

**ANTIQUITIES ADVISORY BOARD**

**Minutes of the Open Session of the 154<sup>th</sup> Meeting  
held on Wednesday, 15 June 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  
Ms Susanna Chiu Lai-kuen  
Professor Chung Po-yin  
Mr Henry Ho Kin-chung  
Mr Philip Kan Siu-lun  
Mr Tim Ko Tim-keung  
Mr Tony Lam Chung-wai  
Mr Andrew Lam Siu-lo, JP  
Ms Lilian Law Suk-kwan, JP  
Dr Lee Ho-yin  
Mr Laurence Li Lu-jen  
Ms Janet Pau Heng-ting  
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: Mrs Mariana Cheng Cho Chi-on, BBS, JP  
Professor Ho Pui-yin  
Dr Lau Chi-pang  
Professor Tracey Lu Lie-dan  
Dr Ng Cho-nam, BBS, JP  
Professor Simon Shen Xu-hui  
Professor Billy So Kee-long

In Attendance: Development Bureau

Mrs Laura Aron  
Commissioner for Heritage

Miss Queenie Lee  
Assistant Secretary (Heritage Conservation)<sup>4</sup>

Mr Terence Lo  
Technical Advisor 2  
(for item 5 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 (Archaeology)

Mr Kevin Sun  
Curator (Education and Publicity)

Ms Angela Siu  
Curator (Historical Buildings) 2

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

Mrs Alice Mak  
Senior Town Planner/Metro & Urban Renewal

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.

**Item 1-2 Confirmation of Minutes  
(Board Minutes AAB/1/2011-12)  
(Board Minutes AAB/2/2011-12)**

2. The minutes of the 152<sup>nd</sup> and 153<sup>rd</sup> Meetings held on 22 February 2011 and 22 March 2011 respectively were confirmed without amendment.

**Item 3 Matters Arising and Progress Report  
(Board Paper AAB/11/2011-12)**

3. Mr Tom Ming reported that with Members' support to the proposal of declaring the fortified structure at Ha Pak Nai, Yuen Long as a monument under the Antiquities and Monuments Ordinance (Cap. 53) (the Ordinance) at its meeting on 22 February 2011, the Antiquities and Monuments Office (AMO) was proceeding with the declaration procedures as required under the Ordinance and gazettal of the declaration would be arranged in due course.

4. He then highlighted the restoration and maintenance projects being handled by AMO listed in Annex B to the Board paper. He said that in order to demonstrate building conservation works in different stages, viz before restoration,

works in progress and after restoration, two site visits had been specially arranged for Members on 28 April 2011 and 18 May 2011.

5. In respect of the Board's previous discussions on the Rock Carving Consultancy Study (the Study), the Chairman informed Members that Mr William Mecheam recently wrote to the Board again about the matter. The Secretariat would circulate the letter together with a brief update on the study to Members for information. Mr Tom Ming supplemented that all consultants' reports had been received and their findings had been studied by AMO. Recommendations that could be implemented immediately were being pursued while the rest which required further study or input from other departments concerned were being followed up. A paper enclosing the consultants' reports and detailing the follow-up actions would be submitted to the Board for discussion at the upcoming meeting.

6. In response to Dr Joseph Ting's inquiries, Mr Tom Ming replied that :
- (i) restoration works for Residence of Ip Ting-sz had been practically completed in early 2011. Interpretation installations and other supporting facilities were being arranged. It was anticipated that the monument would be open to the public by early October;
  - (ii) repairs and improvement works for Morrison Building, Hoh Fuk Tong Centre were being carried out in phases;
  - (iii) rescue excavation at So Kwun Wat, Tuen Mun had been completed and studies of the archaeological finds were underway. The research report was under preparation and would be issued when ready.

**Item 4 Kai Tak Development Urban Design Enhancement Proposals in Connection with Preservation of Lung Tsun Stone Bridge Remnants (Board Paper AAB/12/2011-12)**

7. The Chairman introduced the presentation team :

Mr Anthony Lo

Chief Engineer/Kowloon 1 (Kowloon), Civil Engineering and Development Department (CEDD);

Mr Peter Chui

Senior Engineer/6 (Kowloon), CEDD;

Ms Jessica Chu

Senior Town Planner/Kowloon 3, Planning Department

8. Mr Anthony Lo briefed Members on the current progress of Kai Tak Development (KTD). Since the approval of the Kai Tak Outline Zoning Plan (approved OZP) in November 2007, implementation of the Kai Tak Development (KTD) had been in full swing in accordance with the comprehensive planning framework. With the need for subsequent development refinements in response to the

views collected in the public engagement exercise for preserving Lung Tsun Stone Bridge (the Bridge) remnants, and relocation of roads away from the waterfront to improve accessibility, the approved OZP had to be amended in order to achieve urban design enhancement for KTD to meet its vision for developing “A Distinguished, Vibrant, Attractive and People-oriented Kai Tak by the Victoria Harbour”.

9. Mr Anthony Lo continued to brief Members on the key urban design enhancement proposals in connection with the Bridge remnants which were listed as below :

- (i) during the engagement exercise for preservation of the Bridge remnants, the public generally considered a preservation corridor of not less than 25m wide could provide adequate space for the appreciation of the Bridge remnants and the display of associated interpretation facilities. However, to provide greater flexibility in the interpretation design, it was proposed to provide a 30m wide preservation corridor. The 30m wide preservation corridor together with the plaza at its southern end connecting to the Station Square were proposed to be rezoned as “Open Space” (“O”) to reflect the planning intention to preserve the remnants in a setting for public enjoyment;
- (ii) in view of the historical linkage between the Bridge and the Kowloon Walled City, a pedestrian subway across Prince Edward Road East (PERE) to connect the preservation corridor with Shek Ku Lung Road Playground and thence the Kowloon Walled City Park was proposed. The proposal was in general supported by the public. Boundaries of the development sites in the vicinity would be readjusted to provide space for accommodating the preservation corridor; and
- (iii) the three development sites adjoining the preservation corridor were proposed to be rezoned as “Comprehensive Development Area” (CDA) to ensure harmony between the development sites and the preservation corridor.

10. He further introduced other proposals for enhancing the gateway image along the Bridge and Kai Tak River and providing a large landscaped and community area for arts and performance :

- (i) the curvilinear landscaped elevated walkway would be curtailed and merged with a commercial site which was proposed to be rezoned as “Other Specific Uses” (“OU”) to provide venue for outdoor art performance and platform for public viewing;
- (ii) a twin-tower would be constructed along Kai Tak River to reinforce the gateway image;
- (iii) the layout of the Underground Shopping Street (USS) connecting to Kowloon City had been refined to align under public roads and open spaces with connection to the preservation corridor to capitalise on

- the potential patronage; and
- (iv) the split of domestic/non-domestic plot ratio of the two sites zoned “Other Specified Use (Mixed Use)” was proposed to be adjusted to maintain the overall development quantum of the Kai Tak City Centre.

11. In response to the Chairman’s question on the maintenance and management responsibility of the preservation corridor in future, Mr Anthony Lo explained that the entire corridor was proposed to be rezoned as “Open Space” for public enjoyment, and it would be premature to consider the mode of operation at this stage.

12. Mr Andrew Lam inquired whether the development of the “CDA” sites, the preservation corridor and Shatin to Central Link (SCL) would be conducted in the same phase. Mr Anthony Lo answered that the development of the preservation corridor was expected to commence upon the completion of the works of SCL nearby.

13. As regards the question on height restriction raised by Mr Tony Lam, Mr Anthony Lo explained that the intention was to control the maximum building height along the preservation corridor. In this connection, it would provide more flexibility for the development if the sites were rezoned as “CDA” as proposed.

14. In reply to Ms Janet Pau’s inquiry on the features of the USS, Mr Anthony Lo said that the design of the USS would form a coherence ambience with the preservation corridor at the connection point.

15. Mr Laurence Li declared interest as he was a member of Town Planning Board. He was concerned about the stone tablet inscribed with “龍津” which was currently installed in Lok Sin Tong Primary School. Mr Anthony Lo replied that follow-up action with relevant parties would be continued.

16. There being no further questions from the Board, Mr Anthony Lo thanked Members for their valuable views and the presentation team left at this juncture.

**Item 5      Heritage Impact Assessment for the Heritage Site of the Stone Houses at Nos 31-35 Hau Wong temple New Village (Board Paper AAB/13/2011-12)**

17. The Chairman introduced the presentation team :

Ms Irene Chan  
Executive Secretary, Wing Kwong So-Care Company Limited (Wing Kwong So-Care);

Mr Yuen Kwok-cheung  
 Executive Director, Spence Robinson Limited;  
 Mr Johnny Lee  
 Design Consultant, Spence Robinson Limited;  
 Mr Henry Lo  
 Project Manager, Centre for Architectural Heritage Research, The  
 Chinese University of Hong Kong

18. Mr Henry Lo remarked that the Stone Houses would be revitalised into “Stone House Family Garden” with interpretation areas, a themed cafeteria, an education/visitor centre and a tourist services centre. He went on to introduce the historical background, architectural merits and key character-defining elements (CDEs) of the Stone Houses.

19. Mr Henry Ho expressed concerns about the attractiveness of the proposed project as a themed cafeteria. To attract more visitors, he suggested strengthening its association with the history of Kowloon City district and organising more themed events. He also encouraged more co-operations with NGOs within the district.

20. The Chairman, who was also the Chairman of the Advisory Committee on Revitalisation of Historic Buildings (the Committee), expressed that the Committee had similar concerns when assessing the revitalisation proposal. Having noted the background of Wing Kwong So-Care, the Committee believed that the project proponent could become self-sustainable with its established network.

21. Ms Susanna Chiu shared similar views with Mr Henry Ho. She further commented that the style of the new buildings was not complementary to that of the existing Stone Houses. She also expressed concern if the additional structural strengthening works could cope with the expected visitor flow.

22. Ms Irene Chan responded that it was targeted that the “Stone House Family Garden” would be financially balanced in three years. They had consulted various parties on how to increase the attractiveness of the themed cafeteria. Their plan was to provide a leisure dining place for post-60s/post-70s customers and to turn the site into a youth hub equipped with various facilities such as board games. They also planned to organise regular performances/events at the open space of the site. Mr Henry Lo added that the new buildings would be a simple and humble structure which would not over-shadow the Stone Houses. He also pointed out that the new buildings should be of a design compatible with the Stone Houses, in line with the international heritage conservation principles and guidelines.

23. With reference to the Chinatown Heritage Centre (牛車水原貌館) in Singapore, Prof Chung Po-yin recommended that more interpretation of human lives of the place and surrounding areas be displayed.

24. Ms Lilian Law suggested that fruit trees particularly lychee trees be planted in the open space to restore to the previous landscape appearance.

25. Mr Conrad Wong considered that the style of the Stone Houses contrasted with that of the new buildings. He was concerned that the provision of fire services would induce significant impact to the Stone Houses. He also stressed the importance of focusing on a particular group of customers in formulating the business strategy.

26. Mr Tim Ko said that there were several famous film studios in the vicinity during the 1950s and 1960s which marked the golden period of Hong Kong's film industry, and this should be shown at the site. He also remarked that the Stone Houses were probably the remaining structure of the "Model Village" (模範村) which was built by the Japanese authority during Japanese occupation.

27. Mr Henry Lo said that they would take into consideration Members' suggestion for the future landscape of the open space. Besides, they would continue to conduct researches on the historical background of the Stone Houses and the district to facilitate the formulation of an interpretation plan. He also clarified that the land for building "Model Village" was just close to the Stone Houses area and that the Stone Houses might not be the remaining structure of the "Model Village".

28. Mr Yuen Kwok-cheung further explained that it was necessary to carry out strengthening works to comply with modern-day requirements. He added that the new buildings with green walls and green roofs were so designed to cause minimum visual impact to the Stone Houses and to tie in with the surrounding landscape. Mr Terence Lo supplemented that installation of sprinklers would not cause significant impact to the small-sized, rectangular-shaped rooms of the Stone Houses. In addition, technical enquiry to Fire Services Department (FSD) was carried out and exemption /relaxation on the provision of fire services installations could be considered with technical justifications. The Commissioner for Heritage's Office (CHO) would continue to liaise with FSD.

29. Mr Andrew Lam considered the current design of the new buildings acceptable. He was of the view that buildings at the site, old and new, should be harmonised with each other.

30. Dr Lee Ho-yin expressed his support to the Heritage Impact Assessment report (HIA). He commented that the objective of this adaptive-reuse project was to revitalise the historic buildings by providing community services in the form of a social enterprise and this objective should be highlighted in future publicity moves.

31. The Chairman concluded that AAB was generally supportive of the



proposed revitalisation works. Further consultation with AAB to finalise the HIA report was not required. The presentation team left at this juncture.

**Item 6 Declaration of the School House of St. Stephen's College as a Monument  
(Board Paper AAB/14/2011-12)**

32. Prior to the presentation, Dr Joseph Ting declared interests as he was the advisor of St. Stephen's College.

33. Mr Tom Ming briefed Members that the School House of St. Stephen's College had been accorded a Grade 1 status by AAB at its meeting on 18 December 2009. AMO considered that the heritage value of the School House had reached the "high threshold" required for monuments and thus proposed to declare it as a monument under section 3(1) of the Ordinance.

34. Ms Angela Siu then gave a presentation on the historical and architectural merits of the School House.

35. Dr Joseph Ting supplemented that St. Stephen's College, modeling on English public school, had been established to provide education for relatively wealthy Chinese. He opined that other buildings in the campus were also of heritage value. Mr Tom Ming informed Members that a number of buildings in the campus, other than the School House, had been accorded Grade 2 or Grade 3 status by AAB according to their individual heritage value.

36. In response to Mr Tony Lam's enquiry on the extent of the building to be declared, Mr Tom Ming replied that the declaration would include the exterior and interior of the School House. In order to facilitate St. Stephen's College to carry out routine maintenance and minor repair to the School House after declaration, AMO would arrange a Block Permit to the College under the Ordinance.

37. In reply to Dr Anissa Chan and Ms Susanna Chiu's questions, Mr Tom Ming explained that AMO would help seek funding for repair/maintenance of the historic fabrics of the School House after its declaration while the repair/maintenance of the non-historic facilities/installations of the building would continue to be taken care by the College through the normal channels.

38. The Chairman concluded that the AAB supported the proposal of declaring the School House of St. Stephen's College as a monument under the Ordinance.

**Item 7      Reaffirmation of the Recommendation to Declare King's College as a Monument**  
**(Board Paper AAB/15/2011-12)**

39.        Mr Tom Ming briefed Members that AAB recommended declaring King's College as a monument in 2004. In the recent assessment exercise of 1 444 historic buildings, King's College was accorded a Grade 1 status by AAB. It was obvious that the heritage value of King's College had reached the "high threshold" for it to be declared as a monument under the Ordinance. Members were requested to reaffirm the Board's recommendation made in 2004.

40.        Ms Angela Siu then gave a presentation on the historical and architectural merits of King's College.

41.        In reply to Mr Tony Lam, Ms Angela Siu explained that the school garden had been substantially refurbished and the fountain had been reconstructed around 2004, thus the school garden would not be within the monument boundary.

42.        With no further comments, the Chairman concluded that the AAB supported the proposal of declaring King's College as a monument under the Ordinance.

**Item 8      Assessment of 1 444 Historic Buildings - Finalisation of the Gradings of Proposed Graded Buildings and Results of Assessment of New Items**  
**(Board Paper AAB/16/2011-12)**

43.        The Chairman then invited Dr Alan Fung to take Members through all items listed in the Annexes with the aid of PowerPoint.

44.        Dr Joseph Ting suggested that Number<sup>1</sup> 400 (Holy Family Chapel, Chek Keng, Tai Po) was comparable with or even of higher historical significance than Number 655 (Rosary Mission Centre, No. 1 Wong Mo Ying, Sai Kung) thus it should be accorded a Grade 2 status. Mr Andrew Lam, Dr Lee Ho-yin and Mr Tim Ko shared similar view.

45.        Mr Laurence Li and Dr Anissa Chan were of the view that more information such as the considerations of the Expert Panel should be considered before the gradings of these two buildings were confirmed.

46.        Ms Janet Pau suggested that the grading of a historic building be adjusted if it was really associated with significant events in Hong Kong's history.

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<sup>1</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.

47. Mr Tom Ming explained that the proposed grading was recommended by the Expert Panel based on the six assessment criteria and special consideration would be given to the buildings of distinguishable historic significance. Dr Louis Ng added that historical value of a historic building/structure could be evaluated in terms of its importance in the historical development of Hong Kong and its association with a historical event. The overall heritage value of various historic buildings/structures associated with a particular historical event would be different after the comprehensive assessment based on the six criteria.

48. With the above comments, the Chairman decided that the gradings of both Number 400 and Number 655 be reconsidered by the Expert Panel.

49. Mr Andrew Lam proposed to assess the heritage value of all historic buildings/structures within St. Michael's Catholic Cemetery, Happy Valley as one single entity. Mr Tom Ming replied that in the 1 444 grading exercise, historic buildings/structures within a compound yet of different construction years and styles were assessed individually. However, AMO had received requests to assess the heritage value of the historic cemeteries in Hong Kong and some had been included in the list of new items.

50. Dr Joseph Ting expressed his support for the assessment of historic cemeteries in Hong Kong because of their uniqueness and historical significance

51. After deliberation on each item listed in Annex A, Members endorsed the proposed gradings of all items except Number 400 and Number 655.

52. As regards Annex B, Mr Tom Ming recapped that AAB discussed at the previous meeting the proposed gradings of the two new items. AMO then proceeded with one-month public consultation on the proposed gradings as usual and no adverse comment had been received. With the information, Members endorsed the proposed gradings of the two items listed in Annex B.

53. Dr Alan Fung then went on to introduce all items listed in Annex C.

54. Mr Tony Lam commented that S/N<sup>2</sup> 1, built with flat slab, had special architectural merit and suggested it be accorded a proposed Grade 2 status, instead of Grade 3 as recommended. Dr Lee Ho-yin concurred with Mr Tony Lam and supplemented that S/N 1 was a typical Bauhaus style building.

55. Mr Andrew Lam also supported to accord S/N 1 a proposed Grade 2 status

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<sup>2</sup> This numbering of the historic buildings mentioned in the minutes follows that listed in Annex C to AAB Board Paper AAB/16/2011-12.

in view of its historical significance.

56. After deliberation, the Chairman decided that S/N 1 be reviewed by the Expert Panel.

57. Dr Lee Ho-yin pointed out that S/N 3 was another Bauhaus style building and suggested that the proposed grading should be upgraded to Grade 2 status.

58. In reply to Ms Janet Pau's question about the association between S/N 3 and American Congregational Mission Preaching Hall (the Church) and the association between the Church and Dr Sun Yat-sen, Mr Tom Ming clarified that S/N 3 partially fell within the lot where the Church once stood. Dr Sun Yat-sen had lived and received baptism in the Church. Mr Tom Ming further explained that this piece of information had already been considered by the Expert Panel on the grading assessment.

59. The Chairman proposed with Members' agreement to endorse S/N 3's proposed grading at Grade 3 status first. Adjustment of the grading of S/N 3 could be considered when more research information on comparison of the Bauhaus style buildings in the territory was available.

60. The Chairman concluded that the Board had noted the proposed grading of S/N 2, S/N 3 and S/N 4. AMO would proceed with the 1-month public consultation of these historic buildings as usual.

## **Item 9 Any Other Business**

61. Mr Tim Ko said that in view of the recent discussions on whether Hung Lau in Tuen Mun should be declared as a monument, he had conducted researches into Hung Lau and the former Castle Peak Farm (CPF). He was of the view that Hung Lau, situated within the former CPF, was probably built in early 20<sup>th</sup> century yet it was not definitely sure if the building did exist before 1911.

62. Mr Tom Ming supplemented that given the historical significance of the former CPF in the anti-Qing revolutionary movement and Hung Lau being the only historic structure within the site of the former CPF, AAB had accorded a Grade 1 status to Hung Lau. Based on available information, it was uncertain whether the existing Hung Lau, which carried some characteristics of the architecture in the 1920s and 1930s, was the same original structure that existed on the site in the early 20<sup>th</sup> century. Should it be a structure constructed only after the revolutionary movement, it might not reach the high threshold to be declared as a monument. Given the situation, Hung Lau would not be considered for declaration as a monument for the time being unless there was new information to support the direct relationship between Hung Lau and the revolutionary activities.

63. Members noted the above and agreed with the existing approach of handling the case.

64. There being no other business, the meeting was adjourned at 6:15 p.m.

Antiquities and Monuments Office  
Leisure and Cultural Services Department  
September 2011

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Ref: LCS AM 22/3