

**ANTIQUITIES ADVISORY BOARD**

**Minutes of the 153<sup>rd</sup> Meeting**  
**held on Tuesday, 22 March 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)  
Professor Chung Po-yin  
Mr Tim Ko Tim-keung  
Mr Tony Lam Chung-wai  
Mr Andrew Lam Siu-lo, JP  
Dr Lau Chi-pang  
Ms Lilian Law Suk-kwan, JP  
Dr Lee Ho-yin  
Mr Laurence Li Lu-jen  
Ms Janet Pau Heng-ting  
Professor Simon Shen Xu-hui  
Professor Billy So Kee-long  
Dr Joseph Ting Sun-pao  
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: Dr Anissa Chan Wong Lai-kuen, MH, JP  
Mrs Mariana Cheng Cho Chi-on, BBS, JP  
Ms Susanna Chiu Lai-kuen  
Mr Henry Ho Kin-chung  
Professor Ho Pui-yin  
Mr Philip Kan Siu-lun  
Professor Tracey Lu Lie-dan  
Dr Ng Cho-nam, BBS, JP

In Attendance: Development Bureau

Mrs Jessie Ting  
Deputy Secretary (Works)1

Mrs Laura Aron  
Commissioner for Heritage

Mr Robin Lee  
Chief Assistant Secretary (Works) 2  
(item 3 only)

Mrs Susanne Wong  
Assistant Secretary (Heritage Conservation)4

Mr Shek Lap Chi  
Assistant Secretary (Heritage Conservation)3  
(item 3 only)

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)

Ms Wendy Tsang  
Principal Media Coordinator

Miss Addy Wong  
Senior Media Coordinator (Heritage and Museums)

Dr Alan Fung  
Assistant Curator I (Building Survey)

Planning Department

Ms Brenda Au  
Acting 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 2 Kai Tak Development Stage 2 Public Engagement on Preservation of Lung Tsun Stone Bridge Remnants (Board Paper AAB/6/2011-12)**

2. The Chairman introduced the presentation team :

Mr Stephen Tang  
Head of Kai Tak Office, Civil Engineering and Development Department (CEDD);

Ms Jessica Chu  
Senior Town Planner / Kowloon 3, Planning Department;

Mr Steven Ng  
Senior Environmental Consultant, AECOM Asia Co Ltd.

Mr Kevin Sun  
Curator(Archaeology), Antiquities and Monuments Office (AMO)

3. Mr Stephen Tang gave Members a PowerPoint presentation on the

mainstream views collected during the Stage 1 Public Engagement Exercise (PEE) on preservation of the Lung Tsun Stone Bridge (the Bridge) remnants in mid 2010. He then briefed Members on the Stage 2 PEE.

4. Mr Stephen Tang said that at the consensus building workshop held on 22 January 2011, initial public views were received. The proposed width of the preservation corridor (not less than 25m) and connection to the Kowloon Walled City Park via a pedestrian subway across Prince Edward Road East (PERE) were supported by the majority of the workshop participants. There were also discussions on the rationalisation of the pedestrian crossing facilities along PERE, and the corresponding curtailment of a section of the proposed curvilinear landscaped elevated walkway without crossing PERE. Only a few participants still preferred retaining the section of the proposed curvilinear landscaped elevated walkway across PERE. Views on the ambience of the preservation corridor, mode of appreciation, preservation and display approaches, and exhibition facilities were also collected at the workshop. These views would provide the basis for future formulation of design guidelines for preservation of the Bridge remnants in situ.

5. In reply to Mr Andrew Lam's question, Mr Stephen Tang explained that the surface of the Bridge remains were at about 2.6 mPD. Having regard to the public's concern and to avoid the emergence of overwhelming commercial ambience, he explained that the facilities along the preservation corridor would be carefully planned to create an appropriate ambience in the vicinity.

6. Dr Joseph Ting inquired if it was possible to get back the stone tablet with inscription “龍津” which was currently installed in the Lok Sin Tong Primary School for display at the preservation corridor. Mr Stephen Tang replied that follow-up action with relevant parties would continue.

7. Mr Stephan Tang thanked Members for their valuable views and the presentation team left at this juncture.

**Item 4      Assessment of 1,444 Historic Buildings - Finalisation of the Gradings of Proposed Graded Buildings and Results of Assessment of New Items (Board Paper AAB/8/2011-12)**

8. The Chairman noted that S/N<sup>1</sup> 1 (Underground Public Latrine, corner of Aberdeen Street and Staunton Street, Central) listed in Annex C was located at the junction of Aberdeen Street and Staunton Street at the southern corner of the Former Police Married Quarters (PMQ) site. Mr Tom Ming also briefed Members that Urban Renewal Authority (URA) had plans to revitalise the area around S/N 2 (Pak Tsz Lane, Central) to commemorate the centenary of the 1911 Revolution and thus there was an

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<sup>1</sup> This numbering of the historic buildings mentioned in the minutes follows that listed in Annex C to AAB Board Paper AAB/8/2011-12.

urgent need for grading.

9. The Chairman then proposed with Members' agreement to discuss the items listed in Annex C first. He then invited Dr Alan Fung to brief Members on the two items with the aid of PowerPoint.

## S/N 2

10. In response to Dr Lee Ho-yin's enquiry about grading S/N 2 (Pak Tsz Lane), Mr Tom Ming replied that the original old houses at Pak Tsz Lane had been demolished, and the granite steps and the adjourning wall were the only built structures remained. Therefore, a Grade 2 status was proposed by the Expert Panel for this item on the basis of the six assessment criteria.

11. Mr Andrew Lam supported the proposed Grade 2 status as recommended by the Expert Panel. However, he expressed concerns about the goods and other stuff placed along the lane and suggested that explanatory plaques be set up to enhance public's understanding of the history of the lane.

12. Mr Tom Ming said that explanatory plaques had been set up at Pak Tsz Lane, which was one of the spots of the Sun Yat-sen Historical Trail. More information on the background of the site would be provided after the beautification works had been carried out by URA.

13. Dr Lau Chi-pang expressed that the lane was of significant historic value and suggested it be accorded a proposed Grade 1 status.

14. Dr Joseph Ting echoed with Dr Lau Chi-pang's comments. He also recommended that the steps at Shing Wong Street be included for grading assessment. Mr Tom Ming supplemented that the Shing Wong Street steps had been included in the list of new items and would be processed at a later stage.

15. Dr Lee Ho-yin supported to accord the lane a proposed Grade 1 status and stressed that a higher grading would better preserve the setting of the lane.

16. In response to Mr Conrad Wong's question on the implications of grading, Dr Louis Ng explained that the gradings of individual buildings / structures would provide an objective basis for determining the preservation needs and appropriate preservation measures.

17. With the above comments, the Chairman proposed to decide the proposed grading of S/N 2 by voting.

18. After counting the votes, the Chairman announced the following voting

result :

- (i) Number of votes supporting proposed Grade 2 : 6;
- (ii) Number of votes supporting proposed Grade 1 : 7.

#### S/N 1

19. Mr Tom Ming then highlighted that the planned revitalisation works of PMQ might affect the underground public latrine nearby. As such, a grading would provide a basis for formulating appropriate preservation measures for the latrine.

20. Mr Tony Lam commented that historic structure S/N 1 was one of the few remaining underground latrines in Hong Kong and thus suggested its grading be upgraded.

21. In response to Ms Lilian Law's enquiry about the social meaning of the underground latrine for local residents, Dr Alan Fung said that the latrine had been catered for the needs of people patronizing the open-air market in Staunton Street between Aberdeen Street and Shing Wong Street in the early 20<sup>th</sup> century. However, the open-air market had been destroyed during the Japanese occupation and, it had been replaced by Bridges Street Market after the war.

22. In reply to Prof Simon Shen, Mr Tom Ming explained that historic structure S/N 1 was not an integral part of the PMQ. They were also built at different periods and therefore their gradings would be assessed separately.

23. Mr Tim Ko supplemented that public latrines were fee-charging in the old days. The Government started to build series of free public latrines after the outbreak of plague in the late 19<sup>th</sup> century. This historic structure therefore symbolised the rising awareness of public sanitation in Hong Kong's history. Prof Chung Po-yin shared similar views.

24. With the above comments, the Chairman proposed to decide the proposed grading of historic structure S/N 1 by voting.

25. After counting the votes, the Chairman announced the following voting result :

- (i) Number of votes supporting proposed Grade 3 : 4;
- (ii) Number of votes supporting proposed Grade 2 : 9.

26. The Chairman concluded the Board's decision to accord S/N 1 and S/N 2 a proposed Grade 2 and proposed Grade 1 status respectively. AMO would proceed with the 1-month public consultation as usual.

27. The Chairman then invited Dr Alan Fung to take Members through all

items listed in Annex A and Annex B with the aid of PowerPoint.

28. While discussing historic buildings Number<sup>2</sup> 247, 294, 250, 251, 255, 260, 263, 265 (No. 1, 2, 5, 6, 10, 15, 18, 20, San Lau Street, Sha Tau Kok), Mr Tony Lam and Dr Lau Chi-pang asked why other historic buildings along San Lau Street were not included in Annex A for deliberation. Mr Tom Ming replied that letters had been posted to individual owners of the historic buildings along San Lau Street. The gradings of those historic buildings with no adverse comments from the owners would be dealt with first.

29. After deliberation on each item listed in Annex A and Annex B, Members endorsed the proposed gradings of all items in the Annexes. The gradings of those buildings confirmed at this meeting would be uploaded onto the AMO's website accordingly.

**Item 3 Heritage Impact Assessment for Transformation of the Former Police Married Quarters Site on Hollywood Road into a Creative Industries Landmark  
(Board Paper AAB/7/2011-12)**

30. The Chairman introduced the presentation team :

Mr Lawrence Fung

Chairman, Board of Directors, Musketeers Education and Culture Charitable Foundation Limited (Musketeers Foundation);

Mr Li Ho-kin

Chief Architect, Architectural Services Department (ArchSD);

Mr Henry Lo

Project Manager, Centre for Architectural Heritage Research, CUHK;

Ms Peggy Wong

Senior Consultant, ERM-Hong Kong, Limited

Mr Stephen Ip

Executive Director, Musketeers Foundation;

Mr Wu Chung-kei

Senior Project Manager, ArchSD;

Prof Ho Puay-peng

Director of School of Architecture cum Director of Centre for Architectural Heritage Research, The Chinese University of Hong Kong (CUHK);

31. Mr Lawrence Fung and Li Ho-kin briefed Members with a PowerPoint

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<sup>2</sup> This 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.

presentation on the proposed project to transform PMQ into a creative industries landmark and proposed revitalisation works. Mr Lawrence Fung highlighted that an Underground Interpretation Area (UIA) would be provided for display and interpretation of the remnants of the Former Central School. Guided tours, seminars and workshops would be arranged to introduce the history of Former Central School. Mr Li Ho-kin explained the accommodation schedule particularly the construction of “i-Cube” and the glass canopy above the central courtyard.

32. Mr Henry Lo and Ms Peggy Wong carried on briefing Members on the Built Heritage Impact Assessment (BHIA) and the Archaeological Impact Assessment (AIA) respectively. Mr Henry Lo introduced the character defining elements of the PMQ buildings and the corresponding mitigation measures devised. Ms Peggy Wong then introduced the UIA, major ground works and the mitigation measures devised.

33. Mr Tim Ko said that Shing Wong Temple was situated at the PMQ site, but the presentation had not covered this important Chinese traditional structure. Mr Kevin Sun responded that an archaeological investigation of the site had been conducted in 2007. Remains of Shing Wong Temple, if any, might be located in the northwest portion of the site and it was inappropriate to conduct extensive excavation for searching those remains which might damage the existing rubble retaining walls of Central School and stonewall trees along the Hollywood Road and Shing Wong Street. The findings had been reported to AAB and were detailed in the investigation report which had already been uploaded onto AMO’s website.

34. Prof Simon Shen declared interests as he was an alumnus of Queen’s College (Central School was renamed as Queen’s College in 1894). In reply to Prof Simon Shen’s question about the content of the UIA, Mr Stephen Ip explained that in addition to the remnants of the Central School, collections about Queen’s College would also be displayed at the UIA.

35. Dr Lee Ho-yin expressed his support to the proposed project which struck a balance between heritage conservation and adaptive re-use. Mr Tony Lam echoed with Dr Lee Ho-yin’s comments.

36. Mr Andrew Lam was concerned about the technical implementation of the UIA. Prof Ho Puay-peng explained that the design concept would be similar to the structural remains preserved in the Guildhall Art Gallery in London and the project architect would work out the detailed design to facilitate public viewing with convenient access.

37. In response to Ms Lilian Law’s questions, Mr Li Ho-kin replied that most of the elevations of Block A and Block B would be preserved. Only part of the elevations at 1/F and 2/F facing the courtyard would be altered for connecting the i-Cube. Having noted AAB’s recent decision to accord the underground public latrine



a proposed Grade 2 status, Mr Li Ho-kin expressed that the proposed removal of a section of the parapet of the latrine entrance for widening the pedestrian path outside the PMQ would be re-considered.

38. The Chairman concluded that AAB was generally supportive of the proposed revitalisation project and that further consultation with AAB to finalise the HIA report was not required. The presentation team left at this juncture.

**Item 5      Any Other Business**

39.            There being no other business, the meeting was adjourned at 5:30 p.m.

Antiquities and Monuments Office  
Leisure and Cultural Services Department  
June 2011

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Ref: LCS AM 22/3