

ANTIQUITIES ADVISORY BOARD

Minutes of the 202nd Meeting
on Thursday, 7 September 2023 at 2:30 pm
at Conference Room, Hong Kong Heritage Discovery Centre
Kowloon Park, Haiphong Road, Tsim Sha Tsui, Kowloon

Present: Prof SO Cheung-tak, Douglas, BBS, JP (Chairman)
Prof CHAN Ching, Selina
Mr CHAN Chun-hung, Vincent
Prof CHEUNG Sui-wai
Ms CHEUNG Tih-lin, Vanessa
Miss CHIM Wing-yi, Erica
Prof CHU Hoi-shan
Prof LAM Weng-cheong
Dr LEE Ching-yee, Jane, JP
Prof LI Chi-miu, Phyllis, BBS
Ms SEE Sau-mei, Salome
Mr SHUM Ho-kit, BBS, JP
Mr SU Yau-on, Albert, MH, JP
Mr YAM Ming-ho, Caspar
Dr YEUNG Wai-shing, Frankie, BBS, MH, JP
Ms YIP Ka-ming, Alice
Mr YUEN Siu-bun, Edward

Ms Shirley YEUNG (Secretary)
Senior Executive Officer (Antiquities and Monuments) 2
Antiquities and Monuments Office

Absent with Apologies:

Mr FU Chin-shing, Ivan, MH, JP
Mr HO Kui-yip, MH, JP
Dr IP Chung-man, Tony, MH
Miss YEUNG Wing-shan, Theresa
Mr TSANG Chiu-tong, Brian

In Attendance: Development Bureau

Mr Ivanhoe CHANG

Acting Deputy Secretary for Development (Works) 1 /
Commissioner for Heritage [C for H]

Mr Sunny LO

Chief Assistant Secretary (Works) 2

Miss Clarissa WAN

Assistant Secretary (Heritage Conservation) 3

Mr Eddie WONG

Senior Executive Manager (Heritage Conservation)

Antiquities and Monuments Office

Ms Fione LO

Executive Secretary (Antiquities and Monuments)
[ES(AM)]

Ms Susanna SIU, MH

Chief Heritage Executive (Antiquities & Monuments)
[CHE(AM)]

Mr Albert YUE

Senior Architect (Antiquities & Monuments) 1

Ms Patricia NG

Acting Senior Architect (Antiquities & Monuments) 2 /
Architect (Antiquities & Monuments) 6

Ms Teresa LO

Curator (Historical Buildings) 2 [C(HB)2]

Miss Beatrice WONG

Curator (Historical Buildings) 3 [C(HB)3]

Architectural Services Department

Ms Liny LAU
Senior Maintenance Surveyor / Heritage

Planning Department

Miss Winnie LAU
Assistant Director of Planning / Metro

Opening Remarks

The Chairman welcomed Members and government representatives to the meeting, in particular, the following two Members who were newly appointed under the Member Self-recommendation Scheme for Youth and attended the Antiquities Advisory Board (the “Board”) meeting for the first time:

- (i) Miss CHIM Wing-yi, Erica; and
- (ii) Mr YAM Ming-ho, Caspar.

2. The Chairman also welcomed Mr Sunny LO, who took over from Mr Ben LO as the Chief Assistant Secretary (Works) 2 in July 2023, to the meeting. Besides, he informed Members that Miss Pamela LAM would take up from Ms Angela LEE the post of Deputy Secretary for Development (Works) 1 on 11 September 2023. He thanked both Ms Angela LEE and Mr Ben LO for their valuable advice and support to the Board all along.

3. As there were newly appointed Members in the meeting, the Chairman reminded Members to declare interest when they perceived that there might be conflict of interest in matters being discussed or to be discussed at the meeting.

**Item 1 Confirmation of Minutes of the 201st Meeting held on 8 June 2023
(Board Minutes AAB/2/2023-24)**

4. The minutes of the 201st Meeting held on 8 June 2023 were confirmed without amendment.

Item 2 Matters Arising and Progress Report
(Board Paper AAB/12/2023-24)

5. ES(AM) briefed Members on the progress of the major heritage conservation projects from 1 May 2023 to 15 August 2023 as detailed in the Board Paper, including the progress of the declaration of two Grade 1 historic buildings as monuments, major preservation, restoration and maintenance of historic buildings projects. CHE(AM), with the aid of powerpoint, briefed Members on those regarding archaeological work and educational and publicity activities.

6. To tap on the various programmes organised by the Antiquities and Monuments Office (“AMO”), Mr Edward YUEN suggested exploring collaborations with shopping malls to roadshow the fruit of selected programmes / displays to further promote heritage conservation. CHE(AM) thanked Mr YUEN for the suggestion. She then shared with Members the “Monumental Stories – Cat Curator Colouring Competition Winning Entries Exhibition” currently staging at Central Market (Grade 3) in Central, and said that AMO would endeavour to look for more partners for collaborations. C for H supplemented that in addition to the revitalised Central Market, the Government would also explore collaboration opportunities with other historic buildings in Central such as the former Central Police Station Compound (declared monument) and the former Married Police Quarters (Grade 3). He added that the “Heritage Fiesta cum Roving Exhibition 2023” would be launched from October to December 2023, during which the Heritage Fiesta would run from 1 October 2023 to 30 November 2023 featuring historic buildings relating to greening and landscape whereas and the roving exhibition would be staged in different places including shopping malls from 1 October 2023 to 29 December 2023.

Item 3 Heritage Impact Assessment in respect of Site Formation and Infrastructure Works for Public Housing Developments at Ma On Shan Tsuen Road – Investigation, Design and Construction
(Board Paper AAB/13/2023-24)

7. The Chairman welcomed the following representatives of the Civil Engineering and Development Department (“CEDD”) and the project and heritage consultant (the “Ma On Shan Tsuen Road (“MOSTR”) Project Team”) to the meeting to present the heritage impact assessment (“HIA”) of the proposed works for public housing development at MOSTR (the “MOSTR Project Site”), where three graded historic structures of Ma On Shan Iron Mine, namely (i) the site

structures at Mining Settlement (Grade 3); (ii) the exterior walls of 240 ML and 110 ML (Grade 2); and (iii) the mineral preparation plant (Grade 3) (“Three Graded Items”), were located within 50 metres from the MOSTR Project Site, by the Hong Kong Housing Authority (“HKHA”) (the “MOSTR Project”).

- (i) Mr Michael KWOK
Senior Engineer / 2, CEDD
- (ii) Mr Dennis CHAN
Project Manager, WSP (Asia) Limited
- (iii) Ms Julie Van Den BERGH
Archaeologist and Heritage Management Specialist,
Archaeological Assessments Limited

8. With the aid of powerpoint, Mr Dennis CHAN showed Members the locations of the MOSTR Project Site and the Three Graded Items. He explained the proposed mitigation measures on the Three Graded Items although the MOSTR Project would bring no direct impact on them as they fell outside the limit of the works area. Besides, he showed Members some other heritage resources identified in the HIA, among which a non-graded village house (“HB-26”) would be affected by the construction of a service reservoir in the MOSTR Project. He further explained the possible impacts on HB-26 and the proposed mitigation measures.

9. Considering that Ma On Shan Iron Mine was a historical legacy signifying the new town development of Ma On Shan and Sha Tin, Prof Phyllis LI enquired if the Government would review the heritage value of those non-graded heritage resources identified in the HIA for better reflecting the “point-line-plane” of Ma On Shan Iron Mine and protecting them from deterioration. Also, she suggested integrating the heritage features into the design of the Master Layout Plan of the MOSTR Project for public’s understanding of the history of Ma On Shan Iron Mine.

10. Regarding Prof Phyllis LI’s suggestion on the design of the Master Layout Plan of the MOSTR Project, Mr Michael KWOK replied that it would be conveyed to HKHA which would take care of this aspect. As for those non-graded heritage resources identified in the HIA, ES(AM) explained that they were relatively scattered with lower heritage value as compared with the Three Graded Items which were found more complete with higher group value and could tell the

overall story of Ma On Shan Iron Mine.

11. Prof CHU Hoi-shan expressed concern on the impact on the mine caves and adits resulting from the site formation works of the MOSTR Project and enquired about the linkage between the Three Graded Items and Ma On Shan Iron Mine. In response, Mr Dennis CHAN said that the scope of works of the MOSTR Project would not bring any impact on the mine caves and adits. Ms Julie Van Den BERGH then explained the progression of mining development in the MOSTR Project Site in the past, evolving from open cast mining which took place in 110 ML to transportation of iron ores through the first electric train of Hong Kong to the mineral preparation plants, whereas the Mining Settlement was purposely built for the miners by a charity. All these formed a mining landscape thereat.

12. Mr Albert SU supported the MOSTR Project considering that it would bring no direct impact on the Three Graded Items. Nevertheless, he wished that the history of Ma On Shan Iron Mine could be better interpreted holistically to the public and future residents. On the other hand, he enquired about the repository of the three-dimensional (“3D”) scanning record of HB-26 and the possibility of relocating HB-26 to another spot of the MOSTR Project Site instead of demolishing it. Ms Julie Van Den BERGH replied that the 3D scanning record would be kept by AMO, and explained that HB-26 was of low architectural value and thus would be demolished.

13. In response to Prof LAM Weng-cheong’s enquiries on the possible impact on the Three Graded Items, especially the exterior wall of 110 ML and the surrounding by the proposed works, Mr Dennis CHAN explained that assessment on vibration, settlement and tilting of the Three Graded Items had been carried out according to the “Alert, Alarm and Action Levels” and it was assessed that there would not be any adverse impact on the Three Graded Items in the course of works. He added that the 110 ML portal would be in at least 15-metre vertical distance and at least 50-metre horizontal distance from the proposed footpath. Although the closest distance between the rail track and the proposed works would be about 6 metres, this would bring no impact on the former.

14. With no further views from Members, the Chairman concluded that the Board endorsed the HIA report of the MOSTR Project and the proposed mitigation measures. He wished that the MOSTR Project Team would take Members’ comments, in particular on the preservation of the heritage value and the interpretation of the overall story of Ma On Shan Iron Mine, into account and work

closely with AMO in the course of works. Further consultation with the Board regarding the MOSTR Project was not required.

**Item 4 Heritage Impact Assessment in respect of Infrastructure Works for Public Housing Development at Ngau Chi Wan Village, Wong Tai Sin – Investigation, Design and Construction
(Board Paper AAB/14/2023-24)**

15. The Chairman welcomed the following representatives of CEDD, the Hong Kong Housing Society (“HKHS”) and the project and heritage consultant (the “Ngau Chi Wan Village (“NCWV”) Project Team”) to the meeting to present the HIA of the proposed works for public housing development at NCWV, Wong Tai Sin (the “NCWV Project Site”), where a Grade 3 historic building was located within the NCWV Project Site, by the Hong Kong Housing Society (“HKHS”) (the “NCWV Project”).

- (i) Ms Candy LI
Senior Engineer / 11 (S), CEDD
- (ii) Mr Oliver LAW
General Manager (Planning and Development), HKHS
- (iii) Mr Patrick LAI
Associate, AECOM Asia Company Limited

16. With the aid of powerpoint, Ms Candy LI introduced to Members the background of the NCWV Project. Mr Patrick LAI briefed Members on the location and heritage significance of Man Fat Nunnery, a Grade 3 historic building, and some other heritage resources identified within or outside the boundary of the NCWV Project but within 100 metres from the NCWV Project Site, including three Grade 2 historic buildings of St. Joseph’s Home for the Aged, namely (i) Villa, (ii) Dormitory A, and (iii) Gate House, and some village houses such as No. 58, 68, 71 and 75 of NCWV. He elaborated on the possible impacts on these items and the proposed mitigation measures.

17. Mr Albert SU enquired if Man Fat Nunnery was open to the public and whether structural strengthening works would be carried out for the nunnery before implementation of the proposed works. Ms Candy LI replied that the nunnery was a private property, which was not open to the public. Upon land resumption

by the Government, CEDD would conduct site clearance and condition survey of the nunnery. HKHS would also conduct an HIA of the nunnery in respect of other construction works. Subject to the findings of the condition survey of the nunnery, CEDD and HKHS would work out other mitigation measures for the nunnery before implementation of the proposed works.

18. Prof CHEUNG Sui-wai was concerned whether the proposed works would bring about any adverse impact like vibration on the soul tablets placed in Man Fat Nunnery, and whether the tablets could be worshipped during the course of works.

19. Noting that some identified heritage resources (such as Nos. 58, 68, 71 and 75 NCWV, the earth god shrine and old well) would be demolished, Miss Erica CHIM enquired if some of them or their traditional rural characteristics could be integrated into the design of the NCWV Project. In particular, she pointed out the architectural merits of No. 75 NCWV and wondered if it would be worthwhile to assess its heritage value instead of demolishing it. Furthermore, she suggested the Government to set up a storage place to store salvaged historic fabrics which were in good conditions during demolitions of historic buildings with a view to reusing them in other heritage conservation projects to achieve purposes including saving related conservation costs.

20. Dr Frankie YEUNG shared with Members his observations from the Ma Wan Park Phase 2 development project. Attempts were made to preserve some old Ma Wan village houses which were however found very vulnerable in the course of conservation works notwithstanding they looked to be in good condition, and it was difficult to source the original forms of building fabrics for preservation. As such, he wished that the heritage resources identified in the HIA could be preserved as far as practicable, with safety as the prime consideration.

21. Ms Candy LI explained the topography of the NCWV Project Site and hence the restriction of its layout design. As advised by AMO during the feasibility study, Man Fat Nunnery should be preserved. To this end, detailed planning had been made to preserve the nunnery and enhance public appreciation of it. Since it was hard to entirely preserve other non-graded heritage resources identified as they were located in the center of the NCWV Project Site, 3D scanning and photographic recording would be conducted on them and their building fabrics would also be salvaged as far as possible and reused in the NCWV Project by HKHS. The NCWV Project Team would also take note of the safety concern.

22. Considering that NCWV was one of the “13 major villages in Kowloon” (九龍十三鄉) of Hong Kong, Prof Phyllis LI stressed the importance of interpreting all salvaged historic fabrics in the NCWV Project in order to manifest the historical value of the entire village upon project completion.

23. In response to Prof CHU Hoi-shan’s suggestion on a holistic review of the heritage value of the entire NCWV, including all those non-graded village houses and heritage resources thereat, to avert demolition, the Chairman said that AMO had been consulted by the NCWV Project Team about the HIA, including the heritage value of the non-graded heritage resources near to the NCWV Project Site. ES(AM) supplemented that the heritage value of some of the village houses of NCWV had been assessed during the territory-wide survey of some 8,800 historic buildings conducted between 1996 and 2000, and they had not been selected for further grading assessment. She remarked that given the grading system was administrative in nature, it would not affect the development right of the buildings concerned.

24. Prof Selina CHAN suggested that 3D scanning could be conducted for the entire NCWV instead of only the individual heritage resources to be demolished for fully demonstrating the spatial context of NCWV. Ms Candy LI explained that according to some research conducted, the landscape of NCWV, which bore resemblance to the villages of the New Territories originally, had been largely changed due to the construction of Choi Hung Estate next to it in the 1960s. This, together with the later construction and reconstruction of the squatter structures surrounding NCWV, had substantially altered the original landscape of the village. Despite these changes, the current landscape of NCWV and the daily living of the residents would be recorded for future interpretation by HKHS upon completion of the NCWV Project.

25. With no further views from Members, the Chairman concluded that the Board endorsed the HIA report of the NCWV Project and the proposed mitigation measures. He wished that the NCWV Project Team would take Members’ comments into account, in particular on the preservation of Man Fat Nunnery and the interpretation of its heritage value, salvaging the historic fabrics of the non-graded heritage resources as far as practicable in the course of works, as well as a comprehensive recording of the historical context of NCWV. Further consultation with the Board regarding the NCWV Project was not required.

**Item 5 Heritage Impact Assessment in respect of Site Formation and Infrastructure Works for Public Housing Development at Sha Po, Yuen Long – Investigation, Design and Construction
(Board Paper AAB/15/2023-24)**

26. The Chairman welcomed the following representatives of CEDD and the project and heritage consultant (the “Sha Po Project Team”) to the meeting to present the HIA of the proposed works for public housing development at Sha Po, Yuen Long (the “Sha Po Project Site”), where three Grade 2 historic buildings of the General House compound of Fung Kat Heung, including (i) Main Building; (ii) Shum Ancestral Hall; and (iii) Hip Wai House (“Three Graded Buildings”), were located within the Sha Po Project Site, by the Housing Department (the “Sha Po Project”).

- (i) Mr Andrew LEE
Senior Engineer / 1, CEDD
- (ii) Mr Edwin LO
Project Manager, Binnies Hong Kong Limited
- (iii) Ms Esther TONG
Principal Environmental Scientist, Binnies Hong Kong Limited
- (iv) Ms Julie Van Den BERGH
Archaeologist and Heritage Management Specialist,
Archaeological Assessments Limited

27. With the aid of powerpoint, Mr Edwin LO introduced to Members the background of the Sha Po Project, and briefed Members the locations and heritage significances of the Three Graded Buildings and some other heritage resources identified in the HIA such as Chong Lie Tsz (忠烈祠) and the row of houses to the north of the General House compound. He also elaborated on the possible impacts on these items and the proposed mitigation measures.

28. Prof LAM Weng-cheong enquired about the relationship between Chong Lie Tsz and the General House.

29. Mr SHUM Ho-kit declared that he was one of the later generations of the SHUMs in Fung Kat Heung and hence he was sort of associated with Shum Ancestral Hall. He also declared that he had personal legal business with Mo Fan

Heung, which was one of the four villages in the Sei Tsuen village alliance (四村街坊互助會) in Kam Tin, Yuen Long, and thus he handled some legal cases for the village. Yet, he had no conflict of interest in the Sha Po Project as he was not a member of Tso / Tong of the Shum Ancestral Hall. The Chairman agreed and advised Mr SHUM to continue to join the discussion.

30. Mr SHUM Ho-kit shared with Members that the Sha Po Project had been brought up for discussion at a Yuen Long District Council meeting chaired by him earlier and it was supported by the council. He said that the relevant managers of Tso / Tong of the Three Graded Buildings had approached him earlier to express concerns on the preservation of the three buildings. As maintenance works had never been carried out for the Three Graded Buildings, the managers were worried that the proposed works of the Sha Po Project would affect the structural safety of the three buildings and bring about flooding problem. As such, the managers hoped that the Development Bureau would provide financial assistance for them to carry out structural strengthening and maintenance works for the Three Graded Buildings in advance so as to minimise the impacts that might be brought by the Sha Po Project.

31. Mr SHUM Ho-kit further commented that the row of houses to the north of the General House compound were old and of low historical value. However, the tea restaurant thereat, owned and run by the SHUMs, was one of the very few surviving restaurants still in operation which could reflect the old style of Hong Kong restaurants in the 1940s or 1950s, and he therefore had reservation on whether it should be demolished. Besides, he learnt that the couplets of Chong Lie Tsz were associated with General SHUM Hung-ying, a significant warlord in the past, hence, he also had reservation on whether Chong Lie Tsz should be demolished. If demolition was unavoidable, he suggested preserving the couplets or other historical features of Chong Lie Tsz for interpreting them in other places. Lastly, he enquired if the Sha Po Project would have any impact on the tombs of the villagers who died in the Six-day War of 1899 and other historic buildings located in Fung Kat Heung.

32. Regarding the concern on the probable flooding problem, Mr Edwin LO said that rainwater drainage systems would be suitably included in the Sha Po Project to make sure that rainwater would be drained into the sea. He said that upon completion of the project, the drainage systems of the surrounding areas of the General House would be enhanced.

33. In response to Prof LAM Weng-cheong's enquiry above, Ms Julie Van Den BERGH explained that the supporters of General SHUM Hung-ying followed him to Hong Kong and they constructed Chong Lie Tsz and Gai Sin Tong (繼善堂). However, there was a lack of information how the supporters used the two buildings. Also, Chong Lie Tsz was now semi-abandoned whereas Gai Sin Tong could not be located but might be surrounded by the factory fences. As for the couplets of Chong Lie Tsz and the tea restaurant mentioned by Mr SHUM Ho-kit, she said that General SHUM's grandson was keen on recovering the couplets in the General House. Besides, she remarked that since the tea house had been substantially modified, its heritage value was undermined.

34. C for H thanked Mr SHUM Ho-kit for conveying the message from the relevant managers of Tso / Tong of the Three Graded Buildings with regard to their wish to apply for the "Financial Assistance for Maintenance Scheme on Built Heritage" ("FAS") for their buildings. The Commissioner for Heritage's Office ("CHO") had already been in touch with the village representatives regarding the matter. CEDD would take appropriate mitigation measures and monitor closely in the course of works to ensure no impact would be brought to the Three Graded Buildings under the Sha Po Project. CHO would also work closely with CEDD in the project.

35. Prof CHU Hoi-shan commented that the architectural style of the government facilities (e.g. the mini-soccer field, fire station and sports and leisure centre) proposed to be built were not compatible with the surroundings of the Three Graded Buildings. He suggested drawing a clearer distinction between them in the design of the Sha Po Project with more focus on the Three Graded Buildings. Prof Phyllis LI echoed and supported the HIA of the Sha Po Project on condition that a better design layout would be made so that the Government facilities and the Three Graded Buildings would be responsive to each other and sympathetic with the heritage features thereat.

36. With no further views from Members, the Chairman concluded that the Board endorsed the HIA report of the Sha Po Project and the proposed mitigation measures. He wished that the Sha Po Project Team would take Members' comments into account, in particular on the preservation and future heritage interpretation of the Three Graded Buildings and the nearby heritage resources, the carrying out of maintenance works for the Three Graded Buildings in the course of works if necessary, and fine-tuning the design layout for respecting the historic buildings and heritage resources as well as blending well the new and old buildings. Further consultation with the Board regarding the Sha Po Project was not required.

Item 6 Assessment of Historic Buildings (Board Paper AAB/16/2023-24)

Confirmation of Proposed Grading Endorsed at the Last Meeting

37. ES(AM) recapped that the Board had endorsed the proposed grading of the following two items at the meeting on 8 June 2023:

- (i) The Residence of Tang Pak Kau, No. 20 Tsz Tong Tsuen, Kam Tin, Yuen Long, New Territories, Proposed Grade 1 (Serial No. 612); and
- (ii) Battery Path Steps and Balustrades, Central, Hong Kong, Proposed Grade 2 (Serial No. N4).

38. ES(AM) reported that a one-month public consultation on the proposed grading of the above two items had been conducted from 29 June to 29 July 2023. Two written submissions on the Residence of Tang Pak Kau (“Residence”) had been received during the public consultation period. Both supported the proposed Grade 1 status of the Residence while they also suggested including the nearby water well, courtyard space, enclosed garden and enclosing wall of the Residence into the proposed grading boundary. In light of this, AMO had conducted further research and presented the findings as well as the two written submissions to the independent Historic Buildings Assessment Panel (the “Assessment Panel”) for review. After reviewing all findings and the two written submissions, the Assessment Panel considered that the grading boundary should be maintained as originally proposed having regard to the composition of the Residence and the authenticity of the courtyard space, enclosing garden and enclosing walls of the Residence. Both written submissions had been provided to Members before the meeting. As for the Battery Path steps and balustrades, no written submissions had been received.

39. Members had no comment and unanimously supported the confirmation of the proposed Grade 1 status for the Residence, as well as the proposed Grade 2 status for the Battery Path steps and balustrades.

Review of Grading

Po Leung Kuk, Main Building, No. 66 Leighton Road, Causeway Bay, Hong Kong, Proposed Grade 1 (Serial No. 297)

40. The Chairman said that the site visit to some of the items proposed for grading or grading review originally scheduled for 1 September 2023 had been canceled due to typhoon.

41. C(HB)2 reported that the Main Building of Po Leung Kuk (“PLK”) (the “Main Building”) was accorded Grade 2 by the Board in 2009. PLK had submitted a written request to AMO earlier, appealing for a review of the grading of the Main Building as it considered that the current grading status could not fully reflect the heritage value of the building according to some new information gathered by PLK Museum in the recent years. After scrutinising the new information provided by PLK, AMO considered the information reliable and had not been taken into account when the Main Building was graded in 2009. Thus, AMO had carried out further research on the Main Building in accordance with the established grading mechanism. After inspecting the Main Building and reviewing its heritage value by the Assessment Panel, the Assessment Panel recommended adjusting the grading of the building from Grade 2 to proposed Grade 1.

42. With the aid of video and powerpoint, C(HB)2 briefed Members on the heritage value, the current condition and the proposed grading of the Main Building.

43. The Chairman enquired about the background of Mr JOSEPH, one of the prominent donors in the fundraising for the construction and extension of the Main Building in the past. He also asked about the prevalence of infant abandonment in the early days of Hong Kong society. C(HB)2 replied that a charity fund scheme in the name of Mr JOSEPH was still in operation nowadays and thus his contributions were far-reaching. She would provide additional information regarding the infant abandonment at the next meeting.

44. In response to Dr Jane LEE’s enquiry about the new information provided by PLK, C(HB)2 explained that the information was mainly related to the architectural aspects about the Main Building, including design drawings illustrating the design concept, and records of fundraising programmes. She elaborated that one of the design concepts of the Main Building was the enhancement of the living environment for the wellbeing of the children and women who resided there (e.g. as reflected in the provision of a spacious area as open space) and the records of fundraising programmes could explain the reason for having so many porcelain photos and stone tablets displayed inside the Main Building. C(HB)2 further added that the heritage value of the stone couplets

composed and inscribed by renowned scholars and calligraphists of the late Qing dynasty had not been assessed in depth before, and that the linkage between the tradition of worshipping Kwan Ti and the building of Kwan Ti Hall in the Main Building also had not been manifested when the building was graded previously.

45. In response to the Chairman's enquiry, ES(AM) confirmed that the heritage building appraisal of the Main Building which had already been published online would be updated to include the new information.

46. Prof LAM Weng-cheong asked which particular element among the established six assessment criteria had become more outstanding with the new information obtained. C(HB)2 said that the new information mainly added values to the historical, architectural, social and local aspects of the Main Building. For example, the numerous educational and promotional work of PLK Museum since its establishment had enhanced public understanding of PLK's contributions to the society and thus its social and local values.

47. Mr Albert SU fully supported upgrading the Main Building to proposed Grade 1 status. He opined that the Main Building had fulfilled every aspect of the six assessment criteria. The Main Building had been the headquarters of PLK, a Chinese charity organisation, for over 100 years and was still performing its social function of serving Hong Kong until now. Furthermore, the display of porcelain photos and stone tablets could be seen as an embodiment of PLK's history and was a kind of cultural inheritance. All in all, the Main Building was of historical value which deserved a Grade 1 status.

48. The Chairman said that the Main Building was a landmark of Causeway Bay. He also took the opportunity to thank PLK for recommending a grading review for the Main Building, as well as its support for heritage conservation.

49. Mr Edward YUEN totally supported upgrading the Main Building to proposed Grade 1. Considering that the Main Building had been accommodating orphans, a major group of beneficiaries from PLK, he asked about the number of orphans and if there were any special stories about these orphans. Dr Jane LEE echoed, adding that the information on orphans would give a more comprehensive assessment of the social value of the Main Building. C(HB)2 replied that she would provide the relevant information in the next meeting.

50. After deliberation, the Board unanimously endorsed the upgrading of the Main Building to proposed Grade 1.

New Items for Grading Assessment

51. The Chairman briefed that the following six items would be discussed at the meeting:

- (i) Stone Steps of Shing Wong Street, Sheung Wan, Hong Kong, Proposed Grade 2 (Serial No. N34);
- (ii) No. 30 Kam Shan, Tai Po, New Territories, Proposed Grade 3 (Serial No. N429);
- (iii) To Kwa Wan Substation, No. 82 To Kwa Wan Road, Kowloon, Proposed Grade 3 (Serial No. N80);
- (iv) Dam of the Former Jordan Valley Reservoir, Kwun Tong, Kowloon, Proposed No Grading (Serial No. N82);
- (v) Hung Hom (Three Districts) Kaifong Association, No. 66 Gillies Avenue South, Hung Hom, Kowloon, Proposed No Grading (Serial No. N74); and
- (vi) Hung Hom Clinic, No. 22 Station Lane, Hung Hom, Kowloon, Proposed No Grading (Serial No. N75).

52. With the aid of video and powerpoint, C(HB)3 briefed Members on the heritage value, the current conditions and the proposed grading of the above items (i), (iii) and (iv), and C(HB)2 on items (ii), (v) and (vi).

Stone Steps of Shing Wong Street, Sheung Wan, Hong Kong, Proposed Grade 2 (Serial No. N34)

53. Ms Alice YIP opined that the group value of the stone steps of Shing Wong Street (the “Stone Steps”) was interesting. She suggested categorising historic buildings by “type” apart from “districts” on AMO’s website. For example, a “steps” category could help link up different steps in the vicinity for recommending a route of cultural tour to the public, reflecting the hilly topography of Hong Kong. Besides, it would add to the experience of the public if some indications on the total kilometers and the amount of calories burned for walking the route.

54. Prof CHU Hoi-shan supported the proposed grading of the Stone Steps. He wished that relevant government departments responsible for the maintenance or management of the Stone Steps would pay attention to the hardware (e.g. handrails, lamp posts, lighting etc.) of the steps and should not merely follow the standard design when carrying out maintenance works. Instead, special design should be allowed so as to enhance the heritage character of the steps.

55. Ms Vanessa CHEUNG shared Prof CHU Hoi-shan's view and supported the proposed grading of the Stone Steps. Besides, she suggested installing a signage at the Stone Steps to let people know more about its heritage significance.

56. The Chairman thanked for the suggestions and asked AMO to share the suggestions with the relevant departments. ES(AM) responded that under the Government's monitoring mechanism, AMO would be notified should there be any work proposals received for the graded historic buildings. AMO would convey Members' suggestions to the relevant government departments in due course.

57. Mr Albert SU supported the proposed grading of the Stone Step. He added that there had been discussions on constructing escalators at different steps in the district to serve local residents, especially when the population was ageing. In light of this, he pointed out that the grading status of the Stone Steps might indicate a need for preservation of it and thus, constructing an escalator system on the steps might no longer be possible. In addition, he said that the lanes of Sheung Wan had become popular places for street art in recent years. Upon grading of the Stone Steps, it might limit the places for the artists to give full play to street art. Hence, he enquired if public views on these possible impacts would be sought.

58. The Chairman said that a one-month public consultation would be conducted after the endorsement of the proposed grading of the Stone Steps by the Board. He understood that AMO had informed the relevant government departments prior to the meeting that the proposed grading of the Stone Steps would be brought up for discussion by the Board and AMO was given to understand that there were no development plans (e.g. constructing an escalator system) on the Stone Steps currently. C for H supplemented that the heritage value of the Stone Steps was assessed in accordance with the six assessment criteria. Should there be any development plans that might affect the Stone Steps or its vicinity upon grading of the steps, AMO would be consulted from the heritage conservation perspective as necessary. The Government would strike a

balance between heritage conservation and sustainable development as far as practicable.

59. With no further view from Members, the Board endorsed the grading of the Stone Steps as proposed Grade 2.

No. 30 Kam Shan, Tai Po, New Territories, Proposed Grade 3 (Serial No. N429)

60. Mr Vincent CHAN shared with Members that he had grown up in the Kam Shan area and thus he was very familiar with the place. He said that the place was of characteristics with the presence of Chiu Lo (Grade 1) and Pun Chun Yuen.

61. With no further view from Members, the Board endorsed the grading of No. 30 Kam Shan, Tai Po as proposed Grade 3.

(Mr Vincent CHAN, Ms Vanessa CHEUNG, Mr SHUM Ho-kit and Prof Selina CHAN left the meeting at 17:57)

To Kwa Wan Substation, No. 82 To Kwa Wan Road, Kowloon, Proposed Grade 3 (Serial No. N80)

62. Prof CHU Hoi-shan enquired if the heritage value of the machineries inside To Kwa Wan Substation (the “Substation”) had been assessed. Besides, he commented that the authenticity of the Substation had been diminished as the outer walls on the ground floor were extensively altered and the company name of the Substation which used to be prominently inscribed on the building’s elevation facing Sheung Heung Road and To Kwa Road had been removed. Otherwise, the Substation could have reflected the then architectural style of a public utility structure built in the early post-war period. C(HB)3 replied that inspection to the transformer room of the Substation was declined due to operational and safety reasons.

63. In response to Prof LAM Weng-cheong’s enquiry on the number of surviving substations of similar age, C(HB)3 replied that there were a few substations built between the late 1940s and early 1950s, such as the ones in Kau Pui Shek of Kowloon City, Kimberley Road of Tsim Sha Tsui, Rutland Quadrant of Kowloon Tong and Anhui Street of To Kwa Wan, but some of these had been modernised.

64. With no further view from Members, the Board endorsed the grading of the Substation as proposed Grade 3.

(Dr Jane LEE left the meeting at 18:08)

Dam of the Former Jordan Valley Reservoir, Kwun Tong, Kowloon, Proposed No Grading (Serial No. N82)

Hung Hom (Three Districts) Kaifong Association, No. 66 Gillies Avenue South, Hung Hom, Kowloon, Proposed No Grading (Serial No. N74)

Hung Hom Clinic, No. 22 Station Lane, Hung Hom, Kowloon, Proposed No Grading (Serial No. N75)

65. The Chairman said that as the dam of the former Jordan Valley Reservoir, Hung Hom (Three Districts) Kaifong Association (the “building of Kaifong Association”), and Hung Hom Clinic were proposed no grading, these three items would be discussed together.

66. Mr Caspar YAM enquired if the building of Kaifong Association performed other functions for the local residents apart from being a kindergarten nowadays. Besides, considering that the building of Kaifong Association had largely served the local community during the post-war period (e.g. in times of baby boom), he wondered if it would warrant at least a Grade 3 status due to its social importance.

67. C(HB)2 replied that the building of Kaifong Association was still operating with a kindergarten and a children development center opened on the ground floor and the first floor of the building respectively. The daily routine services of the association were however performed at the annex building next to Kwun Yam Temple at Station Lane of Hung Hom, which was at a short distance from the building of Kaifong Association. In assessing the building of Kaifong Association in the social context of the Kowloon City District, the Assessment Panel had deliberated this aspect but it considered that the authenticity of the building was relatively low due to the extensive refurbishment of its interior.

68. In view of the substantial alteration of Hung Hom Clinic, and considering that some of the other clinics (e.g. Lee Kee Memorial Dispensary in Kowloon City) were accorded no grading, Prof Phyllis LI had no objection to the proposed no

grading status for Hung Hom Clinic. As for the building of Kaifong Association, she said that the building was a landmark of Hung Hom. It should deserve a grading taking its historical, social and local values into account and that its modest exterior did not appear to have been altered significantly. Moreover, the Hung Hom (Three Districts) Kaifong Association had contributed to the development of the local community of Hung Hom in the past, hence the status of its building was similar to those of the ancestral halls, rural committees and temples in the New Territories.

69. Miss Erica CHIM shared Members' views, stressing the importance of *kaifong* associations as well as other charity organisations (e.g. Tung Wah Group of Hospitals, Poi Oi Hospital, and PLK etc.) to the local communities of Hong Kong, particularly before the 1970s. Furthermore, she opined that the building of Kaifong Association was of high social value as it had been serving the community since its establishment, and it was also of authenticity to some extent given that its exterior did not undergo extensive alterations but only the interior.

70. Prof LAM Weng-cheong shared Members' views. He highlighted that the discussions on the Main Building of PLK earlier had emphasised the significance of the social value aspect, hence, such aspect of the building of Kaifong Association should be assessed on the same footing. Also, he commented that the exterior of the building did not appear to have been altered significantly.

71. After deliberation, the Chairman concluded that Members had no comment on the dam of the former Jordan Valley Reservoir and the Board endorsed the proposed no grading for this item. As for Hung Hom Clinic, with no further views from Members, the Board also endorsed the proposed no grading. With regard to the proposed no grading for the building of Kaifong Association, in view of Members' views above, particularly in relation to its social value, the Chairman suggested a review of the heritage value of the building by the Assessment Panel. The proposed grading would be discussed further at the next meeting.

(Ms Salome SEE left the meeting at 18:29)

Item 7 Any Other Business

72. Prof Phyllis LI enquired about the progress on the grading assessment of post-1950 buildings. She wished that the grading assessment of post-1950

buildings would be conducted systematically. Since the grading assessment of the items on the “List of the 1,444 Historic Buildings” would soon be completed, she hoped that the Board could take this opportunity to discuss the way forward on the grading assessment of post-1950 buildings.

73. ES(AM) responded that AMO had commenced the survey of post-1950 buildings. While preparation was being made for assessing post-1950 buildings systematically, the Board had already completed the grading assessment in respect of 204 such buildings, among which 119 had been accorded Grade 1, 2 or 3 status.

74. Prof LAM Weng-cheong suggested according priority to conduct grading assessment of the post-1950 buildings with cogent needs.

75. Mr Caspar YAM, on a side note of the HIA of the MOSTR Project, appealed for reviewing whether “cultural landscape”, a notion once raised at the 163th Board meeting held in 2013, could be considered an item suitable for grading under the current grading system.

76. C for H responded that priorities had indeed been accorded for assessing post-1950 buildings with cogent needs under the current practice. Besides, he explained that the established grading mechanism was only one of the many means for heritage conservation. For items with some heritage value but without grading, the Government had utilised different means to conserve them as appropriate. He also cited the example of the HIA in respect of the MOSTR Project in which studies had been conducted not only on the graded items but also on the non-graded heritage resources identified around the project site.

77. There being no other business, the meeting was adjourned at 6:40 p.m..

Antiquities and Monuments Office

December 2023

Ref: AMO/22-3/1