

**ANTIQUITIES ADVISORY BOARD**

**Minutes of the 148<sup>th</sup> Meeting**  
**held on Tuesday, 31 August 2010 at 3:00 p.m.**  
**in Conference Room, Hong Kong Heritage Discovery Centre**  
**Kowloon Park, Haiphong Road, Tsim Sha Tsui, Kowloon**

- Present: Mr Bernard Charnwut Chan, GBS, JP (Chairman)  
Dr Anissa Chan Wong Lai-kuen, MH, JP  
Mr Patrick Fung Pak-tung, SC  
Mr Philip Kan Siu-lun  
Mr Kwong Hoi-ying  
Mr Andrew Lam Siu-lo, JP  
Professor Lau Chi-pang  
Dr Lee Ho-yin  
Mr Laurence Li Lu-jen  
Professor Bernard Lim Wan-fung, JP  
Dr Ng Cho-nam, BBS, JP  
Mr Almon Poon Chin-hung, JP  
Professor Simon Shen Xu-hui  
Dr Linda Tsui Yee-wan  
Ir Dr Greg Wong Chak-yan, JP  
Mr Bryan Wong Kim-yeung  
Mr Yeung Yiu-chung, BBS, JP  
Ms Heaster Cheung (Secretary)  
Chief Administration Manager (Antiquities and  
Monuments)  
Leisure and Cultural Services Department
- Absent with Apologies: Mrs Mariana Cheng Cho Chi-on, BBS, JP  
Ms Susanna Chiu Lai-kuen  
Ms Lilian Law Suk-kwan  
Dr Tracey Lu Lie-dan  
Mr Ng Yat-cheung, JP  
Professor Billy So Kee-long

- In Attendance: Development Bureau  
  
Mrs Jessie Ting  
Deputy Secretary (Works)<sup>1</sup>

Mrs Susanne Wong Ho Wing-sze  
Commissioner for Heritage (Acting)

Leisure and Cultural Services Department

Mr Chung Ling-hoi, JP  
Deputy Director (Culture)

Dr Louis Ng  
Assistant Director (Heritage and Museums)

Mr Tom Ming  
Executive Secretary (Antiquities and Monuments)

Mr Kenneth Tam  
Chief Heritage Manager (Antiquities and Monuments)

Mrs Ada Yau  
Curator (Education and Publicity)

Ms Fione Lo  
Curator (Historical Buildings)

Mr Tsang Chi-hung  
Curator (Archaeology) (Acting)

Ms Wendy Tsang  
Principal Marketing Coordinator

Miss Addy Wong  
Senior Marketing Coordinator (Heritage and Museums)

Dr Alan Fung  
Assistant Curator I (Building Survey)

Miss Amanda Leung  
Senior Executive Assistant (Antiquities and Monuments)

Miss Catherine Chiu  
Executive Officer I (Antiquities and Monuments) 2

Planning Department

Mr T K Lee, JP  
Assistant Director/Metro

Architectural Services Department

Mr Fong Siu-wai  
Assistant Director (Property Services)

Mr S L Lam  
Senior Maintenance Surveyor/Heritage

**Opening Remarks**

The Chairman thanked Members and representatives from Government departments for attending the meeting.

**Item 1      Confirmation of Minutes  
(Board Minutes AAB/10/2009-10)**

2.            The minutes of the 146<sup>th</sup> Meeting on 17 May 2010 was confirmed without amendment.

**Item 2      Matters Arising and Progress Report  
(Board Paper AAB/51/2009-10)**

3.            Mr Tom Ming briefed Members on the progress of the intended declaration of Tang Kwong U Ancestral Hall, Tung Wah Museum, Man Mo Temple Compound and Kom Tong Hall as monuments. He reported that pending approval for the declaration, gazettal would be arranged in October 2010 to tie in with the launch of an exhibition to be held at the Hong Kong Museum of History to commemorate the 140<sup>th</sup> Anniversary of the Tung Wah Group of Hospitals. He supplemented that guided tours, lectures and other promotional activities would be arranged to help the public to appreciate these buildings.

4.            Mr Tom Ming then highlighted two incidents, namely the earth work at Tai Long Sai Wan and damaged fence of Wun Yiu which were widely reported by the media in July and August 2010. He pointed out that archaeological surveys conducted in 2000 and 2001 revealed that the archaeological interest of Tai Long Sai Wan was very low. While it had not met the high threshold for being declared as a monument, it was recorded as a site of archaeological interest in accordance with the recommendation of the second territory-wide survey conducted by Antiquities and Monuments Office (AMO) in 1999. Therefore, the area was subject to the protection under an administrative alert mechanism where departments responsible for processing of works applications, including Lands Department (LandsD), Planning Department (PlanD), Buildings Department (BD) and District Offices (DOs) would alert the Commissioner for Heritage's Office (CHO) and AMO of any possible threat to sites of archaeological interests and graded buildings. Nonetheless, no application had been filed with these departments in respect of the concerned work. Upon notification of reports on works carried out within the site, AMO carried out several site visits immediately and no artefact of archaeological value was further identified in the affected area. AMO then issued to the land owner an advisory letter reminding him that the area fell into a site of archaeological interest and recommended the owner to consult AMO before proceeding with

works within the area.

5. Mr Tom Ming went on to inform Members that the underground features of dragon kiln identified at a slope of Wun Yiu village were declared as a monument and fenced off for protection in 1983. A new fence covering an area of about 4,000 square meters was erected in 1999 to further protect the site. He further supplemented that as a production kiln site, it was common to find porcelain shreds, broken kiln furniture or kiln waste discarded around the kilns but the archaeological value of these kiln waste was very low. AMO has kept in good custody a considerable amount of shreds of relatively higher value. Up till now, there were 120 boxes of excavation/surface finds of about 13,000 items from Wun Yiu kept in AMO's archaeological repository for research purpose. Whenever appropriate, AMO also lent these porcelain shreds to museums or universities for display. Following international practice and established principles of preservation, AMO left the kiln waste on the spot to minimise intervention to the historic site. AMO also inspected the area on a regular basis. He reported that AMO carried out a special site inspection on 6 August 2010 and no disturbance to the fenced area was found except a 1-metre long cut at the wired fence. No soil movement was identified within the fenced area which was covered by trees and other vegetation. The damaged fence was repaired on 12 August 2010. In view of the importance of the site, AMO would increase the frequency of site inspection to the fenced area and take necessary follow up action if any irregularity was found.

6. In reply to a Member's inquiry, Mr Tom Ming explained that a feasibility study was conducted in 2003-2004 to formulate a strategy for conservation of the site. Some recommendations suggested in the study report had already been implemented including designation of the areas with core features as "Reserve Areas". With the support of the villagers, an abandoned village school building was being converted into a display centre to introduce the heritage value of Wun Yiu. Further interpretive measures and supporting facilities would be arranged after consultation with the local communities.

7. Mr Tom Ming then briefed Members that AAB discussed the proposal of constructing an auditorium at St. Andrew's Church at its meeting on 9 September 2009 and visited the Church Compound on 27 October 2009. After the visit, CHO and AMO conducted several rounds of discussion with the Church to explore preservation options. Taking into account Members' recommendation to retain the existing rubble retaining wall facing Nathan Road, the Church proposed to build a featured wall with stones from existing rubble wall at the central portion of the auditorium. Given the space constraint and the need to preserve all other historic buildings in the compound, CHO and AMO considered that the current proposal struck an appropriate balance between the development and preservation needs. Mr Tom Ming added that St. Andrew's Church had taken its initiative to consult the Board about their construction proposal.

8. A Member expressed his appreciation of the Church's initiative to seek the Board's comments. Yet, he was in support of retaining the rubble wall from heritage point of view.

9. A Member was concerned about the proposed plan which would adversely affect the existing ambience. He urged the Church to retain the entire rubble wall or at least the part of the rubble wall connecting to the stone gateway.

10. A Member was concerned whether AAB, when considering works proposals concerning private development, should consider factors such as the views of the owners and the overall value to the society, in addition to heritage implication.

11. A Member was of the view that general conservation guidelines could be provided to owners of privately-owned graded buildings to facilitate their formulation of an appropriate works proposal.

12. The Chairman concluded that the Board appreciated the initiative of the owner to consult AAB. While the final decision rested with the owner, it would be important to note the general view among quite a number of AAB Members that they had reservations about the revised plan of the Church and were in favour of retaining the existing rubble retaining wall as far as practicable. He also remarked that departments concerned might consider providing general guidelines to owners of privately owned graded buildings to facilitate them to arrange renovation/ maintenance works.

**Item 3      Assessment of 1, 444 Historic Buildings – Finalisation of the Gradings of Proposed Graded Buildings  
(Board Paper AAB/40/2009-10 continued)  
(Board Paper AAB/48/2009-10 continued)**

13. The Chairman recapped that since the commencement of the public consultation on the assessment of 1,444 historic buildings, AMO received suggestions to include new items / categories in the list. He informed Members that some local communities have written to him to request earlier discussion on the gradings of a few new items. Following the discussion of AAB on the approach for processing 1444 historic buildings in September 2009, those items with pressing need for discussion such as those under development threat would be submitted to the Board in due course.

14. The Chairman invited Dr Alan Fung to take Members through the remaining items starting from the 19<sup>th</sup> item listed in Annex B and all items listed in Annex C to Paper AAB/40/2009-10, with the aid of Powerpoint.

15. The Chairman asked why Number<sup>1</sup> 826, Number 827 and Number 828 (No. 186, 188 & 190, Queen's Road East, Wan Chai) were downgraded. Mr Tom Ming explained that a new set of assessment criteria namely historical interest, architectural merit, group value, social value and local interest, authenticity and rarity were adopted in the grading exercise of 1444 historic buildings. The proposed grading with new assessment criteria might not be same as the previous grading.

16. In reply to the enquiries made by the Chairman and a Member, Mr Tom Ming said that Number 1002 (Old Pillbox, Diamond Hill) was currently situated at the Diamond Hill Comprehensive Development Area site where the Shatin Central Link depot would be located.

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<sup>1</sup> The numbering of the historic buildings mentioned in the minutes follows that adopted for the 1444 territory-wide historic buildings listed in the AAB Board Paper AAB/8/2009-10 on the proposed gradings of all these historic buildings.

Any potential impact of the works to the historic structure and corresponding mitigation measures were being studied and closely monitored.

17. Members agreed that nil grading be given to Number 1322 (Stone House, No. 4 Tai Koon Yuen, Diamond Hill) in view of its relatively low heritage value.

18. As regards Number 223 (Chou Wong Yi Kung Study Hall, Kam Tin, Yuen Long), Mr Tom Ming supplemented that the historic building would be one of the attractions along the Kam Tin Heritage Trail under planning with the support of the Yuen Long District Council.

19. A Member expressed concerns that owners of privately-owned buildings might carry out alternation / renovation works in their own way, without knowing such works might affect the heritage value of the buildings. Mr Tom Ming responded that owners had been informed of the Financial Assistance for Maintenance Scheme for privately owned historic buildings and that AMO would also provide technical advice if and where necessary.

20. Members noted Number 851 (Tang Chan Yui Kuen Ancestral Hall, Kam Tin, Yuen Long) had undergone extensive alterations thus diminishing the heritage value. They agreed that the building should be downgraded.

21. Before the discussion of the items listed in Annex C to Paper AAB/40/2009-10, Mr Tom Ming briefed Members that during the consultation period, some owners had proposed that their buildings / structures in a compound should be assessed as one item in their entirety. The Expert Panel considered that if items formed a harmonious integral building cluster built at the same time, they should be combined and given a single grading. If buildings / structures were constructed in different periods, they should be assessed individually.

22. With the above additional information, Members endorsed the proposed gradings in Annex C to Paper AAB/40/2009-10 except Number 1123 and Number 1124 (Wing Shing Tong, Sai Wan, Cheung Chau) which would be discussed when more information on its current condition was available.

23. After finishing the discussion of Paper AAB/40/2009-10, the Chairman invited Dr Alan Fung to go through each item listed in Annex A, Annex B and Annex C to Paper AAB/48/2009-10 one by one, with the aid of Powerpoint.

24. The following Members declared interest during the discussion of items listed below :

- (i) Dr Anissa Chan – Number 72 (No. 26 Kennedy Road, Central) currently used as the Primary Section of St Paul Co-educational College
- (ii) Mr Almon Poon – Number 10 and Number 164 (Memorial Archway & Gate House of Tsing Shan Monastery, Castle Peak, Tuen Mun)

25. Members endorsed all the proposed gradings in the Paper except Number 1035 (Shui Yuet Kung, Ha Wai, Tap Mun, Tai Po) and Number 508 (Entrance Gate, Tai Hong Wai, Kam Tin, Yuen Long) which they requested for a re-assessment by the Expert Panel due to the substantial alterations of the buildings. For Number 612 (Residence of Tang Pak Kau, Kam

Tin, Yuen Long), Members would like to know if the old well in close proximity formed part of the building and the grading would be considered after this point was clarified..

26. The Chairman concluded that all items listed in the Paper AAB/48/2009-10 had been discussed. The results would be uploaded onto the AMO's website accordingly.

**Item 4 Any Other Business**

27. The Chairman took the opportunity to discuss a letter from the Vice-Chairman of Central & Western District Council stating that an advertising signboard was erected at Number 550 (No. 35 Bonham Road, Pok Fu Lam), a proposed Grade 2 building. Mr Tom Ming reported that AMO had consulted BD regarding the signboard. BD indicated that no application for the erection had been filed and they would look into the matter and follow up if necessary.

28. Ms Heaster Cheung reminded Members that a site visit to the Central Market for the Board would be arranged on the morning of 10 September 2010, followed by a briefing by the Urban Renewal Authority on their City Oasis project for the market building.

29. There being no other business, the meeting was adjourned at 5:45 p.m.

**Antiquities and Monuments Office**  
**Leisure and Cultural Services Department**  
**November 2010**

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**Ref: LCS AM 22/3**