

INTERPRETATION STUDY ON THE SITE OF FORMER MOUNTAIN LODGE AND ITS SURROUNDING AREAS

FOR ANTIQUITIES AND MONUMENTS OFFICE,
LEISURE AND CULTURAL SERVICES DEPARTMENT



Part 1 - Statement of Significance

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The Oval Partnership

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Cover : Photo of Victoria Peak Garden
(Source : Oval Feb 2009)

Introduction

(OPL)

Background

The Former Mountain Lodge (FML) at Victoria Peak was built between 1900 and 1902 as the summer residence of the Governor's of Hong Kong. Following an extended period of vacancy and neglect during the war years and due to the state of disrepair, the main buildings and servant's quarters were completely pulled down in 1946 while the Gate Lodge was retained. In the 1970's the site was redeveloped and opened to the public as the Victoria Peak Garden with the Gate Lodge subsequently declared a monument in 1995.

Purpose of the Study

Following an initial archaeological survey in 2007 and in response to rising concerns on heritage conservation and growing interest in cultural tourism, this study was commissioned by the Antiquities and Monuments Office (AMO) of the HKSAR to examine the historical value of the site of the FML and its surrounding areas.

Report Structure

The study basically comprises two reports, namely the 'Statement of Significance' (Part 1) and 'Study Report' (Part 2) concluding with an executive summary of the findings.

Part 1 - The 'Statement of Significance' assesses the existing site condition both in terms of the cultural significance of the tangible physical remains and intangible socio-cultural values identified within the study area.

Part 2 - The 'Study Report' examines long term development and future use of the site in formulating an interpretation strategy with three scheme options supported by an implementation plan.

Scope

The study area referred to as 'the site of the FML and its surrounding areas' has two major points of reference. The first being the boundary marker stones that map the original extent of the FML site, and the second, being the wider study area enclosed by the 'Lugard Road and Harlech Road Round Walk' (see Landscape Conservation Fig.3, p.62).

While Part 1 of the report assesses the existing site and identifies elements that need to be conserved, Part 2 analyzes the constraints and opportunities for realizing the potential of the site with respect to heritage conservation, education, cultural tourism and general recreational uses for the enjoyment of the general public.

Chronology

(LDD & LHY)

- 1861 A signal station was constructed so as to send news of arrival of the ships to Post Office and the shipping agencies.
- 1868 Executive Council approved a budget of \$9,000 for the construction of Mountain Lodge, to be used as the governor's summer retreat. The first Mountain Lodge was a three-room bungalow built on the site of an abandoned military hospital on the Peak. It was designed by Surveyor General Moorsom (first name unknown), and was probably completed in the late 1860s or early 1870s.
- 1874 Extended with two bedrooms, a sitting room, a proper kitchen and servants' quarters, at a cost of \$9,000.
- 1888 Termite attack; building abandoned and left in a state of disrepair.
- 1888 The opening of the Peak Tram; the telephone wire for the Peak residences was installed by running beside the Peak Tram track.
- 1891 Acting Surveyor General, Francis Cooper declared the condition of Mountain Lodge "most unsatisfactory", "dilapidated" and "practically unfit for occupation".
- 1892 Under Governor Sir William Robinson (1891 – 1898), a new Mountain Lodge designed by Francis Cooper, Director of Public Works; construction cost estimated at \$62,000.
- 1893 Colonial Secretary in London rejected Cooper's design for cost reasons; the project was subsequently shelved.
- 1897 The first Mountain Lodge demolished; the waterworks bungalow was completed.
- 1899 Governor Sir Henry Blake (1898 – 1903) revived the Mountain Lodge project but rejected Cooper's design, and commissioned the architectural firm Palmer and Turner to produce a new design.
- 1900 Construction of the second Mountain Lodge commenced.
- 1902 The second Mountain Lodge was completed at a cost of \$97,000. It was a two-storey, seven-bedroom house built on a site just above the first Mountain Lodge.
- 1908 Electric fans installed at Government House; subsequent governors saw little necessity to use Mountain Lodge as a cooling summer retreat, especially given that there was no direct access to the building – the last part of the journey had to be done by sedan chair.
- 1919 Since Sir Reginald Stubbs' governorship (1919 – 1925), the little-used second Mountain Lodge continuously experienced termite problems, and became a serious financial burden.
- 1932 Proposal to relocate Mountain Lodge to Fanling in the New Territories; Governor Sir William Peel was "prepared to relinquish Mountain Lodge as a Governor's Residence".

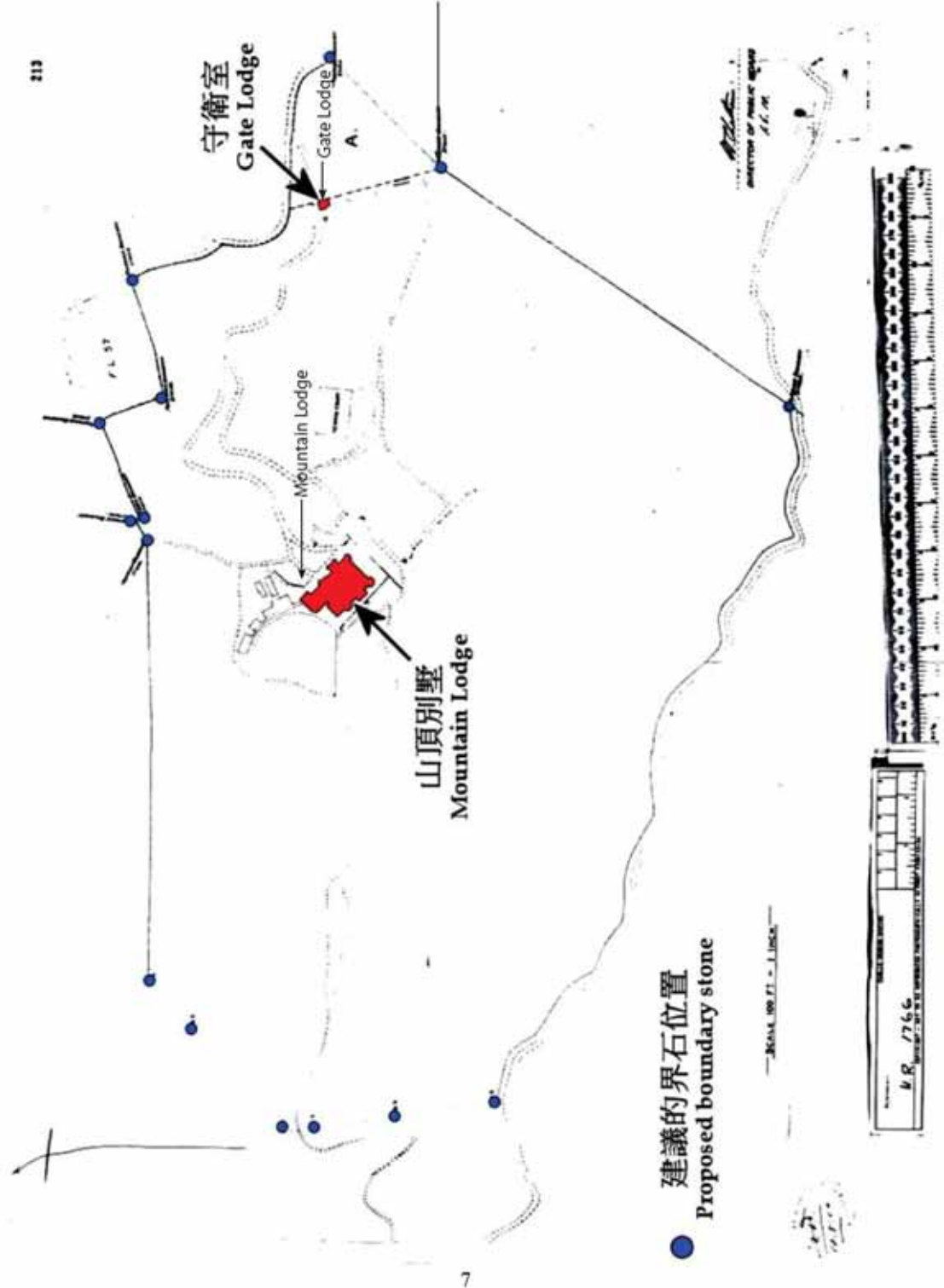
- 1934 Mountain Lodge, having left unattended during the war years, had deteriorated beyond repair .
- 1946 The second Mountain Lodge was left unattended during the war years from 1941 to 1945. By the end of the war, the condition of the lodge was dilapidated beyond repair. A year later, in 1946, a decision was made to demolish the lodge (but the gate-lodge survives).
- 1970s The site was rebuilt as today's Peak Garden and the pavilion above it, with a kiosk and toilet blocks.

Old Maps

Historical Map 1910



213



Location plan of the proposed boundary stone of the Governor's Residence, 1910

1910
historical map

● 建議的界石位置
Proposed boundary stone

source: AAB_Paper133_Mountain_Lodge_Annex_B, Former Mountain Lodge 2007 Archaeological Survey Interim Report, Annex_D, Item 12.
Location plan of the proposed boundary stone of the Governor's Residence, 1910

Old Maps (continued)

Historical Map 1920s



1920s historical map



source: The Hong Kong Survey and Mapping Office, Superintendent of Crown Lands, Revised 192_HONG KONG CD301 - NE - 4

Old Maps (continued)

Historical Map 1955



1955
historical map

10 20 50m

Location of the peak pavilion The Eyrie

Site of C19th Victoria Peak
Signal Station, which is the
present site of the Radio
Communication Repeater
Station

Gate Lodge

Foundation of FML

source: The Hong Kong Survey and Mapping Office, Surveyed & Drawn By
Crown Lands & Survey Office-PWD, Hong Kong 195_212-HE-4

Old Maps (continued)

Historical Map 1973



Site of C19th Victoria Peak
Signal Station, which is the
present site of the Radio
Communication Repeater
Station



1973
historical map



source: The Hong Kong Survey and Mapping Office, Photogrammetric Survey From Air Photographs Taken JAN/FEB, 1963 By Hunting Survey LTD.
Field Completion & Crown Lands & Survey Office, Hong Kong, Revised 1967, Minor Amendment OCT., 1973, No.C-212-N-E-4

Current Context

The Study Area (OPL - 2009)

The FML Study Area comprises the site of the Governor's summer home and the area identified by residential boundary stones. It also encompasses the wooded slopes above Lugard Road and Harlech Road Round Walk (see Figure 9).



1. Site of the FML with exposed foundations looking towards the existing pavilion (Backfilled in March 2009)



2. Site of the FML with exposed foundations looking towards the existing kiosk (Backfilled in March 2009)

At present, there is one interpretative sign illustrating the historic residential construction on the Peak (see image below).



3. Interpretative sign at the FML site

The immediate surroundings of the FML include two lookout points both of which offer spectacular views to the south and west. One of the vantage points is located directly above the FML foundations, while the other is a short walk, about 100 metres away from the foundations in the form of a circular viewing platform.



4. View from the FML foundations



5. View from circular viewing platform looking south



6. Circular viewing platform

Recently, improvement works for the FML and its surrounding areas were underway until 2006 when workers unearthed foundations of the FML. This discovery generated significant public and media interest (Chong 2007).



7. Access to the FML site and existing car park



8. Exposed FML foundations under archaeological investigation in February 2009

Former Mountain Lodge Precinct

The FML precinct (which includes the areas bounded by the Lugard Road and Harlech Road Round Walk, Findlay Path and Old Peak Road Round Walk and the public realm around the Peak Galleria) is much more extensive than the FML site defined by the boundary stones (the Study Area) (see map below). The precinct contains a number of features that are of potential interest to the public. The various walks within the precinct are popular with visitors providing scenic viewing points to the north, south and eastern sides of Hong Kong Island. The relatively flat walking trails are particularly appealing to visitors on weekends. As discussed in the section relating to culture and tourism, it is estimated that up to 15 percent of visitors to the Peak would walk these trails.

The former Gate Lodge originally served as the living quarters for the gatekeeper of the Former Mountain Lodge. It is a small building with a usable area of approximately 100 square feet and is the last remaining original remnant of the FML declared a monument in 1995. The Hong Kong Film Services Office has identified the Gate Lodge as a potential filming location, making reference to its renaissance style architecture (FSO 2008).



9. Gate Lodge

The recent improvement work included the restoration of the Gate Lodge while also enhancing the open space adjacent. As a result, a series of stepped terraces have been constructed behind the building.



10. Recent Construction of Terraces

The immediate surrounds of the FML contain two lookout offering spectacular views to the south and west. One platform is located adjacent to the foundations, while another one is a short walk, about 100 m or less from the foundations. It provides a circular viewing platform. (Current Context - views 4,5, & 6 refer)

The area surrounding the Gate Lodge includes a serene open space with a seasonal stream running through it. It is primarily used by local residents as a sitting out area or to walk their dogs. A gazebo and rotunda are the latest addition to the open space.



11. Open space behind the Gate Lodge with a rotunda, gazebo and pathway under construction



12. Current use as a leisure area for residents

Victoria Peak Garden located adjacent to and below the FML, is the other major public feature of this region. It is a fairly large garden that was also developed in the 1970s. The Hong Kong Film Services Office (FSO 2008) describes it as a Chinese style garden that has a vantage point to capture and over 300 m high angle shot of the magnificent exotic night scene of Hong Kong. Native trees grow harmoniously alongside giving a welcome sense of tranquility. The garden is currently managed by the Leisure and Cultural Services Department (LCSD).

The extent of the Former Mountain Lodge is indicated on an extract from the Outline Zoning Plan (p.23) with the FML itself situated in an area of 'Open Space'.



13. Victoria Peak Garden

A small viewing pavilion located at the intersection of Mount Austin Rd and Lugard Rd offers a rest stop after a steep climb about one-third of the way to the FML precinct. While unassuming in appearance, it is at an historic pavilion dating from before 1920.

The re-painting, improving of signage and improving of the sitting area were proposed in the recent improvement plan.



14. Viewing pavilion

The Governor's Walk is a short (1/2 hour to 45 minute) circular hiking trail that links the Former Mountain Lodge with the Gate Lodge. It also connects with existing hiking trails in the Pok Fu Lam Country Park. The trail itself is quite pleasant, although views are limited.

In general, walking trails in the area (including the Governor's Walk) are defined by poured concrete paths that become quite narrow in some places with steep fall offs on the flanking edges. Some safety railings have been constructed, but may need to be extended in certain areas to improve safety before families can visit. However, the general approach should be to minimize the introduction of railings and other visual clutter that detracts from the natural setting. Improvements may also include removal of existing railings where practicable and where deemed unnecessary. The use of natural surfacing materials and soak-ways is highly recommended in lieu of unsightly expanses of concrete.



15. Start of path



16. Narrow trail mid path with steep drop offs



17. Width of trail at its most narrow



18. Railing work commencing

Governor's Walk Images

At present, signage needs to be improved.



19. New Signage of Governor's Walk



20. Signage needing repair of Governor's Walk

Various 'improvements' to the area have been undertaken. Notably, Victorian style light standards have been installed. These will need to be coordinated with subsequent improvement works.

Two other, more modern features can also be found in close proximity to the FML. The first is a prominent communications' tower located directly adjacent to the FML including the adjacent building at No.40 Austin Road. The building previously functioning as an operations centre for the telecom utilities currently serves as a site office of the park management of the FML site.



21. Communication facilities adjacent to FML



22. No.40 Mount Austin Rd

These facilities are representative of the history of communications within the Hong Kong as still evidenced on a number of mountain top sites in the area.

The second feature is what appears to be an abandoned house at No.36 Austin Rd. This is a substantial 1950s to 1970s private residence located above the FML.



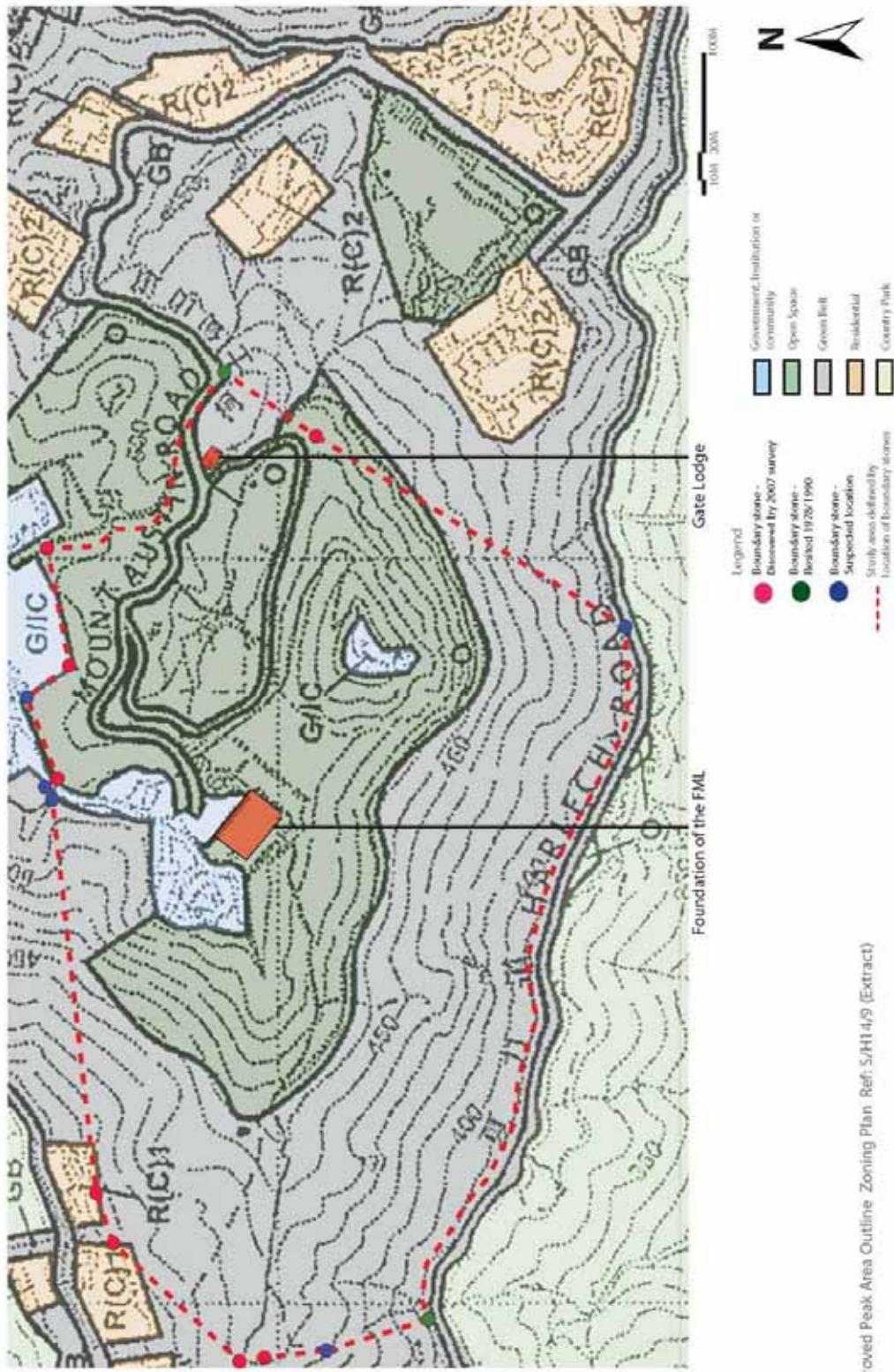
23. No. 36 Mount Austin Rd house

Mount Austin Playground is a local park primarily for children residing in the area. It is an open area with a variety of leisure activities for children. In addition, it has a new toilet block. Given that it serves to local community, primarily, it is felt that this part should not be considered as part of the tourism assets



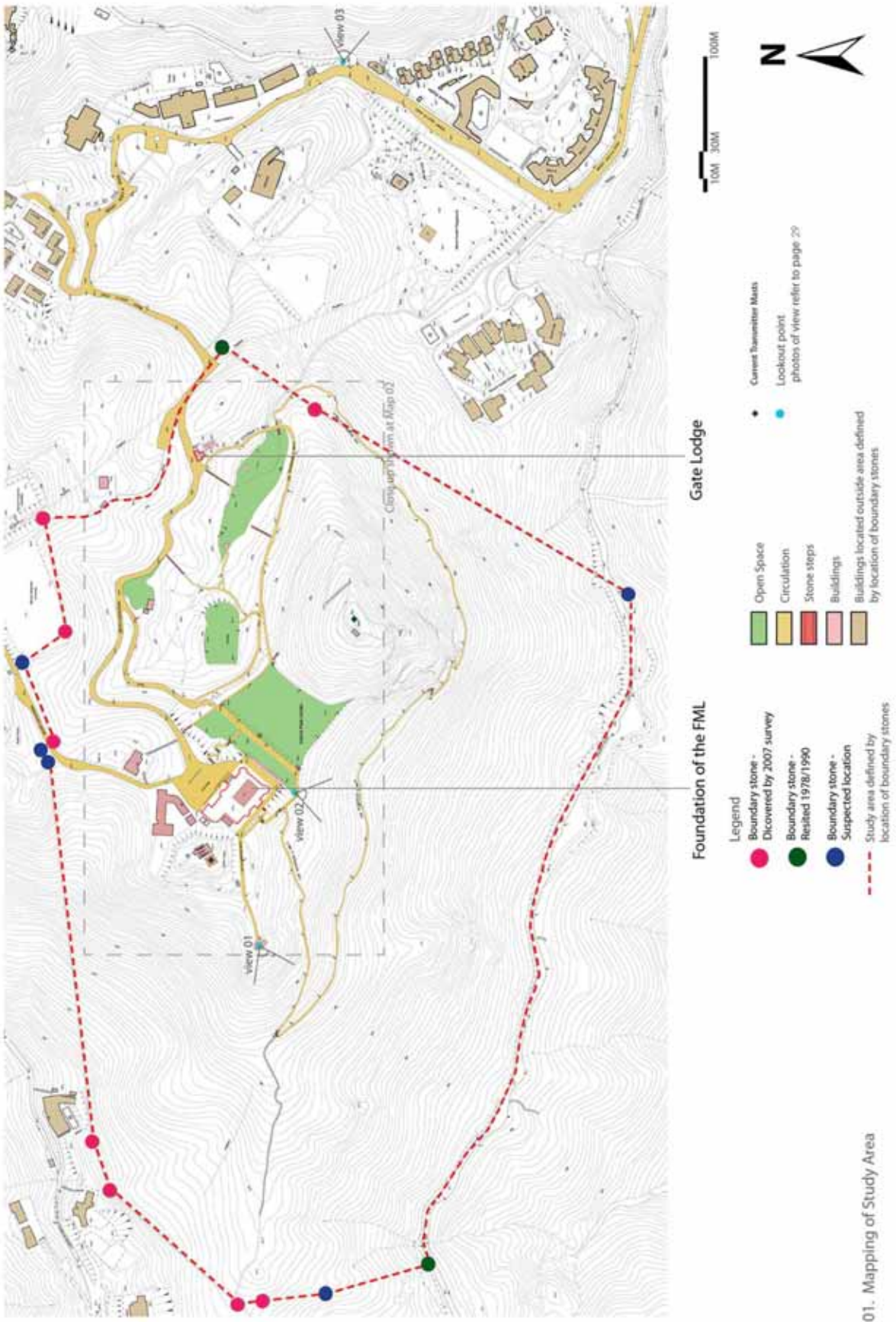
24. Mount Austin Playground

Approved Peak Area Outline Zoning Plan No. S/H14/9 (Extract)

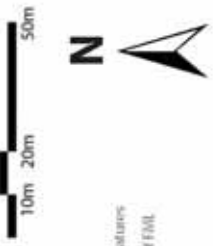


Approved Peak Area Outline Zoning Plan Ref: S/H14/9 (Extract)

Map01. Mapping of Study Area



Map 02. Mapping of Existing Features and Artifacts



- Legend
- | | | |
|--|---------------------------------------|-------------------------|
| 1. Foundation of Former Mountain Lodge | 7. Retaining wall | 17. Gate Lodge |
| 2. Pavilion by the former Urban Council | 8. Zigzag Footpath Steps | 18. Terrace |
| 3. Kiosk | 9. Circulation (Footpath) | 19. Garden (Lower Lawn) |
| 4. 40 Mount Austin Road | 10. Ruins of Mountain Lodge | 20. Rotunda |
| 5. Foundation of former servant quarter - site A | 11. Victoria Peak Garden (Upper Lawn) | 21. Gazebo |
| 6. Foundation of former servant quarter - site B | 12. Garden (Middle Lawn) | 22. Governor's Walk |
| | 13. Radio tower | 23. Government Store |
| | 14. 36 Mount Austin Road | |
| | 15. Stone Steps | |
| | 16. Circular Viewing Platform | |
- Open Space
 Circulation
 Buildings / Features
 Foundation of FML
 Stone steps

Map 02. Mapping of Existing Features and Artifacts

View from Looking Out Points around FML



01. view from circular viewing platform on the Governor's Walk (towards Western Hong Kong Island)



02. view from Former Mountain Lodge (towards Lamima Island)



03. view from viewing pavilion (towards Central)

Views from lookout points around FML



04. key map for lookout points around FML

Legend For Map 02

1. Foundation of Former Mountain Lodge (FML) (LDS & LHY)



Photo of Foundation of Former Mountain Lodge (FML)
(Source : Oval Feb 2009)

The foundations of the FML (referring to the second FML, which was constructed from 1900 to 1902), a Victorian mansion, occupy what can arguably be called the most prominent building site on the Peak. They include the outer exterior wall foundation (granite) of the main building, the interior wall foundations (brick) of the main building, and the exterior and interior wall foundations (brick) of the servants' quarters – sites A and B. In addition to the archaeological remains of the exterior and interior foundations of the main building, there are considerable remains of imported English tiles. The porch floor tiles, in particular, are noteworthy as they are generally intact and of high quality.

Significance: The foundations of the FML, including those of the main building and the two servants' quarters, have high evidential value. The tile paving of the porch floor of the main building has moderate aesthetic value.

Recommendation: Preserve.

2. Pavilion by the former Urban Council (LDS & LHY)



Photo of Pavilion
(Source : Oval Feb 2009)

The extant pavilion (1970s) by the former Urban Council rests on part of the area defined by the exterior wall foundation of the main building of the FML. The pavilion, a reinforced concrete structure, is composed of a stepped platform, columns dignified by reference to *dou gong*, a perimeter beam with recessed rectangular panels framed by Chinese-inspired moldings and a canopy slab. The pavilion provides shelter for a broad range of user groups, including school children.

In addition, two pairs of stone lions protect the major entrances to the pavilion – one pair on the “north” (donated by CHAU Yau) and one pair on the “south” (donated by the Lions Club).

Significance: The pavilion and associated pairs of lions have moderate to high identity value and social value.

Recommendation: Preserve / modify selectively.

3. Kiosk (LDS & LHY)



Photo of Kiosk
(Source : Oval Feb 2009)

The kiosk sits to the northwest of the foundations of the main building of the FML. Of modest size and simple construction (concrete), the one-storey structure of recent construction provides a venue for light refreshment for Peak visitors.

Significance: The kiosk has low architectural value and high use value with detrimental impact to the authenticity of the site.

Recommendation: Review long-term benefit and relevance to the site.

4. No.40 Mount Austin Road
(LDD & LHY)



Photo of No.40 Mount Austin Road
(Source : Oval Feb 2009)

No.40 Mount Austin Road (constructed after 1958) sits slightly to the northwest of the foundations of the main building of the FML. Irregular in plan and possibly built in stages, the one to two-storey utilitarian building is of post and beam concrete construction with brick infill. The west façade, which faces the foundations of the former servants' quarters – site B, is pleasing in its distribution of door and window openings. The building is part of Rural Building Lot No. 1087, which was leased by Hong Kong Telecom International Limited. (The lease has expired.)

Significance: No.40 Mount Austin Road has low architectural value and it has a negative impact on the authenticity of the site.

Recommendation: Demolish subject to review of long-term benefit and relevance to the site.

5. Foundations of former servant quarters- site A
(LDS & LHY)



Photo of Foundations of former servant quarters- site A
(Source : Oval Feb 2009)

The foundations of the FML include the outer exterior wall foundation (granite) of the main building, the interior wall foundations (brick) of the main building, and the exterior and interior wall foundations (brick) of the servants' quarters – sites A and B.

Significance: The foundations of the FML, including those of the main building and the two servants' quarters, have high evidential value.

Recommendation: Preserve

6. Foundations of former servant quarters- site B
(LDS & LHY)



Photo of Foundations of former servant quarters- site B
(Source : Oval Feb 2009)

The foundations of the FML include the outer exterior wall foundation (granite) of the main building, the interior wall foundations (brick) of the main building, and the exterior and interior wall foundations (brick) of the servants' quarters – sites A and B.

Significance: The foundations of the FML, including those of the main building and the two servants' quarters, have high evidential value.

Recommendation: Preserve

7. Retaining wall in Victoria Peak Garden
(LDS & LHY)



Photo of Retaining wall in Victoria Peak Garden
(Source : Oval Feb 2009)

The retaining wall is parallel to the southeast exterior foundation of the FML and is suitably set back to allow a satisfying garden link between the now demolished “north” and “south” elevations. The massive wall is constructed of roughly quarried granite with consistently well-pointed joints of appropriate scale. The granite coping on the wall is noteworthy.

Significance: The retaining wall has high architectural value.

Recommendation: Preserve.

8. Zigzag Footpath Steps between car park and Victoria Peak Garden
(KN)



The zigzag footpath between the car park and the upper lawn of the Victoria Peak Garden includes three flights of broad, single-piece, natural granite steps that are in good condition. The low, random patterned, stone walls, which retain the soil alongside the path, have been partially repaired in recent years.



Photo of Steps between car park and Victoria Peak Garden
(Source : Oval Feb 2009)

Significance: The granite steps have moderate architectural value.

Recommendation: Preserve.

9. Circulation (Footpath)
(KN)



Photo of Footpath
(Source : Oval Feb 2009)

The footpath connecting the Victoria Peak Garden to the Governor's Walk has been repaved in recent years with colored concrete blocks.

Significance: The footpath has low architectural value.

Recommendation: Preserve.

10. Ruins of FML
(LDS & LHY)

Photo of Ruins of FML
(Source: AAB_Paper133_Mountain_Lodge_Annex_B , Former Mountain Lodge 2007 Archaeological Survey Interim Report , Annex_A4 , Remains Identified by Field Reconnaissance 2007)

The ruins of the FML are located to the southwest of the foundations of the main building and below the Governor's Walk. The ruins are properly called a "dumping area" for building debris from the FML and include remnants of arches and columns as well as a baluster.

Significance: The ruins of the FML have moderate evidential value.

Recommendation: Preserve.

11. Victoria Peak Garden (Upper Lawn)
(KN)



Photo of Victoria Peak Garden (Upper Lawn)
(Source : Oval Feb 2009)

Victoria Peak Garden (or upper lawn area) comprises a lawn area with ornamental shrubs and trees. The lawn area provided space for tennis games and picnics for residents and guests of the FML. The lawn is popular today with the public for exercising dogs, having picnics and playing games. The central shrub bed is a relatively recent addition and conflicts with the original intention of this open space as an open lawn.

Significance: The Victoria Peak Garden has moderate landscape architectural value and high social value.

Recommendation: Preserve / modify selectively.

12. Garden (Middle Lawn)
(KN)



Photo of Garden (Middle Lawn)
(Source : Oval Feb 2009)

This second garden (or middle lawn) comprises a relatively secluded lawn area enclosed by woodland and connected by footpath to the Victoria Peak Garden above and the lower lawn area below. Like Victoria Peak Garden, this lawn area is now used by the public for dog exercising and picnics. Areas of freely- accessible open lawn are relatively rare in Hong Kong.

Significance: The middle lawn area has moderate landscape architectural value and high social value.

Recommendation: Preserve / modify selectively.

13. Radio Tower
(LDD & LHY)



Photo of Radio Tower
(Source : Oval Feb 2009)

The radio tower is located at the top of a small peak immediately to the northwest of the FML and is one of a series of masts and towers on peaks that ring the site. The tower is part of Hong Kong's radio-telecommunications system and was leased by Hong Kong Telecom International Limited (part of Rural Building Lot No. 1087). (The lease has expired.)

Significance: The radio tower, as part of a Hong Kong-wide radio-telecommunications system, has high scientific value.

Recommendation: N/A.

14. No.36 Mount Austin Road
(LDS & LHY)



Photo of No.36 Mount Austin Road
(Source : Oval Feb 2009)

No.36 Mount Austin Road (constructed after 1958) sits on a small outcropping to the north of the foundations of the main building of the FML. Slightly irregular in plan, the decidedly domestic one-story building appears to be in reinforced concrete. The building is part of Rural Building Lot No. 1087, which was leased by Hong Kong Telecom International Limited. (The lease has expired.)

Significance: No.36 Mount Austin Road has low architectural value and moderate to high use value.

Recommendation: N/A

15. Staircase in Victoria Peak Garden
(KN)



Photo of Staircase in Victoria Peak Garden
(Source : Oval Feb 2009)

The short staircase between the upper and lower lawn platforms within Victoria Peak Garden comprises natural granite steps with more recent additions of Chinese style ceramic handrails and balusters.

Significance: The granite steps have moderate architectural value, although the ceramic handrails have a negative impact on the authenticity of the feature.

Recommendation: Preserve / modify selectively.

16. Circular Viewing Platform
(LDS & LHY)



Photo of Circular Viewing Platform
(Source : Oval Feb 2009)

The current viewing platform is of recent construction, although the location of the platform dates from at least the 1920s.

Significance: The circular viewing platform has low architectural value and high contextual value.

Recommendation: Preserve / modify selectively.

17. Gate Lodge
(LDS & LHY)



Photo of Gate Lodge
(Source : Oval Feb 2009)

The Gate Lodge (completed in 1902 with the second FML) sits at the original entrance to the FML and its extensive grounds. Symmetrical in elevation and T-shape in plan, the one-story stuccoed brick building is Classical in design – and Scottish in its sturdy appearance. Sadly, the original gate posts and gate have disappeared. The structure is recognized as a Declared Monument (1995).

Significance: The Gate Lodge has high architectural value and high contextual value.

Recommendation: Preserve.

18. Terrace
(KN)



Photo of Terrace
(Source : Oval Feb 2009)

The recently constructed set of terraces behind the Gate Lodge comprise concrete and natural stone finishes and are assumed to be installed to provide a sitting out area for visitors to the Gate Lodge. It was newly added to the Gate Lodge.

Significance: The terraces have low architectural value and moderate use value.

Recommendation: Modify selectively.

19. Garden (Lower Lawn)
(KN)



Photo of Garden (Lower Lawn)
(Source : Oval Feb 2009)

This third garden comprises the lower lawn area, which is relatively secluded but freely accessible for the public to exercise dogs and have picnics and informal games. The original character of the lawn has been adversely impacted by the recent introduction of new rain shelters in the form of a rotunda and gazebo (refer 20 and 21).

Significance: The lower lawn area (excluding the new rain shelters) has moderate landscape architectural value and high social value.

Recommendation: Preserve / modify selectively.

20. Rotunda
(LDS & LHY)



Photo of Rotunda
(Source : Oval Feb 2009)

The rotunda is located toward the middle of the lawn area (19. Garden), which is at the east side of the grounds of the Former Mountain Lodge. It is a diminutive structure of recent construction and loosely based on Classical forms.

Significance: The rotunda is a recent addition to the lawn, has low architectural value with detrimental impact to the authenticity of the site.

Recommendation: Review long-term benefit and relevance to the site.

21. Gazebo
(LDS & LHY)



Photo of Gazebo
(Source : Oval Feb 2009)

The gazebo is located near the western end of the lawn area (19. Garden), which is at the east side of the grounds of the Former Mountain Lodge. It is a diminutive structure of recent construction and loosely based on traditional garden forms.

Significance: The gazebo is a recent addition to the lawn, has low architectural value with detrimental impact to the authenticity of the site.

Recommendation: Review long-term benefit and relevance to the site.

22. Governor's Walk
(KN)



The current Governor's Walk follows the alignment of that shown on plans dating from the 1920s. It has been resurfaced over time in concrete with more ornamental (colored concrete block) paving and handrails installed along portions closest to the former Mountain Lodge. The path is very narrow in places and winds through woodland and includes some attractive viewpoints.



Photo of Governor's Walk
(Source : Oval Feb 2009)

Significance: The Governor's Walk has moderate landscape architectural value and high social value.

Recommendation: Preserve / modify selectively.

23. Government Stores
(LDS & LHY)



Photo of Government Store
(Source : Oval Feb 2009)

The government store is located within the grounds of the FML and is to the northwest of the lawn area (19. Garden), which is at the east side of the grounds. It is a modest one-storey utilitarian structure of recent construction.

Significance: The government store has low architectural value and moderate to high use value.

Recommendation: Modify selectively.

Building Conservation

(LDS & LHY - 2009)

Mountain Lodge: Interrogating the Past; Recognizing the Present (LDD and LHY)

Description

Mountain Lodge: The Building

“Mountain Lodge” refers to the *second* building bearing the same name. It was a two-storey, seven-bedroom lodge designed by a local architectural practice, Palmer and Turner (the predecessor of today’s P& T Architects and Engineers Ltd.). Construction of the building, carried out by local contractor Sang Lee, began in November, 1899 and was completed in July, 1902 at a contracted cost of 97,000.00 dollars.

The style of the building is evocative of a Scottish Lodge (Scottish Baronial), especially in its monumentality and use of corner turrets. At the same time, the use of Classically-inspired architectural elements, such as massive arched openings and bold horizontal banding, reflect the period’s experimentation with Classical ornamentation. Although the distribution of the corner turrets suggests a symmetrical layout, the building’s plan is *asymmetrical* and reflective of a rambling Victorian country house,

The lodge was infrequently used after the introduction of electric fans at Government House in 1908. Throughout its lifetime, it suffered continuously from termite infestation. The final blow came during the war years (1941-45), when it was left unattended and deteriorated beyond repair. It was demolished in 1946.

Mountain Lodge: The Gate Lodge

The Gate Lodge for Mountain Lodge, a one-story brick structure, designed and stuccoed to imitate ashlar construction, was presumably constructed at the same time as Mountain Lodge. It was declared a monument in 1995. The main part of the gate lodge is rectangular in plan, although a suitably plain extension at the rear creates a modified T-shaped plan. It was designed as living quarters for the keeper of Mountain Lodge.

The style of the gate lodge can be described as Free Classicism, one of many inventive styles that bridge the Victorian and Edwardian periods. The robust structure, rather typical of Scottish cottages, is lightened by regularly-placed oversized windows, which are divided into two parts – 10-pane casement windows for the lower sections and nine-pane fixed windows for the upper sections. On the main elevation the windows are placed on either side of a centrally-placed doorway. The lower section of the doorway is distinguished by a wooden door, while the upper section contains a nine-pane fixed window.

Horizontal mouldings at the level of the window sills and at the division between the lower and upper parts of windows temper the verticality of the small-scale structure, as does the building’s cornice. Pediments seemingly “float” above the windows, although, upon close inspection, they are tied to the windows through the pilasters framing the windows on either side. The composition is completed by a perky

chimney with pedimental forms ringing the top (and partially enclosing the chimney stack).

The interior of the gate lodge is suitably plain; the diagonally-placed floor tiling is recent.

Mountain Lodge: History of the Hong Kong Governor's Summer Residence (LDD and LHY)

Introduction

The highlands of many British colonies in the tropical and subtropical regions had been the place where colonial governors and wealthy Europeans built their summer houses as a refuge during the stifling summer months. Some of the better-known equivalent places are Darjeeling in British India and Cameron Highlands in British Malaya (now Malaysia). Similarly, because of its altitude, Hong Kong's Victoria Peak offered a more comfortable local climate than that of the island's coastal areas, and it was therefore an ideal place as a summer retreat for the wealthy and mighty during Hong Kong's early colonial period. With the introduction of the electric fan and air-conditioning in the early 20th century, the need for seasonal residences became redundant.

Pre-Mountain Lodge: the Army Sanatorium (1867)

The story of "Mountain Lodge" begins with a small hill hospital built near the highest point of Victoria Peak (abbreviated to "The Peak" in modern usage). At over 1,700 feet above sea level, the reduced heat and humidity was thought, at the time, beneficial to soldiers recuperating from tropical illnesses.

The British had precedents for a military hill hospital in tropical and sub-tropical colonies of the Empire, such as Penang, Singapore and Madeira. The War Office calculated that a similar facility in Hong Kong would save on the cost and logistics of evacuating sick soldiers to Macau and other places. In 1862, during the governorship of Sir Hercules Robinson (who served from 1859 to 1865), a single-room, barrack-style army sanatorium opened. For reasons unknown, the small sanatorium seemed to have the reverse effect on the health of those warded, and the premises were pronounced unhealthy and abandoned.

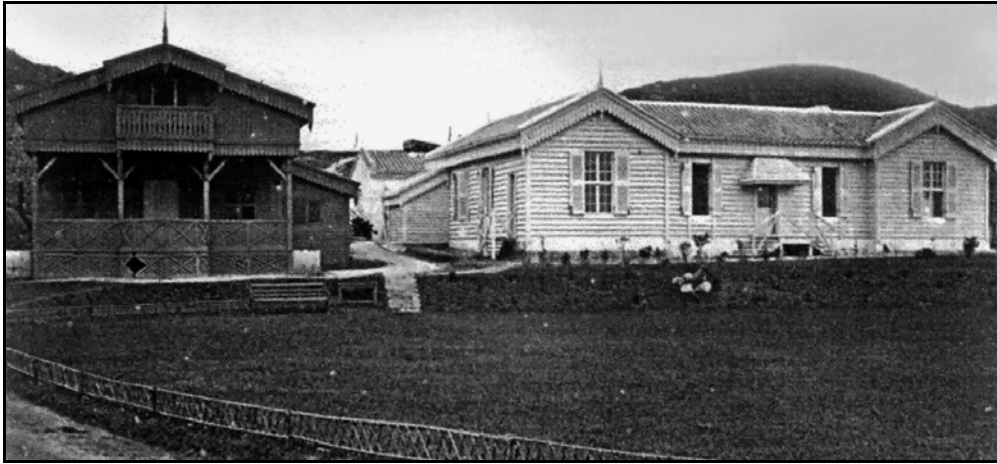
In 1867, Governor Sir Richard MacDonnell (1866-72) bought the deserted property from the War Office at several thousand dollars, and converted the single-room sanatorium to a three-room country house at a further cost of \$1,000. Governor MacDonnell's converted residence did not last long, as it was destroyed in a typhoon during the same year.

The First Mountain Lodge (1868 to 1897)

In the spring of 1868, the Hong Kong Executive Council approved a budget of \$9,000 for a "hill station" that would serve as the official seat of government during the summer months. Named "Mountain Lodge," the single-storey, three-room bungalow of timber construction was built on the site of Governor MacDonnell's typhoon-destroyed country house. The lodge was designed by L. H. Moorsom, the Surveyor

General who succeeded Charles Cleverly, the architect for Government House. The exact completion date of the first Mountain Lodge is uncertain. Presumably, construction began soon after budget approval, and given the small scale of the project, the building was most likely completed by the end of 1868.¹

In 1874, during the administration of Governor Sir Arthur Kennedy (1872-77), Mountain Lodge was extended with two bedrooms, a sitting room, a proper kitchen and servants' quarters, at a cost of another \$9,000.



1. 1872 photo of the first Mountain Lodge (building on the right), with a two-storey extension (building on the left) known as "Bachelors' House." (Public Records Office)

The most significant event that took place at the first Mountain Lodge happened during Sir Pope Hennessy's governorship (1877-82): the reception given to the teenage princes Albert and George (the future King George V). Just before the Christmas of 1881, the Royal Navy vessel HMS *Bacchante* sailed into Hong Kong with the two princes serving on board as midshipmen.

On 30 December 1881, the young princes paid the last of the several visits to Government House before they set sail the following day. That afternoon, they walked to Mountain Lodge, from where they enjoyed a panoramic view of northern Hong Kong, Victoria Harbour, and Kowloon Peninsula, which was still a Chinese territory at the time. What they saw was recorded in their private journal, which also included a description of the flourishing property development on Mount Gough:²

“Looking eastward along the ridge from Victoria Peak to Mount Gough we were much surprised to find what a number of merchants' houses—we can count more than 50, each with its lawn-tennis court and racket court—have been built up there, on what a short time ago was a barren hill top with nothing but scrub and heather. There are admirable roads, and telephone communication with the town below, and they are talking of making a wire tramway up and down. The aspect of the hill has been entirely metamorphosed by all this planting, levelling, filling in with soil and turfing; it is now quite a second town up here.”

In the summer of 1888, during the governorship of Sir William Des Voeux (1887-91), termites invaded Mountain Lodge, and the building fell into disrepair and left unused.

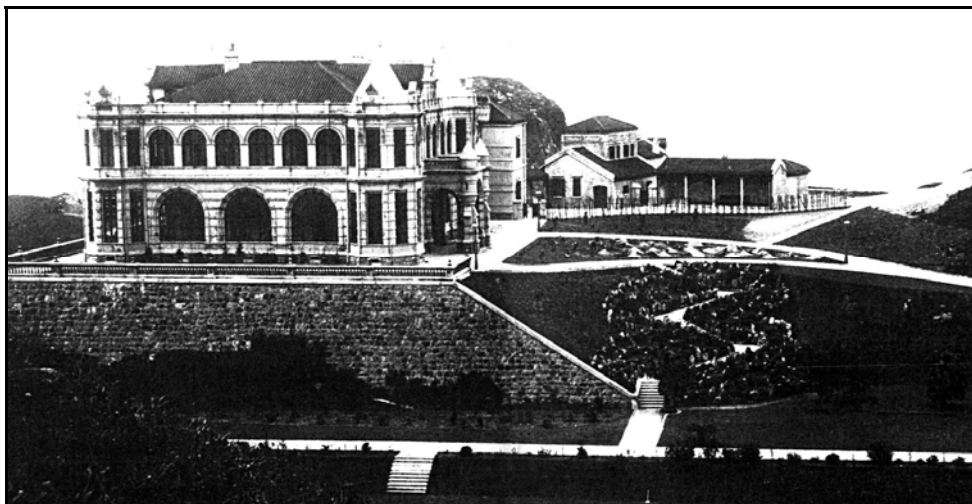
In January 1892, during the governorship of Sir William Robinson (1891-98), the Acting Surveyor General Francis Cooper reported that “the present condition of Mountain Lodge is most unsatisfactory,” and “in a dilapidated condition and practically unfit for occupation.”³ For its temporary replacement, a rented premise on the Peak, called “the Cliffs,” was used during the summer.

In November 1892, Governor Robinson dispatched to the Colonial Secretary, the Marquis of Ripon, plans for a new Mountain Lodge designed by Cooper, who was now the Director of Public Works. It was a two-storey house to be built on a site just above the existing Mountain Lodge, at an estimated cost of \$62,000.⁴ In this dispatch, Robinson emphasized the inadequacy and the dilapidated state of the existing Mountain Lodge, and urged that Cooper’s design be approved for construction.

The Colonial Secretary’s reply came in early 1893; essentially, he objected to the spending and ordered Robinson to review the estimate again. In any case, a series of events took priority over the issue of rebuilding Mountain Lodge—the plague, the Sino-Japanese War, and the death of Lady Robinson. The first Mountain Lodge, having been left to termites and the elements, was demolished in 1897.

The Second Mountain Lodge (1902 to 1946)

In March 1899, during the governorship of Sir Henry Blake (1898-1903), the question of rebuilding Mountain Lodge was revived. Governor Blake reported to Colonial Secretary Joseph Chamberlain that the colony now had the financial means to proceed with the rebuilding and that site preparation was underway.⁵ However, Blake disliked Cooper’s design and commissioned the architectural firm Palmer and Turner to produce a new design.



2. 1903 photo of the second Mountain Lodge. (Public Record Office, No. 01-16-426)

In 1900, a \$97,000 contract to build Palmer and Turner’s seven-bedroom lodge was awarded to Sang Lee, the construction company that had enlarged and renovated the Ballroom of Government House in 1929, and which would be engaged 42 years later by the Japanese military government in Hong Kong to rebuild Government House. In the *Colonial Reports* for the year 1900, it was reported that:

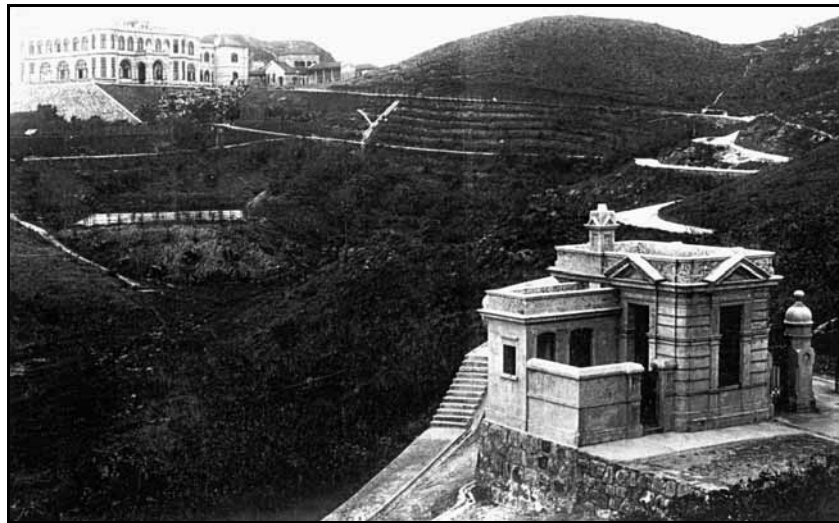
“A contract for building a Peak Residence for the Governor has been let, and fair progress was made during the year. The stone foundations of the main building are well advanced, and the wood-work of the doors and windows was in course of preparation.”

And in the Colonial Reports for the year 1902, it was reported that:

“The Governor’s new Peak Residence was completed in July and occupied shortly afterwards. The house is large and substantial, and stands near the highest point of the island.”

However, electricity had by this time come to Government House (electric decorative lighting appeared in Government House as early as 1897, during Queen Victoria’s diamond jubilee). In 1908, Hongkong Electric installed 42 electric fans in Government House, which rendered the primary function of Mountain Lodge as a cooling summer retreat practically unnecessary. Despite this technological innovation, Governor Sir Francis May (1912-19) and his family enjoyed the use of Mountain Lodge, as recorded in a series of family photographs.⁶ During Governor May’s governorship, which coincided with World War I (1914-18), Mountain Lodge was used to entertain troops stationed in Hong Kong. One photograph of this period, dated 3 October 1916, shows a tea party for soldiers of the 4th King’s Shropshire Light Infantry, held at the lawn of Mountain Lodge.⁷

During the administration of Sir Reginald Stubbs (1919-25), the Governor found the electric fans in Government House so effective that he saw no incentive to trouble himself to stay in Mountain Lodge, especially when there was still no direct vehicular road access to it—the last part of the journey, a long path after the gatekeeper’s house, was done by sedan chair.



3. 1903 photo of the gatekeeper’s house (now known as “Gate Lodge”) guarding the entrance to the path leading to Mountain Lodge. (Public Record Office, Ref. No. 01-16-427)

Termite infestation became a constant problem at Mountain Lodge during Governor Stubbs’s time, and several floors of the lodge had to be replaced. This problem continued into the governorship of Sir Cecil Clementi (1925-30), and the lodge’s timber needed treatment every year to keep the termites away. From 1928 to 1932, \$35,532 was spent on the lodge for repair and maintenance.⁸

From the time of Governor Sir William Peel (1930-35) to the eve of the Pacific War (1941-

45), Mountain Lodge was increasingly disused. During the war years, the unattended lodge deteriorated beyond repair. In 1946, when Governor Sir Mark Young resumed his governorship (1941, followed by 1946-47), he had the second Mountain Lodge demolished under the advice of the Public Works Department.⁹ Today, only the gatekeeper's house (now a declared monument known as "Gate Lodge") remains.

Fanling Lodge: Post-Mountain Lodge (1934 to Today)

Due to the high cost of repairing and maintaining Mountain Lodge, Governor Sir William Peel (1930-35) proposed in 1932 to replace the lodge with a new one, to be located in Fanling, the New Territories. In 1934, Fanling Lodge, a two-storey, five-bedroom country house designed by S. C. Feltham of the Public Works Department, was completed at a cost of \$140,000.¹⁰

In 1946, a year after the Pacific War, Mountain Lodge was demolished, while Fanling Lodge underwent \$16,000 worth of renovation to transform it into the Rural Teachers' Training College. The post-war governor, Sir Mark Young (1946-47) saw no need for a country residence.¹¹

During the governorship of Sir Alexander Grantham (1947-57), the People's Republic of China was founded (in October 1949). Given the Cold War mentality, Fanling Lodge was considered to be too close to the border of a hostile Communist neighbour, and the building was assigned to the military.

In 1960, during the governorship of Sir Robert Black (1958-64), relations between Britain and China were normalized. Black reclaimed Fanling Lodge from the military and returned the building to its original use as the governor's country residence, a role that continued to the Handover in 1997. Today, Fanling Lodge functions as the country residence of the Chief Executive of the Hong Kong Special Administrative Region.




Cultural Heritage Values and Character-Defining Elements of the Mountain Lodge Site (LDS and LHY)

Please note: This section identifies the most important cultural heritage values of the place and includes the key character-defining elements associated with each value. As revealed in this section, character-defining elements can support more than one cultural heritage value.

Architectural Value

The architectural value of the Mountain Lodge site is related to the architectural themes associated with the original buildings. Mountain Lodge was essentially a Victorian-period mansion (it was designed during the reign of Queen Victoria), modified with verandahs to better suit the subtropical climate, which is characteristic of British colonial architecture in India and the Far East. Stylistically, the lodge combines Scottish elements with then current Classically-inspired elements, creating a suitably robust design. It would be tempting to speculate that the architect responsible, from Palmer and Turner, was a Scot, but there is no evidence for this! The Gate Lodge, on the other hand, is a rather stoic structure, which is almost smothered with Classical references. It, too, suggests a robustness that could be more Scottish than English. The character-defining elements that best express the architectural themes are few, as the original lodge has been demolished. The physical remains, which include the underground archaeological remains of the lodge and the above-ground Gate Lodge, are the character-defining elements associated with the architectural value





Architectural Value (continued)

Value	Architectural Theme: Original Building	Character-defining Elements (Description)	Character-defining Elements (Illustration)
Architectural Value	Victorian-period colonial mansion with Scottish character	Archaeological remains of Mountain Lodge	 <p>5. Archaeological remains of Mountain Lodge</p>
		Archaeological remains of former servants' quarters (sites A and B) for Mountain Lodge	 <p>6. Archaeological remains of former servants' quarters (sites A and B) for Mountain Lodge</p>
Architectural Value	Victorian-period colonial gate lodge with Scottish character	Gate Lodge for Mountain Lodge	 <p>7. Gate Lodge for Mountain Lodge</p>

Contextual Value

The contextual value of the Mountain Lodge site is related to the contextual theme associated with the original setting. Mountain Lodge was sited in an exposed and prominent location within extensively landscaped grounds. The openness of the site offered residents a view of the surrounding scenery, while, at the same time, visitors were offered a view of Mountain Lodge as they approached the property from a considerable distance. In this regard, the associated character-defining elements include: the key views from the site; views of the site from its various approaches (paths, trails and roads); and features of the historical setting that reveal its original openness. However, the original setting factors little in the collective memory of the general public, as most people are not familiar with it. Instead, most people have acquired, through direct experience, a collective attachment to the modern-day Peak Garden setting. Given this, some of the familiar modern structures of the Peak Garden area, in addition to the open landscaping, are character-defining elements associated with the modern-day setting.




Contextual Value (continued)

Value	Contextual Theme: Setting	Character-defining Elements (Description)	Character-defining Elements (Illustration)
Contextual Value	Original setting: views from site and views of site from various approaches	Existing views of surrounding scenery from site	 <p data-bbox="919 730 1276 781">8. Existing views of surrounding scenery from site</p>
		Views along Governor's Walk with original paths, trails and roads	 <p data-bbox="919 1062 1276 1113">9. Views along Governor's Walk with original paths, trails and roads</p>
		Modern-day landscaping allowing open views from and to the site	 <p data-bbox="919 1388 1276 1438">10. Modern-day landscaping allowing open views from and to the site</p>
		Telecommunication masts and towers	 <p data-bbox="919 1730 1276 1759">11. Telecommunication masts and towers</p>




Historical Value

The historical value of the Mountain Lodge site is related to historical (and not *historic*) happenings on the premises. As far as can be determined from research to date, no significant *historic* event occurred on the premises of Mountain Lodge (one that would warrant a detailed entry in the history of Hong Kong). Instead, Mountain Lodge was built as a summer residence for the governor and his family - and their visitors, and the happenings that occurred on site appear to be primarily related to the ordinary events of daily life. Some of these events are recorded in historical photographs in the Public Records Office and other local archives, such as those showing the May family and their visitors (1912-1919). The character-defining elements associated with the May family's use of Mountain Lodge are extant features captured in the historical photographs. These include the physical remains of Mountain Lodge and its setting that are associated with the place as a residence. In addition, there are other physical remains in the general area that reflect the use of the site for other purposes, such as those related to the War Department and the Waterworks.




Historical Value (continued)

Value	Historical Theme: Events / Use	Character-defining Elements (Description)	Character-defining Elements (Illustration)
Historical value	Residential experience of official residents and visitors	Archaeological remains of Mountain Lodge, including dumping area	 <p data-bbox="870 835 1281 884">12. Archaeological remains of Mountain Lodge, including dumping area</p>
		Archaeological remains of former servants' quarters (sites A and B) for Mountain Lodge	 <p data-bbox="870 1255 1281 1304">13. Archaeological remains of former servants' quarters (sites A and B) for Mountain Lodge</p>
		Retaining walls	 <p data-bbox="992 1661 1159 1688">14. Retaining walls</p>

Historical Value (continued)

Value	Historical Theme: Events / Use	Character-defining Elements (Description)	Character-defining Elements (Illustration)
Historical value	Residential experience of official residents and visitors	Landscape features, including steps	 <p>15. Landscape features, including steps</p>
		Road base; run-off channels	 <p>16. Road base; run-off channels</p>
		Gate Lodge for Mountain Lodge	 <p>17. Gate Lodge for Mountain Lodge</p>



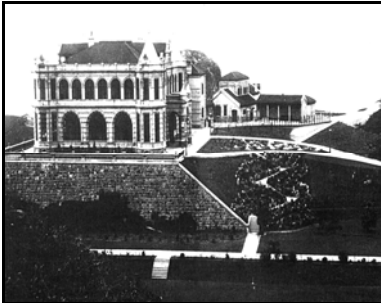

Historical Value (continued)

Value	Historical Theme: Events / Use	Character-defining Elements (Description)	Character-defining Elements (Illustration)
Historical value	Non-residential use	Mountain Lodge boundary stones	 <p data-bbox="915 846 1235 867">18. Mountain Lodge boundary stones</p>
		War Department boundary stones	 <p data-bbox="915 1228 1235 1249">19. War Department boundary stones</p>
		Derelict Waterworks bungalow	 <p data-bbox="915 1602 1235 1623">20. Derelict Waterworks bungalow</p>





Social Value

The social value of the Mountain Lodge site is related to the collective memory of what it was before (the governor's summer residence) and the collective attachment to what it is today (a public garden). The associated character-defining elements related to the collective memory of the site as the governor's summer residence include the archaeological remains of the foundations, and the architectural remnants of the Gate Lodge, retaining walls and original landscape features. The associated character-defining elements related to the collective attachment to the present public garden include the pavilion and two pairs of stone lions, the familiar lookout point, lawns, and the access paths, trails and roads.

Social Value (continued)

Value	Social Theme: Collective Memory	Character- defining Elements (Description)	Character-defining Elements (Illustration)
Social Value	Familiar historical elements	Archaeological remains of Mountain Lodge	 <p>21. Archaeological remains of Mountain Lodge</p>
		Archaeological remains of former servants' quarters (sites A and B) for Mountain Lodge	 <p>22. Archaeological remains of former servants' quarters (sites A and B) for Mountain Lodge</p>
		Retaining walls	 <p>23. Retaining walls</p>
		Landscape features	 <p>24. Landscape features, including steps</p>

Social Value (continued)

Value	Social Theme: Collective Memory	Character- defining Elements (Description)	Character-defining Elements (Illustration)
Social Value	Familiar modern-day elements	Pavilion, with two pairs of lions	 <p data-bbox="922 695 1227 720">25. Pavilion, with two pairs of lions</p>
		Circular Viewing Platform	 <p data-bbox="943 1050 1206 1075">26. Circular Viewing Platform</p>
		Lawns	 <p data-bbox="1032 1402 1127 1428">27. Lawns</p>
		Paths, trails, roads	 <p data-bbox="984 1753 1175 1778">28. Paths, trails, roads</p>

Landscape Conservation

(KN - 2009)

Evolution of the Peak landscape in general

When Captain Charles Elliot of the British Royal Navy landed at Possession Point on Hong Kong Island on 20th January 1841, he declared the island to be a ‘barren rock’. The earliest photographs of the Peak, dating from the mid-1800s, show that the steep hillsides of the Peak were indeed barren, comprising bare rock, boulders and sparse grass and scrub vegetation cover.



1. View of the Peak circa 1885 showing a ‘barren rock’ landscape
(Courtesy of the Public Records Office)

In 1848, the Government considered setting up a public botanical garden. Approval to do so was not granted until 1856 and the portion now known as the ‘Old Garden’ was finally opened in 1864. In 1871 the ‘New Garden’ extension was officially added to the Botanical Garden and Charles Ford was appointed as the first Superintendent. Ford was a dedicated botanist and he promoted the exchange of seeds, plants and dried specimens between other botanical gardens around the world and established an extensive herbarium of over 40,000 specimens which is now in the care of the Agriculture, Fisheries and Conservation Department. In his typically detailed annual report of 1883 Ford thanked contributors from Australia, Japan, Singapore, Trinidad, India, Germany, Taiwan, England and Canton.

Perhaps Ford’s greatest contribution was initiating large-scale forestation projects that had an impact that extended far beyond the boundaries of the botanical gardens. During the 1870s and ‘80s millions of trees were planted by his staff on Hong Kong Island, Kowloon and Lantau. This massive tree planting project had two main objectives. Firstly, it was necessary to stabilize the bare hillsides to prevent soil erosion that might affect the reservoirs being built to supply water to the city. Secondly, Ford believed that with the right species a forestry industry could be established. Planting trials using local and exotic tree species were carried out to determine which would adapt best to the local terrain and climate. Although the forestry industry did not flourish, the tree planting on the Peak established well.



2. View of Pokfulam Reservoir (built 1863) from the Peak (late 1800s). Tree planting on the surrounding slopes was necessary to protect the reservoir from soil erosion.
(Courtesy of the Public Records Office)

Unfortunately, much of the woodland was lost during the Second World War when trees were felled for firewood. However, post-war reforestation efforts and recovery of remnants of the trees on the Peak have matured into the healthy woodland that we see today.

The Peak landscape has been protected from any significant development by establishment of three country parks (Aberdeen (established 1977), Pokfulam (established 1979), and Lung Fu Shan (established 1998). The 3.5km footpath circuit around the Peak, comprising Lugard Road and part of Harlech Road marks the upper boundaries of the country parks. A 2.2 km portion of Lugard Road features the Pokfulam Native Tree Walk - an interpretive trail of the Peak's flora and fauna. Typical tree species that make up the rich woodland mix within the country parks include:

Chinese Hackberry (*Celtis sinensis*)
 Ivy Tree (*Schefflera heptaphylla*)
 Lance-leaved Sterculia (*Sterculia lanceolata*)
 Turn-in-the-wind (*Mallotus paniculatus*)
 Silver-back Artocarpus (*Artocarpus hypargyreus*)
 Reevesia (*Reevesia thyrsoidea*)
 Woodland Elaeocarpus (*Elaeocarpus sylvestris*)
 Acronychia (*Acronychia pedunculata*)
 Morris's Persimmon (*Diospyros morrisiana*)
 Chinese Banyan (*Ficus microcarpa*)
 Mountain Tallow Tree (*Sapium discolor*)
 Camphor Tree (*Cinnamomum camphora*)
 Pond Spice (*Litsea glutinosa*)
 Short-flowered Machilus (*Machilus breviflora*)
 Hong Kong Gordonia (*Gordonia axillaris*)
 Water Machilus (*Machilus oreophila*)
 Schima (*Schima superba*)
 Chestnut Oak (*Castanopsis fissa*)
 Lingnan Garcinia (*Garcinia oblongifolia*)
 Microcos (*Microcos paniculata*)
 Brisbane Box (*Lophostemon confertus*)
 Rose Myrtle (*Rhodomyrtus tomentosa*)
 Rhodoleia (*Rhodoleia championii*) (a rare species protected by law in Hong Kong)

Additional protection is given by the current land use zoning. According to the approved Peak Area OZP No. S/H14/9, the majority of the wooded slopes above and within the Lugard Road / Harlech Road circuit are zoned "Green Belt" ("GB"), with the exceptions being the site of the FML and public utility developments (cluster of radio masts on the main peaks and service reservoir) which is zoned "Government, Institution or Community" ("G/IC") and the Victoria Peak Garden zoned "Open Space" ("O").



3. Land-use zoning of the Peak (Courtesy of the Survey and Mapping Office)

Evolution of the Mountain Lodge Landscape

Archive plans show very little in the way of deliberate landscape design for the Mountain Lodge and its immediate landscape surroundings other than the obvious features such as the layout of the roads, footpaths, building platforms / formed slopes and areas of lawn. At best, individual trees are sometimes indicated but shrubs are not. Archive photos are more helpful to understand the landscape character of the site in more detail and form the basis of understanding about how the landscape evolved.

The Lodge was constructed on a formed platform retained on the south-west and south-east sides by a large stone wall straddling a rock outcrop. At the time of completion the nearby slopes were sparsely covered with mainly grass and scrub vegetation and a few trees. However, there does appear to be deliberate planting work in progress as suggested by the regular rows (typical of forestry operations) of tree seedlings on upper slopes. Slopes close to the Mountain Lodge, alongside the access road (Mount Austin Road) also show signs of being terraced with shrub planting.

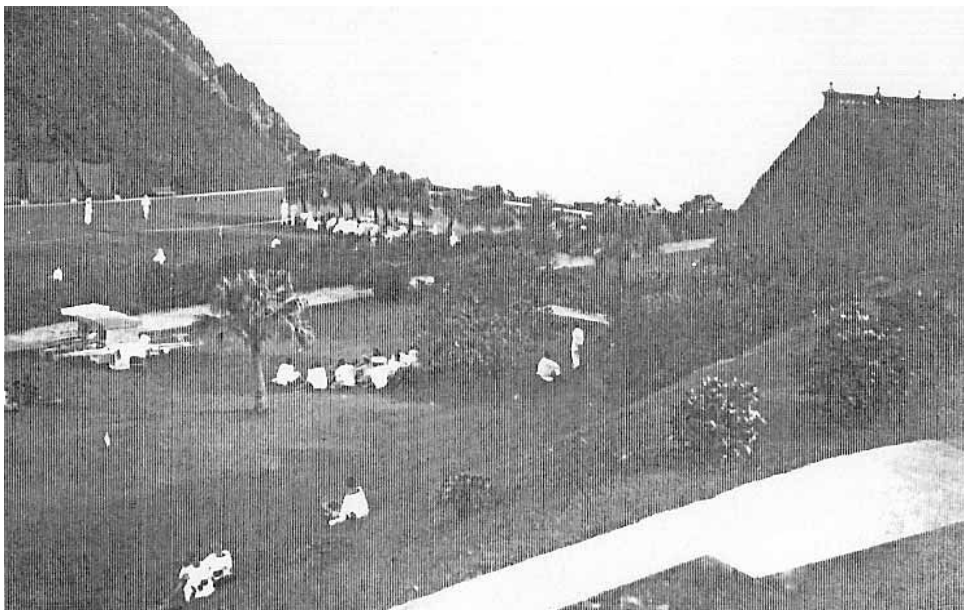
Visible at this time is a zig-zag footpath that provides a more direct connection between the Mountain Lodge and the lawn area. A block of ornamental planting has been provided on either side of this path that resembles a rock garden. The more ornamental planting in this location would have a sunny south-east aspect and protection from north and west winds in the lee of the building platform.



4. View of Mountain Lodge circa 1903 showing slope planting between and below the access roads with apparent new tree planting on upper slopes. (Courtesy of Public Records Office)

The large lawn area to the south of the Mountain Lodge was originally used for tennis. A photo dating from 1919 shows at least two grass tennis courts with a game in progress and number of spectators and waiting players in tennis 'whites' relaxing in the shade on the grass. The line of Chinese fan-palms (*Livistona chinensis*) forming a line across the lawn likely functioned partly as a sun shade for spectators as well as a windbreak for the tennis players on this exposed site. Also visible are sight screens at the far side of the lawn to help players see the ball against the rocky hillside backdrop.

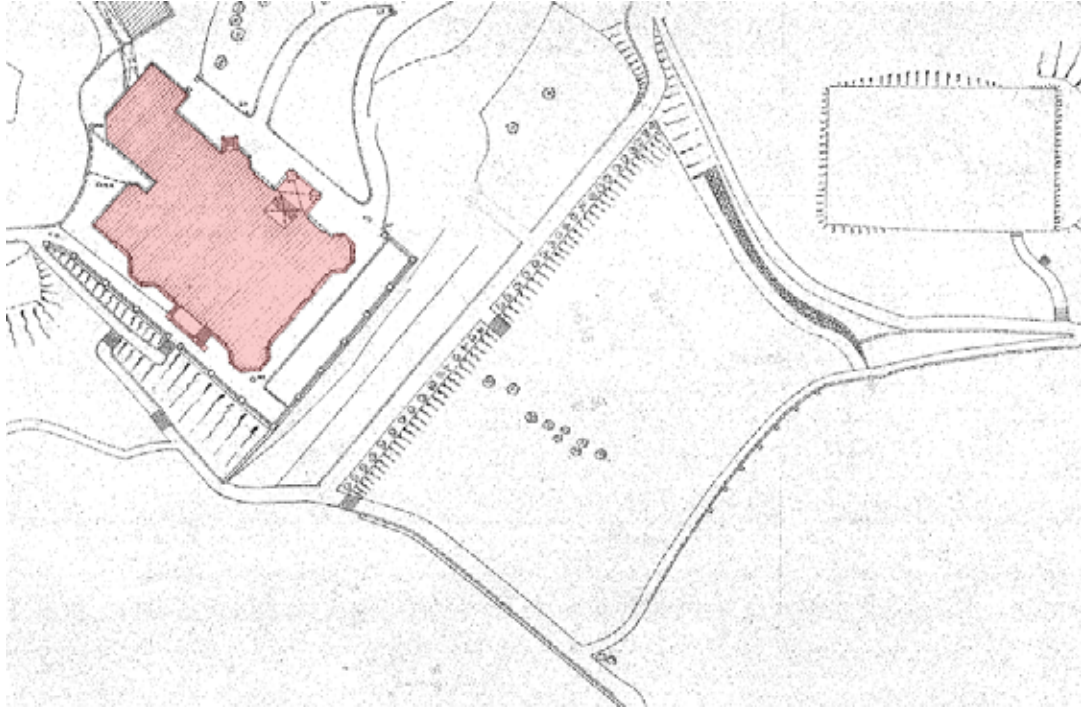
The hillside vegetation still appears to be relatively sparse comprising mainly grass and scrub. The only areas of mature planting are the ornamental palm trees and blocks of clipped shrubs beside paths and on the slope between the lawn terraces.



5. View of tennis being played at Mountain Lodge circa. 1919. Note parked sedan chairs. (Courtesy of Public Records Office)

Comparison between the 1922 and 1973 site plans shows that, although the Mountain Lodge was demolished and replaced with a concrete pavilion, the general landscape character did not change significantly during this period. The terraces, slopes, and footpath / road circulation pattern are much the same with a few notable exceptions, namely: the trees that used to shelter the former tennis courts have gone, the planted area in front of the FML is now a car park and cartographic tree symbols now indicate that woodland has established on the surrounding hillside.

Between 1973 and the present day, the key change to the landscape character is clearly the maturity of the woodland around the site and supplementary ornamental planting within the garden area. There have been numerous superficial changes, such as the introduction of modern site furniture (lights, bins, signs, handrails etc). However, the basic landscape character of the Victoria Peak Garden is similar.



6. 1922 Plan of the Mountain Lodge (highlighted) and garden area showing the line of small trees between the lawn terraces and palms across the lawn. However, the zigzag path is not shown.

(The Hong Kong Survey and Mapping Office, Superintendent of Crown Lands, Revised in 192_Hong Kong CLXII – NE – 4)



7. 1973 Plan of the FML (highlighted), now partly replaced by the existing pavilion and the area of lawn adjacent, now named Victoria Peak Garden.

(The Hong Kong Survey and Mapping Office, Photogrammetric Survey From Air Photographs Taken JAN./FEB., 1963 By Hunting Survey LTD. Field Completion & Crown Lands & Survey Office. Hong Kong. Revised 1967. Minor Amendment OCT., 1973. No.C-212-N E-4)

Some of the oldest trees within Victoria Peak Garden are the mature stands of Chinese fan-palm (*Livistona chinensis*) – the same species as can be seen in the above archive photos of the tennis courts. This species is obviously well suited to the site’s exposed conditions. Over the last 10 to 20 years there has been some supplementary planting of indigenous and exotic trees. Typically, these are located along the fringe of the lawn areas and the existing woodland.

- Acacia (*Acacia confusa*)
- Paperbark Tree (*Melaleuca quinquenervia*)
- Stiff bottle-brush (*Callistemon rigidus*)
- Dwarf date palm (*Phoenix roebelenii*)
- Queen crape-myrtle (*Lagerstroemia speciosa*)
- Water pine (*Glyptostrobus pensilis*)

More ornamental shrub beds have been also added, the most noticeable being the block of clipped shrubs as a centrepiece in the upper lawn where the tennis courts used to be. It is understood that, prior to the current shrub bed, there used to be a low hedge maze although this has not been independently confirmed.

The cluster of peaks around the site of the FML have long been used for strategic viewpoints and signaling stations. Today, a number of the lookout points around the FML site have been replaced with an assortment of transmitter stations which are out of bounds to the public. Although not attractive to look at the masts are a reminder of the role the Peak has played and still plays in meeting the ever-increasing demand for efficient telecommunications.



8. Peak Signal Station late 1800s beside ‘The Eyrrie’



9. A Peak pavilion late 1800s FML



10. Current transmitter mast

(First two images courtesy of Public Records Office)

Landscape Value

Character-defining Hard and Soft Landscape Elements

The following section identifies the character-defining hard and soft landscape elements that have survived from the days of the Mountain Lodge and have high heritage value. Landscape elements that have been introduced in recent years and which have little or no landscape heritage value are also discussed. Such elements can detract from the landscape character of the site and need to be considered carefully in formulating heritage interpretation proposals to avoid ambiguity.

a) The original stone retaining walls of the FML platform

These walls are excellent examples of their kind and show a high degree of craftsmanship in their construction. However, localized repairs are required to match with the original stonework and jointing.



11. Whole view of the retaining wall



12. Material and texture of the wall

b) The granite garden wall along the western boundary of the main lawn area

The impressive granite coping on this wall is unusually large and displays some of the former grandeur of the Mountain Lodge.



13. The granite garden wall



14. Seating by the wall

c) *Stone retaining walls and drainage culverts beside the access road*

The stone walls, culverts and drainage channels are exquisitely constructed and in relatively good condition.



15. Stone retaining wall



16. Drainage culvert

d) *Zig-zag path with granite steps and stone edged path.*

The path follows the original alignment and the three flights of granite steps are still in good condition. However, localized repairs are required to match with the original stonework and jointing.



17. Granite steps



18. Planter wall stonework

e) *Governor's Walk*

The existing footpath follows the original alignment although it has been concreted throughout its length with portions recently repaved with colored concrete paving blocks and installed with low railings.



19. Part of Governor's Walk (concreted)



20. Part of Governor's Walk (concreted)

f) *Circular viewing platform*

The circular viewing platform was established when the FML was built. However, the character is quite different today. Formerly just an area of level grass at the end of a footpath, the platform is now contained by a stone parapet and railing. The path has been recently repaved with colored concrete blocks.



21. Circular viewing platform



22. Access to circular viewing platform

g) *Hillside Woodland*

The extensive areas of woodland that surround the site of the FML and garden is a testament to the efforts of the Botanical Garden staff in the late 1800s and AFCD staff in the post-WW2 era. Many of the tree species noted above in the country parks can be found within the woodland areas bordering the Victoria Peak Garden in addition to exotics such as the relatively recent planting of *Acacia confusa* and *Melaleuca quinquenervia* trees shown below around the lawn perimeter.



23. Hillside woodland and Victoria Peak Garden

h) *Ornamental Shrubs in the zig-zag path rockery*

Precisely when the existing ornamental shrubs were planted is impossible to determine. However, this area was planted with ornamental shrubs from the earliest years of the Mountain Lodge. Today's planting includes some very mature specimens; notably several varieties of *Rhododendron* as well as some *Camellia hongkongensis* – a species endemic to Hong Kong.



24. Zigzag path



25. Ornamental shrub

i) *Lawn areas*

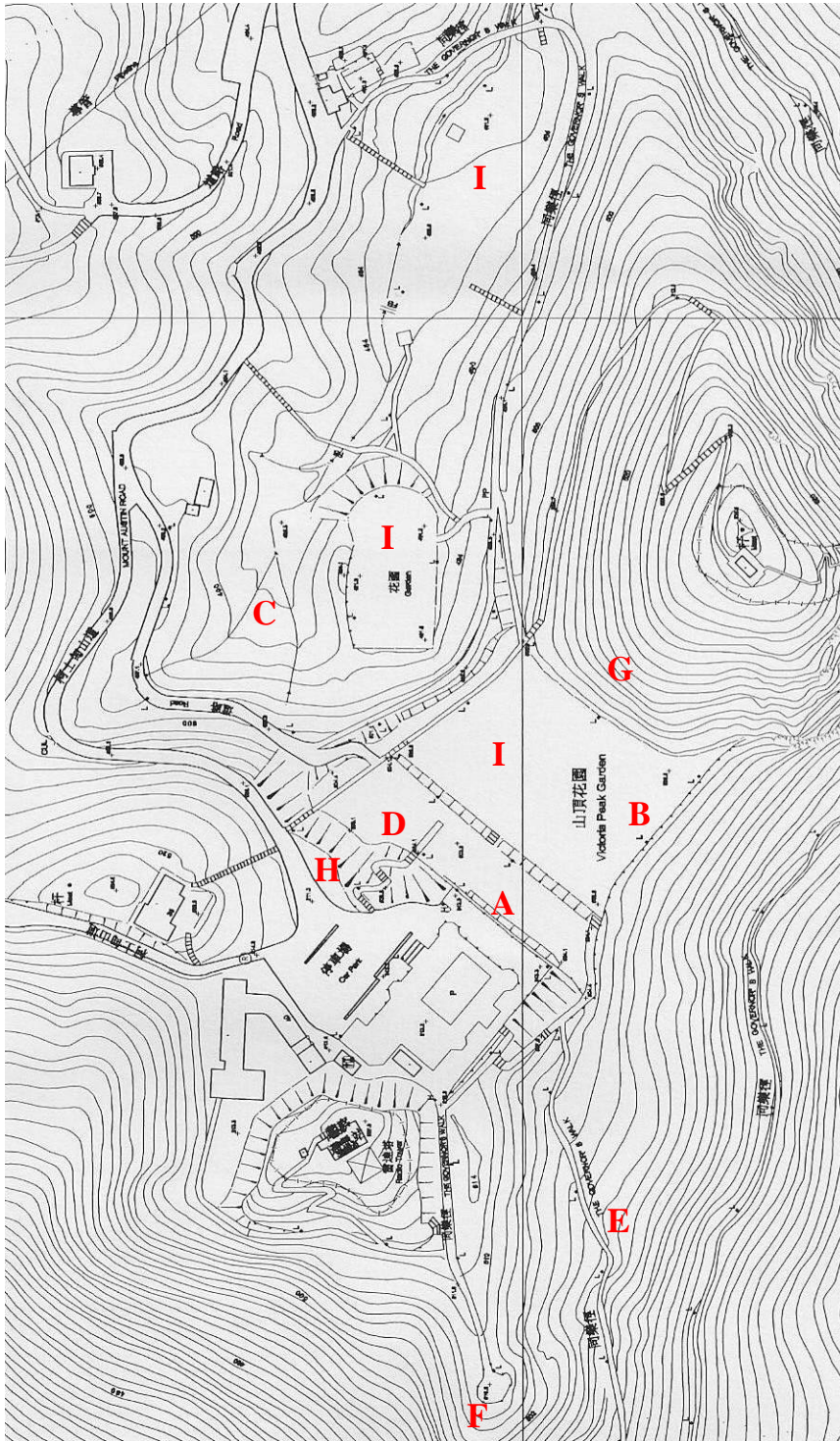
The lawn areas are a signature landscape element of the Mountain Lodge landscape. They provided the space for tennis games and picnics for residents and guests of the FML. Today the lawns are popular with the public for exercising their dogs, having picnics and playing games. Recent additions include a fenced-off block of shrubs in the centre of the main upper lawn and a series of pavilion structures sited on the three lawns.



26. People walking their dogs



27. Seating area at the side of the lawn



28. Location map of Landscape Character-defining Elements

- | | | | |
|---|--------------------------|---|---------------------------|
| A | Stone retaining wall | E | Governor's Walk |
| B | Granite garden wall | F | Circular Viewing Platform |
| C | Stone walls and culverts | G | Hillside woodland |
| D | Zig-zag path | H | Ornamental shrubs |
| | | I | Lawn areas |

Examples of Modern Additions with Little or No Landscape Heritage Value



29. Pavilions



30. Pergolas



31. Benches (painted)



32. Benches (wood)



33. Lights (red)



34. Lights (black)



35. Planter edges



36. Signage



37. Litter Bin (Frog-shaped)



38. Litter Bin (black)



39. Litter Bin (green)



40. Handrail (old)



41. Handrail (new)



42. Cordoned off ornamental shrub bed in lawn area

Statement of Significance

for the Mountain Lodge Site (LDS & LHY – 2009)

The Statement of Significance for the Mountain Lodge site can be summarized from the established cultural heritage values of the place in terms of architectural, contextual, landscape, historical and social values.

Architectural Significance

Mountain Lodge (referring to the second Mountain Lodge; the same applies below), as a late Victorian-period colonial mansion with Scottish character, was unique in Hong Kong in that it was designed as the summer residence for the highest colonial authority in Hong Kong. While the building no longer exists, the evidence of its architectural significance is preserved in the archeological remains of the foundations and the architectural remnant of the Gate Lodge.

Contextual Significance

Mountain Lodge was sited to take advantage of its location on the Peak in terms of view—scenic view from the site and unobstructed view of the lodge that stood on the site. This visual relationship between the site and its surroundings represents the contextual significance, and such significance has been partially maintained in the modern-day garden, which offers scenic views of the surroundings, as well as such iconic structures as the telecommunications masts and towers.

Landscape Significance

The FML and Victoria Peak Garden is a very significant heritage cultural landscape. The original character of the Mountain Lodge landscape is still legible in the general topography, footpath circulation and distribution of vegetation types. That is, the site still enjoys the stunning panoramic views over Hong Kong and fresh breezes that inspired the choice of location for the Mountain Lodge. In addition to the scenery and fresh air, the lawns where the Governor's family and guests once played tennis and had picnics are now, in turn, enjoyed by the public.

Some elements of the original hard landscape such as stone walls and culverts remain and provide a valuable insight into the craftsmanship and grandeur of design associated with the Mountain Lodge. However, the most significant and evident heritage landscape element at the FML site and its surroundings is the legacy and foresight of 19th century foresters that transformed the once 'barren rock' landscape of the Peak into a lush woodland of diverse flora and fauna habitats.

Historical Significance

Historically, Mountain Lodge was not associated with momentous events and figures. The historical significance of the lodge is related to happenings on the premises: ordinary domestic happenings, as depicted in historical photographs and records produced by visitors and residents, as well as non-domestic happenings, such as, the use of the garden and surrounding area by the War Department and waterworks.

Social Significance

The social significance of Mountain Lodge is related to the collective memory of the place as a governor's summer residence, and the collective attachment to the place as a public garden. The former aspect of this significance (collective memory) relates to the commemoration of its past function, while the latter aspect (collective attachment) acknowledges and celebrates its present use.

Culture & Tourism

(BM – 2009)

The assessment aims to provide a valuable tool to identify key issues and/or opportunities for sustainable use of cultural heritage assets. It is divided into 3 parts:

- general overview issues
- tourism issues relating primarily to market appeal and product design, and
- cultural heritage management issues relating to cultural significance and robusticity from a tourism perspective.

Overview

Background

- Multiple government departments appear to have a stake in this area, including the Antiquities and Monuments Office, the Leisure Cultural and Services Department, the Tourism Commission, Transport Department, the District Council and possibly other departments.
- Overall, it appears that there is a high level of cooperation and communication among Government stakeholders.
- Improvement works for the Peak were proposed in 2005. The improvement in respect of the Victoria Peak Garden was excised from the plan after the discovery of the remains of the FML.

Tourism Activity

- The Peak is the single most popular tourism attraction in Hong Kong and is also a popular leisure locale
- Use is concentrated heavily in the Peak Tower area around the restaurant, viewing platform and built attractions
- The Harlech/Lugard Rd scenic hike is popular amongst both visitors and residents alike.
- A 'Victoria Peak Garden' hike has been identified as one of the three hiking options on the Peak. At present, though, it is the least popular of the options, for it involves a substantial uphill climb which can be quite uncomfortable in the summer. It also provides an 'unknown' benefit for prospective walkers, while the other two options (walking around the Peak, or walking down the Peak) have more clear cut outcomes.

Overall, a strong opportunity exists to increase visitation by capturing a larger share of the existing market that visits this area.

Socio-Cultural Setting

- The area has historic significance as the site of the Governor's summer residence. As discussed in the section on significance, it represents a part of Hong Kong's colonial history, and also has a number of other historical values relating to communications, residential housing, exclusivity and the like.
- Visitation potential must be balanced against the fact that this area is predominantly a residential neighborhood with a number of exclusive developments. Access to these developments is limited and signage is clear, making it unlikely that tourists would wander accidentally into non tourism space.
- The Mount Austin playground is used primarily by local residents.

Physical Setting

- The physical setting is imposing. This area represents the highest accessible part of the Peak, which in itself makes it attractive to some visitors. During the site inspection, four groups of Western tourists were encountered and when asked why they were walking on the trail, more commented about the physical setting than the historical setting.
- Views from the FML grounds and lookouts are spectacular. On a clear day, one has virtually an unlimited view to the south and east.
- An extensive walking trail network surrounds the area.
- The Governor's Walk trail is a relatively easy and quite attractive, linking the FML with the Gate Lodge. However, safety concerns arise should visitor numbers increase.
- The Peak Gardens and surrounding areas contain an abundance of domestic and exotic flora.
- The geology of the region is attractive, providing an opportunity for more interpretation. However, the bare rock formations enable some interpretation of Hong Kong's geological structure.
- The area has its own microclimate, which can also be interpreted for visitors.
- The series of gardens offer tremendous potential to transform into botanical gardens to show various types of endanger or unique species in Hong Kong.

Access

- Access is somewhat problematic and will need to be addressed.
- Existing signage needs to be improved.



1. Existing signage at Mount Austin Road

- The climb up to the FML is fairly strenuous (climbing up 100+ m) and can be quite uncomfortable in the summer. Visitors will require a certain level of fitness. During the site inspection, the consultant met a couple who decided to turn back at the viewing pavilion because of the strenuous nature of the walk.
- Access involves walking along Mount Austin Road. Sidewalks are variable in width and then disappear in places. One option is to develop a footpath linking Mount Austin playground with the Victoria Peak Garden. Different options were explored and rejected, noting certain challenges regarding the steep gradient of the slope, geotechnical issues and the potential felling of tree requiring further study. Improvement and enhancement of sidewalks is required. However, further options may be explored.



2. Disappearing sidewalk at Mount Austin Road

3.

- Mount Austin Road itself is a single lane road that could become overcrowded quite easily. The upper reaches of the road are closed on Sundays and Public Holidays, further restricting access, while a police barricade is enforced at the Peak Tower area to restrict traffic during busy times.



3. Mount Austin Road. closed on Sundays and holidays

- It is unlikely that large tour buses could access this road easily.
- A small parking lot exists at the base of the FML. This parking lot consists of about 20 car park spaces and six motorcycle spaces. It is sufficient during the week, but is insufficient for weekend use.
- The Peak itself is well serviced by Peak Tram and the Peak Galleria which provides many parking spaces for private cars, coaches, loading and unloading base for public use and a substantial taxi pick-up area.

Tangible Assets

- A number of tangible assets exist that reflect various periods of occupation including:
 - the declared monument Gate Lodge
 - the remains of the FML
 - historic and contemporary residences
 - the viewing pavilion
 - 1970s era parks
 - communications' stations
- These assets provide an opportunity to tell multiple stories about the study area.

Intangible Assets

- The region is certainly evocative of the colonial period in Hong Kong, as well as contemporary leisure use of the Peak
- The FML site and existing photographs can also be used to highlight the social history of Hong Kong and the colonial policy of racial exclusion that dated from the late 1880s until well into the 20th century. As Morris (1997) stated, the hill station and the Peak tram was an epitome of Imperial separateness. Peak Reservation Ordinance of 1904(repealed in 1930) reserved the Peak exclusively for European residences, with only Chinese workers eligible to visit. This is one aspect of Hong Kong's colonial history that needs to be reported.
- Additionally, Hong Kong's colonial past is both a historic fact and a transitional force for the city. This precinct could provide an ideal opportunity to present and interpret it.

Current Uses

- Current uses are varied, yet complementary. The precinct is used primarily for leisure.
- The building at 40 Mount Austin Road is a government property. The building is now granted to the Leisure and Cultural Services Department as a site office to oversee the operations of the parks on the Peak. The current grant will be expired in 5 years.

Stakeholders

- A preliminary analysis suggests that the government stakeholders are in broad agreement about the use of this area. These stakeholders include the Tourism Commission, Central and Western District Councils, Architectural Services, the Leisure and Culture Services Department, Peak residents and various business associations on the Peak.
- Residential population is relatively low, and actions have already been put in place to control traffic flows on the weekends.
- More assessment of resident concerns is required.

Tourism Value (BM)

Market Appeal

Ambience and Setting

- The overall ambience of the area is very calm and peaceful. Midweek, the FML is largely quiet, with very few people either in the Victoria Peak Garden or in the gardens near the former Gate Lodge.
- It is largely a pedestrian area, and so traffic noise and volume is quite low.
- The area has been subjected to some improvement. It is unsure, however, how compatible some of these improvements are. The lighting on the Governor's Walk overwhelms the narrow trail in places. In addition, some of the concrete structures in the park behind the Gate Lodge may follow a Victorian motif but are made of precast concrete.

Well Known?

- The area is a reasonably well known for three reasons:
 - it is an adjunct to the Peak Tram tourist node
 - the FML area and lookouts are the highest accessible points on the Peak. They have been publicized in various guidebooks
 - the historical features are reasonably well known by local residents due primarily to the media coverage of the archaeological finds and are known to a small number of interested heritage tourists through various HKTB and private sector guides.

Ability to Tell a Story

- The mix of tangible and intangible assets, multiple uses and leisure facilities, plus the symbolic meaning of the area suggests that the precinct in general and the FML in particular have the opportunity to tell many interesting stories if properly interpreted and presented. Stories can include:
 - the colonial history of Hong Kong and the role of governors
 - the social history of the Peak
 - WW2 heritage relating to damage to the FML during the war
 - Radio and other communications' system
 - the Peak as a living, residential community
 - the geology and microclimate of the region
 - Hong Kong's flora and fauna
 - the highest accessible point of Hong Kong Island affording spectacular views of and the opportunity to interpret/explain Hong Kong's maritime history, its outer harbour and the outer islands
 - a place for a walk

Unique Features

- The precinct contains a number of unique features as outlined above.

Complementary with Other Tourism Features

- Its location adjacent to the Victoria Peak tourist node provides it with its single greatest advantage as a potential tourist attraction. The peak itself provides the rationale to visit, while the opportunity to visit the garden, lookouts and historic sites may entice a substantial portion of visitors to undertake the climb to the FML.
- In addition, those who are interested in heritage can have a multiple need filling tourist experience by travelling on the Peak Tram, visiting the historic features of the FML precinct, plus enjoy food, shopping and the views of the Peak node.

Area Associated with Culture and Heritage?

- The area has some association with cultural heritage, although it is not as strong as other districts in Hong Kong. However, the opportunity exists to leverage this awareness further to interested but unaware tourists visiting the Peak through various signage and promotional activities.

Product Design Issues

Access to Features

- The features are open to the public free of charge and readily accessible to all.

Overall Good Access / Transport

- As stated above, and overall access is somewhat problematic, especially in the summer.
- However, once in the precinct (and especially once at the Gate Lodge) access is quite convenient. The road itself has little traffic. The Governor's walk connects the Gate Lodge with the FML and provides opportunities for a number of interpretive experiences.

Proximity to Other Heritage Attractions

- Proximity to other heritage attractions is low, but a critical mass of features (Gate Lodge, FML, gardens, walks) located in a circular touring route can satisfy tourists' needs.
- Proximity to mainstream attractions and leisure and facilities for local residents is very high.

Amenities

- Amenities to be improved noting the toilets have been reopened.
- It is recognized, though, that the LCSD will address the amenity issue by providing more benches, amenities and toilet facilities. An opportunity may exist also to offer drinks and light snacks.

Cultural Heritage Management Values

Please note that this following assessment evaluates the FML precinct from the perspective of its tourist appeal. When discussing issues such as cultural values, these issues are interpreted as cultural values that appeal to tourists. For cultural heritage values refer to the SOS.

Cultural Significance

Aesthetic Value

- Aesthetic values are high, from a tourist's perspective. Aesthetic values relate primarily to the visual appeal of the site and the feelings it evokes. Tourists find ruins interesting and somehow seem to reflect history better than extant buildings.

Historic Value

- The historic value relates to the perceived importance of the site as a reflection of either a period of history or of the overall history of a place. These values are also potentially high, and of relevance to many areas in Hong Kong's history, including the late Victorian, Japanese invasion and more contemporary periods. The site is evocative of a period of time socially and chronologically.

Educational Value

- Educational values relate to the ability to tell a good story and to inform visitors about specific period/periods of history. Its potential is high, but at present is not actualized. At present, one interpretation sign exists and that seems to be focused primarily on failed attempts to build Governor's lodges before this one was built. No other information is provided.

Social Values

- Social values relate to the intrinsic worth a community places on such sites and how effectively these values can be translated to satisfy tourist needs and wants. The value to the community is potentially high but not yet fully developed, as described elsewhere in this report.

Rare or Common

- This asset is unique in Hong Kong for at least two reasons (height of land and archaeological site) and, because of its uniqueness, it is worth conserving as a representative sample of Hong Kong's cultural heritage. It is also something that would be appealing to many visitors.

Representativeness

- It is representative of a bygone era of Colonial dominance of the Peak and Colonial rule.

Robusticity

Fragility of the Asset

- The precinct itself is quite robust:
 - the Gate Lodge is sound architecturally
 - the viewing platforms behind the FML are of fairly modern construction and can withstand many visitors
 - The Governor's Walk is basically sound, although some safety installations are required as well as some cosmetic measures on the walk
- Recent improvements are enhancing the state of repair of some features.
- The FML site is likely the most fragile in terms of preserving the extant foundations. Questions remain about how or whether it should be redeveloped to highlight the archaeological finds or stabilized as it was in the past as the platform for a viewing pavilion.
- The likelihood of large volumes of visitors will have to be taken into consideration, whatever decision is made.

Management Plan

- A management plan would be formulated by the future agent based on the statement of significance, conservation plan and operational needs.

Monitoring and Maintenance

- Monitoring and maintenance seems sufficient.

Potential Negative Impacts of Higher Use

- Increased visitation could exert a number of adverse impacts on the FML, the broader FML precinct and the local communities that live in and around this area.
- Trampling, erosion and possible 'souveniring' (taking home archaeological artifacts as a memento of visiting the site) are risks associated with the FML

- The Victoria Peak Garden and open space behind the Gate Lodge are also susceptible to overuse impacts should the volume of visitors increase. In particular, the open space behind the Gate Lodge is a relatively low-lying space that may be prone to flooding during summer rains. The grounds could become damaged if large numbers of visitors deviate from the footpaths.
- Garbage deposition, especially along the Governor's Walk is always a challenge.
- Increased visitor numbers, especially in the evening and on weekends may have an adverse effect on residents in the area.

Potential Modifications

- The site is already a heavily modified landscape, with the introduction of a garden and retaining walls around the FML site in the 1970s, and a range of recent improvement works, including building terraces behind the Gate Lodge, the installation of pavilions and rotundas in the open space behind the Gate Lodge and the construction of footpaths.
- It is understood that future modifications will need to be designed in a more sensitive manner.
- A number of adaptive reuse opportunities exist in and around the precinct. They include:
 - Proposals to restore the Gate Lodge building for the display of old photos and other memorabilia.
 - Plans to redevelop the FML Foundations.

Cultural Tourism Potential Evaluation

McKercher and Ho (2006) extended the audit work of McKercher and du Cros (2002) into a more structured framework to evaluate tourism potential. This framework evaluated the four critical elements of cultural values, physical values, product values and experiential values to determine the presence of any fundamental flaws that would limit tourism potential as well as an evaluation of the likely success of the asset under question. The framework is sequential, meaning that the asset under evaluation must satisfy the criteria before other aspects can be considered. For example, the cultural values criteria must be met before physical values, product values and experiential values can be considered. A failure at any one stage effectively limits the tourism potential.

The study using this framework identified that most secondary or lower order cultural assets promoted in Hong Kong satisfied cultural and physical value requirements but were often found to be deficient in terms of their product and/or experiential values. The meaning of cultural, physical and experiential values is straightforward.

Product values relate to the ability of the asset in question to function as a viable tourism product and to compete effectively against other tourism products. To succeed in tourism, heritage assets must first and foremost function as products. The Tourism Council of Australia (1999) suggests seven factors must be

considered when evaluating the tourism appeal of any cultural tourism site. They relate to assessing market demand, access to the market place; potential competitive advantages over existing products; life expectancy of the product; the size of the investment required; the target market; and the period for return on investment. Yeoman and Leask (1999) add that developing strategies to manage demand, supply and yield are important business considerations.

Key elements of the framework are identified below.

Cultural Values

1. Do the stakeholders want tourists/tourism?
2. Can the asset withstand visitation without damaging its cultural values (tangible and intangible)?
3. Does the asset reflect a unique cultural tradition (living or disappeared)?
4. Is the asset of local, regional or international cultural significance?
5. Does a visit create an emotional connection with the individual?
6. Is the asset worth conserving as a representative example of the community's heritage?

Physical Values

1. Can all areas be accessed (if not what can be done to rectify)?
2. Does the site represent potential hazards for visitors (if so what can be done to rectify)?
3. What is the physical state of repair (any wear and tear) and will its authenticity be damaged after repairs are made?
4. Can it be modified for use (legally, practically)?
5. Are both the site (inside its physical boundaries) and the setting (its surrounds) appealing to tourists?

Product Values

1. Is the site big enough to attract and retain tourists for a long time?
2. Is the effort required by tourists to get to it too difficult to make a visit worthwhile (time, cost, effort)?
3. Is it near other attractions (similar or different types)?
4. Is there sufficient information about the site available (e.g. magazine, website etc.)?
5. Does the site have tourist market appeal?

Experiential Values

1. Does this asset have the potential to offer interesting experiences to tourists respectively?
2. In what ways is this asset capable of providing a participatory, engaging and/or entertaining experience?
3. Is this asset capable of meeting different tourists' expectations?
4. How authentic would general tourists perceive of the experiences offered by asset?
5. Is good quality interpretation currently available and if not, how can it be provided?

A summation of the application of this framework to the FML precinct is shown below.

Asset	Cultural Values	Physical Values	Product Values	Experiential Values	Overall Assessment	Fatal Flaws
Overall Assessment	High - multiple stories to tell	Generally high - robust and well maintained	High - multiple experiences - proximity to Peak - high volume of visitors to Peak	Potential High - potential not yet met, but with proper interpretation can tell many good stories	High potential	None evident
FML	High	High - archaeological site - views	High	Weak at present but potentially strong with better interpretation	High potential	none
Victoria Peak Garden	Modest	Strong, but fragile Need for careful management	High	High - quiet gardens, pleasant scenic spot, Chinese style	High potential	None
Gate Lodge	High	High	Modest - small size limits use - somewhat remote from FML - terraces at back provide more space	Limited by size of asset	Good as a 'gateway' to area Low as stand-alone attraction	Size, possibly
Open Space beside Gate Lodge	Low	Fragile and prone to flooding	Modest - scenic and quiet	Low - most suitable for use by local residents - some redevelopment not compatible with aesthetics - access pathway end point	Low as stand-alone asset, but complements access/egress to the area including the Governor's Walk	Prone to flooding

Asset	Cultural Values	Physical Values	Product Values	Experiential Values	Overall Assessment	Fatal Flaws
Governor's Walk	High potential, but story not told	Robust, but improve safety measures with railings might attract younger hikers	Modest - pleasant walk, but limited views with no interpretation and signage. Steep hill at FML end needs improvement	Low at present - lighting improvements out of character with walk Potential to enhance the experience and convert into an historical interpretative trail	High potential	Safety/accessibility
Viewing pavilion	Some potential, but currently low as history not known	Robust	Modest – a pleasant rest stop	Modest – could be enhanced with better interpretation	A complementary feature of the walk and a rest stop along the way up or down.	None
36 & 40 Mount Austin Road	Unknown, but potential symbols of residential development and telecom history on the Peak	Limited Access. State of repair unknown.	Limited potential	Limited potential	Limited potential	Many questions about ownership, state of repair, access and construction materials

This review suggests that the FML precinct has strong tourism potential. The precinct has a suitable mass of attractions to draw people to the area and hold their interest for a sufficiently long period of time to make the journey feasible. Multiple access points provide tourists with a variety of options to visit the site only or to include a visit with a walk around the rest of the Peak.

The core assets of the FML, Governor's Walk, Gate Lodge, Peak Garden and other open spaces provide an aesthetically pleasing experience and have the potential to provide an informative and educational experience. Surrounding, secondary features, including the radio towers, abandoned structures and other features provide an opportunity to explain the history of the area and of Hong Kong itself better.

Cultural values are expected to be strong, given the designation of the site. Importantly, though, it is robust enough to cater to large numbers of visitors. Most heritage assets meet these criteria but fail as tourism attractions because they do not possess sufficient tourism and experiential values.

This situation is not present here. Instead, the site does have a number of complementary features that would make it appealing to tourists, if presented properly. Importantly, it is adjacent to a major tourist hub, enabling visitors to access it easily.

Importantly, no fatal flaws were identified that would eliminate tourism potential. Instead, a number of opportunities and potential opportunities exist.

Concerns & Issues (OPL)

1. The site of the FML and Victoria Peak Garden has a distinctive landscape character comprising a series of lawns and footpaths within a woodland setting. For a century this landscape character has remained relatively unchanged. However, the recent introduction of disparate site furniture (bins, lights, railings, seats, pergolas, pavilions etc.) and new paving / drainage channels construction, under a variety of contracts, has resulted in a cluttered and incongruous landscape. To retain the heritage value of the landscape such works need to be better coordinated and comply with a set of agreed conservation guidelines.
2. The use of the Gate Lodge should respect one of its key character-defining elements: the oversized windows that lend transparency to the building.
3. The original plan for Mountain Lodge is asymmetrical. This suggests that any new construction on the site should express the asymmetry.
4. The destruction/replacement of the modern pavilion could ignite a protest similar to that for Queen's Pier.

Conservation Dilemmas

1. Which stories should be told?
2. How can they best be told?
3. Which elements need to be displayed?
4. Which elements can be unseen and interpreted elsewhere?
5. Which elements should be actively conserved?
6. How should they be conserved?
7. Which elements need to be recorded?

Recommendations to address the above dilemmas would be provided in a separate Study Report under the "Conservation Plan" and "Site Interpretation Plan"

Summary

The Peak has particular significance as a natural retreat on Hong Kong Island. It has a long and continuing history of providing residents and visitors with opportunities to enjoy the outdoors in a park-like setting with access to memorable views of sea lanes and the harbour. There are few places in Hong Kong where visitors can enjoy a series of lawns set within the context of mountains and sea views. This was the exclusive setting of the FML, which has remained intact in its essence and is now open to the public. The archeological remains associated with the FML, and the extant Gate Lodge, are therefore evidential elements in establishing the historic value of the place.

The purpose of this Statement of Significance (SOS) is to provide a comprehensive and in-depth understanding of the cultural heritage values of the FML and its surrounding areas. The cultural heritage values of the FML are mainly embodied in culturally significant built and landscape elements found on the site as well as in its surroundings. As such, a key purpose of this SOS is to unambiguously identify these elements as Character-defining Elements (CDEs), which represent the fundamental elements that must be conserved in order to retain the core cultural heritage value of the FML as a cultural heritage place.

總結

太平山是港島上罕有的自然避暑勝地。悠久以來，它為本地居民和外來訪客提供了一個靠山望水，風景怡人的公園式戶外場地。此情此境，原被「前總督山頂別墅」所獨佔，現今景色猶存，已被開放給大眾共享。別墅本身的考古遺跡與它尚健存的守衛室建築物，就是確定此處之歷史價值的證據性元件也。

此文化價值評估報告(Statement of Significance)作用於為「前總督山頂別墅與周邊地區」的文物價值提供更全面、更深入的認識。「前總督山頂別墅」的文物價值，主要包含於舊址與周邊的一些具有文物意義的建築與園境元件中。故此，這評估報告之其中目的，就是清楚確認這些「具備文物特徵元素」(Character-defining Elements)，因為它們代表了保持「前總督山頂別墅」文物價值所必需保育的最基本文物元件。

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Mountain Lodge file, BL 13/641/46. (HK Public Records Office)

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(source: The Hong Kong Survey and Mapping Office, Superintendent of Crown Lands, Revised 192_HONG KONG CLXII - NE - 4)
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(source: The Hong Kong Survey and Mapping Office, Surveyed & Drawn By Crown Lands & Survey Office P.W.D. Hong Kong 195_212-NE-4)
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(source: The Hong Kong Survey and Mapping Office, Photogrammetric Survey From Air Photographs Taken JAN./FEB., 1963 By Hunting Survey LTD. Field Completion & Crown Lands & Survey Office. Hong Kong. Revised 1967. Minor Amendment OCT. , 1973. No.C-212-NE-4)

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(The Hong Kong Survey and Mapping Office, Superintendent of Crown Lands, Revised in 192_Hong Kong CLXII – NE – 4)
7. 1973 Plan of the FML, now replaced by the existing pavilion, and area of lawn, now named the Victoria Peak Garden.
(The Hong Kong Survey and Mapping Office, Photogrammetric Survey From Air Photographs Taken JAN./FEB., 1963 By Hunting Survey LTD. Field Completion & Crown Lands & Survey Office. Hong Kong. Revised 1967. Minor Amendment OCT. , 1973. No.C-212-N E-4)
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Culture & Tourism

1. Existing signage at Mount Austin Road
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ENDNOTES

¹ Solomon Bard (2002: 112) gives the completion date of the first Mountain Lodge as 1867. It's almost certain that he has confused the year in which Governor Sir Robinson converted the abandoned army sanatorium to his hill house (the "Pre-Mountain Lodge").

² Quoted from: *The Cruise of HMS Bacchante, 1879-1882: Compiled from the Private Journals, Letters and Notebooks of Prince Albert Victor and Prince George of Wales with Additions by John N. Dalton* (London: Macmillan & Co., 1886).

³ Francis Cooper, 13 January 1892, Sessional Papers for 1891.

⁴ Sir William Robinson to Marquis of Ripon, 17 November 1892, Colonial Office Document (Hong Kong) CO 129/256.

⁵ Blake to Joseph Chamberlain, 19 October 1899, Colonial Office Document (Hong Kong) CO 129/294.

⁶ A number of such photographs are in the collection of the Public Records Office, such as one showing Governor May's three daughters with Mr. F. Kinchin Smith and the governor's private secretary, Mr. Ponsonby Fane (call number 08-19C-236).

⁷ This photograph is in the collection of the Public Records Office (call number 08-19C-278).

⁸ *Hong Kong Hansard* for 6 October 1932

⁹ *Mountain Lodge* file, BL 13/641/46 (Public Records Office).

¹⁰ Blue Books and Estimates for 1933 and 1934.

¹¹ *Fanling Lodge* file, BL 2/631/46 (Public Records Office).