

## Translation

### **Kowloon City District Urban Renewal Forum**

---

For discussion  
on 25 August 2011

Paper No.: DURF KC/04/2011

### **Future Use of Cattle Depot**

#### **Purpose**

This paper seeks the views of Members of the Kowloon City District Urban Renewal Forum (“Kowloon City DURF”) on future use of the former Ma Tau Kok Animal Quarantine Depot (Cattle Depot). The paper provides an introduction to the background, existing conditions and consideration for the revitalisation of the Cattle Depot.

#### **Background**

2. The former Ma Tau Kok Animal Quarantine Depot (usually known as Cattle Depot) is the only remaining pre-war abattoir in Hong Kong. The building was completed in 1908 and has since been used as a slaughter house and quarantine station until 1999, when it was formally closed to complement opening of the modern abattoir facilities in Sheung Shui. Extensive renovation was subsequently carried out in 2001 to convert the site into an artist village to house artists relocated from the North Point Oil Street Artist Village. In terms of its social context value, the site is an important landmark signifying its role as a reliable supplier of meat products to the local population for over 90 years.

3. The site was accorded a Grade II historic building grading by the Antiquities Advisory Board in 2009.

# Kowloon City District Urban Renewal Forum

---

Paper No.: DURF KC/04/2011

## Adaptive Re-Use and Conservation

4. Striking the right balance between development and heritage conservation is important especially in the case of Cattle Depot and in the context of urban renewal of the old Ma Tau Kok community in Tokawan. Careful planning and detailed analysis are needed in various aspects such as best possible means to achieve adaptive reuse of the depot to retain the social network and aspiration of residents within the immediate area.

5. In 2008, the Development Bureau has commissioned the Art Development Council to conduct a study regarding the future development of the Cattle Depot. The study acknowledged the significance of the Cattle Depot as an artist village and summarized the following visions on its future operation mode:

- (a) It should be operated on a Non-Profit-Making basis.
- (b) Rental collected from artist tenants should be set to cover the basic daily operating expenses such as management and maintenance charge; and
- (c) Rental charges for commercial tenants should be set at the prevailing market rental level.

6. The Development Bureau has also commissioned the Chinese University in undertaking a study on the social and historical aspects of the Kowloon City and the Kai Tak areas, which has included Cattle Depot as one of the study area. Findings of the two studies are now available on the Commissioner for Heritage's Office website for reference by the public. (<http://www.heritage.gov.hk/tc/conserv/cattleDepot.htm>)

7. The Development Bureau would like to find ways to improve public access to Cattle Depot, so as to facilitate better enjoyment of the historic building cluster. Management of the site is now transferred from the Government Property Agency to the Development Bureau commencing April 2011. A new management company has been appointed in conducting daily operation and maintenance. In terms of the

# Kowloon City District Urban Renewal Forum

---

Paper No.: DURF KC/04/2011

visitor traffic, visitor number has increased significantly from less than 1,000 persons per month before to about 4,700 persons per month between April and July 2011.

8. Since the end of last year, the Development Bureau has held regular meetings with the tenants to consult and exchange views on the management of the site with a view to making further improvements on site management.

## **Views Sought**

9. In adaptive reuse of historic buildings, the Development Bureau has been adopting a sustainable manner in adaptively re-using historic buildings and in giving a new lease of life to them. In taking forward revitalisation projects for historic buildings, we shall ensure that the historical significance will be adequately taken into account for the enjoyment by the public. Members are requested to give views on future use of the Cattle Depot to facilitate formulation of a revitalization plan.

**Commissioner for Heritage's Office**  
**August 2011**