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The Legend of
Ngong Ping Highland Tea



「爛頭島上之風光，對我實似世界上最美麗之景象。」
——1954 年，貝納祺（昂坪茶園創辦人）

“My thought was, one of the most beautiful places in the world was found in a small plateau called Nam Ping in Lantau.”
——1954, Brook Anthony Bernacchi (Founder of the Ngong Ping Tea Estate)

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引言

昂坪茶園位於大嶼山海拔 450 多米的木魚山北麓地區，是區內唯一的大型茶園，其歷史最早可追溯至 1948 年前御用大律師貝納祺在昂坪購入其私人別墅「覺蓮苑」為始。茶園於 1960 年代末至 1970 年代初發展至其高峰期，當時園內茶樹的種植範圍逾 60 英畝，各式中國茶葉的總年產量最高可達 36,000 磅。然而，由於各種不利因素令茶園的茶產失去競爭力，茶園於 1970 年代後期開始衰落，導致貝納祺於 1993 年出售園區大部分的私人土地，其本人最終也在 1996 年 9 月 22 日於英國逝世。

本書將以昂坪植茶業作為大嶼山的縮影，透過追溯大嶼山的種茶歷史及發展歷程，探討香港不同時期的管治政策及世界局勢對大嶼山發展的影響。另值得注意的是，貝納祺雖然作為二戰後才定居香港的外籍人士，但其在港期間的服務對象卻以當地居民（特別是草根階層）為主，並致力為他們提供改善生活的渠道，以增加其向上流動的機會。就此，研究團隊將以昂坪茶園作起步點，探討昂坪區內外不同群體如何透過貝納祺，或種茶業，或其相關的活動產生連繫，從而了解茶園背後的社會價值。

Introduction

The Ngong Ping Tea Estate stood proudly at an elevation of 450 meters in the heart of Muk Yue Shan on Lantau Island. As the sole expansive tea plantation there, the Tea Estate was established by the former Queen’s Counsel Mr. Brook Bernacchi since his acquisition of his private villa “Kok Lin Yuen (Literally the “All Knowing Lotus Villa”)” in 1948. In the late 1960s and early 1970s, the tea plantation at its peak covered over 60 acres, with an annual production of various Chinese teas reaching up to 36,000 pounds. However, unfavorable circumstances and factors made tea production in the Tea Estate economically unviable, leading to a decline in the late 1970s. As a result, Bernacchi sold off a majority of his private land in the area in 1993. Eventually, he passed away on September 22, 1996, in England.

This book aims to examine the Ngong Ping tea plantation industry as a representative example of Lantau Island. By tracing the historical trajectory and growth of the tea plantation sector on Lantau Island, it seeks to analyse the influence of Hong Kong’s governance policies and global circumstances at various points in time on the island’s development. It is noteworthy that despite being a foreigner who settled in Hong Kong after World War II, Bernacchi primarily served the local residents, particularly those from grassroots backgrounds, during his time in Hong Kong. His dedication was focused on providing them with opportunities to enhance their livelihoods and increase their prospects for upward mobility. In light of this, our research team utilise the Ngong Ping Tea Estate as a focal point to investigate the interconnectedness of diverse groups within and beyond the Ngong Ping area through aspects such as Bernacchi’s involvement, tea farming, and associated activities. This approach enables a comprehensive understanding of the social value embedded within the Tea Estate and its broader implications.

1. 地區歷史背景 A Historical Context in the Region



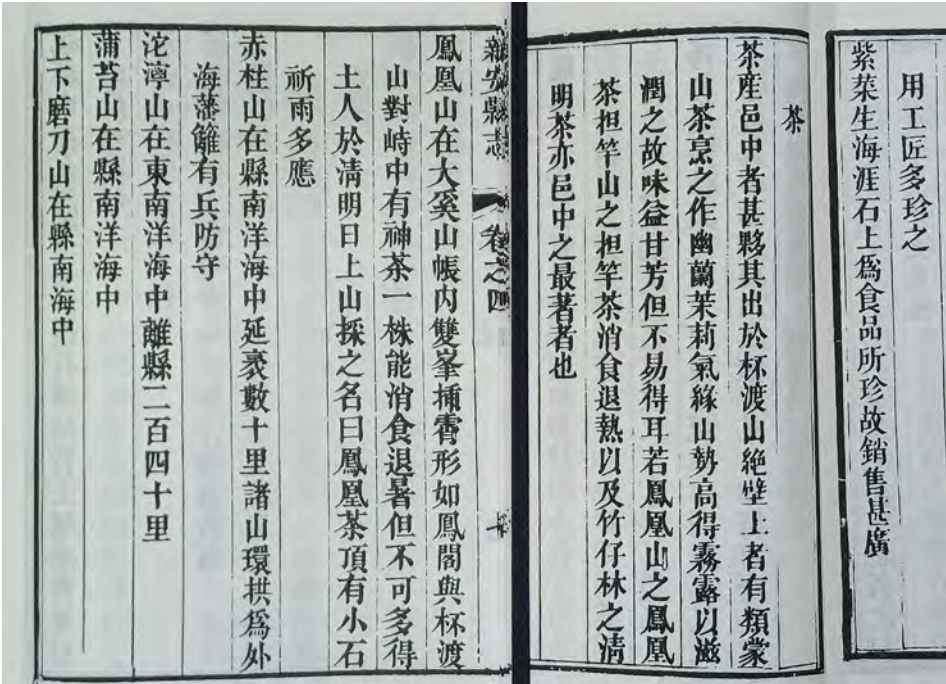
1.1

大嶼山茶產背景資料

根據地區文獻、學者研究及民間資料，大嶼山在遠早於貝納祺定居昂坪之前已出現植茶產業。按清嘉慶二十四年（1819 年）舒懋官所著的《新安縣志》記載，當時新安地區「茶產邑中者甚夥」，其中「鳳凰山之鳳凰茶……亦邑中之最著者也」。縣志中另一篇章補充了鳳凰茶的資料為「鳳凰山在大奚山（大嶼山之古稱）帳內……中有神茶一株，能消食退暑，但不可多得，土人於清明日上山采之，名曰鳳凰茶」。

Abundant evidence of tea production on Lantau were found long before Bernacchi’s settlement in the island. *Xin’an County Gazetteer*, penned by Shu Maoguan in the twenty-fourth year of Emperor Jiaqing’s reign of the Qing dynasty (1819), described the historical Xin’an County as a region with plenty of tea plantation, with Fung Wong tea, named after its region of production, Fung Wong Shan (Lantau Peak), being the most sought-after blend among others. Another chapter from the *Gazetteer* reported the tea as a scarce, miraculous plant that was often plucked at the Ching Ming Festival to aid one’s digestion and dispel heat stress in summer.

A Historical Context
of Tea on Lantau



嘉慶《新安縣志》中有關鳳凰山茶產的介紹。
The description of Fung Wong tea in the *Xin’an County Gazetteer*.

雖然縣志中有關鳳凰茶的記載帶有濃厚的神話色彩，但有研究新界地區多年的歷史學者許舒在 1950 年代的調查發現，大嶼山不同村落（如山下、貝澳、塘福、東涌等）的村民都有在大東山及鳳凰山採摘山茶的習慣，其中一位出生於 1879 年的東涌村受訪者更表示「曾陪同她的母親到該地區（鳳凰山）由島外華人經營的種植園採茶，那是在租借新界之前的事，大約發生在 1880 年代後期和 1890 年代之間」。然而，許舒的研究未有提及任何與大嶼山高原地區（羌山、地塘仔或昂坪）有關的資料，故較難以此判斷早期昂坪地區是否為鳳凰山的其中一個植茶區。

Despite such mythologised accounts, James Hayes, a Hong Kong historian having spent years of researching the New Territories, discovered in an investigative study published in the 1950s that inhabitants of Shan Ha, Pui O, Tong Fuk, Tung Chung and other villages on Lantau used to pluck wild tea at Tai Tung Shan (Sunset Peak) and Fung Wong Shan. It was echoed by an interviewee from Tung Chung village in the same study who was born in 1879 and had accompanied her mother to pluck tea at plantations located at Fung Wong Shan apparently run by Chinese persons from outside the island in the late 1880s and 1890s, some time before the lease of the New Territories. Yet, it is rather difficult to regard Ngong Ping as one of the tea plantations at Fung Wong Shan without Keung Shan, Tei Tong Tsai, Ngong Ping or others from the plateau region on Lantau being mentioned in Hayes' works.

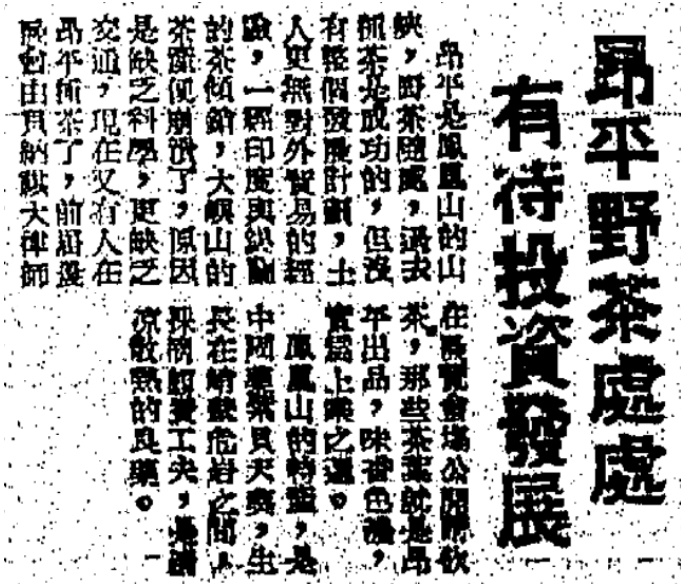


1960 年代木魚山北麓地區的茶樹梯田，背景為鳳凰山。
In the 1960s, the tea bushes terrace on the northern slopes of Muk Yue Shan, with Fung Wong Shan visible in the background.

© Mr. Stewart Sloan

同類說法在不少民間資料中也廣泛流傳，如貝納祺曾在一次接受《英文虎報》的訪問時指出，昂坪及大帽山早於 18 世紀初期已因出產茶葉而聞名，其品質優良者甚至會被挑選為貢茶，並運送至大陸的製茶廠進行加工。及後由於瘧疾流行，大嶼山谷地的人口因疫情大幅下降，昂坪的茶田遂因無人管理而最終被荒廢。此外，1950 年代曾有評論文章指「昂坪是鳳凰山的山峽，野茶隨處，過去種茶是成功的，但沒有整個發展計劃，土人更無對外貿易的經驗，一經印度與錫蘭的茶傾銷，大嶼山的茶產便崩潰了」，這說法與貝納祺在一次訪問中聲稱「島上這地區（昂坪）在 200 年前就有種植茶葉……但印度茶葉大量出貨導致需求下降」的說法吻合。

Folk records circulated the same account of tea plantations on Lantau. An interview of Bernacchi by *Hong Kong Standard* revealed that Ngong Ping and Lantau were reputed for tea productions since the beginning of the 18th century, with qualified fresh leaves selected as tribute and transported to tea factories in Mainland for processing. It was only the rampant cases of malaria that largely depopulated Lantau, consequently deserting tea plantations in Ngong Ping. Another critic reviewed in the 1950s that such plantations were, despite being successful, operated by natives who lacked strategic development plans and experiences to trade with partners beyond their habitats. They were utterly crashed once teas from India and Ceylon started dumping into the market. This matched with another narrative by Bernacchi, who also observed the falling demand of the 200-year old tea plantations on Lantau after large quantities of Indian tea began available.



1959 年 8 月 11 日《香港工商日報》中有關昂坪茶產的評論文章。
An article commenting on the tea production in Ngong Ping in *The Kung Sheung Daily News* on August 11, 1959.

1.2

昂坪地區背景資料

雖然大嶼山植茶產業似乎有着較久遠的歷史，但昂坪的名字並未見於任何 19 世紀或之前的文獻或地區譜牒中。1950 年代寶蓮寺僧釋明慧編纂的《大嶼山誌》曾有「昂平村」的說法，但與香港傳統新界村落不同的是，該村並未有被收錄於兩份 1899 年及 1911 年的新界地區人口統計官方文件¹內。1920 至 1930 年代時任南約理民官施戈斐侶把昂坪的社區描述為「這個著名的高原連接東涌與大澳，在地圖上被命名為『昂坪』，上有佛寺及齋堂……區內成員以近似素食青年旅館的方式經營他們的建築物」，其於 1950 年代的繼任者高志則指出「在租借新界的時候，這個高原上未有任何居民」。政府於 1960 年出版的地名詞典中更明確表示「昂坪並不是傳統意義上的中國村落，而是一個長期建立在高原上的繁榮佛教社區」。故保守推斷，昂坪地區在港英政府租借新界之前並未有太多的定居者，後因佛教信徒日益聚集而漸見規模。

1 兩份文件分別為“Government Notification – No. 204, Hong Kong Government Gazette, 8th April, 1899”, Hong Kong Government Gazette 及“Report on the Census of the Colony for 1911”, Hong Kong Sessional Papers, Hong Kong, Noronha & Co, 1911, No. 17/1911。

There was no sight of citation of the term Ngong Ping among 19th-century or older literature or genealogy records. Nor was the mentioning of Ngong Ping Village across two government reports on the census of the New Territories in 1899 and 1911¹, with the exception of *Relics and Legends of Lantau*, a monograph edited in the 1950s by Venerable Sik Ming Wai of the Po Lin Monastery. John Strickland, the then South District Officer from 1920s to 1930s, described Ngong Ping, already indicated on maps then, and its community as a famed high plateau connecting Tung Chung and Tai O, on which Buddhist temples and fasting halls were established and operated somewhat in the manner of vegetarian youth hostels. This plateau was said as “uninhabited at the time of the lease of the New Territories” according to Austin Coates, Strickerland’s successor in the 1950s. In the city’s gazetteer of place names published in the 1960s, Ngong Ping was considered “not a Chinese village but a prosperous Buddhist community long established on the plateau”. We could therefore prudently conclude that the area was not well-populated before the lease of the New Territories, and the development gradually taking shape amid an increasing trend of settlement from members of the Buddhist community.

1 The two documents are the “Government Notification – No. 204, Hong Kong Government Gazette, 8th April, 1899”, Hong Kong Government Gazette, and the “Report on the Census of the Colony for 1911”, Hong Kong Sessional Papers, Hong Kong, Noronha & Co, 1911, No. 17/1911.

「昂坪」一地最早的官方文字記錄見於 1903 年香港政府植物及植林部的年度報告中，當時港英政府特別安排了幾次在大嶼山及其他高原地區的勘察活動，以搜尋天然的牧草資源發展畜牧產業。報告中對大嶼山的高地有以下描述：

「（大嶼山島上）大多是崎嶇的山坡和峽谷，上面長滿了原生灌木叢……草長得又粗又稀，對放牧而言大部分是無用的……然而『昂坪』或『高原』是島上唯一的綠草地。」

The British Hong Kong Government conducted multiple rounds of inspection works across Lantau and other high plateau regions as specified by an annual report from the Botanic and Afforestation Department published in 1903. The report published the following account of the Lantau plateau, regarded by our research team as the earliest official documentation of Ngong Ping:

“The valleys that ascend into this region are mostly rugged mountain gorges densely clothed with native scrub ... For purposes of grazing the greater part of the high lands (of Lantau) is useless, the growth of grass being coarse and thin ... These however ... referred to the Ngong-ping, or ‘high plain’ as the only ‘green grass’ in the island.”

For purposes of grazing the greater part of the high lands is useless, the growth of grass being coarse and thin. This is fully recognised by the villagers who try to improve the vegetation by periodical burnings. These however give little benefit and the enquirer is everywhere referred to the *Ngong-ping*, or “high plain” as the only “green grass” in the island.

The *Ngong-ping* is a plateau near Lantau Peak, which has long been used as a cattle pasture and upon which 40 or 50 head of cattle are left untended during the summer. It is too dry during the winter for grazing purposes. It is situated $2\frac{1}{2}$ miles south-west of Tung Chung Police Station and 3 miles east of that of Ty O. It is an undulating plateau of about 300 acres covered with smooth green turf. Its altitude is about 1,200 ft. It is surrounded by high peaks, the highest—Lantau Peak (3,065 ft.)—being to the south-east, and beyond these the country falls rapidly on all sides. Numerous rivulets rise on the hill sides and, after winding across the plain, plunge into rocky gorges towards the north-west and south-west.

The turf is almost entirely composed of one kind of grass—*Ischaemum aristatum* var. *barbatum*. This grass is nowhere recorded as one of economic importance, but closely allied species of the same genus are highly valued as fodder grasses in India. Like them it produces a close and luxuriant growth of soft and nearly smooth leaves. The manner in which it is eaten by the Chinese cattle proves it to be an excellent pasture grass under suitable conditions.

Two necessary conditions are probably the prevalence of cloud and therefore of moisture, and the presence of flat ground. The rarity of this combination will explain the fact that though the grass occurs occasionally throughout Hongkong and the New Territory, there is no record of pasture similar to that on the *Ngong-ping* in any other part of this district.

1903 年香港政府植物及植林部的年度報告。
The annual report from the Botanic and Afforestation Department of the Hong Kong Government published in 1903.

自港英政府於 1898 年接管大嶼山後，與昂坪有關的官方賣地活動最早可追溯至 1910 年代。值得注意的是，大嶼山高原地段最早的定居者來源各異，其中不少為非香港人士，如來自廣東羅浮山的觀清和尚、來自江蘇省鎮江市金山江天寺的寶蓮寺開山祖師釋悅明和尚、來自日本橫濱的圓通比丘尼，以及來自澳門的幸道比丘尼等。這些佛教信徒有機會在 20 世紀初期已臨時散居在昂坪及地塘仔一帶，至 1910 年代開始則陸續決定在當區落地生根。

由於具有佛教背景的投地人士數量驟增，以致有官員在審核批地申請時，判斷政府的政策是在昂坪設立專屬於廟宇及庵堂的宗教區域。事實上，是時正值清末民初中國大陸政局較為動盪之際，除了戰亂頻生外，管治政權無力顧及邊陲地帶的治安以致流寇四起，加上鴉片戰爭後「廟產興學」的實施導致佛教團體面臨重大財政壓力，且寺院內部結黨分派，無所屬勢力的僧人易受排擠。上述種種原因，驅使不少僧侶前往政治局勢及宗教環境相對較平和的香港尋求發展空間。

In 1898, Lantau was taken over by the British Hong Kong government, while official land sale records correlated to Ngong Ping can be traced all the way back to the 1910s. One should be attended to the origins of these early settlers, as a number of which coming from beyond the city's territory. For example, Kun Tsing was a Chinese Buddhist monk from Mount Luofu, Guangdong. Venerable Sik Yuet Ming, who was considered a founder of the Po Lin Monastery, allegedly settled on Lantau after leaving Jinshan Temple in Zhenjiang of Jiangsu province. The nun Yuen Tung was a Yokohama-settler, and the nun Hang To was a Macaense before coming over to Ngong Ping. It is believed that these members of Buddhism once lived irregularly across Ngong Ping and Tei Tong Tsai at the beginning of the 20th century, and gradually decided to settle in for good in the area since the 1910s.

A sharp rise in the number of Buddhist applicants for land auctions was seen as a sign that the government sought to establish a religious cluster with monasteries and nunneries. In fact, China was at the time in the final years of the Qing dynasty, with the founding of the Republic around the corner. Independent members of the Buddhist community, threatened by political turmoil in a war-torn era and a movement confiscating community assets and turning monasteries and nunneries into educational institutions after the Opium Wars, became vulnerable. Hong Kong, a city that was politically and religiously stable, was therefore considered an option of relocation and advocacy by this particular group.



1960 年代昂坪地區佛教山林建築群，背景為彌勒山。
The Buddhist settlements in the Ngong Ping area in the 1960s, with Nei Lak Shan visible in the background.

在上述發展背景下，研究團隊有理由相信昂坪茶園的前身覺蓮苑是其中一所在當時落戶昂坪的宗教建築，其落成年代有以下兩種說法：按《大嶼山誌》所載，覺蓮苑由淨悟比丘尼於民國二十六年（1937）在寶蓮寺地藏殿左背後所建；而根據《南華早報》早期的報導，覺蓮苑由三名尼姑在 1920 年興建，當時的建築物僅為一所小廟宇及兩間緊靠其旁邊的房間，其中一間房間上方有一個細小的乾草棚，三名尼姑的臥榻位於香案後方，另其廚房設有燃燒乾草的煮食設備。

有報導稱覺蓮苑的三名尼姑於第二次世界大戰時死於饑荒，該建築其後由她們的一名僕役繼承。與報導的內容相似，土地註冊處顯示兩名分別名為「CHI HANG」及「CHI PUI」的人士在戰後從「CHAN CHING HOK」手上繼承了部分覺蓮苑地段的業權，並於其後以買賣契約的形式把有關地段出售予貝納祺。

Given the above context, our research team has reason to believe that the “Kok Lin Yuen (All Knowing Lotus Villa)”, the predecessor of the Ngong Ping Tea Estate, was one of the religious structures established in Ngong Ping during the pre-war era. It was either built to the rear left of Hall of Ksitigarbha in Po Lin Monastery by nun Ching Ng in 1937 according to *Relics and Legends of Lantau*, or earlier in 1920 by three nuns as per a report by *South China Morning Post*. In the latter account, the buildings at the time was only two rooms adjoining a small temple, with the nuns sleeping behind the altar. The kitchen was based on grass-burning cooking facilities, and there was a small hayloft above one of the rooms.

A famine during the Second World War reportedly took the lives of the three nuns, leaving the building to their servant. Coincidentally, “CHI HANG” and “CHI PUI” - two names identified in a record from Land Registry - succeeded the property from “CHAN CHING HOK” after the War, before selling it to Bernacchi with a registered deed.



疑似早期覺蓮苑的照片，攝影年分不詳。
An undated photograph believed to portray an early All Knowing Lotus Villa.

© Mr. Robert Whitehead

2.

昂坪茶園歷史發展

The Historical Development of the Ngong Ping Tea Estate



2.1

1945 年至 1952 年：

成立初期

貝納祺於二戰期間服役於英國皇家海軍陸戰隊，其所屬分隊大部分時間負責駐守錫蘭（今斯里蘭卡），服役期間當地的植茶業令貝納祺留下了深刻的印象，埋下了他後來在香港嘗試復興植茶業的伏筆。從軍方退役後，貝納祺於 1945 年來到香港，有報導稱他在 1946 年的一個週末首次造訪昂坪，以拜會當區僧侶。在數次重訪昂坪後，貝納祺就萌生出於當地購置物業的念頭，並在 1948 年付諸行動。

1948 年年底，貝納祺在一次投地活動中成功以 118 元的價格購入兩幅位於昂坪的土地，其中作「農業」用途者面積約為 17,424 平方英呎（0.40 英畝），而作「建築」用途者的面積約為 435 平方英呎（0.01 英畝）。按其面積、貝納祺在昂坪的發展時序及其他新聞報導推斷，作「農業」用途者應為當時的大嶼山高原 156 號地段（今 DDNP 193B 及部分 DDNP 193A），而「建築」用途者則為 155 號地段（今部分 DDNP 193A），在土地登記冊上兩地首任登記人的名字均為貝納祺。此外，按土地註冊處資料顯示，貝納祺於 1948 年 12 月 28 日以 1,850 元價格從上一章節提及的「CHI HANG」及「CHI PUI」手中購入了大嶼山高原 125 號地段，推斷連同上述的 155 號及 156 號地段，三者同為貝納祺在昂坪地區最早購得的土地。

During the Second World War, Bernacchi was posted as an officer to a Britain’s Royal Marine Commando regiment in Ceylon, a former British colony currently known as Sri Lanka. There, he became captivated by the local tea industry, which might later inspire his efforts to revive tea cultivation in Hong Kong. After retiring from the military, Bernacchi arrived in Hong Kong in 1945. Reportedly, on a weekend in 1946, he paid his first visit to Ngong Ping where he made courtesy calls with monks in the cluster. The idea to acquire local properties sparked with a few more visits. Then, in 1948, he finally made his move.

At \$118, Bernacchi was awarded two lots in Ngong Ping from an auction in late 1948, including a lot with an area of 17,424 square feet (0.40 acres) designated for agricultural use, and another lot with 435 square feet (0.01 acres) reserved for building purposes. The former was believed to be lot no. 156 on Lantau Plateau (currently DDNP 193B and parts of DDNP 193A), while the latter could be identified as lot no. 155 (currently parts of DDNP 193A) based on its area, Bernacchi’s development timeline in Ngong Ping, and other reports. The Land Registers confirmed that Bernacchi was the first registered owner of these two lots, as well as the third owner of lot no. 125 - an aforementioned lot he acquired at \$1,850 from “CHI HANG” and “CHI PUI” on 28th of December, 1948. The three lots on Lantau Plateau rendered the first lands acquired by Bernacchi during the early days.

1945-52:

The Early Days

貝納祺的繼女莎拉在接受《南華早報》訪問時指出，她童年的大部分週末都會在昂坪茶園度過：「我少時候就讀山頂小學及港島中學，星期五下課後我們就會來到這裏（昂坪茶園），直到下星期一早上才離開。」的確，對於這些在港島另有工作的外籍家庭而言，位於昂坪的別墅是用作度假的理想地點，貝納祺就曾對覺蓮苑展開了一連串的改建及加建工程，把該寺廟原有的佈局徹底地改造成住宅用途：過往廟宇的主殿被改成客廳，香案的位置則加建了壁爐；三名尼姑的臥榻被飲料櫥所取代，而燃燒乾草的廚房成為了飯廳。除了對室內空間進行改造外，貝納祺抬升了原有建築的屋頂以增設二樓（木樑得以保留，但屋頂瓦片則由於要配合新建的壁爐而重新鋪設），同時原有建築旁亦加建了新翼以增加居住空間。

Sarah Driver, Bernacchi's step-daughter, spent most weekends of her childhood in Ngong Ping tea plantation. "I went to The Peak School and then Island School, and we came up here after school on Friday and went back very early on Monday mornings," she told in an interview published in *South China Morning Post*. Indeed, Ngong Ping was the perfect holiday destination for expatriate families who were tied to their businesses on the island side. Bernacchi once launched a series of makeovers and expansions at his All Knowing Lotus Villa, where the original spatial layout as a Buddhist monastery was completely transformed with a more residential approach: the main hall was turned into a living room, a fireplace was installed to where the long altar was, the nuns' resting space was stretched into a pantry, while the hay-burning kitchen became the new dining room. Apart from the interior, while roof tiles had to be re-paved, Bernacchi retained the beams, raised the roof to allow a second floor and built an adjacent new wing to increase the structure's living space.

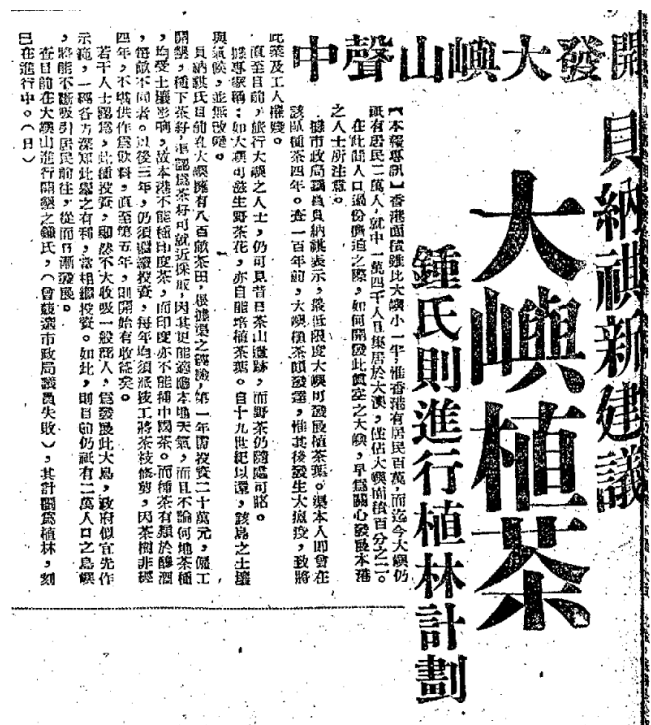


擴建後覺蓮苑的照片，照片右方可見加建而成的新翼，攝影年分不詳。
The post-expansion All Knowing Lotus Villa with its newly built wing to the right of this undated photograph.

© Mr. Robert Whitehead

截至 1950 年 9 月 1 日，貝納祺已分別透過官方投地及私人買賣活動，購入六幅總面積逾 282,742 平方英尺（6.21 英畝）的土地，以此初步劃定了昂坪茶園早期的範圍。研究團隊相信貝納祺在昂坪買地後短時間內隨即進行了各項的植茶實驗。坊間各文件及資料就貝納祺何時開始在昂坪種茶一直有不同的說法，官方文件表示貝納祺在 1955 年 11 月希望使用「林務許可證（俗稱『松山牌』）」在政府土地上種植茶樹，但很大機會在此以前他已在其私人土地上試植茶樹。值得注意的是，在一篇 1950 年代的報導中，貝納祺曾指出植茶業是一項長期的投資，由第一年僱工開墾，種下茶籽後算起，至第五年採下的茶葉才可作為飲料推出市面。翻查資料，貝納祺在 1954 年至 1956 年間才開始大力宣傳大嶼山植茶業的發展及茶園的茶產，以此減去五年種植及修葺時間作推斷，其應在 1950 年或之前已開始在昂坪嘗試栽種茶樹。

As of 1st of September, 1950, Bernacchi has already amassed 6 lots through public auctions and private transactions. These lots, totalling at least 282,742 square feet (6.21 acres) of land, eventually became his designated range for the early phase of Ngong Ping Tea Estate. It is believed that Bernacchi seized his moments to experiment with different tea growing projects in Ngong Ping shortly after his procurement. There have been no agreements about when exactly Bernacchi started growing tea in Ngong Ping. Official record revealed that with his Forestry Licence he wished to get going on the government land by November 1955, though quite possibly by then his tea growing project had already undergone rounds of pilot studies on his own land. What is interesting, though, is that Bernacchi recognised his tea growing business was an investment for the long term. He said in a newspaper interview published in the 1950s that it would take 5 years, from the first year of employing workers to clear land and plant tea seeds, to launch a tea beverage. to launch a tea beverage. In fact, it was not until the period between 1954 and 1956 Bernacchi started to actively promote the development of his tea growing business and his assets in his plantation on Lantau. Therefore, probably his chapter of tea growing should have begun in or before 1950.



貝納祺在 1954 年 10 月 12 日的《工商晚報》中談及他在昂坪種茶的經歷。
In the October 12, 1954 issue of *The Kung Sheung Evening News*, Bernacchi discussed his experiences for growing tea in Ngong Ping.

至 1952 年，按《南華早報》報導所示，當時貝納祺的農場由牧場、耕地、花園及果園組成，整體佔地已達約九英畝。除種植外，園內飼養有雞、鴨、火雞及山羊等禽畜。值得一提的是，小規模的畜牧活動一直是覺蓮苑農場的其中一項核心項目，農場曾於 1954 年在元朗舉辦的第二屆農產品展覽會中奪得全場羊類冠軍，據稱在當時 23 個比賽項目中，貝納祺是僅有兩名並非專一從事農業為生的獲獎者的其中之一。農場日後也曾多次在農產品展覽會的畜牧項目中參賽並獲獎，直至 1970 年代才停止飼養農用牲口。

According to *South Morning China Post*, Bernacchi's farm in Ngong Ping reached 9 acres in 1952, with its coverage including a ranch, some arable land, a garden and an orchard. Livestock breeding, despite its rather humble scale, has been a core project in All Knowing Lotus Villa, where chickens, ducks, turkeys and goats were raised. In fact, Bernacchi's farm has won the overall champion of the goat category at the New Territories Agricultural Show (1954) held in Yuen Long. It was said that Bernacchi was actually one of the only two prized non-exclusive agricultural practitioners among the 23-competition category of the Show at that time. His farm would go on to win numerous prizes before the 1970s, when the activities of livestock keeping started to cease.

農展會今日開幕一連七天

參觀者免費

白菜王每株成斤重

貝納祺所養之山羊奪冠軍

【本報訊】香港農產展覽會今日上午十時，在新界八鄉石崗機場舉行，由港督戴麟趾爵士主持開幕禮。展出日期為一連七天，免費歡迎港九新界人士參觀。

此次展出之農產品，共有二百零八項，包括有牛、羊、豬、雞、鴨、鵝、鵪鶉、白鵝、各式各樣的蛋類、蔬菜、生菓、穀類、花卉、農具等等，應有盡有，一個住慣城市的人，對那些展品，將會覺得新鮮有趣的。

展出的二百零八項農產品，每項均有一個比賽，昨日下午各組的評判員在每項產品中挑選冠軍、亞軍和特別獎。而大會還對這些優良品種給予一百元以下獎金。

展出的白鵝類，共有七種，包括肉用鵝（不分種）、肉用瓊鵝、中國種鵝、觀賞鵝、競賽荷蘭鵝等；其中以肉食瓊鵝最大，就像一個雞姆，又以觀賞鵝最美麗。

「母羊帶仔」（任何種）比賽的冠軍是貝納祺先生所養的印度種山羊，母羊約一百多磅，色澤異常鮮艷，另外却有三個羊仔，是同一胎而生的，長得肥肥胖胖，每隻也有二十磅重了。

1965 年 12 月 11 日《工商晚報》有關昂坪茶園在農展會中獲獎的報導。
It was reported in the December 11, 1965 issue of *The Kung Sheung Evening News* that the Ngong Ping Tea Estate won the overall champion of the goat category at the New Territories Agricultural Show again.

2.2

1953 年至 1958 年：

推廣期

自 1954 年起，貝納祺開始於不同場合廣泛介紹大嶼山的植茶歷史，其言論於不同報章中廣泛流傳。此外，有 1955 年的報導記載，「昂坪農場」在該年中下旬開始推出「入口芬芳，清香美味」的「特種名茶」，據稱是時農場內已設有製茶工場，場內炕茶、焙茶等各類器具及設備均極完善，預料在翌年農曆新年以後農場會增加茶葉產量。至 1956 年 1 月，貝納祺在擔任第四屆農產品展覽會的委員時，推出「蓮花嘜蓮枝茶」參展在元朗舉辦的農展會。坊間對該次試飲活動反應普遍正面，有報導稱「蓮花嘜蓮枝茶」的「茶味香濃，芬芳馥郁」，且當年茶場生產「收穫大佳，將有大量應市」。從上述各報導可見，1954 年至 1955 年是昂坪茶園上一時期所實施的試驗活動的收成期，這些試驗品在有關時期經推廣後，促使貝納祺決心擴大茶園的種植規模。

Since 1954, Bernacchi began to talk about the history of tea plantation on Lantau against a wide spectrum of audiences, and one could quite easily read about his quotes on this subject across different newspapers. There was a 1955 article about “Ngong Ping Farm”, which was going to launch a supreme blend that would exhale its fresh aroma with a floral fragrance. Established with a tea processing factory, the Farm was reportedly furnished with a full set of appliances and equipments for baking and other procedures and expected to - amid an excellent harvest - expand its production after the upcoming Lunar New Year. Bernacchi was also seen publicly in January 1956 when he served as a committee member for the Fourth Agricultural Show in Yuen Long. At the show, he organised a tasting event for “Lotus Twig Tea”, a new blend launched under his very own brand: Lotus. The public was generally positive about the product, which had a profile of strong intensity with rich aftertaste and an aroma of floral sweetness. As he deliberately rolled out extensive promotional campaigns during 1954-55, his experiments at Ngong Ping Tea Plantation finally started to bear fruits, consequently leading to an ambitious upgrade at the plantation.

1953-58:

Promotion



1960 年代初期昂坪茶園製茶工場外貌。
The tea processing factory of the Ngong Ping Tea Estate in the early 1960s.

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此外，研究團隊發現自 1953 年起，貝納祺開始積極向政府申請在位於昂坪的政府土地上栽種松樹的牌照，推斷發展政府土地也是有關時期開發昂坪茶園的重要一環。截至 1957 年為止，貝納祺已先後取得證件編號 485 號、555 號、565 號及 566 號共四張林務許可證，其總覆蓋面積推斷達 170.67 英畝。

據官方文件所示，貝納祺申請林務許可證的原意為「擋風，或待樹木長到合適大小後出售」，與林務許可證的發牌目的相符。1955 年 11 月，貝納祺與時任南約理民官商討，研究能否在同樣的發牌條件下使用其持有的林務許可證在政府土地上種植茶樹，最終其許可證的用途由原本的「種植松樹」被放寬為「種植樹木」。然而，與其他林業需要伐木和重新植林的操作方式有別，由於茶樹只作採摘茶葉之用，植茶業的營運性質與林業相比其實更接近農業，而一般而言在政府土地上進行農業用途需另行申請其他牌照，其費用遠較林業許可證昂貴，故貝納祺在 1950 年代後期續牌時與當局出現多番拉鋸。

牌照編號 License number	面積（英畝） Area (acres)	首次發牌時間 Licensed for the first time in	牌照費（1960 年之前） License fee (before 1960)	牌照費（1960 年及之後） License fee (in and after 1960)
485	1.98	1953	\$1	\$5
555	88.49	6.4.1955	\$18	\$18
565	2.2	25.2.1957	\$1	\$5
566	59.8 & 18.2	25.2.1957	\$15.6	\$16

Bernacchi’s strategy to develop government land was an integral part of his overall plan in Ngong Ping tea plantation in the 1950s. Our research team found that, since 1953 Bernacchi has been proactively submitting applications to the government for licenses to grow pine trees on government land in Ngong Ping, where he has already been acquiring lands privately beforehand. Until 1957, he was given four Forestry Licences, amassed a total area of 170.67 acres.

According to official records, when Bernacchi applied for the Forestry Licence in the first instance, his intention was to grow wind-breaking trees, which could then be sold when they reached a sufficient size. This conformed with the purpose as specified in the application for the license. In November 1955, that purpose was changed. Bernacchi went to negotiate with the then Southern District Officer on the feasibility for him to grow tea trees on government land under the same Forestry Licence. He ended up being granted a permission, which relaxed from “growing pine trees” to “growing trees”. However, as there was no need for logging and reforestation but tea plucking, the unique business nature of growing tea trees was actually considered more agricultural than forestry-related, hence the renewal of his licenses being repeatedly dragged on during the late 1950s: one should apply for another license to conduct agricultural activities on government land and that would cost so much more than a Forestry Licence.

以林務許可證的用途推斷，1955 年是茶園早期發展的一個重要分水嶺：此前茶園的茶樹種植活動僅屬試驗性質，至 1955 年底後貝納祺才初步確定日後大規模種植茶樹的發展方向。然而，雖然早於 1955 年已向南約理民官取得租用大片政府土地的許可，但研究團隊並未有在 1956 年所拍攝的航空照片中發現貝納祺有任何在政府土地上種植茶樹的跡象，如與後期於 1963 年所拍攝的航空照片作比較的話，似乎當時貝納祺林務許可證所覆蓋的政府土地仍然只是一片荒地。



1956 年覺蓮苑及周邊地區的航空照片，可見貝納祺在其私人土地已有明顯的種植活動，但似乎仍未有在其林務許可證覆蓋的政府土地上有何動作。
An aerial photograph overlooking All Knowing Lotus Villa and its surrounding areas in 1956: the photo clearly shows events of plantation on Bernacchi's private land but barely any traces of activities on the section of government land covered with Forestry Licence

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The function of Forestry Licence convinced us that 1955 seemed to a watershed in the early development for the tea plantation: the nature of planting tea trees was merely experimental until the end of 1955 when Bernacchi initially confirmed the direction of large-scale plantation of tea bushes. However, we were informed after comparing a 1956 aerial photograph, in which there was no discovery of any traces of tea tree planting, with another aerial photograph taken in 1963, that it seemed a large segment of government land - leased to Bernacchi and approved by the Southern District Officer with Forestry Licence before 1955 - remained barren in 1956, though.



1963 年覺蓮苑及周邊地區的航空照片，可見貝納祺在其租借的政府土地上已有明顯的整地及種植活動。
An aerial photograph overlooking All Knowing Lotus Villa and its surrounding areas in 1963: land preparation and planting on government land are obviously shown in the photo.

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2.3
1959 年至 1970 年代初：
發展期及成熟期

有資料指自 1959 年起，昂坪茶園由「李君接手管理」，這位李君相信為後期報導所指的植茶專家李興傳。按更多不同報章記載，是時貝納祺僱用了兩名來自臺灣的製茶專家為其拓展茶園的業務，其中一位據稱是當時已從事植茶業 20 多年的復旦大學茶葉專修科畢業生李興傳，而另一位則是李氏的助手，擁有 10 多年種茶經驗。

李興傳原為湖南人，畢業後於國營中茶公司及湖南茶葉公司任職逾 10 多年，至 1950 年於臺灣茶業傳習所講授綠茶製造技藝。得李興傳之助，貝納祺隨即因應昂坪茶園的地勢分區開墾梯田，又修築道路作大規模發展，至 1961 年有報導指茶園的植茶面積已達 40 英畝（1,742,400 平方英尺）。另從 1963 年 1 月拍攝的航空照片可見，當時貝納祺已開始在其林務許可證所覆蓋的政府土地進行大規模的整地及種植活動，照片中茶樹的植株較細小，似是剛栽植不久。

It was documented that since 1959 Ngong Ping tea plantation have been managed by Mr Lee, potentially identified by later coverage as Lee Hsien Chuen, a graduate of the tea specialisation program from Fudan University, a Taiwanese expert in tea growing and processing who have been working in the tea business for more than two decades. He was hired by Bernacchi to develop the plantation and expand its business along with his compatriot, an assistant with more than 10 years of experience in tea growing.

Lee was originated from Hunan. He has served the state-owned China Tea Company and Hunan Tea Company for more than a decade since graduation, and went to Taiwan Tea Institute to teach various techniques on making green tea in 1950. After employed by Bernacchi to work in Hong Kong in 1959, Lee studied the landscape in Ngong Ping tea plantation, helped cultivating the plantation into terraces and constructing roads as the foundation of large-scale development. By 1961, the plantation has reportedly amassed a total area of 40 acres (1,742,400 square feet) for tea growing. On the other hand, an aerial photograph taken in January 1963 suggested that Bernacchi has started large-scale land preparation and planting activities on government land under his Forestry Licence. The small bodies of tea bushes in the photo seemed to suggest that they were recently planted.



茶田中剛栽植的茶苗，攝影年分不詳。
An undated photograph with young tea bushes just planted in a tea field.

© Mr. Robert Whitehead

1959 to Early 1970s:
Development and
Maturity

昂坪茶園有關時期的急速發展，很大程度上得力於昂坪地區在基建方面，特別是電力供應及交通運輸上的改善。中華電力公司於 1957 年年底正式對大嶼山試行供電，其後於 1961 年展開更具規模的「鄉郊電氣化計劃」，目標在三年內完成新界 250 條鄉村的電力接駁工程。最終，大嶼山的供電網在 1964 年至 1965 年間延伸至昂坪地區，為茶園的生產模式從人力主導過渡至半機械化奠定基礎。

製茶的機械化與昂坪茶園的擴充有着互相影響的關係，如茶廠處理新鮮茶葉的能力有限的話，貿然增加種植區的面積只會導致茶菁產量過剩。按前述，茶園的種植面積於 1956 年至 1962 年間增加了逾七倍，如以 1962 年茶樹剛栽植不久作推斷，由於李興傳指茶樹由萌芽算起 30 個月後即可採摘（有別於 1950 年代貝納祺所指需時五年，估計與李氏引進了新的技術及品種有關），為配合茶菁急劇上升的產量，茶園機械化的轉型工作必須在不遲於 1964 年至 1965 年間完成，而該段時間正好是中華電力公司供電網延伸至昂坪地區的時期。

At the time, the rapid development in Ngong Ping tea plantation was largely facilitated by local infrastructure, especially the much-improved electricity supply and transportation. CLP had started officially conducting trials of electricity supply on Lantau by the end of 1957, before launching the Rural Electrification Scheme in 1961 with a greater supply of scale and an objective to complete all connection works across 250 villages in the New Territories within 3 years. The operation of CLP's grid on Lantau was ultimately extended to Ngong Ping between 1964 and 1965, shifting the manually-oriented production to a semi-mechanised foundation at the tea plantation.

The mechanisation of tea making affects the expansion of Ngong Ping tea plantation, and vice versa: if the capacity of a tea processing facility is limited, increasing the size of the cultivation area inevitably leads to overproduction. In fact, as aforementioned, the cultivation area in the tea plantation has grown more than 7 times between 1956 and 1962. If tea bushes were just planted in 1962, a drastic rise of the production of fresh leaves would still appear within 30 months after germination accordingly to Lee Hsien Chuen, whose introduction of new techniques and blends might have shortened Bernacchi's previous estimate in the 1950s at 5 years. To coordinate with such drastic rise, the transformation of a mechanised tea plantation must be completed within the time frame between 1964 and 1965. It was exactly the period when CLP extended its grid to Ngong Ping.



1957 年 8 月 30 日《工商晚報》有關中華電力公司於該年年底正式對大嶼山試行供電的報導。

It was reported in the August 30, 1957 issue of *The Kung Sheung Evening News* that CLP had started officially conducting trials of electricity supply on Lantau by the end of 1957.

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貝納祺認為電力供應對擴張昂坪茶園的重要性僅次於獲取茶籽，又指「電力不足是加工方面需要克服的下一個障礙，而這只能靠等待來解決」，而現時茶園廠房內的廢棄機械則是茶園在製茶方面實施了電氣化的有力證據。據研究團隊在現場觀察所得，茶園茶廠內現存有一台由意大利電氣製造公司「ERCOLE Marelli & C-S.p.A.」所製的三相電感應電動機（機體上印有意大利文「Motore Asincrono Trifase」的字樣），估計該發動機在接駁電源產生動力後，可透過皮帶帶動工場牆身一個金屬製的圓盤轉動，圓盤的動力再透過與其水平連接的其他圓盤及皮帶傳送至工場內不同的機械。按現時傳動系統殘留有四個金屬圓盤（不包括連接發動機的圓盤）推斷，當時工場內起碼有四台需要該發動機驅動的製茶機械，包括一台用於殺菁的乙種釜炒機及一台協助揉捻的望月式揉捻機。

The availability of electricity supply was highly regarded by Bernacchi, who believed that it was almost as critical as the acquisition of tea plant seeds. “The lack of electricity was the next obstacle to be overcome in the processing side,” he said. “This was merely a matter of waiting.” So, the abandoned machinery in the workshop of the Tea Estate was cogent evidence of an electrified tea plantation on processing tea leaves. From an on-site observation, we even found a three-phase induction motor, on which a text of “Motore Asincrono Trifase” was printed, made by “ERCOLE Marelli & C-S.p.A.”, an Italian manufacturer of electric motors and generators. It was believed that with the connection of power supply, the motor would turn a wall-mounted metal disc through a leather belt. Subsequently, the kinetic power of the disc would be transmitted to other machineries in the workshop through the belt and other levelly-mounted discs. Four metal discs - with the exception of the one being attached to the induction motor - remain in the drivetrain as at today. The workshop could therefore house at least 4 machineries for tea processing - all of which were driven by the motor, including one for roasting tea leaves in a cauldron and another one for rolling tea leaves.



昂坪茶園工場內由意大利電氣製造公司「ERCOLE Marelli & C-S.p.A.」所製的三相電感應電動機。
A 3-phase induction motor - made by ERCOLE Marelli & C-S.p.A., an Italian manufacturer for electrical products - in the tea factory at Ngong Ping tea plantation.



三相電感應電動機的具體資料。
The specifications of the 3-phase induction motor.



從昂坪茶園茶廠建築的剖面圖，可見整個三相電感應電動機傳動系統的運作原理：1. 動力先由發動機帶動牆身的金屬圓盤轉動；2. 金屬圓盤再把動力傳送至傳動系統其他四組圓盤；3. 圓盤再透過皮帶把動力傳送至工場不同的機械。圖像由香港中文大學研究團隊根據實地情況及舊照片繪製。

This drawing of the elevation section of the tea factory in Ngong Ping tea plantation shows the operation principle of the three-phase induction motor: 1) the kinetic power from the motor drives and turns the wall-mounted metal disc; 2) the metal disc transmits the kinetic energy to drive the other four sets of discs in the drivetrain; 3) the discs ultimately deliver the kinetic energy to other machineries in the factory through a leather belt. Drawn by the CUHK research team based on on-site inspection and historical photos.

至於交通運輸方面，隨着嶼南道於 1959 年自長沙延伸至石壁水塘後，當局隨即以石壁作起點向北修築羌山道，希望最終能把大嶼山的道路網連接到位於島嶼東部的大澳地區。有 1961 年的報導稱，羌山道設有水塘工程專用的支路通往大嶼山東北部的深屈村，而該支路有一條可以通往昂坪的步道，步道是時正由貝納祺農場、寶蓮寺及其他與昂坪相關的持份者合力籌款進行拓闊工程，以期不久將來可以升級成為行車道路。1962 年，該步道已擴建至闊八呎，並有一部小型貨車來往石壁至昂坪的「海天一境」牌坊。

As regards the transport arrangement, following the extension of South Lantau Road from Cheung Sha to Shek Pik Reservoir in 1959, the Government swiftly kicked off the construction of Keung Shan Road, a northbound link starting off at Shek Pik and ultimately connecting the road network on Lantau with Tai O on the east end on the island. A 1961 news coverage reported that on Keung Shan Road there was a slip road reserved for the construction of reservoir. That slip road could lead to Ngong Ping through a walkway, which was intended to be widened with the help of a joint fundraising effort - by Bernacchi's farm, the Po Lin Monastery and other stakeholders in Ngong Ping - and then upgraded to a road with vehicles travelling in the near future. By 1962, the walkway was stretched to a width of 8 feet, which could fit a light goods vehicle commuting between Shek Pik and "Hoi Tin Yat King" (literally the sky and the sea merging into one) gateway in Ngong Ping.

遊大嶼山昂坪
由石壁有路達
 地方人士進士行申請
 准用小貨車載客

【時代社】大嶼山由石壁至昂坪，有一條私家公路，為遊覽昂坪從大澳登山必經之路。該路闊八呎，登山路異常方便，該路現有一部私家車及一部小貨車行走。當地鄉事會及昂坪居民，請准行走小貨車，以便接載遊客。但該路由石壁至昂坪所經之大風坳一段，路途峻峭，作公共行車安全問題，正考慮研究中。

遊覽大嶼山昂坪，以前多取道從東涌及大澳兩處登山，自大嶼山東南公路行走巴士後，上昂坪又多一捷徑，而且可以即日來回，其行徑為繞過外小輪碼頭後，由巴士至石壁，然後登山，由石壁至昂坪，最近有一部德記小貨車行走，該車通常係運載糧食，送給昂坪各寺院者，但一般人士乘搭，則酌收二元，如乘車前往，在昂坪每天一覽牌坊前下車，再步行十分鐘到寶蓮寺，近數週末及星期日假期，中外人士遊昂坪者特衆。

1962 年 4 月 2 日《香港工商日報》中有關昂坪路況及交通運輸的報導。
 An article regarding the road conditions and vehicle transportation in the Ngong Ping area in *The Kung Sheung Daily News* on April 2, 1962.

雖然未有具體資料顯示上述道路對昂坪茶園在擴充時期的確實影響，但按常理推斷該道路在運送建築材料、機械及其他大型器具方面大大減省了以往人力運輸的成本，因此在時序上可以發現道路拓闊工程與增加茶園種植面積兩者幾乎同步進行。其次，一般而言更完善的交通網絡在物流上會令茶園在輸入原材料及輸出製成品方面變得更為便利，這尤其適用於主打本地零售市場的茶園：貝納祺曾在 1970 年代的報導中指出，茶園成品的銷售市場主要為大嶼山各店鋪及其他本地茶商，也有少量來自英國及美國的私人訂單。與此同時，新的道路能為昂坪地區帶來更多訪客，有利於茶園開拓新的潛在顧客群，有資料顯示貝納祺甚至於 1960 年代後期開始成為大嶼山巴士服務的經營者之一。

There was no actual data showing the impact of the aforementioned road to Ngong Ping tea plantation, which was in expansion at the time. However, one could infer with common sense that such road could largely reduce the cost of human-powered transport, in terms of construction materials, machineries and other large-scale appliances. In fact, chronologically, the widening work almost overlapped with the expansion of the cultivation area in the tea plantation. Also, a more refined network of transportation would make the import and export businesses - of raw materials and products respectively - much more convenient, especially fitting Ngong Ping tea plantations whose focus was on the local retail market: Bernacchi was quoted as saying in a 1970s news report that his clients were mainly local tea merchants. “We sold the tea to various stores on Lantau. In addition, we sometimes received private orders from overseas,” he said, including “small consignments to the United States and Britain”. At the same time, more visitors were drawn to Ngong Ping as a result of new roads, which could be leveraged by the tea plantation to develop a potentially new consumer group. It was publicised that Bernacchi even went further to become one of the operators of franchised bus services on Lantau after the late 1960s.



1960 年代中期，連接昂坪至大嶼山其他地區的路面狀況。
The road connecting Ngong Ping to other parts of Lantau Island in the mid-1960s.

截至 1972 年，昂坪茶園的種植面積增加至 60 英畝（2,613,600 平方英尺），每年總產量最高可達 36,000 磅各種中國茶葉。除了茶樹以外，園內還種植有橡膠、中國杉、桉、松及約 4,000 株臺灣相思樹，按 1973 年的航空照片所示，有關時期茶園內的茶樹已生長成熟，而每一塊茶田的邊框也種植有較高的樹木為茶樹作遮陰之用。

As in 1972, the area for planting in the Tea Estate expanded to reach a size of 60 acres (2,613,500 square feet), enabling an annual production of as much as 36,000 pounds of various Chinese tea leaves. Apart from tea bushes, rubber, Chinese fir, gum, pine and about 4,000 Taiwan acacias were also planted in the plantation. An aerial photograph taken in 1973 showed that trees at the edges of the field have grown to provide shades for the tea bushes, which were also developed into maturity.



1973 年覺蓮苑及周邊地區的航空照片，可見該時期茶田邊框的樹木已長得較為茂密，為茶樹作遮陰之用。
All-Knowing Lotus Villa and its surrounding areas in aerial photographs taken in 1973. Trees at the edges of the field have grown to provide shades for the tea bushes.

昂坪茶園歷史發展	The Historical Development of the Ngong Ping Tea Estate	1970 年代初至 1977 年：轉型期	Early 1970s to 1977: Transformation
2.4 1970 年代初至 1977 年： 轉型期 Early 1970s to 1977: Transformation		自 1970 年代起，不少私人投資公司開始向政府提出開發昂坪的旅遊建議書，並陸續與當局及地區持份者展開談判工作。有政府發言人表示，當局於 1971 年中旬收到一家名為「Holiday Resorts (H.K.) Limited」的發展公司的申請，計劃把大嶼山昂坪及芝麻灣半島二浪灣發展成為度假區域。1972 年 1 月，有報章指出該發展計劃已獲政府原則上通過，但有待道路、渠務及環境影響評估研究的結果以作最終批准。雖然自 1972 年後，坊間再未見與該發展計劃相關的報導，但至 1974 年，昂坪旅遊化的發展方案再一次在媒體間廣泛流傳，而這次貝納祺更成為了有關發展計劃的其中一位持份者。 Since the 1970s, a number of private investment companies proposed to the government with explicit plans of developing Ngong Ping into a tourist destination, with negotiations with the relevant bureaus and departments as well as local stakeholders to be followed subsequently. By mid-1971, a government spokesperson revealed the receipt of an application from Holiday Resorts (H.K.) Limited, a developer which planned to develop Ngong Ping, Lantau, and Yi Long Wan, a bay at the Chi Ma Wan Peninsula, into a resort area. In January 1972, it was said that the proposal of development was principally approved, yet subject to the results of various assessment studies on roads, drainage services and environmental impact before a final clearance was granted. Although there has been no coverage about such development plan since 1972, proposals to develop Ngong Ping into a tourist destination once again started to circulate among media outlets in 1974. And Bernacchi was one of the stakeholders in the proposal.	

1974 年 8 月 17 日，有報章消息傳出，貝納祺、兆霖貿易公司及寶蓮寺計劃「以寶蓮寺為中心，在昂平設酒樓、小型動物園、茶園、巨型露天大佛像及纜吊車」。1974 年 11 月 26 日，更多與昂坪茶園發展有關的消息於不同報導中廣泛流傳，據稱當時貝納祺已簽訂一份協議，內容規定自 1975 年 1 月 1 日起茶園及其茶廠的管理權將移交予一間名為「大嶼山吊車有限公司」的機構，屆時茶園牌照轄下未有種植的近 100 英畝土地會被充分開發，園內的各種中國茶葉產量預計可由每年最多 36,000 磅大幅提升至 96,000 磅。貝納祺當時在報章的訪問中自稱因個人財力有限，加上健康出現問題，未有餘力全面開發茶園，但認為茶園具潛力作進一步的發展，故接納有關的合作建議。

It was 17th of August, 1974, Bernacchi, Shiu Lam Trading, and Po Lin Monastery planned to centre Po Lin Monastery and open a Chinese restaurant in Ngong Ping, with a small-scale zoo, a tea plantation, a giant Buddha statue in the outdoor and a cable car system. On 26 November, 1974, more information associated with the development of Ngong Ping tea plantation circulated across various media coverage. Reportedly, Bernacchi has signed an agreement which demanded him to hand the executive power of his tea plantation and tea processing facilities over to a company called the “Lantau Island Cable-cars (H.K.) Limited”. This agreement, effective beginning 1 January, 1975, would unleash the potential of nearly 100 acres of uncultivated land under the license held by the tea plantation, while substantially raising the plantation’s production of various Chinese tea leaves from 36,000 to 96,000 pounds. In a newspaper interview, Bernacchi revealed that his acceptance of the agreement was primarily down to limited resources and ailing health, leaving unfulfilled potentials at the plantation. Yet he remained positive on further development of the plantation.



1974 年 8 月 17 日《工商晚報》就貝納祺、兆霖貿易公司及寶蓮寺三方合作發展昂坪地區旅遊事業的報導。
An article about the tripartite cooperation between Bernacchi, Shiu Lam Trading, and Po Lin Monastery to develop tourism in the Ngong Ping area in the August 17, 1974 issue of *The Kung Sheung Evening News*.

至 1975 年初，大嶼山吊車有限公司正式接管昂坪茶園的管理權，同時開始在茶園未有種植茶樹的土地上動工拓荒。然而，不同於此前提及全面用作植茶項目的方案，有報導指當時茶園只會保留約 50 英畝的土地（即與 1962 年茶園的植茶面積相若）作植茶用途，未有進一步拓展植茶區的範圍，而其餘原先未有植茶的閒置土地則會被闢建為一個用作游泳及釣魚的人工湖、一個哥爾夫球場、一個馬場俱樂部（附酒樓及餐廳）、一個天然動物園及一個直昇機場，園內另會設有 30 個帳篷供遊人露營度假。

整個發展計劃的利好消息終在 1975 年 7 月公布，有報導轉述大嶼山吊車有限公司的說法，表示政府已批准纜車系統的興建計劃，預計有關工程將在翌年隨所需的器材、設備及人員從日本抵港後開始動工，並有望在 1977 年完成。而昂坪茶園方面，部分位於貝納祺私人土地上的娛樂設施已陸續完工或開幕，其中包括專門出售園區茶產的「大嶼山茶亭」。其後有消息指，茶園於同年 10 月正式重新開放予本地及海外旅客參觀。

Lantau Island Cable-cars (H.K.) Limited formally took over from Ngong Ping tea plantation by early 1975. It also started to have development on the land where there were no tea bushes. However, contrast to a previous proposal in which the entire land would be reserved for growing tea bushes, only about 50 acres of land - similar to the size for tea growing in 1962 while showing no signs of expansion - would be available for tea plantation. The remaining lot that was previously idled would be developed into an artificial lake for swimming and fishing, a golf course, a racecourse clubhouse with a Chinese and Western restaurant, a naturally-designed zoological garden, a heliport, as well as 30 tents reserved for camping holidays.

Good news for the development plan was finally announced in July, 1975, when representative from Lantau Island Cable-cars (H.K.) Limited was quoted saying on a news article that the government has approved the construction of cable car system. It was expected to commence the following year, when all necessary appliances, equipments and staff would arrive from Japan, and to complete by 1977. For Ngong Ping Tea Plantation, some of the entertainment facilities built on Bernacchi's private land was either approaching completion or due to commence, including "Lantau Tea Garden Tea House", a specialty store selling Lotus-branded products. In October of the same year, the Tea Plantation reportedly reopened to local and overseas travellers.



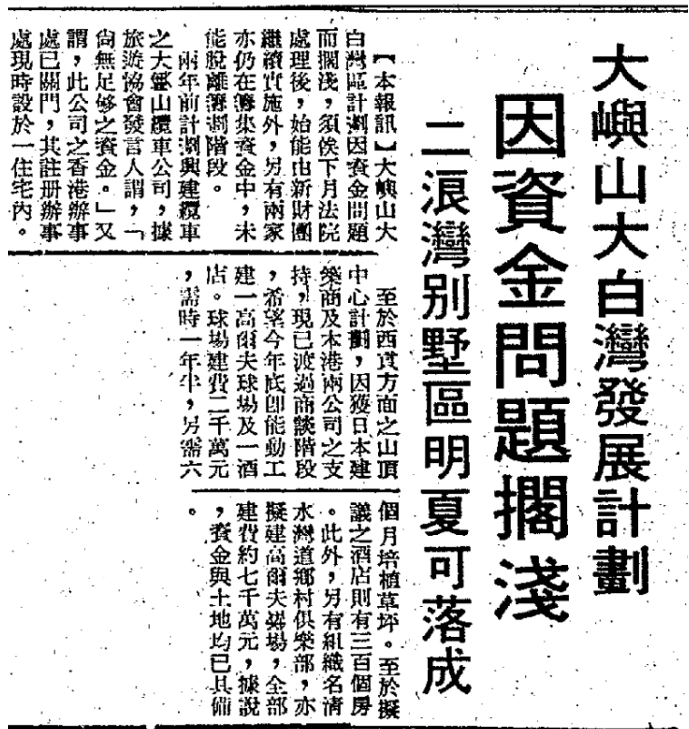
現時已荒廢的昂坪茶園餐廳（前身為大嶼山茶亭）及大嶼山馬場。
The now abandoned Ngong Ping Tea Garden Restaurant (formerly Lantau Tea Tea House) and Lantau Garden Stables.

然而，自 1976 年開始，各大報章中已再未見有任何與開發昂坪旅遊方案或在昂坪興建纜車系統有關的報導。1977 年有資料提及，當時一家名為「大嶼山纜車公司」的機構曾在兩年前（即 1975 年）計劃興建纜車，但由於資金周轉問題，該公司的香港辦事處最終宣告停止服務。1979 年 6 月 12 日，大嶼山吊車有限公司易名為「珠海市唐家灣旅行社有限公司」，似乎至此已與昂坪的發展項目再無任何關係。

《南華早報》在 1990 年為貝納祺進行人物專訪時，總結昂坪茶園「曾於 1970 年代中期引起海外短暫的興趣，當時有日本財團希望在當區進行一個擴充計劃，然而整個項目在不到兩年間觸礁了」，與本章節的發展時序也吻合。按此推斷，寶蓮寺、茶園及大嶼山吊車有限公司三方合作開發昂坪的方案始於 1974 年，其中後者自 1975 年開始似乎掌握了大部分土地的管理權。雖然有報導指政府在 1975 年 7 月批准了有關計劃的發展方案，但整個發展計劃似乎在 1976 年宣告擱置。

However, there has been no media coverage associated with the tourism development proposal or the construction of cable car system in Ngong Ping since 1976. In 1977, there was a news article on “Lantau Cable Cars Company”, which had a business plan to build a system of cable cars two years beforehand (i.e. 1975), but to no avail amid capital flow problems. Ultimately, its office in Hong Kong was no longer in service. On 12 June, 1979, Lantau Island Cable-cars (H.K.) Limited was renamed “Chu Hai City Tong Kai Wan Tours Limited”, a business venture that seemed to resemble nothing from the development projects in Ngong Ping.

In 1990, *South China Morning Post* published a profile article on Bernacchi and concluded that “there was a brief flurry of overseas interest in the plantation in the mid-Seventies, when a Japanese consortium came in to manage a planned expansion. The venture foundered within two years, however.” This short summary matched with the chronological development here in the chapter, too. It could therefore be deduced that the tripartite collaboration among Po Lin Monastery, Ngong Ping Tea Plantation and Lantau Island Cable-cars (H.K.) Limited started in 1974, yet the latter seemed to have seized the power of administration for most land since 1975. The development proposal of the aforesaid plan was reportedly approved by the government in July, 1975, however, the entire development plan was shelved in 1976.



1977 年 4 月 24 日《工商晚報》的報導提及，當時「大嶼山纜車公司」因資金周轉問題擱置在大嶼山興建纜車的計劃。
In the April 24, 1977 issue of *The Kung Sheung Evening News*, it was reported that “Lantau Cable Cars Company” once had a business plan to build a system of cable cars two years beforehand (i.e. 1975), but to no avail amid capital flow problems.

昂坪茶園歷史發展	The Historical Development of the Ngong Ping Tea Estate	1978 年至 1993 年：後轉型期	Between 1978 and 1993: Post-restructuring
2.5 1978 年至 1993 年： 後轉型期 Between 1978 and 1993: Post-restructuring	1978 年 1 月 20 日，貝納祺及其妻子帕翠西亞開始正式以「大嶼山茶園有限公司」為名註冊私人股份有限公司，以管理昂坪茶園包括茶葉在內各種農產品的業務，以及營運騎馬場、滾軸溜冰場、乒乓球場、旅舍、食肆等方面的休憩設施。承上文所述，研究團隊推斷當時大嶼山吊車有限公司或已退出在昂坪的開發項目，茶園的管理權重新由貝納祺及其家人所掌控。 自大嶼山茶園有限公司成立後，坊間對昂坪茶園的着眼點逐漸轉移至其娛樂及休憩的功能上，如不同類型的公私營機構會以此為場地舉辦公眾參與活動。有 1978 年的報導顯示，政府康樂體育事務處西貢區分處曾在茶園舉辦一項名為「工友昂平新春郊遊暨茶園騎馬樂」的活動，參加者除了可以飽覽昂坪風光外，更可享受當時茶園內的康樂設施如騎馬場地、單車、滾軸溜冰及飛鏢等。此外，研究團隊從受訪者處取得了一份 1984 年茶園向當局申領食肆牌照的附圖，當中清楚列明當時茶園部分建築的用途，包括廚房、辦公室、住宿設備及接待處、乒乓球場、廁所等。	On 20 January, 1978, Ngong Ping Tea Plantation welcomed a new operator. “Lantau Tea Gardens Limited”, a private company limited by shares registered under Bernacchi and his wife, Patricia, has officially taken over to manage the businesses of the Plantation, including tea and other produce, as well as recreational facilities such as a horse-riding establishment, a roller-skating rink, a table tennis arena, a hostel, and a restaurant. Our research team deduced, as aforementioned, that Lantau Island Cable-cars (H.K.) Limited has possibly withdrawn from the development project in Ngong Ping at the time. The administrative power of the Tea Plantation was again vested in the Bernacchis. Upon on the establishment of Lantau Tea Gardens Limited, the public has shifted its attention to the functions of providing entertainment and recreation at Ngong Ping Tea Plantation, where public events were held by various public and private organisations. In 1978, the Sai Kung Branch Office of the Council for Recreation and Sport reportedly organised an activity at the Tea Plantation. Titled “A Chinese New Year Fun Day in Countryside and Horse-riding in the Tea Plantation for Workers”, the event presented participants with an opportunity to enjoy the view in Ngong Ping, as well as recreational facilities for horse riding, cycling, roller skating and dart-throwing. A 1984 Restaurant Licence application by the Tea Plantation also listed out the purposes of some buildings at the Plantation, including a kitchen, an office, residential facilities and a reception, a table tennis area, and a toilet.	

雖然圖則中仍有標示昂坪茶園的部分建築物用作製茶工廠，但園內其他早期推斷與製茶有關的設備已改造成娛樂用途，如 1960 年代用作攤菁萎凋的空地被改成乒乓球場，間接反映出有關時期茶園在產茶方面的規模已大不如前。有說自中國大陸於 1970 年代末期進行改革開放以降，大量中國製的茶葉湧入消費市場導致茶價下跌，使茶園的茶產在價格上失去競爭力。有 1981 年的報導指出茶園植茶區域的面積被大幅削減至 16 英畝，與前文 1972 年報導所載的 60 英畝相差逾七成。貝納祺繼子伊恩·韋浩德曾於 1983 年接受《南華早報》訪問時指出，當時茶園是一門「只能達至自負盈虧的事業」，又表示經營茶園的目的是「為保留而保留」。而按 1984 年的航空照片所示，當時園內大部分茶田已被密林覆蓋，疑似荒廢。

按土地註冊處的記錄顯示，貝納祺在 1993 年將昂坪茶園大部分的土地出售予一間私人公司，此後只繼續保留覺蓮苑位處的編號 DDNP 160RP、DDNP 193A 及 DDNP 193B 地段。值得注意的是，香港賽馬會資料顯示 1995 年 10 月茶園將騎馬場的馬匹移交予雙魚河騎術學校，推斷土地的新業主已無意保留茶園過往所營運的部分娛樂及休憩設備。雖然有關業主及其代理人其後曾有限度地回復茶園餐廳的餐飲服務，及小規模地栽種茶樹，而貝納祺的後人也曾嘗試推出少量覺蓮苑花園內茶樹的茶產並進行品牌重塑，但茶園已無復昔日的營運模式及規模。貝納祺本人最終在 1996 年 9 月 22 日於英國逝世，享年 74 歲。

Despite buildings labeled in the layout for tea processing, other facilities in the Plantation - those believed to be associated with tea processing earlier - were repurposed for entertainment. For instance, a vacant lot reserved for drying and withering tea leaves in the 1960s would be repurposed to an establishment for playing table tennis, a subtle reflection of a much-downsized tea production in the Tea Plantation. The Plantation has also lost its competitiveness in terms of tea prices, dwindling after China's reform and opening up since the late 1970s when vast amounts of Chinese tea flooded the consumer market. Reportedly, the area for tea growing in the Tea Plantation was considerably cut to 16 acres in 1981, a difference of more than 70% compared to the aforementioned 60 acres in a 1972 media coverage. In 1983, Ian Whitehead, the stepson of Bernacchi, told a reporter from the *South China Morning Post* that the Tea Estate was only "a break-even business" and his family "keep it just for the sake of keeping it". In fact, most tea fields in the Tea Plantation appeared to be disused and covered by dense forests in an aerial photograph taken in 1984.

A Land Registry record showed that Bernacchi sold most of his private land to a company in 1993. Thereafter, he would only retain DDNP 160RP, DDNP 193A, and DDNP 193B - Lot Numbers located in All-Knowing Lotus Villa. Notably, in October 1995 Ngong Ping Tea Plantation reportedly handed over horses from its horse-riding establishment to Beas River Riding School, according to a Hong Kong Jockey Club record. It was seen as a sign of showing no intention by the new landlord to retain part of the entertainment and recreational facilities previously operated at Tea Plantation. There was a limited revival of the business of food and beverages at the Tea Plantation restaurant by the landlord and its agent, who also attempted to plant tea bushes in a small scale. Heirs of the Bernacchis launched a small batches of tea products from tea bushes planted in a garden of All-Knowing Lotus Villa, too. This rebranding trial was to no avail, however, as the Tea Plantation could no longer restore its previous operation and scale. On 22 September, 1996, Bernacchi has died in the UK at the age of 74.



1984 年覺蓮苑及周邊地區的航空照片，可見該時期大部分茶田已被密林所覆蓋。
All-Knowing Lotus Villa and its surrounding areas in aerial photographs taken in 1984. It is observed that most tea fields were covered by dense forests.

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3. 茶園的文物價值 Heritage Value of the Tea Estate



3.1

歷史意義

Historical
Significance

昂坪雲霧茶的演變除了代表着一個地區性農業文化遺產的興衰外，從更宏觀的角度而言，也反映了港英政府在大嶼山及香港的管治政策和措施的演變，甚至是整個中國大陸乃至世界局勢的發展。下表列出了昂坪雲霧茶及昂坪地區在不同時期較重要的演化過程，並嘗試進一步探討這些變化出現的原因，以更清晰地闡明有關變化與當時宏觀時局的關係。

The evolution of Ngong Ping Highland Tea reflects not only the rise and fall of a regional agricultural heritage, but also the broader changes in governance policies and development measures implemented by the British Hong Kong government on Lantau Island and across Hong Kong. Some of the historical milestones in the Ngong Ping tea story even mirrored the sociopolitical transformations unfolding on the China mainland and globally. The following table captures the key evolutionary processes of Ngong Ping Highland Tea and the Ngong Ping area across different historical periods, and tried to further explore the underlying reasons for these changes in order to more clearly illustrate the relationship between the relevant local developments and the broader macroeconomic situation at the time.

茶園的文物價值			Heritage Value of the Tea Estate			歷史意義			Historical Significance		
昂坪雲霧茶的演變			大嶼山及香港的發展與政策方針			中國及環球局勢			昂坪雲霧茶的演變		
			1945 年前：前昂坪茶園時期						1945 年至 1952 年：成立初期		
昂坪地區的植茶產業（鳳凰茶、昂坪貢茶、島外華人經營的種植園）在二戰前已衰落。			1898 年租借新界後，港英政府曾於 1906 年對香港吊草岩區的茶產進行品質檢驗，但結果顯示有關茶產在英國市場無甚價值，之後就再無相關資料可供參考。			1896 年至 1939 年間，印度及錫蘭茶葉在國際市場的貿易量大幅上升，同期中國及日治時期的臺灣的貿易量則錄得嚴重下跌。			貝納祺在 1948 年至 1950 年間，分別透過官方投地及私人買賣活動，購入六幅總面積合共 282,742 平方英尺（6.21 英畝）的土地，以此為基礎成立了由牧場、耕地、花園及果園組成的貝納祺農場。		
1945 年 1 月英國政府發通告指示各殖民地應致力推動當地的農業發展，間接導致港英政府於 1946 年成立了獨立的農業署。此外，1945 年年底香港大學博物學家香樂思向政府建議在大嶼山成立一所穢物利用農場，1948 年前招商局總經理蔡增基建議港府引入洛克菲勒基金會的援助經費，推動大嶼山的農業發展。			英國政府宣布同意 1943 年聯合國食物及農業會議的建議，以提高糧食的產量及質素。此外，戰後國共內戰持續，大批內地難民湧到香港，推斷也間接帶動了當地對農業生產的需求。								
Evolution of Ngong Ping Highland Tea			Governance policies of Lantau Island and across Hong Kong			China and global transformations			Evolution of Ngong Ping Highland Tea		
Before 1945: The Pre-Ngong Ping Tea Estate Era			1945-52: The Early Days								
The tea plantation industry in the Ngong Ping area (Fung Wong tea, Ngong Ping tribute tea, and plantations run by Chinese outside the island) had declined before World War II.			After Britain leased the New Territories in 1898, the British Hong Kong government conducted a quality inspection on tea products from the Tiu Tso Ngam area in 1906. However, the results showed that the local tea was of little commercial value in the British market. No other information for further reference could be found following this assessment.			Between 1896 and 1939, the trade volume of Indian and Ceylonese tea in the international market experienced a significant increase, while the trade volume of tea from China and Taiwan under Japanese rule recorded a serious decline over the same period.			Between 1948 and 1950, Bernacchi had already amassed 6 lots through public auctions and private transactions, totalling at least 282,742 square feet (6.21 acres) of land. These lands eventually became his designated range for the early phase of Ngong Ping Tea Estate, with its coverage including a ranch, some arable land, a garden and an orchard.		
									In January 1945, the British government published a memorandum urging its colonial governments around the world to promote local agriculture, leading to the establishment of the Agricultural Department in Hong Kong in 1946. In addition, G.A.C. Herklots, a museologist of the HKU, raised a point to the government of establishing a sewage farm on the Lantau Island in 1945. In 1948, J. K Choy, former general manager of China Merchants Group, put forward to the then Colonial Secretary that he could reach out to Rockefeller Foundation for a relief fund to support Lantau's agricultural development.		
									The British government announced its endorsement of the recommendations from the 1943 United Nations Conference on Food and Agriculture, which called for increasing food production and quality. Additionally, as the civil war between the Kuomintang and the Communist Party continued in mainland China after World War II, a significant influx of refugees from the mainland fled to Hong Kong. This is inferred to have indirectly driven increased local demand for agricultural goods.		

茶園的文物價值			Heritage Value of the Tea Estate			歷史意義			Historical Significance		
昂坪雲霧茶的演變			大嶼山及香港的發展與政策方針			中國及環球局勢			昂坪雲霧茶的演變		
1953 年至 1958 年：推廣期			1959 年至 1970 年代初：發展期及成熟期								
貝納祺在 1953 年至 1957 年間，先後取得證件編號 485 號、555 號、565 號及 566 號共四張林務許可證，推斷承租了近 170.67 英畝政府土地，但他當時並未開始在所承租的土地上種植茶樹。			1953 年 11 月農林漁政管理處在大嶼山造林的計劃獲得批准，按計劃所述當局打算在 1954 年至 1964 年間在大嶼山各鄉村開闢 20,000 英畝林地。此外，林務地段計劃於 1954 年從西貢延伸至新界其他地區，包括大嶼山各民間租用的林務地段。各種優惠政策導致昂坪茶園以林業名義使用政府土地的成本遠較農業用途便宜。			第六次英聯邦林務會議在 1952 年於加拿大舉行，會間各成員國通過了一系列的林務建議，港英政府也因應有關建議調整了其林務政策，以增加當地的植林面積及林業產量。			昂坪茶園 1962 年的植茶面積已達 50 英畝，並在 1965 年或之前把生產模式過渡至半機械化。		
									大嶼山的基建陸續連接至昂坪地區，為當地在能源及交通運輸方面帶來重大改善，有利昂坪茶園進行大規模的擴充。		
									1960 年代香港社會因輕工業蓬勃發展導致勞動市場薪金大幅上升，有統計數字顯示 1963 年至 1969 年間，勞動市場中一般工人的薪酬待遇上升逾倍，相信對昂坪茶園的人力成本帶來了一定的財政壓力。		
Evolution of Ngong Ping Highland Tea			Governance policies of Lantau Island and across Hong Kong			China and global transformations			Evolution of Ngong Ping Highland Tea		
1953-58: Promotion			1959 to Early 1970s: Development and Maturity								
From 1953 to 1957, Bernacchi was granted four Forestry Licences - numbers 485, 555, 565, and 566. The total leased area amounted to 170.67 acres, but Bernacchi did not begin planting tea bushes on this officially leased land during that initial period.			A plan for afforestation on Lantau by the Department of Agriculture, Fisheries, and Forestry was approved in November 1953, where 20,000 acres of woodland was expected to be converted across villages on Lantau between 1954 and 1964. Moreover, the Forestry Lots Scheme was extended from Sai Kung throughout the New Territories, included Lantau, in 1954. Various preferential policies allowed the Ngong Ping Tea Estate to utilise government land for forestry at a much lower cost than for agricultural use.			The Sixth British Commonwealth Forestry Conference took place in Canada in 1952. During the event, member states agreed on a series of forestry recommendations. In response, the British Hong Kong government updated its own forestry policies to increase local forest planting and forestry production.			By 1962, the tea planting area of the Ngong Ping Tea Estate had reached 50 acres, and the production methods had transitioned to a semi-mechanised approach by 1965 or earlier.		
									Infrastructure on Lantau Island gradually extended to Ngong Ping, significantly improving electrification and transportation of the area, which facilitated the expansion of the Ngong Ping Tea Estate.		
									In the 1960s, substantial increases in labor remuneration occurred alongside a vibrant light manufacturing sector. Data shows that average labor costs more than doubled from 1963 to 1969. This rise in labor costs likely exerted financial pressure on the Tea Estate.		
									戰後，中國逃難南來的工業家為香港引進了資金和技術，且大量難民為工業發展提供了廉價勞動力。至 1951 年，受韓戰時期禁運影響，投資者在香港的產業從轉口貿易轉而投向製造業，各種因素令香港工業在 1960 年代高速成長。		

昂坪雲霧茶的演變	大嶼山及香港的發展與政策方針	中國及環球局勢
1970 年代初至 1977 年：轉型期		
自 1975 年起，昂坪茶園計劃轉型成一所以植茶業為主題的綜合休閒場所。	有見前往大嶼山的遊客數量日益增加，加上港英政府其後因「六七暴動」決定加強地區上的文化康樂建設，當局遂在 1970 年代銳意發展大嶼山地區的休憩及旅遊事業。	有說由於中國在 1966 年開始了為期 10 年的「文化大革命」，間接催生周邊地區發生各類型的社會騷動，包括香港的「六七暴動」。

Evolution of Ngong Ping Highland Tea	Governance policies of Lantau Island and across Hong Kong	China and global transformations
Early 1970s to 1977: Transformation		
Since 1975, the Tea Estate was restructured from a base fully committed to tea growing and processing to an integrated recreational arena with a theme on tea growing.	Given the growing number of tourists visiting Lantau Island, and the British Hong Kong government's decision to bolster cultural and recreational infrastructure in the region following the 1967 Hong Kong riots, the authorities focused on developing leisure and tourism businesses on the Lantau Island area during the 1970s.	Some argue that the 10-year Cultural Revolution that began in mainland China in 1966 indirectly contributed to various forms of social unrest in surrounding areas, including the 1967 Hong Kong riots.

昂坪雲霧茶的演變	大嶼山及香港的發展與政策方針	中國及環球局勢
1978 年至 1993 年：後轉型期		
1981 年有報導指昂坪茶園植茶區域的面積大幅削減至 16 英畝。	自 1970 年代後期開始，隨着區內第一產業及第二產業逐漸式微，香港的經濟模式轉變成一個與中國對外貿易有着密切關係、由港口帶動並以服務業為主的經濟體系。	有說中國自 1970 年代末期進行改革開放以降，大量中國製的茶葉湧入消費市場導致茶價下跌，使昂坪茶園的茶產在價格上失去競爭力。

Evolution of Ngong Ping Highland Tea	Governance policies of Lantau Island and across Hong Kong	China and global transformations
Between 1978 and 1993: Post-restructuring		
Reportedly, the area for tea growing in the Tea Estate was considerably cut to 16 acres in 1981.	Beginning in the late 1970s, as primary and secondary industries in the region gradually declined, Hong Kong's economic model underwent a transformation. The economy became increasingly oriented around China's foreign trade, driven by the port sector, and dominated by the service industry.	The Tea Estate has lost its competitiveness in terms of tea prices, dwindling after China's reform and opening up since the late 1970s when vast amounts of Chinese tea flooded the consumer market.

3.2

地區及社會價值

貝納祺的另一位繼子羅拔·韋浩德曾對其繼父有以下描述：「大律師對大嶼山的人物皆有深厚的感情，終其一生，他幫助了不少以大嶼山為家的漁戶、鄉民和佛教信徒。」由於久居昂坪的關係，該區無疑是貝納祺為大嶼山鄉民提供服務的其中一個中心地點。此外，鑑於早期昂坪茶園以勞動力主導的形式產茶，因此提供了大量的非技術性職位空缺。由於自 1950 年代起貝納祺已在不同的慈善、福利及更生機構擔任要職，茶園的工作機會遂成為了這些機構服務對象投身社會的一個重要跳板，令茶園在生產茶葉的同時，也兼顧社會上有需要人士的利益及福祉，這些社會聯繫為作為文化遺產的茶園增添了一份額外的地區及社會價值。

Robert Whitehead, another of Bernacchi’s stepchildren, once described his stepfather as follows, “Brook had a great love of Lantau Island and its people, and throughout his life assisted the farmers, fishermen, villagers and Buddhist people who resided on Lantau.” Given his extended residence in Ngong Ping, that area was undoubtedly one of the central locations where Bernacchi provided services to the Lantau Island villagers. Furthermore, the early Ngong Ping Tea Estate provided a significant number of unskilled job opportunities as it relied heavily on labor-intensive production methods, and since the 1950s, Bernacchi had held key positions in various charitable, welfare, and rehabilitation organisations. As a result, the job opportunities provided by the Tea Estate became an important pathway for the service recipients of these organisations to reintegrate into society. This allowed the Tea Estate to not only produce tea leaves, but also cater to the interests and well-being of those in need within the community. These social connections added an extra layer of regional and social value to the Tea Estate as a cultural heritage site.



1950 年代中期昂坪茶園工作團隊，居中者為貝納祺。
Staff working at Ngong Ping Tea Estate in the mid-1950s, with Bernacchi in the middle.

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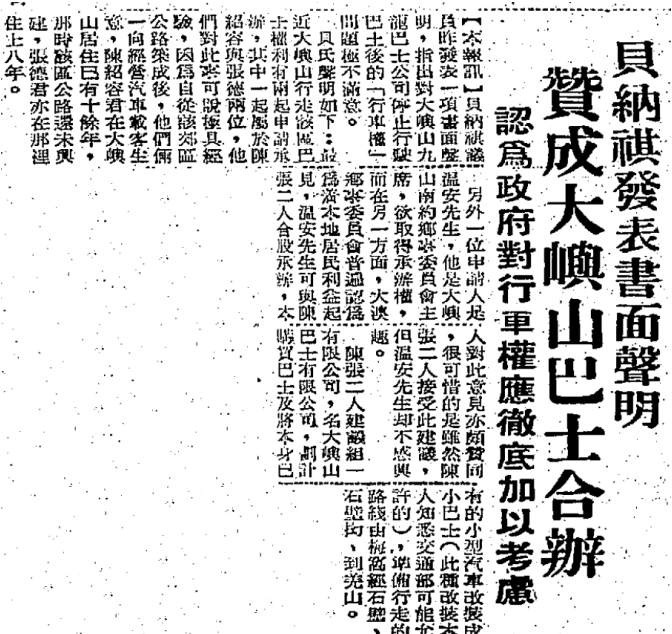
地區服務：交通運輸
Regional Service: Vehicular Transportation

有官方記錄指出，早於 1960 年 3 月九龍巴士有限公司已與政府簽訂合約，在大嶼山提供每兩小時一班來回銀礦灣至長沙的巴士服務。然而，有資料顯示由於其經營狀況未如理想，該公司在 1965 年 10 月底停止在大嶼山行駛巴士。

九龍巴士有限公司退出大嶼山的市場後，不同人士都曾表示有意接管其業務，貝納祺曾提議有意承辦巴士服務的人士可考慮採用合股經營的形式，以平衡鄉民的利益及確保巴士服務的營運質素。根據公司註冊處的資料顯示，1968 年 5 月 14 日貝納祺與不同持份者共同組成「大嶼山聯德巴士有限公司」，藉以在大嶼山開辦來往梅窩至東涌、塘福及大澳的路線。在成立的初期，該公司的持股人除貝納祺外，還包括來自羌山的尼姑、昂坪的僧尼及男女居士，甚至是當區一家士多的老闆，這正好體現了貝納祺「平衡鄉民的利益及確保巴士服務的營運質素」的理念。

According to official records, as early as March 1960, Kowloon Motor Bus Company had signed a contract with the government to provide a bus service running every two hours between Silver Mine Bay and Cheung Sha on Lantau Island. However, data indicates that due to unsatisfactory operating conditions, the company decided to cease bus services on Lantau Island by the end of October 1965.

After Kowloon Motor Bus Company withdrew from the Lantau market, various individuals expressed interest in taking over its operations. Bernacchi had suggested that interested parties could consider a joint operating model. This, he believed, would help balance the interests of the local community while ensuring the quality of the bus service operations. According to the Companies Registry records, on May 14, 1968, Bernacchi and other local stakeholders jointly established the “United Lantau Bus Company Limited”. This was done to operate routes between Mui Wo, Tung Chung, Tong Fuk, and Tai O on Lantau Island. In the early stages of its establishment, the shareholders of the United Lantau Bus Company Limited, aside from Bernacchi, also included nuns from Keung Shan, monks and lay devotees from Ngong Ping, and even the owner of a local grocery store. This nicely embodies the principle that Bernacchi had stated about “balancing the interests of the local community while ensuring the quality of the bus service operations”.



1965 年 11 月 4 日《香港工商日報》轉載貝納祺就營辦大嶼山巴士服務的建議。 On November 4, 1965, *The Kung Sheung Daily News* published an article reporting on a suggestion by Benacchi regarding the operation of bus services on Lantau Island.

地區服務：鄉村教育**Regional Service: Rural Education**

根據新界民政署署長於 1960 年至 1961 年的年度報告所載，1961 年 1 月大嶼山昂坪有一所新校落成，該校設有一個可容納約 45 人的課室，建築成本為 14,880 元。有報章報導，該校為貝納祺及寶蓮寺筏可法師共同籌建的鄉村小學「慈幼學校」，以為當地及就近地區的佃農人家子弟提供教育服務，校舍大部分的建校費用由政府承擔，不足餘額則由兩位建校發起人捐助 2,000 元作補貼。

1961 年 3 月 11 日，昂坪慈幼學校舉行開幕禮，兩日後有報章詳細介紹該校的資料：慈幼學校由羅開建築商承建，主體建築除了課室外，還設有一間教務室及廁所。學校校監為貝納祺，校董為施露頓及筏可法師，下設主任教師庾帶儀 1 人，學生 21 人。值得注意的是，開幕禮完結後一眾嘉賓同赴覺蓮苑出席酒會，更見貝納祺在辦學一事上的重要角色。

According to the annual report of the New Territories District Commissioner from 1960-1961, a new school was completed in Ngong Ping, Lantau Island in January 1961. The school had a single classroom that could accommodate approximately 45 students, with a total construction cost of \$14,880. Newspaper article reported that the school was collaborate established by Bernacchi and Venerable Fok Ho of the Po Lin Monastery, aiming at providing educational services for the children of local tenant farmers and nearby areas. The government would cover the majority of the construction costs, with the remaining shortfall of \$2,000 to be subsidised by the two school founders.

On March 11, 1961, the Ngong Ping Chi Yau Primary School held its official opening ceremony. Two days later, a newspaper provided detailed information about the school: Chi Yau Primary School was constructed by the Lo Construction Company, with the main building containing not just the classroom, but also an administration room and a single lavatory. The school supervisor was Bernacchi, while the school directors were Sheldon and Venerable Fok Ho, with Yue Tai-yee serving as the head teacher, and 21 enrolled students. It is worth noting that after the opening ceremony, the distinguished guests proceeded to attend a reception at the All Knowing Lotus Villa, further highlighting Bernacchi's pivotal role in the establishment of the school.



貝納祺與昂坪慈幼學校學童在校舍前操場玩耍的照片，攝影年分不詳。
A photograph of Benacchi playing with students from Ngong Ping Chi Yau Primary School on the school's courtyard, undated.

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社會服務：福利工作
Social Service: Social Welfare

貝納祺在經營昂坪茶園時也會特意为釋囚、無業人士、非法入境者、癮君子等提供工作機會，藉以讓他們獲得穩定的工作和居所，令其過上自力更生的生活。研究團隊綜合不同的文獻及訪談資料，整理出以下兩個茶園工作人員的案例，以側面證實茶園提供的工作機會對有需要人士的重要性：

Bernacchi made a point of providing employment opportunities and accommodation at the tea plantation specifically for ex-prisoners, the unemployed, illegal immigrants, and drug addicts. The goal was to help service recipients secure stable employment and achieve self-reliance. By compiling various literature and interview data, we have assembled the following two case studies of tea plantation workers, which serve to underline the importance of the job opportunities provided at the tea plantation for those in need:



1963 年 1 月 10 日《香港工商日報》有關昂坪茶園曾收容兩名非法入境者的報導，詳見後文案例。
On January 10, 1963, *The Kung Sheung Daily News* reported on a case where the Ngong Ping Tea Plantation had sheltered two illegal immigrants, as detailed in the following text.

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案例一：釋囚
Case 1: Discharged Prisoner

涉案者： Person(s) Involved:	潘氏 Pun
事發年分： Year of Incident:	1959
茶園職位： Position in the plantation:	臨時工 Temporary worker

潘於 1952 年加入三合會組織，並在 1950 年代末因干犯勒索罪而入獄。因當時貝納祺為香港釋囚協助會主席，在潘刑滿出獄後其機構曾嘗試為潘安排一份位於市區的工作，但潘表示由於其與三合會曾有軼轍，如在市區工作的話擔心會被與其認識的人報警逮捕，最終貝納祺決定安排潘在位處郊區的昂坪茶園擔任臨時工。

貝納祺曾先後兩次邀請潘一同前往警署，就其社團成員的身份向警方自首，而潘亦有意遵從有關建議，但其後兩人因過於忙碌而未有成行。潘最終在 1959 年 11 月因上述罪名，在一次前往市區途中被警方逮捕，並由法庭裁定罰款 500 元。在法庭完成判刑後，貝納祺表示願意重新聘任潘在昂坪茶園工作。有關案例反映茶園的地理位置對一部分更生人士而言具有一定優勢，使他們可以在一個遠離此前負面人際關係的環境生活及工作，免於擔驚受怕，並在適當的時候承擔其此前所犯下的過錯。

Pun joined a triad organisation in 1952 and was imprisoned in the late 1950s for the crime of extortion. At the time, Bernacchi was the chairman of the Hong Kong Discharged Prisoners' Aid Society, and after Pun was released from prison, Bernacchi's organisation attempted to arrange a job for him in the city. However, Pun expressed concerns that if he worked in the city, people he knew from the triad might report him to the police. Ultimately, Bernacchi decided to arrange for Pun to work as a temporary worker at the rural Ngong Ping Tea Estate instead.

Bernacchi had twice invited Pun to go with him to the police station to turn himself in regarding his triad membership, and Pun had been willing to follow this advice. However, due to their busy schedules, they were unable to make the trip. Ultimately, in November 1959, Pun was arrested by the police while traveling to the city and was fined \$500 by the court for the aforementioned crime. After Pun's sentencing was completed, Bernacchi expressed willingness to re-employ him at the Tea Estate. This case reflects how the geographical location of the tea plantation provided certain advantages for some rehabilitated individuals, allowing them to live and work in an environment removed from their previous negative social circles, free from fear, and providing an opportunity to take responsibility for their past transgressions.

案例二：非法入境者
Case 2: Illegal Immigrant

涉案者： Person(s) Involved:	馮氏 Fung	黃氏 Wong
事發年分： Year of Incident:	1962	
茶園職位： Position in the plantation:	永久僱員 Permanent worker	

馮及黃兩人來自廣東順德，在 1962 年 11 月 24 日乘船偷渡至大嶼山地區。兩人在準備前往大澳途中因逃避警方巡邏隊而失散，其後馮在奔逃間遇到兩名美籍男子，並獲其引領至昂坪茶園，再轉介予貝納祺跟進。貝納祺在同年 12 月 8 日面見馮，並表示同情馮之遭遇，決定留其在茶園工作。其後馮在大嶼山重遇黃，得貝納祺同意後黃亦得以在茶園打工，馮、黃二人同住於茶園內的工人宿舍。

然而，貝納祺後來卻因此事惹上官非。1962 年 12 月 31 日，大澳警署派員前往昂坪茶園預備逮捕兩名非法入境者，貝納祺承諾會在翌日帶同馮、黃二人前往警署報到。至 1963 年 1 月 1 日，貝納祺陪同兩人抵達大澳警署後，警方以馮、黃兩人供詞作憑證，決定檢控貝納祺協助及教唆非法入境人士在香港居留。有見案件特殊，法官曾一度考慮運用特權條例進行銷案，但最終法庭裁定向貝納祺罰款 1,000 元，而馮、黃兩人則各罰款 250 元。有關案例的特別之處在於，兩位涉案者與貝納祺並未因任何機構或組織而有所連繫，貝納祺單純從人道的角度決定為馮、黃二人安排居所及工作，但值得注意的是，法庭在審訊時考慮到由於貝納祺願意僱用兩人，使其擁有穩定的職業及居所，馮、黃二人最後得以獲准居留香港。

Fung and Wong both came from Shunde, Guangdong, and illegally crossed over to the Lantau Island area by boat on November 24, 1962. While making their way to Tai O, the two became separated while evading police patrols. Fung later encountered two American men, who guided him to the Ngong Ping Tea Estate and introduced him to Bernacchi. On December 8 of that year, Bernacchi met with Fung, expressed sympathy for his situation, and decided to offer him work at the tea plantation. Afterward, Fung reconnected with Wong on Lantau Island, and with Bernacchi's approval, Wong was also able to find work at the tea plantation. Fung and Wong then shared accommodations in the staff quarters on the tea plantation.

However, this incident ultimately caused trouble for Bernacchi. On December 31, 1962, officers from the Tai O police station went to the tea plantation intending to arrest the two illegal immigrants. Bernacchi promised to bring Fung and Wong to the police station the next day. On January 1, 1963, Bernacchi accompanied the two men to the Tai O police station, where the police used the statements of Fung and Wong as evidence to prosecute Bernacchi for assisting and abetting the illegal residence of the two individuals in Hong Kong. Given the unique nature of the case, the judge initially considered using a privilege clause to dismiss it, but ultimately the court fined Bernacchi \$1,000, while Fung and Wong were each fined \$250. The notable aspect of this cases is that, as the two individuals involved were not connected to Bernacchi through any particular organisation or group. Bernacchi simply decided, out of humanitarian considerations, to arrange housing and employment for Fung and Wong. It is worth noting that during the trial, the court took into account the fact that Bernacchi had been willing to employ the two men, providing them with stable jobs and accommodations, which ultimately allowed Fung and Wong to be granted permission to reside in Hong Kong.

3.3

文化技藝

就文化內涵而言，飲茶習慣是社會和族群認同的重要標誌，且茶葉的製作技藝可以構成一個地方的非物質文化遺產項目。雖然昂坪現時已不再產茶，但如第 2 章所述，昂坪的茶產在 18 世紀初期已聞名廣東地區，其品質優良者甚至會被挑選為貢茶。戰後成立的昂坪茶園更吸收了來自臺灣的製茶技藝，發展出香港獨有的「蓮花嘜雲霧茶」品牌。由於坊間未能發現任何戰前昂坪地區製茶技藝的資料，且現時昂坪與植茶業相關的文化遺產也大多始於戰後，因此研究團隊透過研究文獻資料及進行實地考察，並與相關持份者進行訪談後，在文字上重塑茶園所採用的製茶技術。

In terms of cultural connotation, the tea-drinking habits of the local community are an important symbol of their social and ethnic identity, and the traditional tea-making techniques can be considered a form of local intangible cultural heritage item. Although tea is no longer produced in Ngong Ping, as mentioned in Chapter 2, the area’s tea production was renowned throughout Guangdong in the early 18th century, and the highest quality teas were even selected as tribute tea. The Ngong Ping Tea Estate, established in the post-war period, adopted tea-making techniques from Taiwan and subsequently developed Hong Kong’s distinctive “Lotus Brand Tea”. Given the lack of information on tea-making techniques in the Ngong Ping area prior to the war, and the fact that most of the current cultural heritage related to the tea plantation industry in Ngong Ping emerged after the war, our research team has reconstructed the tea-making technology used at the Tea Estate as detailed in the following text. This was accomplished by studying the relevant literature, conducting field visits, and interviewing key stakeholders of the Tea Estate.

製茶工序
Tea Making: The Process

昂坪茶園的管理人在接受報章訪問時，往往會把茶園的茶葉概括歸類為紅茶及綠茶兩大類²，然後分別介紹其製作方法。研究團隊透過整合一系列坊間的報導內容，並參考李興傳在《綠茶製造學》所收錄與製茶技藝有關的資料後，初步歸納出茶園茶葉的加工工序可順序分為：

When speaking to the media, the administrator of Ngong Ping Tea Plantation tended to categorise their teas into two types - black and green teas², before presenting how each tea was produced. After consolidating a series of media coverage and referencing from the relevant data on tea making in *Green Tea Processing* by Lee Hsien Chuen, our research team has initially summed up the processes involved in tea processing at the Plantation in this particular order:

² 然而，如按中國六大茶系作分類，昂坪茶園除綠茶及紅茶外，尚有其他湯色的茶類，如普洱、水仙、鐵觀音等（詳見下文）。研究團隊發現茶園發言人所指的「綠茶」其實包括了除紅茶以外其他湯色的半發酵茶，但由於下文的製作方法主要參考報章資料，故仍一律以「綠茶」稱呼紅茶以外的其他茶產。

² Yet, according to the classification of 6 major tea types in China, Ngong Ping Tea Plantation offered more than just green and black teas, but also other types with various infusion colours, including Pu'er, Shuixian, Iron Buddha and more (see below for details). Our research team has found out that semi-fermented teas featuring other infusion colours - except black teas - were also referred as "green teas" by the spokesperson of the Plantation. As a result, other teas - again, apart from black teas - will be labelled as "green teas" in the following, where the methods of tea making were mainly referenced from newspapers.



(1) 萎凋

李興傳就茶葉的萎凋有以下定義：「茶葉萎凋之原因，實由鮮葉脫離茶樹後，水分減少，細胞之生機因而停止，細胞膜破裂，細胞中之酵素起而活動，促進細胞中各成分之化合，因酵素之作用，各成分乃起化學變化，鮮葉因而萎凋。」因此，即使其後的製作過程未有涉及發酵的工序，但由於萎凋時茶葉內的酵素產生作用，故經有關工序處理過的生葉也有機會被製成半發酵茶。

坊間就昂坪茶園處理紅茶萎凋工序的報導內容較一致，茶園工人在製作紅茶時會把盛載鮮葉的竹製筲箕放置在茶廠內靜置約 24 小時，待其充分萎凋後才進行下一步驟。至於綠茶的說法則分別較大，撇除內容明顯有誤的報導後，有說茶園在生產綠茶時不太需要進行萎凋的工序；有說茶園工人需先在室外鋪上絹紙，日曬鮮葉約半小時後，再把葉片移至在室內的竹製筲箕，以繼續其萎凋過程；有說處理生葉時並無固定的日曬時間，工人需憑經驗待茶葉內的水分流失近半後才可進行下一工序等，可見茶園在製作綠茶時並無一套既定的萎凋手法。

(1) Withering

Lee Hsien Chuen defines tea withering as the “consequence of the departure of fresh leaves from tea bushes, upon which the rupture of cell membranes - as a result of ceased cellular actions after a decrease in intracellular water - activates enzymes in the cells, leading to chemical reactions involving all components within the cells”. Therefore, despite the absence of fermentation, the fresh leaves can be processed into semi-fermented teas as a result of the enzymatic reaction during withering.

The media coverage on the process of withering black teas in Ngong Ping Tea Plantation was rather consistent. Plantation workers responsible for producing black teas would fill bamboo colanders up with fresh leaves and sit them in the tea plant for about 24 hours. They would only proceed to the next step after the leaves are completely withered. Yet, the narratives on processing green teas vary to a larger extent, even after netting out the obviously false news reports: The Plantation required no withering to produce green teas according to one account, while some wrote that plantation workers had to lay fresh leaves on silk paper under the sun for about half an hour, before moving the leaves from outdoor to bamboo colanders and continuing the process of withering indoor. Another account described that there was no fixed amount of time required for exposing the fresh leaves to the sun. It was down to the experiences of plantation workers, who would wait till the loss of nearly half of the water in tea leaves to proceed to the next step. It is therefore evident that there was no established way of withering green teas at the Plantation.

(2) 殺菁

李興傳指，殺菁工序的主要目的是「利用高溫以殺死茶菁的酵素，停止其活動機能，避免茶葉萎凋發酵或劣變」，同時可「蒸發相當之水分，使茶葉柔軟，便於揉捻成條，不致在揉捻時破碎」及「揮除茶菁之青草臭味，使茶葉具有綠茶特有之香氣」。換而言之，經殺菁後生葉將不會再發生任何發酵作用，故坊間報導中昂坪茶園只有綠茶或半發酵茶需經有關工序處理。由於只需把生葉加熱至一定溫度即可達致破壞其酵素的效果，所以殺菁的形式多樣，而茶園大多採用炒鍋「炒菁」的方法，令成茶的香氣較濃郁。「炒菁」可分為手工炒菁及機械炒菁兩種，根據現存遺物顯示兩種手法都曾應用於茶園的茶產中，故分別述之。

進行手工炒菁的主要設備為一個磚石水泥砌成的炒菁爐，爐身一般高約齊腰，上放有一個鑄鐵所製的炒鍋，鍋可略為斜置。昂坪茶園的製茶師傅在炒茶時需以松柏、烏柏等為燃料，令鍋底溫度達到最少攝氏 150 度以上，如能超過攝氏 200 度則成品風味更佳。炒菁一般需時約三至四分鐘，但需就茶菁的品質及炒爐溫度的高低略作調整。炒菁時製茶師傅需避免茶菁變焦，且手指不可離葉，以免觸及鍋底導致燒傷。

至於機械炒菁方面，隨着李興傳的到任及大嶼山電力網連接至昂坪地區，研究團隊推斷茶園內已荒廢的炒菁機器乙種釜炒機正是有關時期的產物。《綠茶製造學》一書中稱該機器「在臺灣甚為普遍，由前後兩弧形鴛鴦釜合成，每釜一軸，附一對相連之攪拌手，開動時攪拌手乃將茶葉在前後釜中翻炒不停」。而按 1960 年代的報章資料顯示，茶園的茶菁在萎凋後需「在一個漏斗狀的機器被來回拋動，以作加熱及冷卻，整個過程為時約八至十分鐘」，也與上述機器的操作吻合。

(2) Fixating

The main purpose in this procedure, according to Lee Hsien Chuen, was to “kill all enzymes in the fresh leaves with high temperature, which would stop their activities and functions and avoid the leaves from fermented or deteriorated”. It also could “evaporate a considerable amount of moisture to soften the leaves so that they could easily be rolled into strips without rupturing themselves during the process”, at the same time “providing a unique aroma for green tea, while removing the grassiness from the fresh leaves”. In other words, there would no fermentation after fixating. It was the reason why the media reported that only green teas or semi-fermented teas required such process at Ngong Ping Tea Plantation. In fact, to damage the enzymes simply required to heat the fresh leaves up to a certain temperature, which explained the diversity of the methods in fixation. At the Plantation, it was largely performed through pan-frying fresh leaves, therefore producing a more aromatic tea blend. Remains have provided evidence that two ways of “panning”, understood to be carried out by hand and by machine, were applied to tea products manufactured by the Plantation. They are introduced respectively as follows.

The primary equipment for panning tea leaves by hand was a waist-high, masonry and concrete furnace, on which a cast iron cauldron was placed - possibly at an angled position. Pine, cypress and Chinese tallow were used as fuels by tea masters at Ngong Ping Tea Plantation for panning, during which the temperature at the base of the cauldron had to reach a minimum of 150° Celsius, or above 200° Celsius to give a better flavour. It normally took 3 to 4 minutes, depending on the quality of fresh leaves and the temperature of the furnace. Tea masters also had to keep the fresh leaves from being burnt during panning, as they must secure their fingers on the leaves and not reach to the base of the cauldron to avoid burns.

The context of machine-driven roasting connected with the moments when Lee Hsien Chuen reported for duty and the Lantau power grid reached the area of Ngong Ping. Inferred by our research team, a Type-B cauldron roaster in the Plantation was considered an object coming from that period. *Green Tea Processing* mentioned that the roaster, a model that was “quite prevalent in Taiwan”, came with “a pair of front and back halves of cauldron, an axis per cauldron, and two connecting stirrers which would keep stir-frying the tea leaves on the front and back cauldrons when switched on”. Meanwhile, news articles from the 1960s show that at the Plantation fresh leaves had to be “tossed by vanes which cause them to be heated and cooled alternatively in a large, hopper like machine, for eight minutes”. This was in line with the aforementioned operation of the roaster.

(3) 揉捻

揉捻是對茶葉施加適當壓力，以「使茶葉之細胞組織破裂，流出茶汁，黏附茶葉表面，以便於沖飲」，同時「使茶葉成條，形狀美觀」及「使茶葉固有香氣及可溶物等放出，增加茶葉之香味」。與殺菁的工序一樣，揉捻同樣可分為手工揉捻及機械揉捻兩種。

首先是綠茶的揉捻工序，與上一工序的乙種釜炒機相似，昂坪茶園茶廠內已荒廢的望月式揉捻機估計是 1960 年代茶園製茶工序半機械化時所引進的產物，該款機器主要用以製作烏龍茶及綠茶。按現場所見，雖然現時茶廠內的望月式揉捻機已嚴重生鏽，但機身上仍依稀可見刻有「台北 和榮鐵工廠 製作」的字樣。以望月式揉捻機製作綠茶需時約 6 至 15 分鐘，過份揉捻會導致生葉內的茶汁流失，令茶味變淡。進行揉捻工序時需定時拆散變成團塊狀的茶葉，使每一葉片變為條狀，令茶葉的形狀更整齊，受力更均勻。

至於紅茶方面，根據坊間報導提及，茶園在製作紅茶時需先揉捻茶菁約兩至三小時（但不可多於五小時，以免茶菁釋出大量酵素導致茶味變苦），略作靜置後將揉捻過的茶葉以濕布包裹，再放置於竹籃或竹製笕箕中發酵約一至三小時，直至茶葉變成深啡色為止。天氣太冷時茶園工人會在發酵的過程中用蒸氣為茶葉加溫，以提供適合的溫度加速酵素的活動。

(3) Rolling

The process refers to the application of pressure to tea leaves, upon which “their cell membranes rupture and release juices to attach to the surface of the leaves, facilitating one’s consumption thereafter”. It is also performed to “turn tea leaves into strips with beautiful shapes” while “unleashing their aroma and solubles to enhance the flavour of the leaves”. Echoing the process of fixating, rolling can also be categorised into two kinds: by hand, and by machine.

First, the act of rolling green teas was similar to the Type-B cauldron roaster mentioned in the last procedure. A Mochizuki-style tea roller, disused at Ngong Ping Tea Plantation, was believed to be introduced during the 1960s when the mode of production was semi-mechanised at the Plantation. The roller was invented for producing Oolong and green teas. “台北 和榮鐵工廠 製作”，the Chinese characters meaning “made by (製作) Herong Iron Works (和榮鐵工廠), Taipei (台北)”, could still be seen to be engraved on the body of a Mochizuki-style tea roller severely rusted at the Plantation. It used to take 6 to 15 minutes to produce green teas with a Mochizuki-style tea roller. Over-doing it would lead to a loss of juices from within the leaves, consequently diluting the taste during consumption. To proceed with the procedure of rolling, one had to disband rounds of tea leaves, turning them into strips with similar shapes while evening out shares of pressures.

According to media reports, the production of black teas started with rolling fresh leaves for about 2 to 3 hours - not more than 5, though, in order to keep the fresh leaves away from excessively releasing enzymes and thus tasting bitter - before briefly letting the rolled leaves sit and wrapping them with a wet towel. The leaves would then be placed in bamboo-made baskets or colanders to ferment for 1 to 3 hours until they appeared to share a dark tone of colour brown. Steam, in particular, would be used by workers of the Plantation to warm the tea leaves during the process of fermentation in cold weather, when the provision of an optimal temperature would speed up enzymatic activities.

(4) 烘乾及包裝

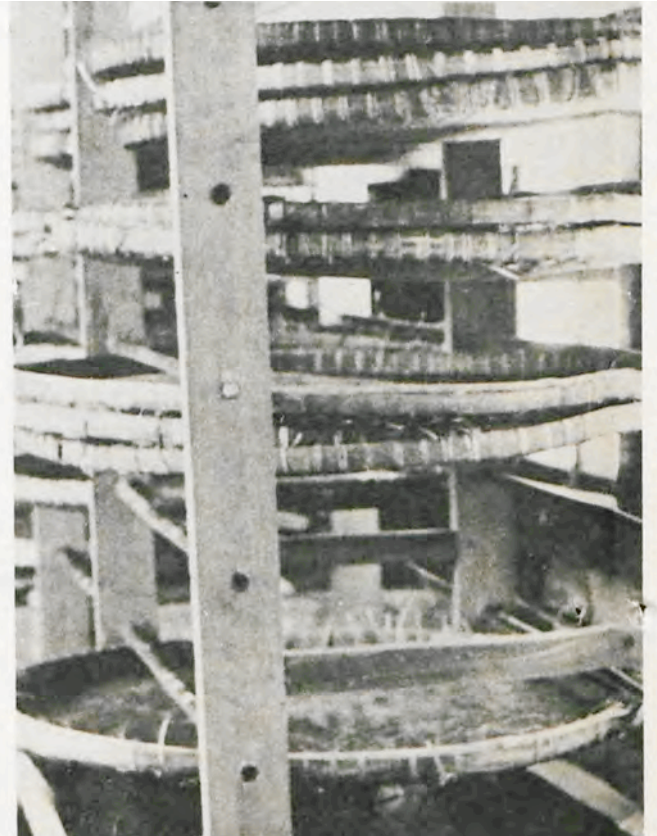
揉捻後的茶葉（又稱「生胚」）需進行加熱烘乾的工序，該工序的主要目的是為了「殺死茶葉中殘餘之氧化酵素，以免發酵」，同時經烘乾後茶葉的水分會被蒸發，不致出現霉變，其體積及重量也會減少，方便保存及運送。按《綠茶製造學》所載，烘乾的方法相當繁複，其步驟按不同的工具及手法又可分為「炒鍋炒乾（炒胚）」、「焙籠烘乾（烘胚）」、「日光曬乾（曬胚）」及「用煙薰乾（薰胚）」四種。

就坊間報導而言，昂坪茶園所採用的烘乾手法較接近「烘胚」的做法：茶園工人會把生胚放置在一個焗乾器內，焗乾器底部加炭，每隔 5 分鐘至 10 分鐘轉面一次，使其不至焗壞。工人會因應茶葉所含的水分而調節炭爐的溫度，初烘時火力最大，首 10 分鐘焗爐的溫度可高達攝氏 200 度，然後逐漸下降至攝氏 160 度並維持約 5 分鐘，最後以攝氏 80 度另行烘焗約三個小時。生胚在經過烘乾處理後已可作為粗製茶葉作批發零售，或可進一步經其他工序進行精製加工，綜合不同資料所載茶園的出品應屬粗製茶葉。

(4) Drying & Packaging

After rolling, tea leaves - or known as “生胚”, literally “raw (生) embryo (胚)” which refers to the unformed, unestablished status of the leaves - require a procedure of heat-drying, which aims to “stop fermentation by removing the remaining enzymes from oxidation”. The procedure evaporates moisture in the leaves and prevents them from molding, while reducing their volume and weight to accommodate storage and transportation. The methodology, according to Green Tea Processing, was rather complicated for bake-drying, as its procedures can be categorised into 4 types given various tools and practices: “pan-drying (pan-fry the embryo)”, “bake-drying in a basket (bake the embryo)”, “sun-drying (sun the embryo)”, and “smoke-drying (smoke the embryo)”.

It was suggested by media reports that the bake-drying application at Ngong Ping Tea Plantation was quite close to the practice to “bake the embryo”: workers in the Plantation would load raw embryos into a dryer, where charcoal would be added to its base, and have to turn every 5 to 10 minutes to avoid over-baking the leaves. Given the varying amounts of water in the leaves, the workers also had to adjust the temperature of the charcoal griller. A maximal flame was applied at the beginning, when the temperature of the dryer could reach 200 ° Celsius during the first 10 minutes. Subsequently, it would drop to about 160° Celsius and sustain there for about 5 minutes, before proceeding to the final phase of bake-drying for about 3 hours at 80 ° Celsius. Raw embryos treated after bake-drying were considered tea leaves processed after a primary stage, which could be sold directly to consumers and to retailers in large quantities, or further processed into finer types of teas. The products of the Plantation should be recognised as primarily processed teas according to various data.



疑為昂坪茶園正在進行萎凋工序的照片，由《新報人》於1977年4月8日刊出。
An old photo suspected to be the withering process of the Ngong Ping Tea Estate, published by *The Young Reporter* on 8 Apr 1977.

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現時昂坪茶園工場內已荒廢的磚砌炒菁爐及炒鍋。
The now abandoned furnace in Ngong Ping Tea Factory.



現時昂坪茶園工場內已荒廢的乙種釜炒機。
The now abandoned Type-B cauldron roaster in the tea factory.



現時昂坪茶園工場內已荒廢的望月式揉捻機。
The now abandoned Mochizuki-style tea roller in the Ngong Ping Tea Factory.



望月式揉捻機的機身上依稀可見由右至左刻有「台北 和榮鐵工廠 製作」的字樣。
The inscription “made by (製作) Herong Iron Works (和榮鐵工廠), Taipei (台北)” can be seen faintly on the body of the Mochizuki-style tea roller from right to left.



茶櫃內模具的特寫照片。
Close-up photograph of the moulds inside the abandoned tea cabinet.



現時昂坪茶園工場內已荒廢的茶櫃，抽屜內放有疑似包裝茶葉用的模具。
The tea cabinet currently abandoned in the Ngong Ping Tea Factory appears to contain moulds that were previously used for packing the tea leaves.

茶產
Variety of Tea Products

雖然昂坪茶園以「雲霧茶」最為聞名，但坊間對雲霧茶究竟是何種茶產，並沒有一個既定的說法。我們從不同時期的報導及舊照片發現，茶園的茶產除了印有「蓮花嘜雲霧茶」的名稱外，也會同時標有更為大眾所熟悉的茶名，如茉莉、壽眉等，可見雲霧茶除了可被界定為某種指定的茶產外，也可以被定義作茶園的商標。暫時我們初步發現到茶園的茶產種類包括：

While Ngong Ping Tea Estate was renowned for its signature tea, known as “Misty Cloud Tea”, there was no consensus regarding the specific type or variety of tea blend that constitutes Misty Cloud Tea. Exploring old photographs and newspapers from different periods, our research team discovered that “Lotus Brand (Misty Cloud) Tea” was not the only name appearing on the products launched by Ngong Ping Tea Estate. There were also Jasmine and Sau Mei among other household blends. So, apart from being available as a certain tea blend, Misty Cloud Tea could also be defined as the trademark of the Tea Estate. We hereby present the following consolidated list of blends and methods of processing from various media narratives:



早期有關「蓮花嘜雲霧茶」的介紹資料，照片由《野外動向》於2009年刊出。
A photograph regarding the early promotional information for the Lotus Brand Tea, published by *Hong Kong Discovery* in 2009.

不同時期茶園茶產及其加工方法一覽

茶產種類	分類	報導時期（年代）			加工方法
		1950	1970	1980	
六安 (瓜片)	綠茶				採一芽二葉至一芽三葉茶葉，在熱鍋中炒菁，出鍋進行揉捻及烘乾的工序後成茶。
雲霧茶	綠茶				來自雲霧瀰漫的崇山峻嶺，茶菁極為細嫩，多白毫。製作過程與一般綠茶類近，經殺菁、揉捻及烘乾成茶。
龍井	綠茶				採一芽至一芽二葉茶葉，切忌萎凋，在熱鍋中略加炒菁及揉胚後，進行烘乾成茶。
茉莉	綠茶				薰以茉莉花的各種綠茶為茉莉茶。
香片	綠茶				薰花之瓜片茶則為香片。
普洱	綠茶				將綠茶經過蒸焗和壓製而成的團塊茶。
壽眉	白茶				一般製法是只需經過萎凋及烘乾兩個工序，萎凋可採用日曬或室內萎凋，烘乾則可選擇曬胚或烘胚的方法。
水仙	青茶				未有特別標明兩者的製作方法，一般而言青茶需經過萎凋、做菁、炒菁、揉捻及烘乾的工序成茶，其中「做菁」的方法是以物理方法破壞茶葉邊緣的細胞，促進酵素活動，導致茶菁在萎凋後再作進一步的輕微發酵。
鐵觀音	青茶				
紅茶	紅茶				見前文四個工序有關「紅茶」的製作方法，不贅述。
紫背天葵	其他				生長在陽光不能直射的岩石，採摘頗費功夫，但未有說明加工方法。
大東山天葵	其他				與紫背天葵相近，但較易採摘。

Variety of Tea Products and Their Processing Methods in Different Periods

Tea types	Classifi- cation	Coverage (Decade)			Processing
		1950s	1970s	1980s	
Lu'an (Melon Seeds)	Green Tea				Leaves picked with one-bud two leaves and one-bud three leaves approaches are then panned in a heated casserole and then ready to serve after processes of rolling and bake-drying.
Misty Cloud Tea	Green Tea				From lofty mountains and high ranges, fresh leaves, mostly pekoe, are extremely delicate and tender. The processing is similar to green teas in general. It is ready to serve after panning, rolling and bake-drying.
Longjing	Green Tea				Leaves picked with one-bud, one-bud-one leaf and one-bud-two leaves approaches. Minded not to wither, and ready to serve after a brief session of panning, rolling and bake-drying.
Jasmine Green	Green Tea				Leaves picked with one-bud, one-bud-one leaf and one-bud-two leaves approaches. Minded not to wither, and ready to serve after a brief session of panning, rolling and bake-drying.
Jasmine	Green Tea				This blend scents leaves with flowers and resembles the shape of melon seeds.
Pu'er	Green Tea				Compressed into rounds, this green tea blend is a result of steaming and air-drying.
Sau Mei	White Tea				Generally processed by withering - under the sun or a roof- and bake-drying - through sunning or bake-drying the embryo.
Shuixian	Oolong Tea				Unspecified methods of processing. Generally, though, oolong teas go through the steps of withering, stirring, panning, rolling and bake-drying before consumption. “Stirring” aims to physically damage the cells at the edges of tea leaves, hence enhancing enzymatic activities and leading to a brief stage of extra fermentation after withering.
Iron Buddha	Oolong Tea				
Black Tea	Black Tea				Not going to be elaborated given the aforementioned four steps of the making of black teas.
Begonia Fim- bristipula	Other				Born to rocks where daylight could not directly reach. Requires a lot of efforts to be harvested. Methods of processing are not elaborated.
Semiaquilegia Sunset Peak	Other				Similar to Begonia Fimbristipula but easier to be plucked.

結語

雖然我們在書中可以概括地勾勒出昂坪茶園的發展歷程，也從中剖析出其不同方面的文物價值，但無可置疑的是，今時今日茶園已完成其歷史使命。就現場所見，除了仍由貝納祺後人所持有的覺蓮苑外，園內泰半的土地陷入荒蕪凋零，大多數建築物基本上都已經無法進入，茶樹也因為缺乏養護而放野。更甚者，曾與茶園有過聯繫的持份者大多已經離世，社會對這一遺址的記憶也變得模糊。在文化內涵及其實體載體都逐漸消失的前提下，要保育及延續昂坪雲霧茶的傳奇，談何容易？

就保育大嶼山方面而言，港英政府最早的整體規劃政策可追溯至1970年代初期。1972年4月，土地發展規劃委員會通過了首份全面的大嶼山發展規劃指引，指引在首段中清楚肯定了大嶼山在休憩及娛樂方面的價值，並概括地為大嶼山不同地段建議了若干的土地用途。有關指引推出45年後，政府於2017年以「發展與保育並重」為願景制定出《可持續大嶼山藍圖》，作為大嶼山日後規劃建設的框架。藍圖除了確定「北發展、南保育」為總體原則外，也再次強調社區參與對落實保育工作的重要性，並重提政府將提供基金資源，以推動大嶼山的保育項目。本研究計劃正是保育基金所批核的其中一個項目。

Although the book provides a comprehensive overview of Ngong Ping Tea Estate’s historical development and analyses its multifaceted heritage value, it is undeniable that the plantation has now fulfilled its historical mission. As observed on site, except for the All Knowing Lotus Villa still owned by the Bernacchi’s offspring, much of the land within the plantation has fallen into disrepair and abandonment, with the majority of the buildings being largely inaccessible and the tea bushes left to grow wild due to a lack of maintenance. Moreover, most of the stakeholders associated with the plantation have passed away, and the collective social memory of this site has become increasingly hazy. Given the gradual disappearance of the cultural essence and its physical embodiments, would it be still feasible to conserve and continue the legend of the Ngong Ping Highland Tea?

Regarding the conservation of Lantau Island, the British Hong Kong government’s planning policies can be traced back to the early 1970s. In April 1972, the Land Development Planning Committee approved the initial development planning guidelines for Lantau Island. The guidelines explicitly recognised the recreational and entertainment value of Lantau Island in the opening paragraph and provided recommendations for different land uses across the island. 45 years after the release of the guidelines, the government, in 2017, formulated the *Sustainable Lantau plan* with the planning vision of “balancing development and conservation”. This plan serves as the framework for the future planning and development of Lantau Island. In addition to confirming the fundamental principle of “Development in the North; Conservation for the South”, the blueprint places renewed emphasis on community involvement in conservation efforts. Furthermore, it underscores the government’s commitment to allocate adequate funding resources to promote conservation projects throughout Lantau Island. This research project is precisely one of the approved initiatives under the purview of the Lantau Conservation Fund.

在進行研究期間，感謝各個人及機構的支持，令我們得以從現存的持份者身上，收集到與昂坪茶園有關的各種資料，藉以由不同角度重現茶園的歷史故事。特別鳴謝貝納祺後人韋浩德大律師允許我們使用覺蓮苑範圍內的茶樹試行復育工作，雖然離收成為期尚遠，但我們期待能夠透過這次實踐，逐步恢復茶園的部分遺產，並能有朝一日再次在昂坪沏出一壺本地生產的雲霧茶。

During the course of our research, we are deeply grateful for the support of various individuals and organisations, which has enabled us to collect a wealth of information about the Ngong Ping Tea Estate from the existing stakeholders, allowing us to reconstruct the historical narrative of the plantation from diverse perspectives. We are particularly thankful to Robert Whitehead, SC, the descendant of the Bernacchi family, for graciously granting us permission to conduct rejuvenation work on the tea bushes within the lawn of the All Knowing Lotus Villa. Although the road to a successful harvest remains long, we are hopeful that through this practical endeavor, we can gradually revive a portion of the plantation’s legacy, and look forward to the day when we can once again brew a cup of the locally-grown Ngong Ping Highland Tea.



附錄：昂坪雲霧茶大事年表

時期	項目
	1945 年前：前昂坪茶園時期
18 世紀初期	昂坪及大帽山當時已因出產茶葉而聞名，其品質優良者甚至會被挑選為貢茶，並運送至大陸的製茶廠進行加工。
清嘉慶二十四年 (1819 年)	舒懋官所著《新安縣志》記載，大嶼山鳳凰山的鳳凰茶為區內最著名的茶產之一。
1880 年代後期至 1890 年代之間	有研究顯示當時大嶼山不同村落的村民會到鳳凰山由島外華人經營的種植園採茶。
1898 年	英國租借新界，其後有政府官員指當時大嶼山高原上「未有任何居民」。
1903 年	昂坪的名字第一次出現在政府機構（植物及植林部）的年度報告中，當時被記錄為一個當地鄉民用作放養牛隻的夏季牧場。
1910 年代	政府開始在官方賣地活動中拍賣包括昂坪在內的「大嶼山高原」地段，位於昂坪的地段其後大多被用作寺廟及庵堂。
1920 年代至 1930 年代	時任南約理民官施戈斐形容昂坪為一個「佛教社區」。
1937 年	淨悟比丘尼創建昂坪茶園的前身覺蓮苑（另坊間有覺蓮苑三名尼姑在 1920 年已定居昂坪的說法）。
二戰期間	貝納祺服役於英國皇家海軍陸戰隊，大部分時間駐守錫蘭。

Appendix: Chronology of Ngong Ping Highland Tea

Milestone	Item
	Before 1945: The Pre-Ngong Ping Tea Estate Era
Early 18th Century	Ngong Ping and Lantau were already reputed for tea productions, with qualified fresh leaves selected as tribute and transported to tea factories in Mainland for processing.
1819	<i>Xin'an County Gazetteer</i> , a local document penned by Shu Maoguan, described Fung Wong tea as the most sought-after blend among others in the historical Xin'an County.
Between the late 1880s and 1890s	Research indicates that at the time, residents from various villages on Lantau Island would pluck tea at plantations apparently run by Chinese persons from outside the island.
1898	The British leased the New Territories. The Lantau plateau was said as “uninhabited at the time of the lease of the New Territories” by later government officials.
1903	The name “Ngong-ping” first appeared in the annual report of a government department (the Botanic and Afforestation Department), where it was recorded as a summer grazing ground used by local villagers to raise cattle.
1910s	Official land sales of the “Lantau Plateau” land parcels, including Ngong Ping, were began. The Ngong Ping parcels were mostly used for temples and nunnery afterwards.
1920s to 1930s	John Strickland, the then South District Officer, described Ngong Ping as a “Buddhisyy community”.
1937	“Kok Lin Yuen”, the predecessor of the Ngong Ping Tea Estate, was established by bhiksuni Ching Ng (another account suggests that three nuns, including Ching Ng, had settled in Ngong Ping as early as 1920).
During WWII	Bernacchi was posted as an officer to a Britain’s Royal Marine Commando regiment in Ceylon.

時期	項目
1945 年至 1952 年：成立初期	
1945 年	貝納祺從軍方退役後定居香港。
1946 年	貝納祺首次造訪昂坪。
1948 年 12 月	貝納祺購得位於昂坪的大嶼山高原 125 號、155 號及 156 號地段，即當時覺蓮苑建築及花園所處土地位置，其中 155 號及 156 號的面積為約 0.41 英畝。
1949 年 6 月	航空照片可見貝納祺已開始有系統地進行實驗性的種植項目，但未知所種植的是否茶樹。
1949 年 12 月	貝納祺透過公開投地購得大嶼山高原 160 號地段，其面積為約 3.30 英畝。
1949 年至 1956 年	除覺蓮苑外，貝納祺的私人土地上出現了一共八組低矮的平房，相信是昂坪茶園與植茶或其他農業實驗活動有關的第一代配套設施。
1950 年 4 月	貝納祺透過公開投地購得大嶼山高原 161 號地段，其面積為約 1.60 英畝。
1950 年 9 月	貝納祺透過公開投地購得大嶼山高原 162 號地段，其面積為約 1.19 英畝。
1950 年或之前	貝納祺於昂坪嘗試種植茶樹。
1952 年或之前	貝納祺捐建「東山法門」牌坊，牌坊上有寶蓮寺僧釋明慧及貝納祺所書的匾額、對聯及石刻銘文。
1952 年	當時貝納祺的農場由牧場、耕地、花園及果園組成。除種植外，園內飼養有雞、鴨、火雞及山羊等禽畜。

Milestone	Item
1945-52: The Early Days	
1945	Bernacchi was demobilised and arrived in Hong Kong.
1946	Bernacchi paid his first visit to Ngong Ping.
December, 1948	Bernacchi purchased lot nos. 125, 155, and 156 of the Lantau Plateau in Ngong Ping, which were the plots located in All Knowing Lotus Villa and its lawn. Lot nos. 155 and 156 had an area of approximately 0.41 acres.
June, 1949	Aerial photo shows Bernacchi had started systematic experimental planting on the land, though it is unclear whether the plants were tea bushes.
December, 1949	Bernacchi was awarded Lantau Plateau lot no. 160, which had an area of approximately 3.30 acres, through public auctions.
1949 to 1956	Apart from the All Knowing Lotus Villa, a collection of 8 sets of buildings were completed in Bernacchi’s private land. They could be understood as the first-generation ancillary facilities for tea growing and other activities related to agricultural experiences held at the plantation.
April, 1950	Bernacchi was awarded Lantau Plateau lot no. 161, which had an area of approximately 1.60 acres, through public auctions.
September, 1950	Bernacchi was awarded Lantau Plateau lot no. 162, which had an area of approximately 1.19 acres, through public auctions.
In or before 1950	Bernacchi attempted to grow tea bushes in Ngong Ping.
In or before 1952	Bernacchi donated and built the “Dong Shan Fa Mun” archway, which featured inscriptions, couplets, and stone engravings written by Venerable Sik Ming Wai of Po Lin and Bernacchi himself.
1952	At the time, Bernacchi’s farm consisted of a ranch, some arable land, a garden and an orchard. In addition to crops, the farm housed various livestock such as chickens, ducks, turkeys, and goats.

時期	項目
1953 年至 1958 年：推廣期	
1953 年	貝納祺獲批出 485 號林務許可證，其承租政府土地的面積約為 1.98 英畝。
1954 年	貝納祺農場在第二屆農產品展覽會中奪得全場羊類冠軍。
1954 年	貝納祺開始於不同場合廣泛介紹大嶼山的植茶歷史。
1955 年 4 月	貝納祺獲批出 555 號林務許可證，其承租政府土地的面積約為 88.49 英畝。
1955 年 11 月	貝納祺向時任南約理民官申請使用其持有的林務許可證種植茶樹，隨後其牌照用途由原本的「種植松樹」放寬為「種植樹木」。
1955 年	有報章指當時「昂坪農場」開始推出「入口芬芳，清香美味」的「特種名茶」，有稱是時場內已設有製茶工場，所有烘茶、焙茶各類器具及設備均極完善。
1956 年	貝納祺在第四屆農產品展覽會推出「蓮花嘜蓮枝茶」。
1956 年	貝納祺林務許可證所覆蓋的政府土地仍然只是一片荒地，未有任何種植茶樹的跡象。
1956 年至 1963 年	貝納祺的私人土地上新建了四棟建築，及兩塊疑似用於攤菁萎凋的空地。
1957 年 2 月	貝納祺獲批出 565 號及 566 號林務許可證，其承租政府土地的面積前者約為 2.2 英畝，後者約為 78.0 英畝。

Milestone	Item
1953-58: Promotion	
1953	Bernacchi was granted the Forestry Licence no. 485, leasing government land of approximately 1.98 acres.
1954	Bernacchi’s farm has won the overall champion of the goat category at the New Territories Agricultural Show (1954).
1954	Bernacchi began widely promoting the history of tea cultivation on Lantau Island at various occasions.
April, 1955	Bernacchi was granted the Forestry Licence no. 555, leasing government land of approximately 88.49 acres.
November, 1955	Bernacchi went to negotiate with the then Southern District Officer on the feasibility for him to grow tea bushes on government land under the same Forestry Licence. He ended up being granted a permission from “growing pine trees” to “growing trees”.
1955	There was an article about “Ngong Ping Farm”, which was going to launch a supreme blend that would exhale its fresh aroma with a floral fragrance. Established with a tea processing factory, the Farm was reportedly furnished with a full set of appliances and equipments for baking and other procedures.
1956	Bernacchi organised a tasting event for “Lotus Twig Tea”, a new blend launched under his very own brand, during the Fourth Agricultural Show.
1956	The government land covered by Bernacchi’s Forestry Licences remained barren, with no traces of tea tree planting.
1956 to 1963	Four newly established structures and two vacant lots apparently reserved for sun-drying tea leaves were completed in Bernacchi’s private land.
February, 1957	Bernacchi was granted the Forestry Licence nos. 565 and 566, leasing government land of approximately 2.2 acres and 78.0 acres respectively.

時期	項目
1959 年至 1970 年代初：發展期及成熟期	
1959 年	貝納祺新聘已從事植茶業 20 多年的李興傳師傅負責管理昂坪茶園。
1960 年或之前	貝納祺對連接昂坪與石壁的古道進行了一定的拓闊及加固工程，故日後該山徑在坊間又被稱為「貝納祺徑」。
1961 年	有報導指昂坪茶園的植茶面積已達 40 英畝。
1961 年	貝納祺所持有的林務許可證在該年年底到期後，就再無任何續期記錄。
1961 年 3 月	貝納祺及寶蓮寺住持筏可法師共同籌建的慈幼學校正式啟用。
1961 年至 1962 年	連接昂坪至深屈道的步道在 1961 年進行拓闊工程以擴建成行車路，翌年工程完成後有一部小型貨車開始來往石壁至昂坪的「海天一境」牌坊。
1962 年 7 月	貝納祺因腦中風而需前往英國接受手術，前後離開香港共三個半月，術後其左手活動的能力大不如前。
1962 年	有報導指昂坪茶園的植茶面積已達 50 英畝。
1962 年至 1963 年	貝納祺因在昂坪茶園收容兩名非法入境者而惹上官非。
1964 年	貝納祺決定只保留足夠最低限度營運茶園的員工，並只採摘能夠賣出茶葉的份量。
1964 年至 1965 年	隨着中華電力公司於 1961 年展開「鄉郊電氣化計劃」，大嶼山的供電網在 1964 年至 1965 年間延伸至昂坪地區。
1965 年或之前	昂坪茶園的生產模式從人力主導過渡至半機械化。
1965 年	香港旅遊協會發表一份由英國旅遊業專家撰寫的報告書，建議在昂坪新設一棟青年宿舍及闢建哥爾夫球場。
1967 年	當局批出一張需每年續期的「租用官地牌照」，取代貝納祺過去所持有的四張林務許可證作種茶用途。
1968 年	大嶼山巴士公司與昂坪茶園合組聯德巴士公司。
1968 年至 1972 年	昂坪茶園上新建了三棟建築。
1970 年代前	昂坪茶園停止飼養農用牲口。

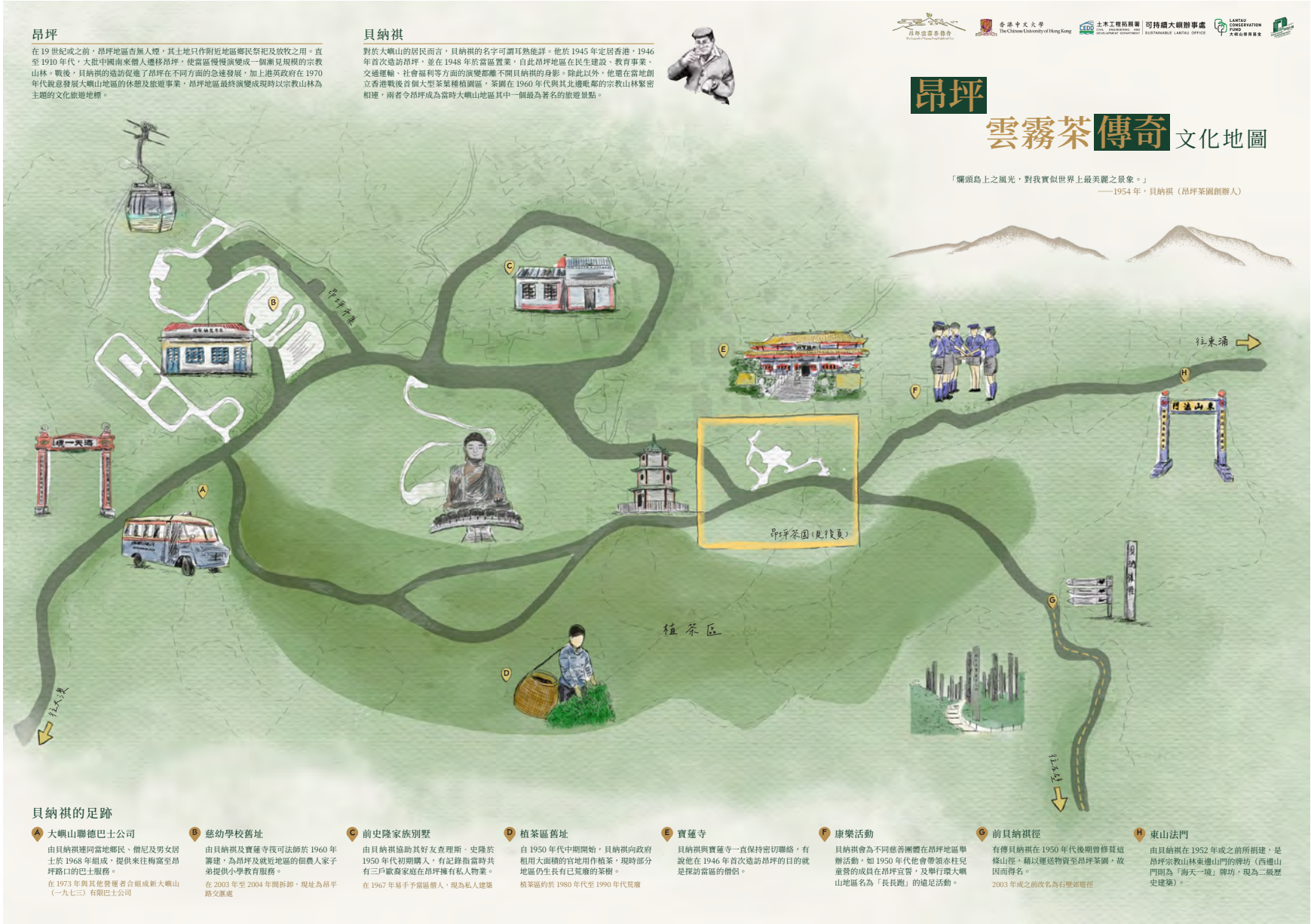
Milestone	Item
1959 to Early 1970s: Development and Maturity	
1959	Lee Hsien Chuen, a Taiwanese expert in tea growing and processing who have been working in the tea business for more than two decades, was hired by Bernacchi to manage the Ngong Ping Tea Estate.
In or before 1960	Bernacchi carried out some widening and reinforcement work on the trail connecting Ngong Ping and Shek Pik, leading to the path being commonly referred to as the “Bernacchi Link” afterwards.
1961	The Tea Estate has reportedly amassed a total area of 40 acres for tea growing.
1961	No record of extension could be found since the expiry of Bernacchi’s Forestry Licences at the end of 1961.
March, 1961	Ngong Ping Chi Yau Primary School, which was collaborate established by Bernacchi and Venerable Fok Ho of the Po Lin Monastery, held its official opening ceremony.
1961 to 1962	In 1961, the footpath connecting Ngong Ping to Sham Wat was widened into a vehicle road. The following year, after the project's completion, a light goods vehicle began commuting between Shek Pik and “Hoi Tin Yat King” gateway in Ngong Ping.
July, 1962	Bernacchi suffered from a stroke before undergoing an operation in the UK and as a result having left Hong Kong for a total of three and a half months. After the surgery, he lost significant mobility in his left hand.
1962	The Tea Estate has reportedly amassed a total area of 50 acres for tea growing.
1962 to 1963	Bernacchi encountered legal troubles after allowing two illegal immigrants staying in the Ngong Ping Tea Estate.
1964	Bernacchi decided to retain only the minimum staff required to maintain basic operations of the tea plantation, and only harvest enough tea leaves that could be sold.
1964 to 1965	The CLP launched the Rural Electrification Scheme in 1961, and the electricity grid on Lantau Island was ultimately extended to Ngong Ping between 1964 and 1965.
In or before 1965	The production methods of the Tea Estate had transitioned to a semi-mechanised approach.
1965	The Hong Kong Tourist Association published a report written by UK experts of the sector of tourism, recommending the construction of a youth hostel and a golf course in the Ngong Ping area.
1967	The authorities issued a “Crown Land Permit” that required annual renewal, replacing the four Forestry Licences Bernacchi had previously held for tea cultivation purposes.
1968	The Lantau Bus Company and the Ngong Ping Tea Estate jointly established the United Lantau Bus Company Limited.
1968 to 1972	Three newly established buildings were completed in Bernacchi’s private land.
Before 1970s	The Tea Estate ceased raising livestock for agricultural purposes.

時期	項目
1970 年代初至 1977 年：轉型期	
1970 年代初期	昂坪茶園改由一位在中國學藝，已在茶園工作超過 20 年的採茶師傅陳金成擔任主要發言人，推斷李興傳師傅已離職。
1971 年至 1972 年	政府收到一家發展公司「Holiday Resorts (H.K.) Limited」的申請，計劃把昂坪發展成為度假區域，有報導稱該發展計劃在 1972 年 1 月已獲政府原則上通過，但其後再無下文。
1972 年	有報導指昂坪茶園已開墾的面積增加至 60 英畝，共種有茶樹 6,000 棵，年產茶葉約 36,000 磅。
1972 年至 1975 年	昂坪茶園上新建了四棟建築及一個騎馬場。
1973 年	大嶼山聯德巴士有限公司、昂平巴士公司及大澳公共巴士有限公司決定聯組新大嶼山巴士（一九七三）有限公司
1974 年 8 月 17 日	首次有報導指貝納祺、兆霖貿易公司及寶蓮寺有意三方合作開發昂坪。
1974 年 11 月	有報導稱貝納祺已與大嶼山吊車有限公司簽訂協議，讓後者接手昂坪茶園及其茶廠的管理權。屆時茶園的植茶面積將由原有的 60 英畝大幅增加至 160 英畝，園內的各種中國茶葉產量預計可由每年最多 36,000 磅大幅提升至 96,000 磅。
1975 年 1 月 1 日	大嶼山吊車有限公司正式接管昂坪茶園的管理權，同時開始在茶園未有種植茶樹的土地上拓荒，但有報導指當時茶園計劃只保留約 50 英畝的土地植茶，其他荒地會被用作發展娛樂設施。
1975 年 3 月	香港賽馬會向貝納祺提供兩匹退役馬匹，在其新建的騎馬場供遊客騎玩。
1975 年 10 月	昂坪茶園正式重新開放予本地及海外旅客參觀。
1975 年至 1977 年	昂坪茶園內新建了滾軸溜冰場及騎馬場，又改建舊有建築成為馬廄。
1977 年	有報導提及當時一家名為「大嶼山纜車公司」的機構曾在兩年前（1975 年）計劃在昂坪興建纜車，但由於資金周轉問題宣告中止。

Milestone	Item
Early 1970s to 1977: Transformation	
Early 1970s	Chan Kam-sing, a tea plucking master who learned his trade in China and has been working for more than two decades in the Tea Estate, has become its primary spokesperson, a position previously held by Lee Hsien Chuen who was believed to have left his job.
1971 to 1972	The government received an application from a development company “Holiday Resorts (H.K.) Limited” to develop Ngong Ping into a resort area. Reports indicated that the development plan had received in-principle approval from the government in January 1972, but there were no further updates afterwards.
1972	The Tea Estate has reportedly amassed a total area of 60 acres for tea growing, with around 6,000 tea plants yielding approximately 36,000 pounds of tea leaves annually.
1972 to 1975	Four newly established buildings and a horse-riding paddock were completed in Bernacchi’s private land.
1973	The United Lantau Bus Company Limited, Ngong Ping Bus Company, and Tai O Public Bus Company decided to form a joint venture called the “New Lantau Bus Company (1973) Limited”.
17 August, 1974	For the first time, there were reports indicating that Bernacchi, Siu Lam Trading, and Po Lin Monastery were interested in a three-way collaboration to develop Ngong Ping.
November, 1974	Reportedly, Bernacchi has signed an agreement which demanded him to hand the executive power of the Tea Estate over to Lantau Island Cable-cars (H.K.) Limited. This agreement would unleash the potential of nearly 100 acres of uncultivated land under the license held by the tea plantation, while substantially raising the plantation’s production of tea leaves from 36,000 to 96,000 pounds.
1 January, 1975	Lantau Island Cable-cars (H.K.) Limited took the management of the Tea Estate formally. It also started to have development on the land where there were no tea bushes. However, only about 50 acres of land would be available for tea plantation, with the remaining fallow land to be used for developing recreational facilities.
March, 1975	The Hong Kong Jockey Club provided two retired racehorses to Bernacchi, which were used for recreational horseback riding to visitors at the newly constructed riding paddock in Ngong Ping.
October, 1975	The Tea Estate was officially reopened for visits by local and overseas tourists.
1975 to 1977	A new roller-skating rink and horse-riding paddock were built, and some old buildings were repurposed into horse stables at the Tea Estate.
1977	There was a news article on “Lantau Cable Cars Company”, which had a business plan to build a system of cable cars in Ngong Ping two years beforehand (i.e. 1975), but to no avail amid capital flow problems.

時期	項目
1978 年至 1993 年：後轉型期	
1978 年 1 月 20 日	貝納祺及其妻子帕翠西亞開始成立大嶼山茶園有限公司。
1978 年及之後	坊間對昂坪茶園的着眼點逐漸轉移至其娛樂及休憩的功能上，如不同類型的公私營機構會以此為場地舉辦公眾參與活動。
1979 年 6 月 12 日	大嶼山吊車有限公司易名為珠海市唐家灣旅行社有限公司，似乎至此已與昂坪的發展項目再無任何關係。
1981 年	有報導指昂坪茶園植茶區域的面積大幅削減至 16 英畝。
1983 年	貝納祺的繼子伊恩指出當時茶園是一門「只能達至自負盈虧的事業」，又表示經營茶園的目的是「為保留而保留」。
1984 年	大嶼山茶園有限公司向當局申領食肆牌照。
1993 年	貝納祺將茶園大部分的私人土地售予一間私人公司，只繼續保留有覺蓮苑位處的編號 DDNP 160RP、DDNP 193A 及 DDNP 193B 地段。
1995 年 10 月	昂坪茶園將騎馬場的馬匹移交予雙魚河騎術學校，推斷土地的新業主已無意保留茶園過往所營運的部分娛樂及休憩設備。
1996 年 9 月 22 日	貝納祺於英國逝世，享年 74 歲。

Milestone	Item
Between 1978 and 1993: Post-restructuring	
20 January, 1978	“Lantau Tea Gardens Limited”, a private company limited by shares registered under Bernacchi and his wife, Patricia, has officially taken over to manage the businesses of the Tea Estate.
Since 1978	There were increasing indications that the focus on the Ngong Ping Tea Estate was shifting more towards its recreational and leisure functions, with various public and private organisations using the facilities to host public engagement activities.
12 June, 1979	Lantau Island Cable-cars (H.K.) Limited was renamed “Chu Hai City Tong Kai Wan Tours Limited”, a business venture that seemed to resemble nothing from the development projects in Ngong Ping.
1981	Reports indicated that the tea cultivation area of the Tea Estate was significantly reduced to only 16 acres.
1983	Ian, Bernacchi’s stepson, pointed out that at the time, the Tea Estate was a “a break-even business” and his family “keep it just for the sake of keeping it”.
1984	A Restaurant Licence application by the Tea Plantation was approved.
1993	Bernacchi sold most of his private land to a company in 1993. Thereafter, he would only retain DDNP 160RP, DDNP 193A, and DDNP 193B - in which All-Knowing Lotus Villa was located in.
October, 1995	Ngong Ping Tea Plantation reportedly handed over horses from its horse-riding establishment to Beas River Riding School. It was seen as a sign of showing no intention by the new landlord to retain part of the entertainment and recreational facilities operated previously.
22 September, 1996	Bernacchi passed away in the UK at the age of 74.



昂坪茶園昔日風貌

- 前畜欄及前馬廄**
早期主要用作畜養農用牲口（如黃牛、羊、雞），昂坪茶園轉型後則改為馬廄，以飼養由香港賽馬會提供的退役賽馬。
馬廄在 1995 年移交予雙魚河騎術學校
- 農場舊址**
成立初期的昂坪茶園設有由牧場、耕地、花園及果園組成的農場，這些農業活動直至 1970 年代才逐漸衰落。
- 騎馬場舊址**
在 1977 年或之前啟用，為遊客提供各種騎馬體驗活動。
- 覺蓮苑**
前身為戰前庵堂，貝納祺在 1948 年購入後，把原有的建築佈局改造成住宅用途，以此作為他的私人別墅。
私人建築，現時仍由貝納祺家族擁有
- 貝納祺紀念碑**
位於覺蓮苑範圍內的草地，於貝納祺逝世後（1996 年）設立，與他相關或曾受他照顧的人們偶爾會前來拜祭他。
- 道德法庭**
身為僱用大律師的貝納祺會為大嶼山居民在覺蓮苑義務提供訴訟服務，以口頭形式調解居民之間的爭議。
- 前員工宿舍**
在 1972 年或之前擴建而成，由於部分昂坪茶園的員工為更生人士，貝納祺會為他們提供穩定的住宿及工作，讓其得以重獲新生。
- 前茶園辦公室**
在 1950 年代初或之前落成的首批建築之一，早期用途無從考究，自 1980 年代起則用作辦公室以處理各種業務。
- 前大嶼山茶亭**
於 1975 年開幕，主要售賣包括六安、茉莉、壽眉、鐵觀音等「蓮花暖雲霧茶」品牌的茶產。
後來易手為現時已荒廢的大嶼山茶園餐廳
- 前製茶工場**
在 1963 年或之前擴建而成，當時貝納祺從臺灣及意大利購入製茶機器，實施機械化的製茶工序。
- 前假日旅舍**
在 1975 年或之前落成，連同其他度假設施，高峰時期昂坪茶園設有逾百個床位，為旅客提供住宿服務。
- 前馬廄**
在 1963 年或之前落成，用作飼養貝納祺的私人馬匹 Supersonic。由於早期昂坪地區缺乏交通配套，所以貝納祺主要依賴騎馬往來昂坪至大嶼山其他地區。



大嶼山植茶業

與大嶼山茶產有關的記載最早見於 1819 年的《新安雜志》，當時鳳凰山的鳳凰茶被稱為嶼內最著名的茶產之一，其有助於消食退暑，所以被喻為「神茶」。此外，有學者發現直到 1890 年代或之前，鳳凰山仍然存在由島外華人經營的茶葉種植園，後來由於大嶼山種痘疫情嚴重，使當地人口大幅減少，茶園因無人管理而被荒廢。

昂坪茶園

昂坪茶園位於大嶼山海拔 450 多米的木魚山山腰，由貝納祺於 1948 年創辦。茶園高峰時期曾種植有 6,000 棵茶樹，以生產本地特產的「蓮花暖雲霧茶」。自 1970 年代起，茶園轉型為綜合休閒場所，為本地旅客提供不同類型的休憩及住宿服務。然而，由於貝納祺健康狀況欠佳，以及受到香港和全球經濟形勢所影響，貝納祺最終於 1993 年出售園區大部分的私人土地。

* 所有本頁地圖範圍內的建築物均為私人建築，未經批准不得進入。

昂坪溪

昂坪區內最主要的一條河流，推斷為昂坪茶園的主要水源之一。圖標 m 附近的橋樑在 1960 年代或之前落成，可欣賞到部分河道景色。

盧氏小樹蛙棲息地

根據航空照片所見，有關地區原有的植被相對貧乏，1950 年代以後貝納祺在當區進行了大量的種植工作，現時該區附近河道毗鄰的林地為適合盧氏小樹蛙的繁殖場所。

現為「具特殊科學價值地點」

前滾軸溜冰場

屬於昂坪茶園轉型後所落成的休憩設施之一，由茶園向遊客提供「雪糕」租借服務。

實用資訊

交通方法

港鐵東涌站出發：	23 號大嶼山巴士 或 昂坪纜車
中環碼頭出發：	乘新渡輪到梅窩，轉乘 2 號大嶼山巴士
大澳出發：	乘 21 號大嶼山巴士

開放時間

寶蓮寺	星期一至日	上午 9 時至下午 6 時
天壇大佛	星期一至日	上午 10 時至下午 5 時半
昂坪纜車及昂坪市集	星期一至日	上午 10 時至下午 6 時
YHA 昂坪	星期一至日	上午 9 時至下午 8 時
戴維斯青年旅舍		



此文化地圖以手繪方式呈現昂坪茶園的歷史及文化，請留意繪圖與現實情況或有所分別。

在本刊內表達的任何意見、研究成果、結論或建議，並不一定反映香港特別行政區政府或大嶼山保育基金諮詢委員會的觀點。



了解更多

繪圖設計：李詠陶、楊子禹

Ngong Ping

In or before the 19th century, Ngong Ping was an uninhabited area primarily used for worship and grazing. However, in the 1910s, a significant influx of monks from southern China relocated to the area, gradually transforming it into a thriving religious forest. Following the war, Bernacchi's visit played a crucial role in the rapid development of the area across various aspects. In the 1970s, the British Hong Kong government's dedication to promoting leisure and tourism on the Lantau Island further contributed to the evolution of Ngong Ping that it is today - a renowned cultural tourism landmark featuring religious forest.

Brook Bernacchi

Bernacchi, a well-known name to Lantau Island residents, arrived in Hong Kong in 1945, visited Ngong Ping in 1946 for the first time and resided there in 1948. He involved in Ngong Ping's development and contributed to various areas such as infrastructure, education, transportation, and social welfare since then. He also founded the first large-scale tea plantation in Hong Kong after the war. By the 1960s, the tea plantation and the neighbouring religious community turned Ngong Ping into a popular tourist destination on Lantau Island.



The Legend of Ngong Ping Highland Tea Cultural Map

"My thought was, one of the most beautiful places in the world was found in a small plateau called Nam Ping in Lantau."
—1954, Brook Anthony Bernacchi (Founder of the Ngong Ping Tea Estate)



Bernacchi's Traces

- A United Lantau Bus Company Limited**
Founded by Bernacchi in collaboration with local villagers, monks, nuns, and other stakeholders of the area in 1968, the Company provided bus services between Mei Wo and the Ngong Ping Road intersection.
In 1973, it merged with other operators to form the New Lantau (1973) Bus Company Limited.
- B Former Location of Ngong Ping Chi Yau Primary School**
Established by Bernacchi and Venerable Fat Ho, the Abbot of Po Lin Monastery, the School was commenced in 1960 to provide primary education to children of farming communities across Ngong Ping and the surrounding areas.
Demolished between 2003 and 2004, its location is now the Ngong Ping Road Interchange.
- C Former Sloan Mansion**
The Mansion, procured under Bernacchi's assistance, was owned by his friend Charles Sloan in the early 1950s. Historical records indicate that there were three European families who possessed private properties in Ngong Ping during that period.
It changed ownership to local monks in 1967 and is now privately owned.
- D Old Tea Plantation Area**
Since the mid-1950s, Bernacchi has leased extensive parcels of government-owned land for tea cultivation. In this Area, there are still remnants of abandoned tea bushes that continue to grow.
It was abandoned since the 1980s to the 1990s.
- E Po Lin Monastery**
Bernacchi had in-depth contacts with the Monastery. His initial visit to Ngong Ping in 1946 was reportedly to meet local monks.
- F Recreational Activities**
Bernacchi actively organised charitable activities for various groups in the Ngong Ping area. In the early 1950s, he led members of the Stanley Boy's Camp to take outings in Ngong Ping and organised "Long Long Walk" hiking activities across Lantau Island.
- G Former Bernacchi Trail**
It is said that Bernacchi improved the Trail in the late 1950s specifically for transporting supplies to the Ngong Ping Tea Estate, thus giving it its name.
It was renamed as the Shek Pik Country Trail by 2003.
- H "Dong Shan Fa Mun" Gateway**
The Gateway, donated by Bernacchi no later than 1952, served as the eastern boundary marker of the Ngong Ping religious area (alongside the "Hoi Tin Yai King" Gateway in the west, a Grade 2 historic building).

Traces of the Tea Estate

- A Old Livestock Shelters and Old Horse Stables**

Initially, the Ngong Ping Tea Estate focused on raising agricultural livestock such as cattle, goats, and chickens. As the Tea Estate underwent transformation, the Shelters later transitioned to providing care for retired racehorses from the Hong Kong Jockey Club.

The horses were relocated to the Beas River Riding School in October 1995.

B Former Location for Animal Husbandry

In the old days the Ngong Ping Tea Estate comprised ranches, arable lands, gardens, and orchards. These agricultural activities gradually came to a halt around 1970.

C Former Location of Horse-riding Paddock

The Paddock, established no later than 1977, offered visitors a diverse range of horse-riding experiences to enjoy.

D Kok Lin Yuen

Originally a pre-war Buddhist monastery, the property was later acquired by Bernacchi in 1948. He made significant additions and alterations, transforming the temple's original layout into a residential space.

It is still privately owned by the Bernacchi family.

E Bernacchi's Monument

The Monument, located in the lawn of Kok Lin Yuen, was established after Bernacchi's passing in 1996. Those who were connected to him or received his care visit on occasion to pay their respects.

F Moral Court

In his capacity as Queen's Counsel, Bernacchi voluntarily provided arbitration services to Lantau residents at Kok Lin Yuen to mediate disputes orally.

G Former Staff Quarters

Bernacchi provided accommodation and job opportunities to rehabilitated offenders, offering them a fresh start in life. Extensive renovations were completed on the Staff Quarters by 1972.

H Old Tea Estate Office

Completed no later than the early 1950s, this building is among the first on the site, and its original purpose remains unclear. Speculatively, it may have functioned as an office in the 1980s, overseeing various businesses of the Tea Estate.

I Former Lantau Tea Garden Tea House

The Tea House, established in 1975, offered a range of tea products such as Lokon, Jasmine, Sou Mei, Iron Buddha, and more, under the trademark "Lotus Brand Tea".

It later became the abandoned Lantau Tea Garden Restaurant.

J Old Tea Factory

Expanded in or before 1963, the Factory played a significant role in the transformation of tea production at the Ngong Ping Tea Estate. It facilitated the shift from manual-oriented processes to semi-mechanisation by introducing machinery from Taiwan and Italy.

K Old Holiday Villa

Constructed in or before 1975, the Villa, during the peak of the later phase of Ngong Ping Tea Estate, offered accommodation for over 100 individuals (including those in other buildings).

L Old Stable

Constructed in or before 1963, the Stable could have been used for breeding Bernacchi's personal horse, Supernotic. Due to limited transportation infrastructure in Ngong Ping, Bernacchi primarily relied on horseback riding for travel in the early days.



Tea Industry on the Lantau Island

"Fung Wong Tea (Phoenix Tea)" gained its name from the renowned Fung Wong Shan (Lantau Peak), where it was produced. This tea blend, as highlighted in the *Xin'an County Gazetteer* in 1819, was highly coveted for its ability to aid digestion and alleviate heat-related stress during the summer months. It was schowd by scholarly findings revealing the existence of tea plantations at Ngong Ping that were operated by Chinese individuals from outside the island in or before the 1890s. However, the prevalent outbreak of malaria significantly depleted Lantau's population, leading to the abandonment of tea plantations in Ngong Ping.

The Ngong Ping Tea Estate

The Tea Estate stood proudly at an elevation of 450 meters in the heart of Mak Yee Shan on Lantau Island. As the sole expansive tea plantation there, the Tea Estate was established by the esteemed Bernacchi in 1948. During its prime time, the Tea Estate boasted with more than 6,000 bushes to yield its renowned "Lotus Brand Tea". Since the 1970s, the Tea Estate has undergone a transformation, evolving into a multifaceted leisure destination that offers various types of relaxation and accommodation services to local tourists. Regrettably, due to Bernacchi's health issues and the prevailing economic circumstances in Hong Kong and the world, Bernacchi sold off a majority of his private land in the area in 1993.

* All buildings depicted on this page of the map are private property. Unauthorized entry is prohibited.

Ngong Ping Stream

The main stream in Ngong Ping District, considered to be one of the primary water sources for the Ngong Ping Tea Estate in the past. The bridge near location m was completed no later than the 1960s and provides partial views of the Stream.

Romer's Tree Frog Breeding Ground

Based on aerial photos, the area had limited vegetation until Bernacchi conducted extensive planting efforts from the 1950s. Now, the nearby woodland by the river is a suitable breeding habitat for Romer's Tree Frog (*Lasiarus romeri*).

It is now designated as a "Site of Special Scientific Interest".

Old Roller-skating Rink

Following the transformation of the Ngong Ping Tea Estate into a leisure resort, the roller-skating rink was constructed, and the Tea Estate offered a rental service for roller skates to accommodate tourists.

Useful Notes

Transportation

From Tung Chung MTR Station: Bus no. 23 or Ngong Ping 360 Cable Car
 From Central Ferry Piers: Ferry to Mui Wo → Bus no. 2
 From Tai O: Bus no. 21

Opening Hours

Po Lin Monastery	Mon - Sun	9 am - 6 pm
The Big Buddha	Mon - Sun	10 am - 5:30 pm
Ngong Ping 360 Cable Car	Mon - Sun	10 am - 6 pm
YHA Ngong Ping SG Davis Youth Hostel	Mon - Sun	9 am - 8 pm



Project Homepage
 Illustration: Rachel Lee, Arthur Yeung

This Cultural Map showcase the history and cultural of Ngong Ping Tea Estate through illustrations; some scenes in the illustrations may be different from the present situation. Any opinions, findings, conclusions or recommendations expressed in this publication/ event do not necessarily reflect the views of the Government of the Hong Kong Special Administrative Region or the Lantau Conservation Fund Advisory Committee.

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			華僑日報
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香港賽馬博物館 The Hong Kong Racing Museum, Hong Kong Jockey Club
野外動向 Hong Kong Discovery
嘉道理農場暨植物園 Kadoorie Farm and Botanic Garden
寶蓮禪寺 Po Lin Monastery

個人 Individuals

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Mr. Ip Wing-chi, graduated from The Chinese University of Hong Kong, a renowned tea culture expert and founder of LockCha in Hong Kong. He organised the city's first tea ware and tea culture exhibition in 1979 at Art Gallery of CUHK and has been promoting tea culture since establishing LockCha in 1991. His roles included Founder of the Hong Kong Tea Academy, Executive Director of the China Tea Science Society, Consultant of Xiamen international Tea Fair, Consultant of the Hong Kong International Tea Fair, Consultant of UC Davis Global Tea Initiative Committee Member and so on. His publications include *Innovations in Contemporary Yixing Pottery*, *The ink and the Yixing Teapots*, among others. He has also focused on promoting tea culture through various initiatives in recent years.

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