

ANTIQUITIES ADVISORY BOARD

Minutes of the 152nd Meeting
held on Tuesday, 22 February 2011 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
Professor Chung Po-yin
Mr Henry Ho Kin-chung
Mr Philip Kan Siu-lun
Mr Tim Ko Tim-keung
Mr Tony Lam Chung-wai
Dr Lau Chi-pang
Dr Lee Ho-yin
Ms Janet Pau Heng-ting
Professor Simon Shen Xu-hui
Professor Billy So Kee-long
Mr Conrad Wong Tin-cheung, JP
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
Professor Ho Pui-yin
Mr Andrew Lam Siu-lo, JP
Ms Lilian Law Suk-kwan, JP
Mr Laurence Li Lu-jen
Professor Tracey Lu Lie-dan
Dr Ng Cho-nam, BBS, JP
Dr Joseph Ting Sun-pao

- In Attendance: Development Bureau

Mrs Laura Aron
Commissioner for Heritage

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)

Mr Kevin Sun
Curator (Archaeology)

Ms Fione Lo
Curator (Historical Buildings)

Miss Addy Wong
Senior Media Coordinator (Heritage and Museums)

Dr Alan Fung
Assistant Curator I (Building Survey)

Planning Department

Mr T K Lee, JP
Assistant Director/Metro

Architectural Services Department

Mr Fong Siu-wai
Assistant Director (Property Services)

Mr Kevin Li
Senior Architect/Heritage

Buildings Department

Ms Grace Cheng
Building Surveyor/Heritage Unit 1
(for item 5 only)

Opening Remarks

The Chairman thanked Members and representatives from Government departments for attending the meeting. He also welcomed Prof Chung Po-yin who attended the meeting for the first time.

Item 1-2 Confirmation of Minutes (Board Minutes AAB/14/2009-10) (Board Minutes AAB/15/2009-10)

2. The minutes of the 150th and 151st Meetings held on 10 November 2010 and 21 December 2010 respectively were confirmed without amendment.

Item 3 Matters Arising and Progress Report (Board Paper AAB/3/2011-12)

3. Mr Tom Ming highlighted that Members had confirmed the Grade 1 status of Ho Tung Gardens and recommended to declare it as a proposed monument at the AAB Special Meeting held on 25 January 2011. The declaration had been published in the Gazette on 28 January 2011. The declaration would have effect for a period of 12 months from the date of gazettal, during which the Government would explore possible preservation options with the owner.

4. He then briefed Members that the revitalization proposal of Former Police Married Quarters (PMQ) on Hollywood Road submitted by the Musketeers Education and Cultural Charitable Foundation Limited (MF) had been selected and approval-in-principle had been granted by Development Bureau (DEVB) for MF to set up and operate a new creative industries landmark on the site. Since the buildings at the PMQ site were Grade 3 historic buildings and the underground former Central School archaeological site was a Site of Archaeological Interests, a Heritage Impact Assessment (HIA) was being conducted and the HIA report would be submitted to AAB for Members' consideration. The Chairman raised that a member of the public had written to AAB expressing concerns over the proposed substantial alteration to the two top floors of Block B at the PMQ. (The said letter had been tabled at the meeting for Members' information.) Mr Tom Ming clarified that according to MF's proposal, only one top floor of Block B would be altered. The views of the public had been conveyed to MF who would address the concerns in the HIA Report. The Chairman invited Members' views on the proposed design and revitalization works when the HIA Report was put forth to AAB for deliberation.

5. As regards the Former Clubhouse of Royal Hong Kong Yacht Club at Oil Street, Mr Tom Ming highlighted that it was a Grade 2 historic building which was proposed to be converted into an art space with exhibition galleries, multi-purpose activity rooms, etc, to be managed by the Art Promotion Office of Leisure and Cultural Services Department. Given the heritage significance of the building, an HIA was underway and the HIA report would be submitted for Members' consideration. Ms Fione Lo then briefed Members on the proposed revitalization project with a PowerPoint presentation. Members had no adverse comment on the proposed conversion.

6. Mr Tom Ming referred Members to Item 3 of Annex C about a study on old trails in rural areas. He briefed Members that old trails had been included in the new item list for consideration of grading. To facilitate assessment of the heritage value of old trails, a consultancy study had been commissioned. The study had commenced in January 2011 and was expected to complete in mid 2011.

**Item 4 Declaration of the Fortified Structure at No. 55 Ha Pak Nai, Yuen Long as Monument
(Board Paper AAB/4/2011-12)**

7. Mr Tom Ming briefed Members that the fortified structure at No. 55 Ha Pak Nai in Yuen Long was the only remaining historic building in Hong Kong with solid evidence of having direct connection with the revolutionary movement under the leadership of Dr SUN Yat-sen and his compatriots. The fortified structure had been accorded a Grade 1 status by AAB at its meeting on 4 February 2010. He remarked that some members had highlighted at previous AAB meetings the outstanding heritage value of the structure and suggested that it be given broad recognition by the community. The Antiquities Authority, on the advice of Antiquities and Monuments Office (AMO), considered that its heritage value had reached the “high threshold” required for monuments and thus proposed to declare the fortified structure as monuments under section 3(1) of the Antiquities and Monuments Ordinance.

8. Ms Fione Lo then gave a presentation to introduce the historical and architectural merits of the fortified structure.

9. Prior to discussion, the Chairman informed the meeting that Mr Laurence Li, who was unable to attend this meeting, had written to the Secretariat expressing his views on this agenda item listed as below :

- (i) the declaration of the fortified structure as monument was supported;
- (ii) Hong Kong’s role in modern Chinese history was undervalued and the fortified structure was one of the few remaining historic buildings in Hong Kong with direct connection with the revolutionary movement; and
- (iii) measures should be carried out to encourage public appreciation of the fortified structure and the associated history.

10. Dr Lau Chi-pang commented that the historical information presented by Ms Fione Lo had fully expressed the outstanding historical significance of the fortified structure for monument declaration.

11. Dr Lee Ho-yin concurred that the building, built in the form of a *diaolou*, had architectural merit and was rare in Hong Kong.

12. While supporting the proposed declaration of the structure as a monument, Mr Henry Ho raised a few questions on the restoration works and educational activity. In response, Mr Tom Ming provided the following information:

- (i) AMO had started drawing up specifications for repair of the fortification structure;
- (ii) the fortified structure was situated on Government land. AMO would liaise with concerned departments for carrying out the repair works after

- declaration; and
- (iii) the repair works would include installation of explanatory panels on the site to introduce the history of the fortification structure particularly its connection with the revolutionary movement in late Qing.

13. The Chairman concluded that the AAB supported the proposal of declaring the fortified structure at No. 55 Ha Pak Nai, Yuen Long as a monument under the Antiquities and Monuments Ordinance.

**Item 5 Heritage Impact Assessment of St. Paul's Co-educational College
(Board Paper AAB/5/2011-12)**

14. The Chairman remarked that the Main Building of St. Paul's Co-educational College ("the College") was currently a Grade 2 historic building. The project involved alterations to the existing school buildings to comply with the latest standard Schedule of Accommodation as laid down by the Education Bureau. Given the heritage significance of the Main Building, a HIA was required for this project.

15. The Chairman then introduced the presentation team :

Presenter

- (i) Ms Winnie Lai
Project Manager, St. Paul's co-educational College;
- (ii) Mr Joel Chan
Group Director, P&T Architects & Engineers Ltd.;
- (iii) Mr Curry Tse
Director, China Point Consultants Ltd.;
- (iv) Mr Yu Ka-sing
Heritage Consultant, China Point Consultants Ltd.;
- (v) Dr Greg Wong
Chairman, Greg Wong & Associates Ltd.;

16. Prior to the presentation, the following Members declared interests :

- (i) Dr Anissa Chan, who was the Principal of the St. Paul's Co-educational College;
- (ii) Dr Lee Ho-yin who was the Director of Architectural Conservation Programme (ACP), Department of Architecture, the University of Hong Kong and two of the presenters were his ACP students. He personally did not take part in the project.

17. Mr Yu Ka-sing briefed Members with a PowerPoint presentation on the heritage significance of the College and the proposed works.

18. Dr Lee Ho-yin opined that the new roof design not only solved the water seepage problem but also met the teaching requirements of the College. He also pointed out that the elements proposed to be added in the design were distinguishable from the historic fabrics, which was in line with the international heritage conservation guidelines.

19. Having confirmed by the Presenter, Mr Tony Lam was concerned that the new lift would block the elevation of the Main Building. Mr Yu Ka-sing explained that the location of the lift was the best among several options from heritage conservation point of view. Besides, the lift tower would be constructed in glass in order to both minimize visual impact, and also be distinguishable from the existing historic fabrics. In reply to Mr Tony Lam's further question on pipe works, Mr Yu Ka-sing explained that the drain pipes were of low heritage significance and therefore rearrangement of those pipes would have no significant adverse impact on the Main Building.

20. In response to Mr Conard Wong's questions, Mr Yu Ka-sing replied that :
 (i) the red bricks to be taken down because of the new openings at the verandah would be dismantled with due care and salvaged for re-use in other parts of the Main Building;
 (ii) the pitched roof of the Main Building had been replaced by a concrete flat roof in 1985.

21. In reply to Mr Philip Kan's inquiry, Mr Yu Ka-sing said that window-type air-conditioning units would be replaced with Variable Refrigerant Volume (VRV) system.

22. The Chairman concluded that AAB was generally supportive of the proposed works and that further consultation with AAB to finalize the HIA report was not required.

(The presentation team left at this juncture.)

Item 6 Any Other Business

23. The Chairman informed Members that the Government Hill Concern Group ("the Concern Group") had written to AAB in respect of the conservation of Central Government Offices (CGO). (The letter from the Concern Group had been tabled for Members' information.) The Concern Group together with other parties had submitted a rezoning application to Town Planning Board (TPB). The Concern Group therefore requested a formal presentation to AAB and also invited AAB Members to a walking tour to Government Hill organised by them. To facilitate Members' better understanding of the background, the Chairman invited Mrs Laura Aron to provide more information.

24. Mrs Laura Aron reported that based on the recommendations of a consultancy study "Historical and Architectural Appraisal of the Central Government Offices" commissioned by the AMO in 2009, the Chief Executive announced in the 2009-10 Policy Address that the Main and East Wings of CGO would be preserved while the West Wing, which was of lower historical significance and architectural merit as indicated in the Appraisal, would be demolished for redevelopment for open space and commercial use. Public consultation on the proposed redevelopment scheme was launched by DEVB and Planning Department (PlanD) in September 2010, which had ended on 31 December 2010. DEVB and PlanD were reviewing the public views received and would submit rezoning application to TPB for the redevelopment scheme.

25. The Chairman supplemented that CGO had been included in the list of new items for grading and Members had agreed earlier that new items would be processed after

completion of the current 1,444 historic buildings grading exercise. However, priority could be given to those new items having a cogent need for an early assessment. In view that public consultation on the proposed redevelopment scheme had already been conducted and public views received were being processed, he considered that there was no need for a public hearing by AAB.

26. Dr Lee Ho-yin commented that AAB's discussion would be more fruitful after TPB had made a decision on the rezoning of the site. The Chairman shared the same view and reiterated that priority would be given to new items with a cogent need for early grading assessment.

27. Mrs Laura Aron supplemented that the public including AAB could make comments on the rezoning application when it was submitted to TPB.

28. Dr Lau Chi-pang echoed Dr Lee Ho-yin's view and expressed that AAB was one of the stakeholders to give views to TPB and reiterated that AAB's prime concern should be on heritage value.

29. After deliberation, Members agreed to schedule a site visit to CGO first and the established practice for handling grading of new items would be followed.

30. There being no other business, the meeting was adjourned at 4:30 p.m.

Antiquities and Monuments Office
Leisure and Cultural Services Department
June 2011

Ref: LCS AM 22/3