

ANTIQUITIES ADVISORY BOARD

Minutes of the 165th Meeting
on Wednesday, 4 December 2013 at 3:00 p.m.
in Conference Room, Hong Kong Heritage Discovery Centre
Kowloon Park, Haiphong Road, Tsim Sha Tsui, Kowloon

Present: Mr Andrew Lam Siu-lo, JP (Chairman)
Mr Stephen Chan Chit-kwai, BBS, JP
Prof Rebecca Chiu Lai-har, JP
Prof Chung Po-yin
Prof Ho Pui-yin
Mr Tim Ko Tim-keung
Ms Lilian Law Suk-kwan, JP
Mr Philip Liao Yi-kang
Mr Kenny Lin Ching-pui
Prof Tracey Lu Lie-dan
Ms Janet Pau Heng-ting
Ms Yvonne Shing Mo-han, JP
Dr Winnie Tang Shuk-ming, JP
Ms Karen Tang Shuk-tak
Dr Joseph Ting Sun-pao
Ms Ava Tse Suk-ying, SBS
Sr Wong Bay

Mr Asa Lee (Secretary)
Senior Executive Officer (Antiquities and Monuments)
Leisure and Cultural Services Department

Absent with Apologies: Mr Chan Ka-kui, BBS, JP
Prof Ho Puay-peng, JP
Mr Tony Lam Chung-wai
Mr Joseph Luc Ngai
Prof Billy So Kee-long
Mr Conrad Wong Tin-cheung, BBS, JP

In Attendance:

Development Bureau

Mr Albert Lam

Deputy Secretary (Works)1

Miss Vivian Ko

Commissioner for Heritage

Leisure and Cultural Services Department

Ms Cynthia Liu, JP

Deputy Director (Culture)

Dr Louis Ng

Assistant Director (Heritage and Museums)

Mr Tom Ming

Executive Secretary (Antiquities and Monuments)

Mrs Ada Yau

Curator (Archaeology)

(for item 3 only)

Dr Alan Fung

Assistant Curator I (Buildings Survey)

(for item 4 only)

Planning Department

Miss Fiona Lung

Acting Assistant Director/Metro

Architectural Services Department

Mr Fong Siu-wai

Assistant Director (Property Services)

Mr Lam Sair-ling

Senior Maintenance Surveyor/Heritage

Opening Remarks

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

Item 1 Confirmation of Minutes of the 164th Meeting held on 10 September 2013 (Board Minutes AAB/4/2013-14)

2. The minutes of the 164th Meeting held on 10 September 2013 was confirmed with the following amendment proposed by Mr Tim Ko:

(i) to revise paragraph 22 as follows :

“Mr Tim Ko commented that the building was one of the earliest shophouses representing the development of Sham Shui Po from a market town to residences of the lower-class, and thus warranted a Grade 3 status.”

Item 2 Matters Arising and Progress Report (Board Paper AAB/22/2013-14)

3. Mr Tom Ming reported that the Béthanie and the Cenotaph had been declared as monuments by notice in the Gazette on 22 November 2013. The procedures for the declaration of Tat Tak Communal Hall and Fat Tak Tong as monuments as required under the Antiquities and Monument Ordinance (Cap. 53) had also been completed. The Antiquities and Monuments Office (“AMO”) was arranging to publish the declaration in the Gazette.

4. He brought Members’ attention to the unearthed archaeological survey-cum-excavation at Sacred Hill (North) (currently known as Sung Wong Toi) for the Shatin to Central Link projects. Members had been kept posted of the archaeological findings in the past year. In addition to recent building structures and remains of Qing Dynasty, cultural deposits dated to Song and Yuan Dynasties were also unearthed in the area. On 27 November 2013, AMO arranged a visit to the works site for Members to get a better understanding of the archaeological

discoveries. He added that those remains were seriously disturbed by the urban development over the past years and were in fragmentary condition, thereby only detailed recording would be arranged. Movable artefacts would be collected from the works site and stored properly. For those remains unaffected by the construction works, such as the square-shaped well, would be backfilled for temporary protection. The AMO would discuss with the project proponent, MTR Corporation Ltd., about the display and interpretation arrangement after the construction works. The final archaeological report would be completed in early 2014 and uploaded to the AMO's website for public access.

5. Noting that the square-shaped well was rare in Hong Kong and even in the South China region, the Chairman advised that appropriate display and interpretation arrangement for the well should be explored.

6. Prof Tracey Lu considered the archaeological discovery significant since cultural deposits and remains dated to Song and Yuan Dynasties were rare in Hong Kong. In addition to detailed recording, she suggested the remains of building structures be interpreted in museums and the square-shaped well be preserved in-situ as it might indicate human settlement in historical period.

7. Mr Tim Ko shared the same view and added that the square-shaped well and other remains were significant to reflect the history of Hong Kong in the Song Dynasty, in particular the role of Kowloon Bay as a market town by that time. He was of the view that it was worth considering setting up a heritage trail linking important spots in the vicinity, such as the Sheung Tai Temple (“上帝古廟”) and Sung Wong Toi Park.

8. Dr Joseph Ting opined that the square-shaped well was significant in witnessing the settlement in the Song Dynasty and thereby should be preserved. Knowing that many cultural remains dated to the Song Dynasty were discovered from various sites in Hong Kong, he recommended organising these materials systemically to showcase the story of Hong Kong in the Song Dynasty.

9. The Chairman said that AAB could further deliberate on the interpretation arrangement and organisation of education activities in due course.

10. Mr Tom Ming also briefed Members on the International Conference on Heritage Conservation 2013 organised by the Development Bureau and the

University of Hong Kong on 29-30 November 2013. Experts from overseas and the Mainland were invited to share their experiences on heritage conservation and the innovative tools of urban conservation.

**Item 3 Fees and Charges Review – Licence to Excavate and Search for Antiquities
(Board Paper AAB/23/2013-14)**

11. Mrs Ada Yau briefed Members on the background of the fee review and the fee proposal for the grant and renewal of licence to excavate and search for antiquities (“the Licence”) after review.

12. Sr Wong Bay recommended conducting the review regularly, at an interval of two to three years. Ms Yvonne Shing agreed to draw up the Licence fee on the basis of the user-pay principle and conduct the review regularly.

13. Noting that a majority of the Licences were issued to government departments or private developers, the Chairman considered that the increase of Licence fee would induce minimum impact to people’s livelihood.

14. The Chairman concluded that Members generally supported the fee proposal and advised the AMO to conduct a review on the Licence fee regularly, at an interval of two or three years.

**Item 4 Assessment of Historic Buildings
(Board Paper AAB/24/2013-14)**

15. Mr Tom Ming reported that Members accorded a proposed Grade 3 status to Serial No.¹ N93 (Village houses, Nos. 35-37, Fung Wong Wu, Ta Kwu Ling) in Annex A in the last AAB meeting. The AMO had conducted a one-month public consultation and received no adverse comment.

16. Noting the above, Members agreed to accord a Grade 3 status to Serial No. N93.

¹ This numbering of the historic buildings mentioned in the minutes follows the Serial No. listed in the Annexes to Board Paper AAB/24/2013-14.

17. In response to Dr Joseph Ting's enquiry, Mr Tom Ming explained that Serial No. N23 (Old British Military Hospital, Gatehouse & Gate Pillars, Nos. 8 & 12 Borrett Road) had not been included in the list of 1 444 historic buildings because it was a bit far away from the Old British Military Hospital main building and was not discovered during the territory-wide survey conducted from 1996 to 2000. The AMO was later informed that a few structures of the Old British Military Hospital had not been graded. After desktop research, the AMO confirmed that the said items were components of the Old British Military Hospital and were constructed almost at the same time when the hospital was built.

18. Regarding Serial No. N77 and N211 (Kowloon City Ferry Piers, Passenger and Vehicular Piers), the Chairman asked if there were similar ferry piers remaining in Hong Kong. Dr Alan Fung replied that there were three other vehicular ferry piers in Hong Kong, locating at Mui Wo, North Point and Kwun Tong.

19. In reply to Mr Stephen Chan's enquiry, Mr Tom Ming explained that AMO had received a suggestion to grade Serial No. N77 and N211 and the suggestion was put up to the Assessment Panel for deliberation. The Assessment Panel considered that the heritage significance of the two items did not warrant a grading after taking into account the research materials.

20. Mr Stephen Chan commented that ferries were the only means of transport among Hong Kong Island, Kowloon and outlying islands before the construction of the Cross Harbour Tunnel. As such, the ferry piers were bearing collective memories of the community and deserved a grading.

21. Ms Lilian Law expressed that she took ferry to and from Kowloon City and North Point daily during her secondary school days. She stressed the importance of the two items in people's livelihood in the old days and suggested both the ferry piers at Kowloon City and North Point be preserved.

22. Dr Joseph Ting commented that Serial No. N77 and N211 were among the earliest ferry piers which remained in Hong Kong. He recommended according them with a Grade 3 status in view of their social significance.

23. Prof Tracey Lu opined that the items were pieces of industrial heritage

which were worth preserving.

24. In view that there was no cogent need for grading assessment for Serial No. N77 and N211, the Chairman asked the AMO to provide more information on ferry piers of similar kinds to facilitate Members' deliberation of the grading of the two items.

25. As a side issue, Ms Yvonne Shing advised that education and publicity activities could be arranged for public appreciation of those graded historic items.

26. Mr Kenny Lin and Mr Stephen Chan suggested exploring interpretation of ferry piers in the Hong Kong Maritime Museum.

27. The Chairman stressed that the AAB would focus on public education and engagement and further deliberation would be arranged after the policy review.

28. In response to Ms Janet Pau's enquiry, Dr Alan Fung replied that Serial No. N78 (No. 65 Ha Heung Road, To Kwa Wan) was the only pre-war shophouse remained along Ha Heung Road. Mr Tim Ko added that the building was the only pre-war shophouse even in Tokwawan and Hunghom.

29. Mr Philip Liao considered the iron framed window, the shop signs and paintings of architectural significance and enquired if there were measures/mechanisms to help preserve these elements.

30. The Chairman and Mr Tom Ming explained that owners were not required to report to the Government to carry out minor maintenance and renovation works under the prevailing statutory and administrative mechanisms, and thereby the CHO and AMO might not be informed of these works.

31. Prof Ho Pui-yin worried that the shop signs and paintings would be lost after inappropriate renovation. Mr Tom Ming said that the AMO would issue a letter to the concerned owner after AAB had agreed on the proposed grading, informing the owner of the economic incentives offered by the Government. AMO would stand ready to provide technical advice on repair and even renovation of the building.

32. While noting Members' concerns, the Chairman stressed the importance of owners' cooperation in the conservation of private historic buildings. Prof Tracey Lu supplemented that social consensus was a pre-requisite for preserving a historic building. Prof Rebecca Chiu added that effort should be made on promoting heritage conservation.

33. Noting that Serial No. N172 (Nga Tsin Wai Village, Entrance Gate, Kowloon) was built in 1724, Mr Kenny Lin asked why only a Grade 3 status was accorded. The Chairman and Prof Tracey Lu expressed that the authenticity of the Entrance Gate had been diminished after extensive alterations.

34. In answering the Chairman's enquiry, Mr Tom Ming supplemented that the owner of Serial No. N177 (Nos 1166 & 1168 Canton Road, Mong Kok) was exploring preservation-cum-development of the building and the AMO would advise on the elements to be preserved after detailed survey.

35. The Chairman was of the view that Serial No. N179 (Nos 167 & 169 Lai Chi Kok Road, Mong Kok) was quite similar to other shophouses already accorded with a Grade 3 status and asked why this building did not warrant a grading.

36. Citing Serial No. N180 (Nos 18 & 20 Nullah Road, Mong Kok) as an example, Dr Alan Fung advised that the Assessment Panel considered Serial No. N180 a local landmark with a higher social value and thereby accorded a higher grading than Serial No. N179.

37. Prof Tracey Lu was of the view that Serial No. N179 and N180 were of similar architectural significance.

38. Mr Tim Ko commented that there were quite a number of pre-war buildings of higher heritage value in Shum Shui Po and supported that Serial No. N179 did not warrant a grading.

39. Prof Tracey Lu added that Serial No. N179 might not be very rare in Hong Kong at present but would become rare as time went by, and therefore suggested a proposed Grade 3 status be accorded to the building.

40. The Chairman tasked the AMO to prepare a list of shophouses in Shum

Shui Po already graded and not yet graded to facilitate Members' consideration of the grading of Serial No. N179.

41. With the above comments, Members supported the proposed gradings listed in Annex B except Serial No. N77, N211 and N179 which would be handled separately.

42. Before deliberation on the proposed grading of historic buildings listed in Annex C, Mr Tom Ming briefed Members that 16 historic buildings in Yuen Long Kau Hui were included in the list of 1 444 historic buildings and most of them had already been graded. Some Members suggested that other buildings in Yuen Long Kau Hui were of comparable heritage significance and should also be considered for grading assessment. As such, another 13 historic buildings in the area, as set out in Annex C, had been included. Upon the request of Members at the meeting held on 10 September 2013, AMO had listed the graded buildings in Yuen Long Kau Hui in Annex D for Members' easy reference.

43. Having considered the information in respect of the 16 graded buildings in Annex D and the 13 historic buildings in Annex C, Members supported the proposed grading of all items listed in Annex C.

44. The Chairman invited Members to comment on the recognition of Yuen Long Kau Hui as a cultural landscape and grading assessment for the whole area.

45. Prof Ho Pui-yin supported to conduct grading assessment for Yuen Long Kau Hui as a cultural landscape and to explore the preservation possibilities of the area in view of it being one of the earliest markets in Hong Kong and bearing testimony to the social and economic activities in the old days.

46. Prof Tracey Lu commented that the setting of Yuen Long Kau Hui was a reflection of people's settlement and social activities at that time and suggested that detailed documentation of the setting be conducted.

47. In view that some original historic structures such as the South Entrance Gate no longer existed, Prof Rebecca Chiu advised that information signs outlining the heritage value of these structures could be installed. Mr Stephen Chan shared the same view.

48. Mr Kenny Lin opined that Yuen Long Kau Hui could be a pilot study on the formulation of administrative conservation measures/mechanism for cultural landscapes.

49. Ms Yvonne Shing who was an indigenous inhabitant of the Shing Uk Tsuen (盛屋村) in Yuen Long suggested making reference to the successful revitalisation projects in Singapore and South Korea to convert Yuen Long Kau Hui into a heritage/tourism hub.

50. Sr Bay Wong expressed that Yuen Long Kau Hui was a historic settlement demonstrating the economic activities in the old days and supported the revitalisation of the area to commercial use. However, he considered maintenance of some buildings in dilapidated condition necessary before implementation of any revitalisation plan.

51. Prof Ho Pui-yin was of the view that the heritage value of Yuen Long Kau Hui lied with the characteristics and operation of an old market and some buildings were typical pieces of architecture. From its location, she believed Hong Kong was the trade centre in South East Asia several hundreds years ago. As such, it was an important piece of material evidence of the economic activities of Hong Kong.

52. With the above comments, the Chairman concluded that Members generally recognised the heritage significance of Yuen Long Kui Hui as a cultural landscape and it was worth conducting in-depth studies. Conservation options and arrangement of publicity programmes would be further deliberated.

53. Before deliberation on the items listed in Annex E, the following Members declared interest; opted to withdraw from the discussion and refrain from voting if necessary :

- (i) Mr Philip Liao is a Member of the Hong Kong Golf Club. His business partner and her husband were past and present captains of the Hong Kong Golf Club;
- (ii) Ms Yvonne Shing is a Member of the Hong Kong Golf Club.

54. Mr Tom Ming briefed Members that there were three old buildings within the Fanling Golf Course, namely, the Half-way House, the Clubhouse and the Fanling Lodge. The Half-way House had been accorded with a Grade 3

status by the AAB. The AMO had subsequently received requests for grading assessment of the Fanling Lodge and the Clubhouse in late 2009 and mid 2013 respectively. Members asked about the progress of the grading assessment of the Fanling Lodge and the Clubhouse at the meeting held on 10 September 2013. The proposed gradings of these two buildings as listed in Annex E were therefore put up for consideration at this meeting.

55. Prof Rebecca Chiu and Sr Wong Bay opined that the heritage value of Serial No. N88 (Fanling Lodge, Kwu Tung, Sheung Shui) had reached the high threshold to be declared as a monument.

56. In reply to the Chairman's enquiry on the boundary of Fanling Lodge, Mr Tom Ming explained that the garden of the Fanling Lodge was an integral part of the site, so the proposed grading was an assessment of the building and the garden as a whole.

57. Prof Tracey Lu considered the building and the garden an organic whole, thereby supported to include the garden for assessment. Mr Stephen Chan and Prof Rebecca Chiu shared the same view.

58. Dr Joseph Ting agreed and added that both the building and the garden were built at the same time and were designed as a retreat for the Governors then.

59. Citing the Palace of Versailles as example, Mr Kenny Lin considered it appropriate to include the garden in the assessment.

60. In response to the questions raised by Dr Joseph Ting and Ms Lilian Law, Mr Tom Ming said that in accordance with the existing practice of AAB, buildings/structures constructed in different periods would be graded individually. On the other hand, one single grading could be given to several buildings/structures if they were built at the same time to form a harmonious integral cluster.

61. Regarding the boundary of Serial No. N210 (Clubhouse, The Hong Kong Golf Club, Fanling Golf Course, Fanling), Dr Alan Fung remarked that only the original building constructed in 1914 was included in grading assessment whereas the extension, which was built afterwards, was excluded.

62. In answering Mr Kenny Lin's question on why a Grade 2 status was accorded to Serial No. N210, Mr Tom Ming explained that the heritage value of the building was assessed with regard to the six criteria, namely historical interest, architectural merit, group value, social value and local interest, authenticity and rarity. Dr Alan Fung supplemented that the Half-way House had previously been accorded with a Grade 3 status.

63. Dr Joseph Ting commented that the building, which was built almost a century ago, was important in illustrating the British lifestyle and how it influenced the Chinese during the colonial rule. Dr Joseph Ting, Mr Tim Ko and Ms Ava Tse recommended comparing Serial No. N210 with other clubhouses such as Kowloon Cricket Club, Kowloon Bowling Green Club, Deep Water Bay Golf Club, Club de Recreio, Shek O Country Club etc..

64. Dr Alan Fung supplemented the grading/proposed grading of the following clubhouses for Members' reference :

- (i) Shek O Country Club - proposed Grade 3;
- (ii) India Club – Grade 3;
- (iii) Kowloon Cricket Club – Grade 2;
- (iv) Former Clubhouse of Royal Hong Kong Yacht Club – Grade 2.

65. Ms Lilian Law enquired if the surrounding landscape should be included for grading assessment. Mr Tom Ming explained that the grading assessment to the clubhouse was based on the six criteria currently adopted for historic buildings, The surrounding large piece of landscape, in fact the golf course, would not be covered. Prof Rebecca Chiu shared the same view.

66. Noting that Serial No. N88 was accorded with a Grade 1 status, Mr Kenny Lin opined that Serial No. N210 was of similar heritage significance since more public were allowed to gain access to it. Sr Wong Bay supported and added that Chinese style roof was of architectural merit symbolising the East meeting with the West.

67. Prof Rebecca Chiu and Ms Karen Tang said that they respected the evaluation of the Assessment Panel and due consideration should be made before adjusting the proposed grading by the Assessment Panel. Nevertheless, Ms Karen Tang supported Sr Wong Bay's recommendation to declare Serial No. N88 as a monument and to accord a proposed Grade 1 status to Serial No. N210.

68. Prof Tracey Lu opined that the Doric order of Serial No. N210 was of architectural merit and she had no objection to accord a proposed Grade 1 status to Serial No. N210.

69. In response to Mr Tim Ko's enquiry, Mr Tom Ming said that the composition of the Assessment Panel which had been reported to Members vide Board Paper AAB/8/2009-10 remained unchanged. Following the usual practice, the Assessment Panel would assess the grading of new items based on the available information and materials collected from various sources. Recommendations of the Assessment Panel would then be submitted to the AAB for consideration. In case the AAB considered necessary, the Assessment Panel would be requested to revisit the proposed grading of the historic buildings. The final decision still rested with the AAB.

70. Mr Tom Ming further supplemented that the appraisals and photos of the historic buildings to be discussed had been and would continue to be sent to Members for reference before meetings. Detailed research materials, which were open for public inspection, could be viewed at the Reference Library of the Hong Kong Heritage Discovery Centre. As requested by Prof Rebecca Chiu, it was agreed that Members who would like to have a hard copy of the appraisals could inform the Secretariat.

71. After deliberation, the Chairman concluded that Members generally agreed to assess the Fanling Lodge (Serial No. N88) including the buildings and the garden of Serial No. N88 as a whole. The AMO would prepare the following information for Members' further consideration on the proposed grading of Serial No. N88 and N210:

- (i) Serial No. N88 – the boundary and information of other buildings situated within the boundary, if any; and
- (ii) Serial No. N210 – information of other clubhouses with proposed/confirmed grading.

72. Following the usual practice, the AMO would proceed to arrange a one-month public consultation on the proposed grading of those historic buildings which were agreed at the meeting.

Item 5 Any Other Business

73. There being no other business, the meeting was adjourned at 5:50 p.m.

Antiquities and Monuments Office
Leisure and Cultural Services Department
March 2014

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