor(s) are instructed to carry out the works. Post-contract, the need for adequate supervision to ensure that the contract conditions, insofar as they relate to this HIA, is paramount. Once the works are completed, the maintenance plan prepared by CEDD will be implanted by others.

The Works are intended to be carried out at the same time as the landscaping associated with the Public Open Space adjacent to the Former Central Government Offices, West Wing.

As the Project proponent, CEDD will need to ensure that the guidelines set out in the HIA are followed by all those employed on its behalf, and to alert the Antiquities and Monuments Office, of any variations that may contravene the guidelines or put at risk the integrity of all Character Defining Elements and adjacent heritage assets and other features noted herein.



APPENDIX A

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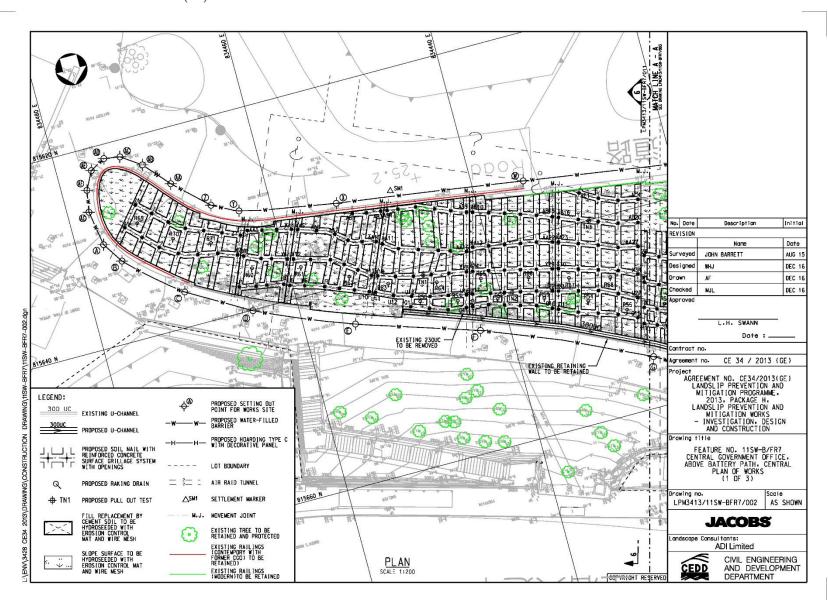
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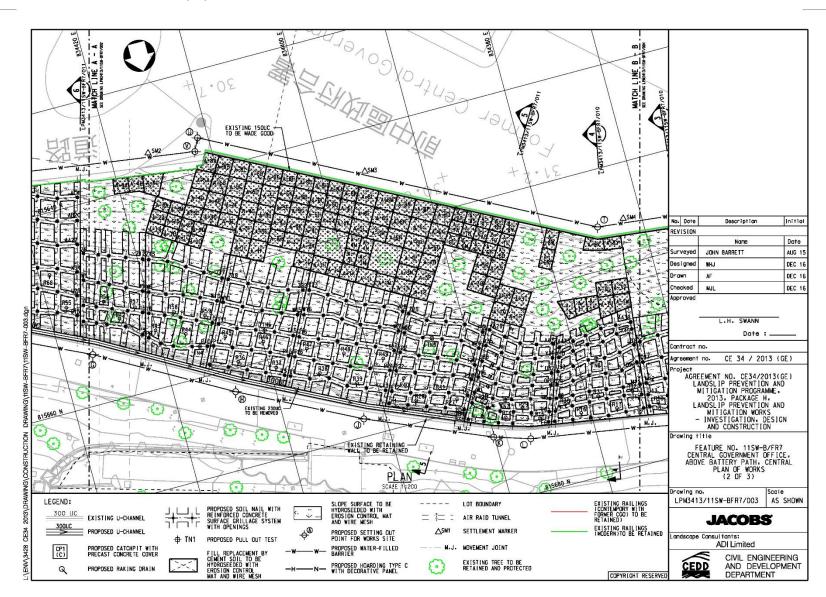
APPENDIX B

DESIGN DRAWINGS

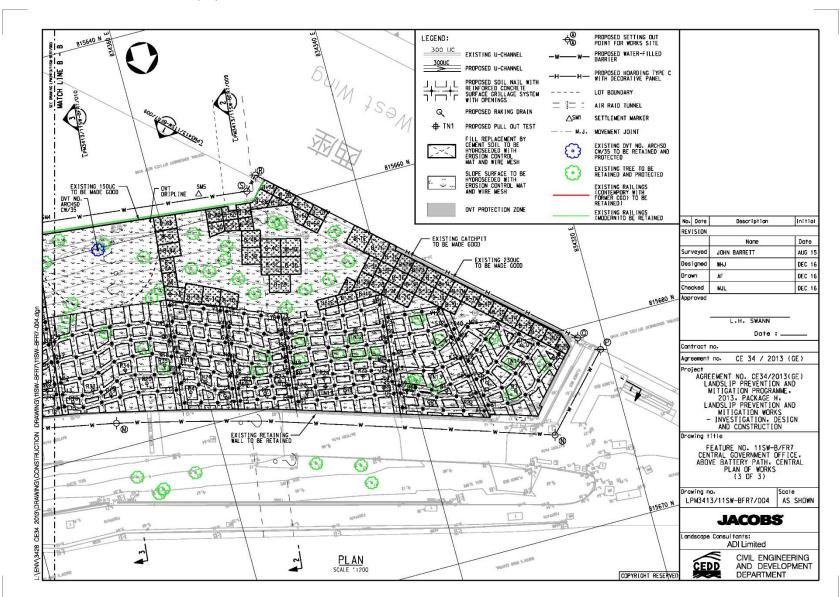
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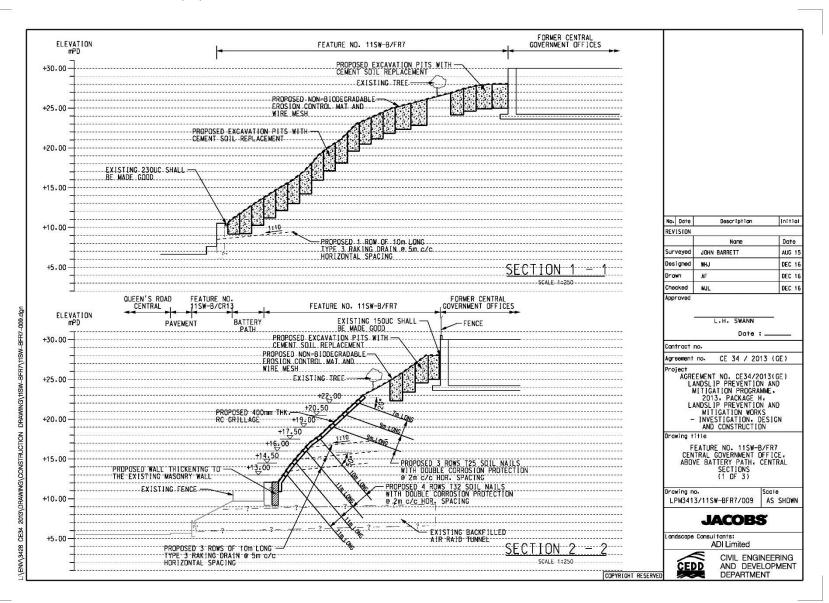
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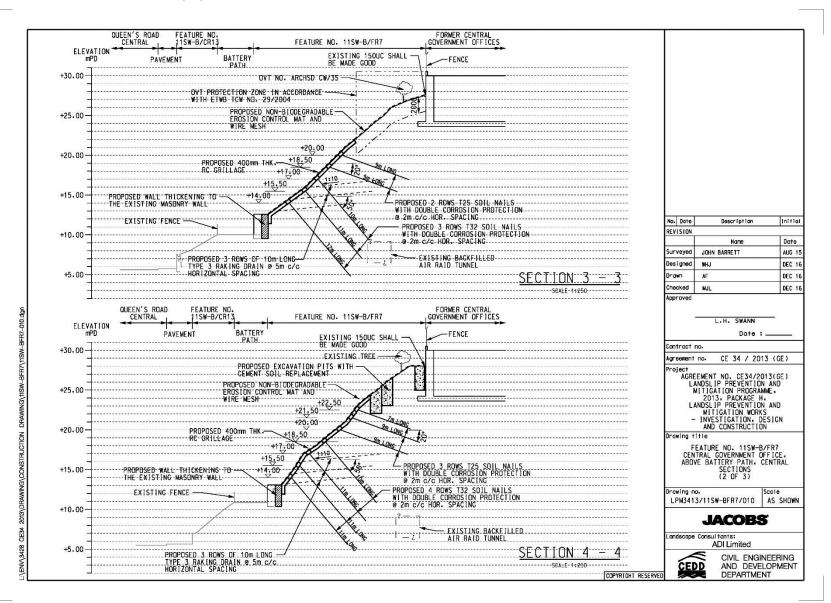
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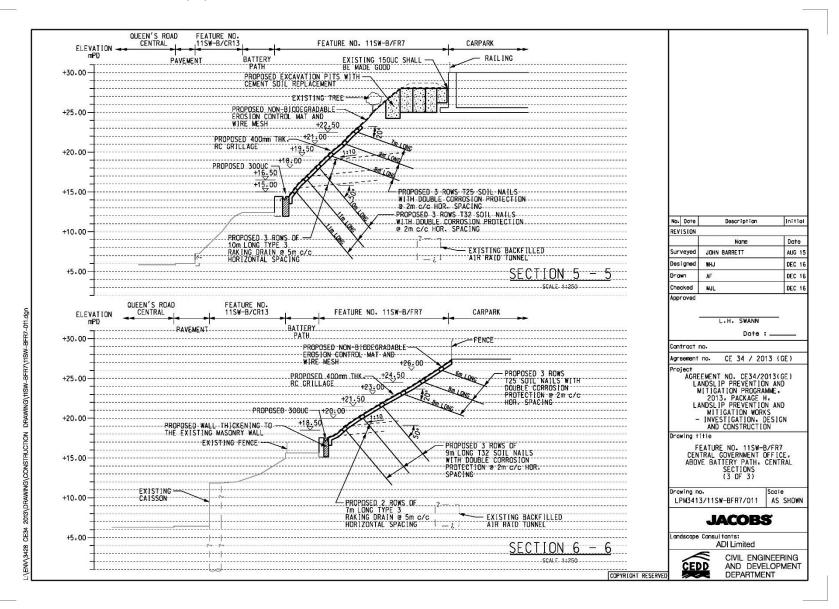
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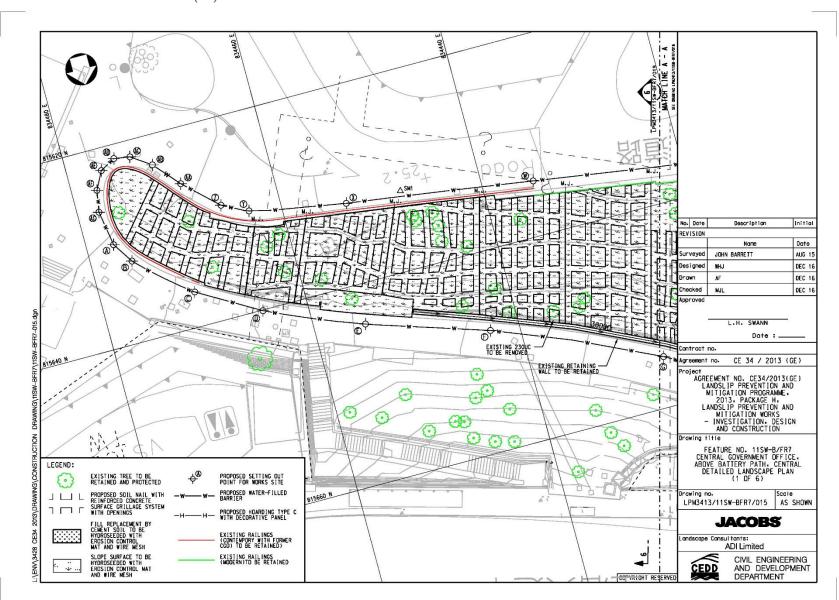
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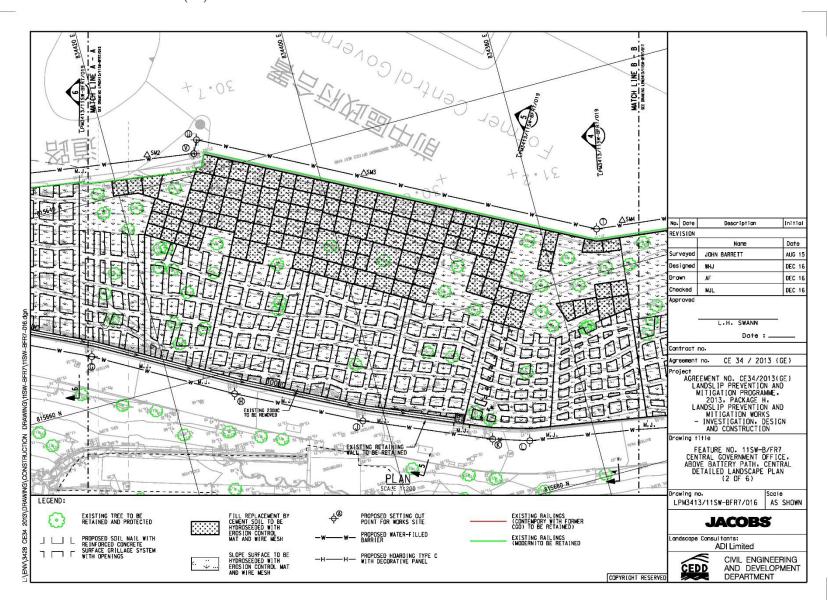
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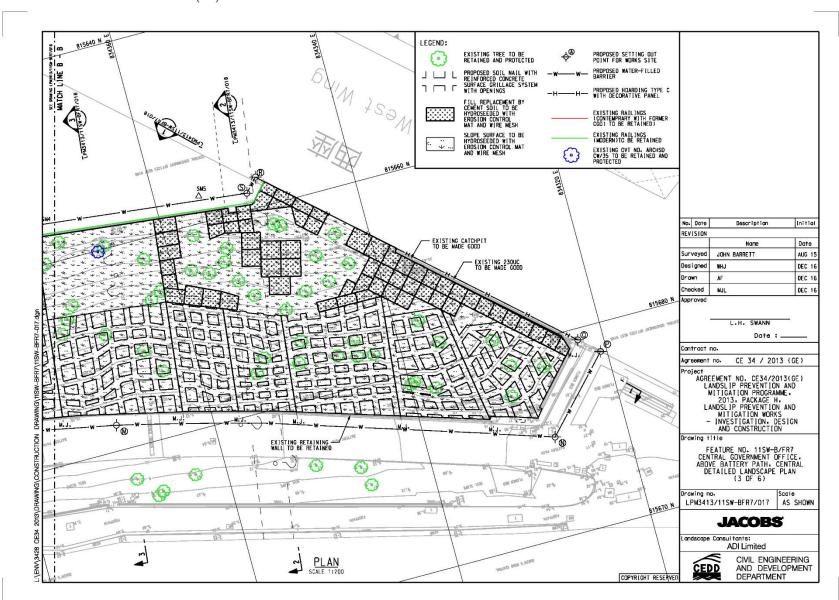
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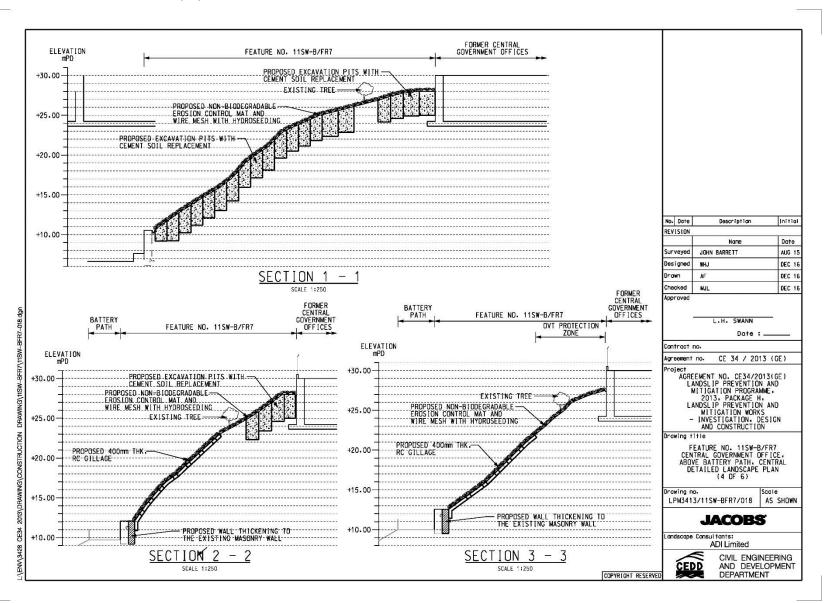
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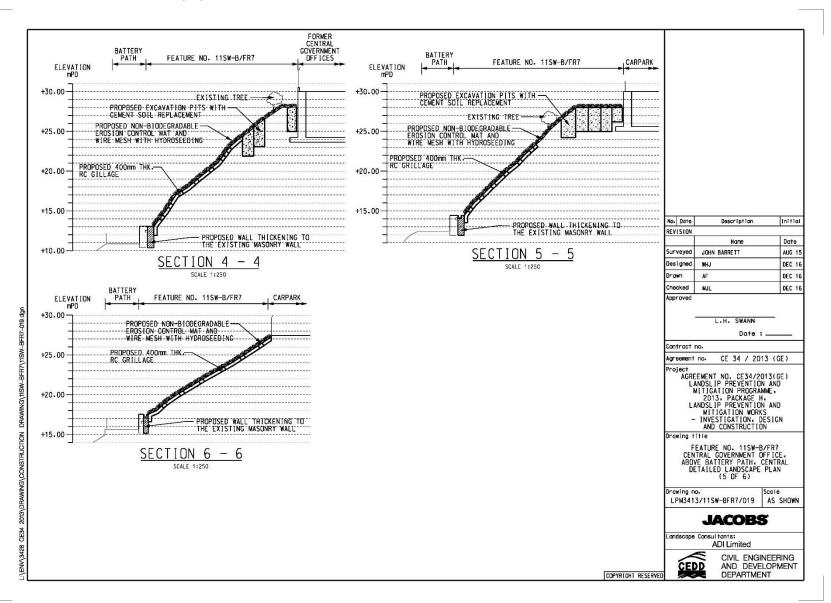
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TYPE	BOTANICAL NAME	中文名稱	NATIVE/ NON-NATIVE	SPECIFICATION	% MIX	SPACING (mm)	NO./m ²	COMMENT
S	SCHEFFLERA OCTOPHYLLA	鴨腳木	NATIVE	400(H)x300(S)	20	500	4.619	PLANT ALL SPECIES IN STAGGERED PATTERN AND IN RANDOM SPECIES. FOR CLIMBERS, THREAD SHOOT TO ENCOURAGE GROWTH
S	RHAPIS EXCELSA	棕竹	NATIVE	500(H)x300(S)	20	500	4-619	
GC	ALOCASIA MACRORRHIZOS	海芋	NATIVE	300(H)x250(S)	20	500	4.619	
F	NEPHROLEPIS AURICULATA	寄蕨	NAT [VE	300(H)x250(S)	20	500	4.619	
С	FICUS PUNILA	薛荔	NATIVE	400mm LONG WITH 4 SHOOTS PER PLANT	20	1000	1.155	PLANTING A ROW AT THE TOP OF SLOPE, FOR CLIMBERS, THREAD SHOO' TO ENCOURAGE GROWTH
С	THUNBERGIA GRANDIFLORA	大花老鴉嘴	NATIVE	400mm LONG WITH 4 SHOOTS PER PLANT	20	1000	1.155	

ABBREVIATION : TREES : SHRUBS : CLIMBING PLANTS : HERB:

T=TREE: B=BAMBOO: P=PALM: C=CONIFER: W=WHIPS S=SHRUB C=CLIMBERS: GC=GROUNDCOVERS: WC=WOODY CLIMBER F=FERN: G=GRASS

GENERAL NOTES (LANDSCAPING)

- THIS DRAWING IS TO BE READ IN CONJUCTION WITH ALL OTHER RELEVANT DRAWINGS, STANDAR DRAWINGS, THE SPECIFICATIONS AND INSTRUCTIONS ISSUED BY THE ENGINEER.
- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SPECIFIED.
- 3. ALL LEVELS ARE IN METRES ABOVE P.D.
- 4. ALL MEASUREMENTS MUST BE CHHECKED ON SITE. DO NOT SCALE FROM THE DRAWING.
- 5. NO TREE FELLING WITHOUT THE APPROVAL OF THE MAINTENANCE DEPARTMENT AND THE ENGINEER IN WRITING.
- ALL RETAINED TREES ARE TO BE WAINTAINED IN A RESONABLE MANNER DURING THE CONSTRUCTION PERTOD. INCLUDING BUT VIOLINITED TO THE FULCHIN INC. REGULAR WAIRFING, PRUNING OF DEFECTIVE BRANCHES/MANGERS, ITRIMING OF EAD STUBS/DI
- TREE RISK ASSESSMENT WITH FORM 1 & FORM 2 AT ONE YEARLY BASIS. AND A SPECIFIC FORM 2 FOR THE DUT NO. ARCHSD CW/35 AT HALF YEARLY BASIS. IS REQUIRED TO THE SATISFACTION OF THE MAINTENANCE DEPARTMENT.
- 8. PROPOSED EXPOSED CONCRETE ELEMENTS TO BE PAINTED TO BLEND WITH SURROUNDINGS. COLOUR: TO BE 10825 OF BS4800.
- FOR PROTECTION OF EXISTING TREES REFER TO GENERAL SPECIFICATION SECTION 26 AND RELEVANT AMENDMENTS TO THE CLAUSE IN PARTICULAR SPECIFICATION.
- 10. FOR HYDROSEEDING OF GRASS SEED REFER TO CLAUSE 3.26 IN GENERAL SPECIFICATION AND RELEVANT AMENDMENTS TO THE CLAUSE IN PARTICULAR SPECIFICATION.

No.	Date	Description	Initial
REV	ISION		
	/	Name	Date
Surveyed		JOHN BARRETT	AUG 15
Designed		WHJ	DEC 16
Drawn		AF	DEC 16
Checked		MJL	DEC 16
Appr	roved		

L.H. SWANN

Date : _

CE 34 / 2013 (GE) Agreement no.

Project
AGREEMENT NO. CE34/2013(GE)
LANDSLIP PREVENTION AND
MITIGATION PROGRAMME.
2013. PACKAGE H.
LANDSLIP PREVENTION AND
MITIGATION WORKS
— INVESTIGATION. DESIGN
AND CONSTRUCTION

Drawing title

FEATURE NO. 11SW-B/FR7 CENTRAL GOVERNMENT OFFICE. ABOVE BATTERY PATH, CENTRAL DETAILED LANDSCAPE PLAN (6 DF 6)

Drawing no. Scole LPM3413/11SW-BFR7/020 AS SHOWN

JACOBS

andscape Consultants: **ADI Limited**

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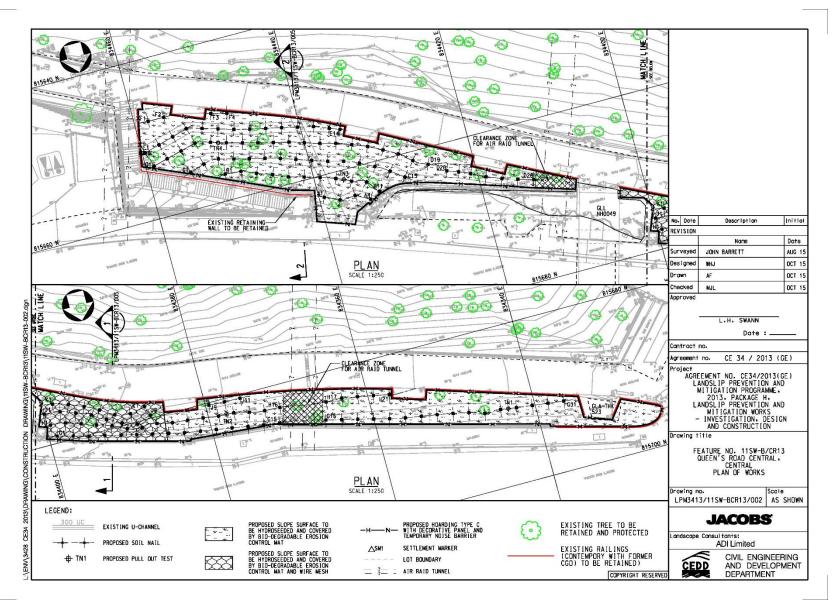
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

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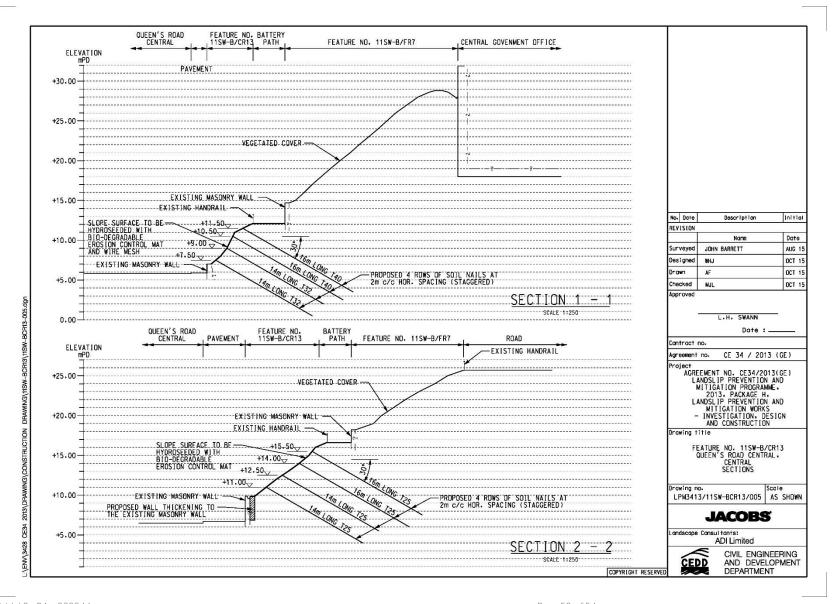


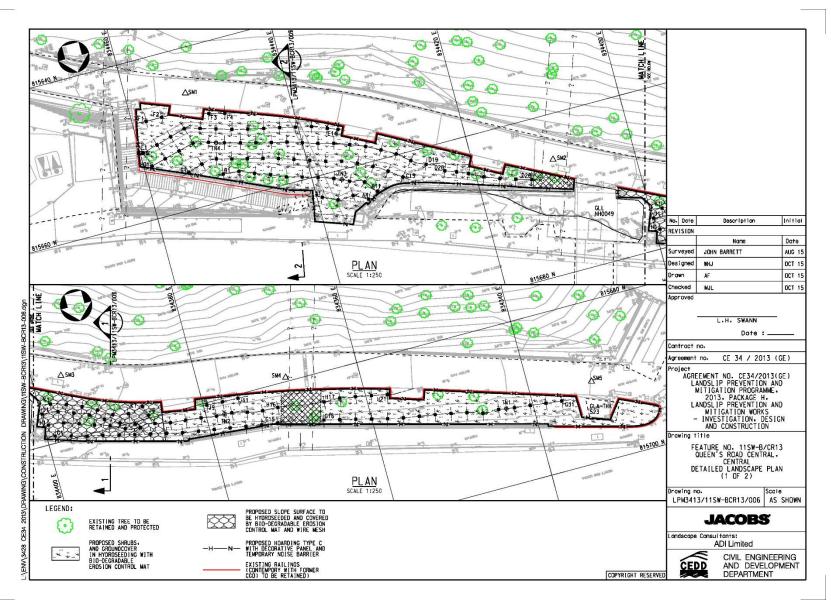
Drawings I I SW -BC R13

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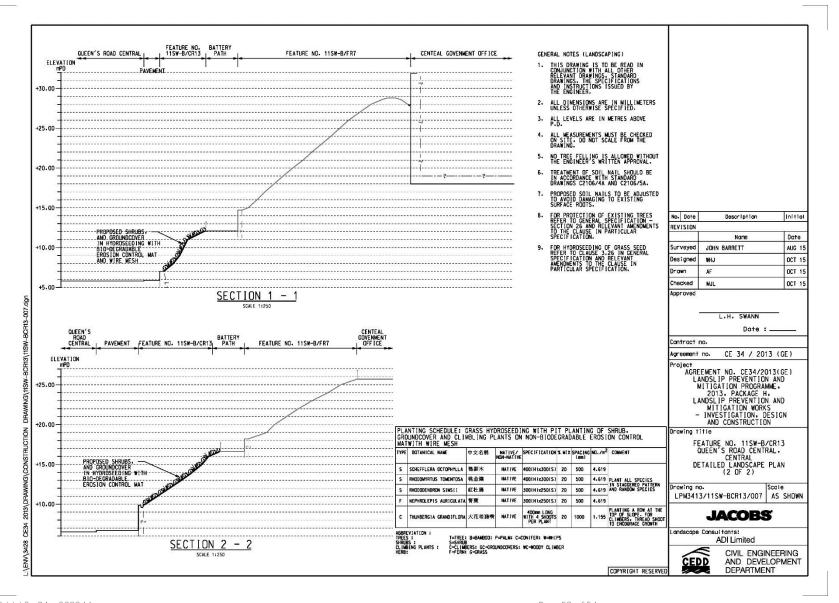


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Government Historic Site Ide AMO SAI 具考古研究價值的地點 Site of Archaeological Interest

HERITAGE IMPACT ASSESSMENT IN RESPECT OF THE LANDSLIP PREVENTION AND MITIGATION WORKS FOR SLOPE FEATURES NOS.IISW-B/FR7 AND IISW-B/CRI3 WITHIN/NEAR FORMER CENTRAL GOVERNMENT OFFICES, SITE CEDD AGREEMENT NO. CE 34/2013 (GE)

APPENDIX C - FIGURES-Central Bldg Slope Feature No. 11SW-B/CR13 Location of Old and Valuable Trees Former CGO, West Wing Slope Feature No. 11SW-B/FR7 Steps of Battery Path Former Central Government Offices (CGO), Site Bank of China Former French Mission Building Government House 圖例 Legend Former CGO, Main Wing 透照古籍 Declared Monument -級歷史建築 Grade 1 Historic Building 二級歷史建築 Grade 2 Historic Building Former CGO, East Wing St. John's Cathedral 三級歷史建築 Grade 3 Historic Building

Fig. 1: General Plan

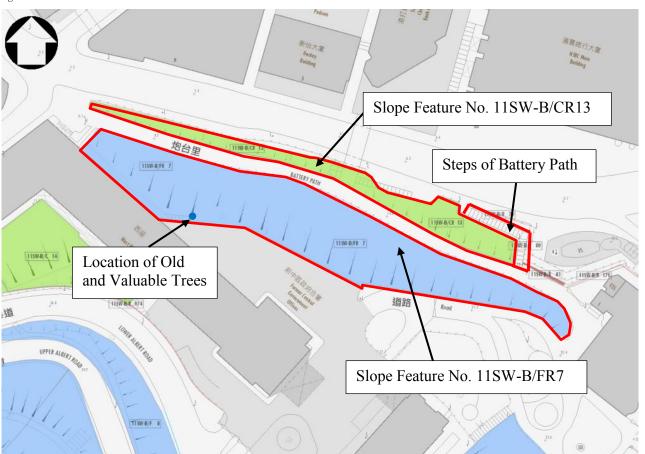


Fig. 2: Location Plan

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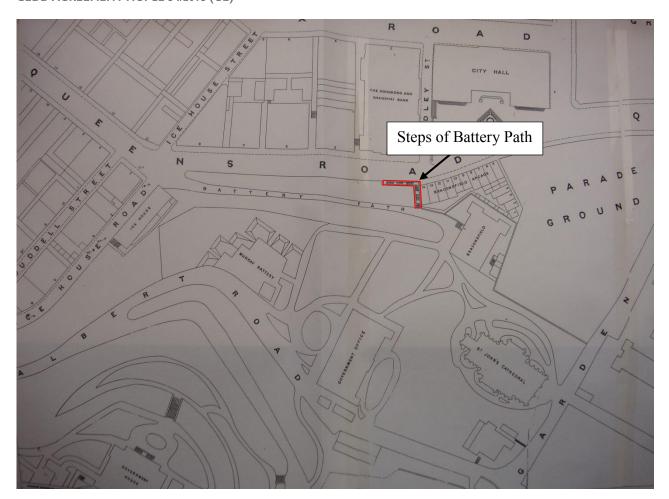


Fig. 3: 1904 Map

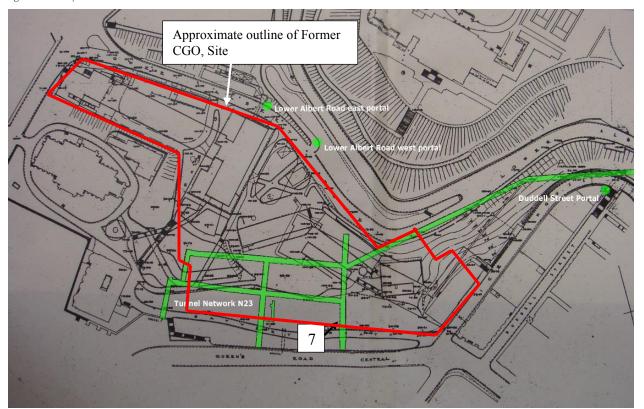


Fig 4 - Air Raid Tunnel Plan (annotated as CDE no.7 - See 4.3)

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