

**ANTIQUITIES ADVISORY BOARD**

**Minutes of the 203<sup>rd</sup> Meeting**  
**on Thursday, 14 December 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  
Miss CHIM Wing-yi, Erica  
Prof CHU Hoi-shan  
Mr HO Kui-yip, MH, JP  
Dr IP Chung-man, Tony, MH  
Prof LAM Weng-cheong  
Prof LI Chi-miu, Phyllis, BBS  
Mr SHUM Ho-kit, BBS, JP  
Mr SU Yau-on, Albert, MH, JP  
Mr TSANG Chiu-tong, Brian  
Mr YAM Ming-ho, Caspar  
Dr YEUNG Wai-shing, Frankie, BBS, MH, JP  
Miss YEUNG Wing-shan, Theresa  
Ms YIP Ka-ming, Alice

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

**Absent with Apologies:**

Ms CHEUNG Tih-lin, Vanessa  
Mr FU Chin-shing, Ivan, MH, JP  
Dr LEE Ching-yee, Jane, JP  
Ms SEE Sau-mei, Salome  
Mr YUEN Siu-bun, Edward

In Attendance: Development Bureau

Miss Pamela LAM, JP  
Deputy Secretary for Development (Works) 1 [DS(W)1]

Mr Ivanhoe CHANG  
Commissioner for Heritage [C for H]

Mr Sunny LO  
Chief Assistant Secretary (Works) 2

Ms Clarissa WAN  
Assistant Secretary (Heritage Conservation) 3

Ms Ella LAM  
Chief Executive Officer (Heritage Conservation) 1

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)]

Ms Cecilia SUEN  
Senior Architect (Antiquities & Monuments) 1

Ms Teresa LEUNG  
Senior Architect (Antiquities & Monuments) 2

Ms Teresa LO  
Curator (Historical Buildings) 2 [C(HB)2]

Architectural Services Department

Ms Liny LAU  
Senior Maintenance Surveyor / Heritage

Planning Department

Mr Stephen CHAN

Senior Town Planner / Metro & Urban Renewal

**Opening Remarks**

The Chairman welcomed Members and government representatives to the meeting, in particular, Miss Pamela LAM, DS(W)1, who attended the Antiquities Advisory Board (the “Board”) meeting for the first time.

**Item 1 Confirmation of Minutes of the 202<sup>nd</sup> Meeting held on 7 September 2023 (Board Minutes AAB/3/2023-24)**

2. The minutes of the 202<sup>nd</sup> Meeting held on 7 September 2023 were confirmed with amendments to paragraphs 19 and 29 proposed by Miss Erica CHIM and Mr SHUM Ho-kit respectively as follows:

“19. .... 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.”

“29. .... 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. ....”

**Item 2 Matters Arising and Progress Report  
(Board Paper AAB/19/2023-24)**

3. ES(AM) briefed Members on the progress of the major heritage conservation projects from 1 August to 15 November 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 presentation, briefed

Members on those regarding archaeological work as well as educational and publicity activities.

4. The Chairman thanked the Commissioner for Heritage's Office ("CHO") and Antiquities and Monuments Office ("AMO") for putting in tremendous efforts in organising various educational and publicity programmes. In particular, he highlighted that the exhibition entitled "Under the Same Roof: Origin and Art of Lingnan Traditional Architecture" (the "Exhibition"), co-organised by the Development Bureau, the National Cultural Heritage Administration and the Secretariat for Social Affairs and Culture of the Government of the Macao Special Administration Region, was significant as it was the first exhibition jointly curated by Guangdong, Hong Kong and Macao following the signing of the "Memorandum of Understanding on the Exchange and Collaboration on Archaeological and Cultural Heritage Amongst the Greater Bay Area" and the "Framework Agreement" in November 2022, which truly demonstrated the implementation of tripartite collaboration work in heritage conservation. Besides, he also thanked Prof CHU Hoi-shan for being the moderator at the symposium conducted after the opening of the Exhibition.

5. Prof Phyllis LI was pleased to see different national exhibitions held in Hong Kong subsequent to the Greater Bay Area Built Heritage Summit held in 2022. She considered that such kind of collaborations with the Greater Bay Area could enhance people's knowledge of archaeology and heritage conservation. The Chairman echoed and appealed for Members' assistance to promote the Exhibition through different channels.

6. Dr Tony IP appreciated the concerted efforts made by CHO and AMO in organising the educational and publicity programmes. He suggested exploring collaboration opportunities with the Education Bureau ("EDB") to invite secondary students to the Exhibition and share with them the materials of it as he understood that EDB was encouraging Chinese culture understanding in student learning. Besides, he commended that the "Heritage Run" programme held in different districts of Hong Kong was great as it could further enhance public understanding on local history in respective districts. CHE(AM) thanked Dr IP for his comment and said that AMO had been collaborating with EDB to organise educational activities such as site visits to historic buildings and sites, gallery talks and workshops.

7. Prof CHU Hoi-shan commended the well-written article entitled “The Application of Advanced Cross-Disciplinary and Regional Technology in Archaeology” published in “Our Heritage, Our Treasure” (an online column contributed to am730 by AMO) for its brief and precise description of the traces and means of archaeological work in Hong Kong over the centuries. C for H thanked Prof CHU for the commendation and shared with Members the background of the aforementioned article, which was in relation to the “CaDHoKUHL research project” funded by the European Union’s Horizon 2020 research and innovation programme to map and characterise Hong Kong’s upland historic landscapes for the first time by a research team of archaeologists and geoscientists from the United Kingdom. In response to Members’ comments on the Exhibition, he supplemented that the tripartite collaboration by Guangdong, Hong Kong and Macao in showcasing the exhibits could contrast the historical context of the three places, and thus hoped that the Exhibition would enable visitors to understand further the historical development of Hong Kong.

8. Prof LAM Weng-cheong said that he attended the public lecture on “Using Remote Sensing & Geoarchaeological Methods to Characterise and Date Hong Kong’s Ancient Montane Terraces” earlier. He appreciated the coordination work of AMO in lining up the archaeological fieldwork to the inaccessible uplands and wished AMO to further promote relevant archaeological work in such locations.

**Item 3 Heritage Impact Assessment in respect of the Conversion of Old Wan Chai Police Station into the Headquarters of an International Inter-Governmental Organization**  
**(Board Paper AAB/20/2023-24)**

9. The Chairman welcomed the following representatives of the Department of Justice (“DoJ”), the Architectural Services Department (“ArchSD”), and the project and heritage consultant (the “Old Wan Chai Police Station (“OWCPS”) Project Team”) to the meeting to present the heritage impact assessment (“HIA”) of the proposed works to convert OWCPS, a Grade 2 historic building, into the headquarters of the International Organization for Mediation (“IOMed”), an international inter-governmental organization (the “OWCPS Project”):

- (i) Ms Jessie WONG, JP  
 Director of Administration and Development, DoJ

- (ii) Miss Shirley WONG  
Deputy Principal Government Counsel (Treaties and Law)<sup>2</sup>, DoJ
- (iii) Ms Athena FUNG  
Project Director 1, ArchSD
- (iv) Mr Tony LAM  
Senior Director, AGC Design Limited

10. With the aid of Powerpoint presentation, Ms Jessie WONG introduced to Members the background of the OWCPs Project. Mr Tony LAM showed Members the location of OWCPs and elaborated on the historical, architectural and social values of the building. He further explained the design proposal of the OWCPs Project and the possible impacts on OWCPs and the proposed mitigation measures.

11. The Chairman said that the OWCPs Project would revitalise OWCPs for a very worthwhile and important future use. He enquired whether the IOMed headquarters would be opened to the public for visiting upon conversion. Ms Jessie WONG explained that the design proposal of the OWCPs Project was still at a preliminary stage. Subject to the result of the bid for hosting the IOMed headquarters in Hong Kong, details of the future operation of the building would have to be further discussed with the IOMed Preparatory Office taking into account the operational needs and security requirements.

12. Dr Frankie YEUNG indicated that he was happy to note that OWCPs would be used for a meaningful purpose with international significance. In response to Dr Frankie YEUNG's enquiry regarding the availability of barrier-free facilities after conversion, Mr Tony LAM replied that wheelchair users could use the new lift to be installed at the courtyard.

13. Mr HO Kui-yip supported the OWCPs Project in principle but wished to draw the OWCPs Project Team's attention to some particular issues. He said that he had been to OWCPs recently and observed that there were problems of water leakage and alteration works causing damages to the building. Hence, he opined that it would be a good opportunity to better maintain and preserve this historic building through the OWCPs Project. Firstly, considering that OWCPs, the only remaining building built along the former waterfront, was of historical value, he wished that the history and stories of the building and the former waterfront could be interpreted to the public in the OWCPs Project. Secondly,

he expressed concern on whether the U-shaped layout of OWCPS could be kept after the installation of a glass-built lift shaft at the courtyard, notwithstanding the removal of the later-added structures on the second and third floors of OWCPS. Instead, he suggested exploring other possible locations for the installation of the lift shaft so as to minimise disturbance of appreciation of the courtyard. Moreover, he hoped that the IOMed headquarters, upon conversion, could have public engagement activities (e.g. physical docent tours or heritage interpretation areas for visiting by the public) as far as practicable capitalising on its prime location and international status. Lastly, he commented that in addition to the elevations of OWCPS, the fireplaces in the interior and the chimneys at the main roof were also important character-defining elements. Hence, he suggested placing the electrical and mechanical (“E&M”) facilities somewhere else as far as practical rather than at the main roof in order not to diminish its characteristics.

14. Prof Selina CHAN shared Mr HO Kui-yip’s view on having heritage interpretation areas in the IOMed headquarters for interpreting the stories of OWCPS to the public, adding that it would even be better to highlight the former users of OWCPS and their stories associated with the building so as to let visitors understand the different uses of the building’s spatial layout between the old OWCPS and the IOMed headquarters upon conversion. She also suggested adopting digital means online to let the public understand more about the building. Besides, she wished that the arrangements of visits to some designated areas of the IOMed headquarters at specific times, if feasible, would be made known to the public.

15. Regarding Mr HO Kui-yip’s comment on the new lift shaft, Mr Tony LAM responded that the proposed location of the installation of the lift shaft was a less prominent and recessed area, and the lightweight material (i.e. glass) to be used for the lift shaft external envelope would pose minimal adverse impact on the U-shaped layout of OWCPS. As for the main roof, Ms Athena FUNG explained that according to the heritage conservation principle, the E&M facilities would be placed within OWCPS at a less conspicuous location as far as practicable, and all the character-defining elements at roof such as chimneys would be preserved. In addition, in the course of the works, the problem of water leakage would be tackled in the OWCPS Project in one go.

16. Dr Tony IP fully supported the OWCPS Project as it was a revitalisation project of a historic building as an inter-governmental organization in Hong Kong. He said that the HIA was well conducted. He opined that the feasibility of public access to the building could be further explored having regard to the function of

the IOMed headquarters and the corresponding security considerations. He commented that the proposed removal of all window type air-conditioners on all elevations could reinstate the original appearance of OWCPs. However, if these air-conditioning units would be replaced at the centre of the main roof, they should be screened off to reduce visual impact when viewed upward from the opposite side of the road or downward from the surrounding high-rise buildings. Furthermore, in light of the characteristic of the verandahs on different floors as well as the arcade on the ground floor, he hoped that these spaces could be enjoyed by visitors by different means in future.

17. Mr SHUM Ho-kit supported the OWCPs Project and wished the bid for hosting the IOMed headquarters in Hong Kong success. From the heritage conservation perspective, he considered that the proposed works were minor and the proposed glass-built lift shaft was appropriate. Given that the future development of the IOMed headquarters after its establishment in Hong Kong could not be foreseen at this stage, consideration should be given to reversibility in the design proposal in case of possible relocation of the headquarters in future. Besides, he suggested that references could be made to the International Court of Justice in The Hague of the Netherlands and other mediation organizations in the Mainland on the opening arrangement on the premise that its operations would not be affected. On the other hand, he enquired if the internal layout of OWCPs would be changed to cater for mediation purpose.

18. Mr Albert SU supported the OWCPs Project and opined that the IOMed headquarters was in some sense a continuation of the judiciary function of OWCPs, giving a new lease of life for the building. In addition, it could raise the international status of Hong Kong. He also supported the proposed works for reinstating the original appearance of OWCPs, and wished that this western architecture could continue to manifest Hong Kong's cultural fusion of East and West upon its conversion into the IOMed headquarters. On the other hand, he hoped that reasonable public access to the IOMed headquarters could be allowed by identifying designated timeslots for visiting by the public (e.g. open days and docent tours during public holidays), setting up heritage interpretation areas for appreciating the internal character-defining elements (e.g. signage for cells) and well-interpreting the stories of OWCPs and the judiciary and mediation development of Hong Kong. He added that a narrative description of the transformation of OWCPs into the IOMed headquarters should be recorded as well with the use of new technology such as QR code, video clip and animation.



19. Ms Jessie WONG thanked Members for the positive and encouraging comments. She said that the OWCPs Project was a win-win project, for which on the one hand, it could identify a suitable site for the IOMed headquarters, and on the other hand, it could tie in with the Government's heritage conservation policy. The OWCPs Project held fast to conservation principles including minimising intervention, maximising reversibility and retaining authenticity. She shared Members' views on the importance of public engagement when the IOMed headquarters came into operation, with due regard to operational and security needs, and would continue to liaise with the IOMed Preparatory Office to explore different feasible means of showcasing the Government's efforts in heritage conservation and enabling the public to appreciate the heritage value of the building as far as practicable.

20. In response to Dr Tony IP's comments, Mr Tony LAM replied that the number of the air-conditioning units would be reduced as far as practicable and they would be placed away from each side of the main roof of the building and in an organised way in order to minimise visual impact when viewed downward or upward. Detailed design planning would be further reviewed. Feasibility of allowing public access to the verandahs would be explored taking into account the constraint of the existing building to fulfil the requirements under the Buildings Ordinance. Members' comments on the arcade and the use of new technology for public appreciation would be considered.

21. With regard to Mr SHUM Ho-kit's comments, Mr Tony LAM further said that the internal layout of OWCPs had already undergone substantial alteration over time. Nevertheless, most of the structures inside the building would be preserved in-situ. Ms Athena FUNG supplemented that most of the original layout inside the building would be retained for future mediation use while some walls would be removed to make the meeting rooms larger to meet the operational needs.

22. Prof CHU Hoi-shan suggested adopting a bold approach in choosing the colours for the building's exterior so as to make the building stand out from the surroundings. Also, the building could be spotlighted at night to shine out proudly its solemnity and international presence. Besides, he opined that the open space outside the front elevation was too small that the public could hardly appreciate and celebrate the elevation. He wished that a proper front entrance would be designed for the building to create a prominent presence of the building.

23. Prof Phyllis LI supported the OWCPs Project, considering it a continuity of provision of legal-related services. She said that the reclaimed land of Wan Chai waterfront had been resources for provision of “Government, Institution and Community” facilities, among which OWCPs and Wan Chai Fire Station were some of those. Correspondingly, such stories of the local context of Wan Chai could be interpreted in the HIA report. Besides, as the IOMed headquarters would become an iconic building, she wished that it could allow public access as far as practicable. Furthermore, the symmetrical design of the rear of OWCPs facing Jaffe Road should be retained to reflect its authenticity. Last but not least, since the surroundings were mostly commercial towers, she opined that special attention should be given to the security arrangement for the IOMed headquarters to avoid being overlooked from the surroundings.

24. Miss Theresa YEUNG was pleased to see the proposed adaptive reuse of OWCPs. She said that identifying a right user for a historic building was essential for sustainable conservation. She shared other Members’ views that it would be nice to open some parts of the IOMed headquarters to the public for visiting if practicable, and use different means (e.g. QR code, information plate, video clips etc. installed inside or outside the building) to interpret the special features, historic structures (e.g. cat ladder, door, window frame etc.) or stories of the building. In doing so, visitors could have a better appreciation of the building on the one hand, and the Government could project an international image of attaching great importance to heritage conservation on the other hand.

25. Expecting that visitors would probably use the rear entrance for entry of OWCPs, Mr Vincent CHAN asked about the traffic flow arrangement.

26. In response to Prof CHU Hoi-shan’s comments, Mr Tony LAM replied that the colour to be used for the external walls of OWCPs would preferably follow the colours used in the past years with a view to creating a sense of harmony. He also shared the view on spotlighting the main elevation of Gloucester Road at night. With regard to Prof Phyllis LI’s comments, he said that the local context of Wan Chai had been elaborated in the HIA report.

27. Ms Jessie WONG thanked Members for their support and valuable comments. She assured that DoJ would take all Members’ comments into account and would follow up with the IOMed Preparatory Office later on the detailed design of the OWCPs Project accordingly, in particular Members’ views on the means of heritage interpretation for public appreciation and how to project an international image for the IOMed headquarters after conversion. She further

supplemented that users of the IOMed headquarters would normally arrive in small groups, although some larger-scale international meetings / conferences would be held thereat occasionally. Thus, traffic flow should not be a concern.

28. With no further views from Members, the Chairman concluded that the Board endorsed the HIA report of the OWCPS Project and the proposed mitigation measures unanimously. He wished that the OWCPS Project Team would consider Members' comments, in particular the interpretation of the stories of OWCPS and the feasibility of public access. Further consultation with the Board regarding the OWCPS Project was not required.

29. Mr HO Kui-yip suggested that the OWCPS Project Team should give due consideration to the design of the U-shaped layout of OWCPS, the placement of air-conditioning units at the main roof with tidiness, and the feasibility of other locations (e.g. ground floor) in placing the air-conditioning units. The Chairman thanked Mr HO for his advice. As OWCPS was a Grade 2 building, he believed that CHO and AMO would follow up with the OWCPS Project Team in the course of works should the bid for hosting the IOMed headquarters in Hong Kong come to a success.

**Item 4 Heritage Impact Assessment in respect of Site Formation and Infrastructure Works for Public Housing Development at A Kung Ngam Village, Eastern – Investigation, Design and Construction (Board Paper AAB/21/2023-24)**

30. The Chairman welcomed the following representatives of the Civil Engineering and Development Department (“CEDD”) and the project and heritage consultants (the “A Kung Ngam Village (“AKNV”) Project Team”) to the meeting to present the HIA of the proposed works for public housing development at AKNV, Eastern (the “AKNV Project”), where a declared monument and two graded buildings were identified within the HIA study area.

- (i) Mr Tony LIN  
Senior Engineer, CEDD
- (ii) Mr Vicco CHAN  
Senior Engineer of WSP (Asia) Limited

- (iii) Ms Julie Van Den BERGH  
Director of Archaeological Assessments Ltd

31. With the aid of Powerpoint presentation, Mr Tony LIN introduced to Members the background of the AKNV Project. Mr Vicco CHAN briefed Members on the scope of the proposed works, and showed Members the HIA study area and the works boundaries. He explained that a declared monument, i.e. Block 7 of Old Lei Yue Mun Barracks in Lei Yue Mun, Chai Wan, and two Grade 2 historic buildings, namely the Main Building and the Villa of Salesian Mission House on No. 18 Chai Wan Road, were identified within the HIA study area but outside the works boundary and thus the AKNV Project would bring no direct impact on these three items. He also showed Members the other five buildings or structures identified in the HIA study area which were all non-graded items falling within the works boundary and would be removed with mitigation measures.

32. Considering that the naming of the area around AKNV as “A Kung Ngam” was special and the A Kung Ngam area had once been associated with quarry activity in the past, Prof Phyllis LI opined that the historical values of the place and stone structures therein should be manifested in the AKNV Project. Prof CHU Hoi-shan echoed and enquired about the historical development of the quarry activity at AKNV.

33. Mr Tony LIN responded that the historical values of AKNV would be preserved by record (e.g. photos) for displaying in the future public housing of the AKNV Project by the Hong Kong Housing Authority (“HKHA”). The building materials of the stone structures would also be salvaged for probable reuse by HKHA at a later stage. Ms Julie Van Den BERGH explained that the quarry activity had begun since the 19<sup>th</sup> century and A Kung Ngam was only a part of the general quarry area. The stone structures were associated with the quarry activity mainly because of their built materials. However, there was a lack of information on the current owners of the stone structures and their linkage with the quarry activity of the past.

34. Mr Caspar YAM expressed concern on the uncertainty of the past and current uses of A Kung Ngam Building Block (“HB-18”). Besides, he enquired if photographic recording of those village houses of early 1950s, which would not be preserved in-situ in the AKNV Project, would be conducted.

35. Mr HO Kui-yip suggested that reference could be made to the HIA for Cha Kwo Ling Village conducted earlier, considering that the proposed recording means of preservation of the historical values of Cha Kwo Ling Village were effective (e.g. three-dimensional (“3D”) scanning models of Cha Kwo Ling Village to reflect the village’s overall land profile). In addition, he noticed from the photos that there were some quarry sites scattered around the hillocks of the A Kung Ngam area, and enquired if such setting of these quarry sites would be suitably preserved in the proposed site formation works of the AKNV Project.

36. Mr Tony LIN responded that 3D scanning and photographic survey would be conducted for the items identified with historical values in AKNV. He would further study the feasibility of conducting 3D scanning of the overall land profile of AKNV.

37. Mr SHUM Ho-kit shared with Members that he had been to AKNV recently and was surprised to see that there were still a few village houses. He understood that demolition of buildings with low heritage significance was inevitable for development need, yet he wondered if some parts of the village houses could be retained in the non-residential area of the future public housing, or if a heritage interpretation area could be set up to showcase the historical values of AKNV.

38. Prof LAM Weng-cheong noticed from the map that the delineation of the works boundary of the AKNV Project was quite close to Block 7 of Old Lei Yue Mun Barracks. Hence, he enquired about the possible impact which might be brought by the proposed works on this declared monument.

39. Mr Tony LIN replied that as HKHA was still planning on the layout of the future public housing of the AKNV Project, exact details on how to preserve the historical values of AKNV had not been confirmed. Nevertheless, he would convey Members’ comments and follow up with HKHA on this aspect. Regarding the delineation of the works boundary, the proposed works near Block 7 of Old Lei Yue Mun Barracks was mainly to stabilise and strengthen the steep slopes nearby. Impacts (e.g. vibration) on this declared monument would be insignificant. Nonetheless, to play safe, condition survey would be conducted prior to the construction phase, and vibration and settlement monitoring would also be implemented in the course of works.

40. In response to Prof CHEUNG Sui-wai's enquiry on the location of Tam Kung Temple of Shau Kei Wan (Grade 3), Mr Tony LIN showed Members its location on the map which was out of the AKNV Project site and far away from the works boundary.

41. As the layout plan of the future public housing of the AKNV Project had not been confirmed, Mr HO Kui-yip requested HKHA to reserve a designated area for heritage interpretation purpose.

42. With no further views from Members, the Chairman concluded that the Board endorsed the HIA report of the AKNV Project and the proposed mitigation measures. He wished that the AKNV Project Team would take Members' comments into account, in particular on the preservation of the historical values of AKNV as well as Mr HO Kui-yip's suggestion in paragraph 41 above, and asked AMO to follow up on the AKNV Project with relevant government departments. Further consultation with the Board regarding the AKNV Project was not required.

## **Item 5 Assessment of Historic Buildings (Board Paper AAB/22/2023-24)**

### **Confirmation of Proposed Grading Endorsed at the Last Meeting**

43. ES(AM) recapped that the Board had endorsed the proposed grading or no grading of the following six items at the meeting on 7 September 2023:

- (i) Po Leung Kuk, Main Building, No. 66 Leighton Road, Causeway Bay, Hong Kong, Proposed Grade 1 (Serial No. 297);
- (ii) Stone Steps of Shing Wong Street, Sheung Wan, Hong Kong, Proposed Grade 2 (Serial No. N34);
- (iii) No. 30 Kam Shan, Tai Po, New Territories, Proposed Grade 3 (Serial No. N429);
- (iv) To Kwa Wan Substation, No. 82 To Kwa Wan Road, Kowloon, Proposed Grade 3 (Serial No. N80);
- (v) Dam of the Former Jordan Valley Reservoir, Kwun Tong, Kowloon, Proposed No Grading (Serial No. N82); and

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

44. ES(AM) reported that a one-month public consultation on the proposed grading or no grading of the above six items was conducted from 24 October to 24 November 2023. No written submission had been received on the proposed grading or no grading status of all items.

45. In relation to Members' enquiries during the discussion on the proposed grading of the Main Building of Po Leung Kuk ("PLK Main Building") at the last meeting, C(HB)2, with the aid of Powerpoint presentation, shared with Members the background of Mr Joseph Edgar JOSEPH, who was one of the prominent donors contributing to the construction and extension of the PLK Main Building in the past, as well as information about the residents of the PLK Main Building and infant abandonment in the early days.

46. Members had no comment and supported the confirmation of the proposed grading or no grading status for the six items listed in paragraph 43 above.

## **Review of Grading**

### ***Hung Hom (Three Districts) Kaifong Association, No. 66 Gillies Avenue South, Hung Hom, Kowloon, Proposed Grade 3 (Serial No. N74)***

47. The Chairman recapped that the Board discussed the proposed no grading for Hung Hom (Three Districts) Kaifong Association (the "building of Kaifong Association") at its meeting on 7 September 2023, and suggested the independent Historic Buildings Assessment Panel (the "Assessment Panel") to review the heritage value of the building of Kaifong Association in view of Members' comments.

48. With the aid of Powerpoint presentation, C(HB)2 recapped the past and current functions as well as the current condition of the building of Kaifong Association. After reviewing the heritage value of the building of Kaifong Association, in particular on its contributions to the local community, the Assessment Panel recommended adjusting the grading of the building from proposed no grading to proposed Grade 3.

49. Members had no comment and endorsed the grading of the building of Kaifong Association as proposed Grade 3.

### **New Items for Grading Assessment**

50. The Chairman said that the site visit originally scheduled for 1 December 2023 had been cancelled in view of the remote locations or access restriction of most of the items proposed for grading at this meeting. However, C(HB)2 would introduce the heritage values of these items to Members by video and Powerpoint presentation.

51. The Chairman said that the following three items would be discussed at the meeting:

- (i) “Birds Bridge”, Queen’s Road West, Hong Kong, Proposed Grade 2 (Serial No. N1);
- (ii) Village house, No. 19 Muk Wu, Ta Kwu Ling, New Territories, Proposed Grade 3 (Serial No. N91); and
- (iii) “The Nest”, No. 21 Ling Shan Road, Fanling, New Territories, Proposed Grade 3 (Serial No. N204).

(Dr Frankie YEUNG left the meeting at 17:00)

52. Before discussion, Miss Erica CHIM declared that her company, Revival Heritage Consultants Limited, was commissioned by AMO to conduct research on item (i), i.e. “Birds Bridge”, in which she personally participated in the research work in 2022. The Chairman noted Miss CHIM’s declaration and advised her to continue to join the discussion.

53. With the aid of video and Powerpoint presentation, C(HB)2 briefed Members on the heritage value, the current conditions and the proposed grading of the above three items respectively.

***“Birds Bridge”, Queen’s Road West, Hong Kong, Proposed Grade 2 (Serial No. N1)***

54. Mr HO Kui-yip questioned about the grading of “Birds Bridge” as proposed Grade 2, considering that the roadway of “Birds Bridge” shared common



functions with other roadways in Hong Kong and its other characteristics had already been lost. For example, the public toilet originally constructed underneath the ramped roadway and the lamp post originally on top of the pier at one end of the masonry retaining wall outside the entrance of the Sai Ying Pun Jockey Club Polyclinic had been removed. Furthermore, the masonry retaining walls were not built large in scale and such kind of wall could be commonly seen in Hong Kong.

55. Dr Tony IP said that it was crucial to carry out improvement works for “Birds Bridge” upon grading in order to restore its original appearance, including removing the existing plumbing which were no longer in use since the removal of the public toilet, reinstating the lamp post, and improving the appearances of the items added in the later time period such as handrails and bollards. He supported the proposed grading, wishing that the historical values of the item would be manifested through the improvement works upon grading.

56. Mr Albert SU opined that “Birds Bridge” was a right of way used by pedestrians and vehicles. He asked whether similar kind of functional roadway had been graded by the Board before, and if the grading result would bring about any impact on the owners of the buildings nearby and whether it would complicate management and maintenance issues in view of its daily use.

57. Mr Caspar YAM supported the proposed grading. He commented that the masonry retaining walls of “Birds Bridge” were of significant heritage value as the laying of random rubble demonstrated the civil engineering technique of the early days. Also, it was special to see a masonry retaining wall with random rubble and granite blocks together on it as this was not commonly found in other retaining walls on Hong Kong Island. He suggested carrying out improvement works for the item upon grading, if possible, especially on the modern cement pointing which were replaced during earlier repairs and had dominated over the appearance of the masonry retaining walls.

58. Mr SHUM Ho-kit supported the proposed grading, taking the long history of “Birds Bridge” in Hong Kong into account. He echoed Dr Tony IP’s comments and wished that improvement works would be carried out for the item upon grading for restoring its original appearance, especially on the masonry retaining walls and in particular those now-filled granite windowsills of the public toilet on the retaining wall along Queen’s Road West. Also, a gas lamp could be replaced on top of the pier for recreating the ambience though it would not be identical to the original lamp post. In addition, he enquired if the roadway was

accessible by vehicles.

59. Prof LAM Weng-cheong commented that “Birds Bridge” was of historical value and thus worth grading in principle. However, he wondered if the entire “Birds Bridge” should be graded, or the masonry retaining walls and the roadway itself could be treated as two individual items for grading assessment taking into account their current conditions and heritage values retained. He added that the well-retained masonry retaining walls were of rich history and might be graded first, whereas the roadway itself lacked stories.

60. Prof Phyllis LI opined that the historical significance of “Birds Bridge” was associated with the former Government Civil Hospital and the Lock Hospital (the “Hospitals”). She explained that the roadway was constructed to give access to the Hospitals in the past, and the entrance lodge and masonry retaining walls were built in view of the poor surrounding conditions at that time. Hence, the roadway linked to the Hospitals witnessed the earlier development of the area and the structural integrity of “Birds Bridge” should be considered as a whole for assessing its heritage value. Overall, she supported the proposed grading.

61. Miss Erica CHIM supported the proposed grading. She commented that “Birds Bridge” was associated with the nearby medical cluster from the historical perspective. It was also interrelated with the current Sai Ying Pun Jockey Club Polyclinic, an item on the “List of New Items for Grading Assessment”, apart from the Hospitals, and thus was of group value. Moreover, “Birds Bridge” was unique as it had a public toilet underneath the ramped roadway. In addition, she enquired if those now-filled granite windowsills of the public toilet could be re-opened.

62. ES(AM) thanked Members for their comments and shared with Members some recent examples of pedestrian facilities accorded with grading, including the stone steps of Shing Wong Street in Sheung Wan and the steps and balustrades of Battery Path in Central (both Grade 2). She added that unlike other steps mentioned, “Birds Bridge” was a ramped roadway so its surface, together with the masonry retaining walls, should be taken into consideration for assessing the heritage value of “Birds Bridge” as a whole. She explained that general maintenance works for “Birds Bridge” would be carried out by the Highways Department (“HD”). If “Birds Bridge” was given a grading status, HD would consult AMO on the maintenance works in accordance with the internal monitoring mechanism.

63. The Chairman said that “Birds Bridge” had long been in use with general maintenance for over 100 years, the historic building grading assessment might form a basis for better maintenance of “Birds Bridge”. Members might consider endorsing the proposed grading of “Birds Bridge” and further consider the views received, if any, during the one-month public consultation. Further discussion on the proposed grading of the item could be continued at the next meeting if necessary.

64. With no further views from Members, the Board endorsed the grading of “Birds Bridge”, Queen’s Road West as proposed Grade 2.

(Mr SHUM Ho-kit left the meeting at 17:36)

***Village House, No. 19 Muk Wu, Ta Kwu Ling, New Territories, Proposed Grade 3 (Serial No. N91)***

65. Prof CHEUNG Sui-wai supported the proposed grading of the village house at No. 19 Muk Wu. He shared with Members his observations from his visits to Muk Wu Village (the “Village”) in recent years. The village setting was well-maintained and the Village was less developed in general. This might due to the fact that public transportation to the Village was not available. According to his oral history interviews with the villagers, the residents of Huangbeiling (黃貝嶺) of Shenzhen, which was located right at the north of the Village across the boundary river, attacked the Village at times in the old days. The villagers thus used to alert their neighbours by drumming whenever the attackers came, and hence the place was named as “Ta Kwu Ling” in Chinese.

66. With no further views from Members, the Board endorsed the grading of the village house, No. 19 Muk Wu, Ta Kwu Ling as proposed Grade 3.

***“The Nest”, No. 21 Ling Shan Road, Fanling, New Territories, Proposed Grade 3 (Serial No. N204)***

67. Members had no comment and endorsed the grading of “The Nest”, No. 21 Ling Shan Road, Fanling as proposed Grade 3.

## Item 6 Any Other Business

68. Mr Caspar YAM enquired whether the Government would take any follow-up actions subsequent to the issuance of notice of the “4<sup>th</sup> national cultural heritage survey” (the “Survey”) by The State Council of the People's Republic of China on 27 October 2023. CHE(AM) replied that AMO and National Cultural Heritage Administration (“NCHA”) had discussions on the matter such as exploring the feasibility to include Hong Kong’s declared monuments and graded buildings into the national catalog of immovable cultural heritage as an appendix.

69. Miss Erica CHIM wished that similar kind of cultural heritage survey could be conducted in Hong Kong with a view to identifying historic buildings for preservation, concerning that the ongoing development or redevelopment plans in recent years might lead to possible demolitions of some old buildings.

70. The Chairman said that members of the public were welcome to suggest items which might have heritage value to AMO for grading assessment. AMO would then conduct research on the suggested items and consider the suitability of including them in the “List of New Items for Grading Assessment” for further grading assessment.

71. Ms Alice YIP suggested exploring ways to facilitate members of the public to access records of historic buildings kept by AMO online.

72. C for H thanked for Members’ comments. He explained that the Survey did not apply to Hong Kong under the principle of “One country, Two systems”. Notwithstanding this, in response to the invitation of NCHA, AMO had been in discussions with them to explore ways to support the implementation of the Survey, including the inclusion of Hong Kong’s declared monuments and graded buildings as an appendix attached to the comprehensive national catalog of immovable cultural heritage. According to the established grading mechanism, AMO would conduct an in-depth research on the items which might have heritage value suggested by the public or through daily work of AMO to consider the suitability of including them in the “List of New Items for Grading Assessment” for further grading assessment. Hence, such practice would be applicable to all development / redevelopment projects as well. As for archiving records of historic buildings, information on declared monuments and graded buildings had currently been uploaded on the Geographical Information System on Hong Kong Heritage. AMO was also working with the Lands Department to explore better ways to release these records on “Open3Dhk”, an online application platform, such

as creating tags to facilitate users to search or identify information of the concerned historic buildings and adding 3D scanning records to enhance users' experience.

73. There being no other business, the meeting was adjourned at 6:08 p.m..

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