

**ANTIQUITIES ADVISORY BOARD**

**Minutes of the 166<sup>th</sup> Meeting**  
**on Tuesday, 4 March 2014 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  
Mr Chan Ka-kui, BBS, JP  
Prof Rebecca Chiu Lai-har, JP  
Prof Chung Po-yin  
Prof Ho Puay-peng, JP  
Prof Ho Pui-yin  
Mr Tim Ko Tim-keung  
Mr Tony Lam Chung-wai  
Ms Lilian Law Suk-kwan, JP  
Mr Philip Liao Yi-kang  
Mr Joseph Luc Ngai  
Ms Janet Pau Heng-ting  
Ms Yvonne Shing Mo-han, JP  
Prof Billy So Kee-long  
Dr Winnie Tang Shuk-ming, JP  
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 Kenny Lin Ching-pui  
Prof Tracey Lu Lie-dan  
Ms Karen Tang Shuk-tak  
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

Dr Louis Ng

Assistant Director (Heritage and Museums)

Mr Tom Ming

Executive Secretary (Antiquities and Monuments)

Mr Kenneth TAM

Chief Heritage Manager

*(for item 3 only)*

Mrs Ada Yau

Curator (Archaeology)

*(for item 4 only)*

Dr Alan Fung

Assistant Curator I (Buildings Survey)

*(for item 5 only)*

Planning Department

Miss Fiona Lung

Assistant Director/Metro

Architectural Services Department

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 165<sup>th</sup> Meeting held on 4 December 2013 (Board Minutes AAB/7/2013-14)**

2. The minutes of the 165<sup>th</sup> Meeting held on 4 December 2013 were confirmed with the following amendments:

- (i) Proposed by Prof Tracey Lu to revise paragraph 6 as follows :

“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.”

- (ii) Proposed by Mr Philip Liao to revise paragraph 53(i) as follows :

“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;”

- (iii) Proposed by Sr Wong Bay to revise paragraph 66 as follows :

“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.”

**Item 2 Matters Arising and Progress Report  
(Board Paper AAB/26/2013-14)**

3. Mr Tom Ming reported that Tat Tak Communal Hall and Fat Tak Tong had been declared as monuments by notice in the Gazette on 27 December 2013. The Phase I restoration of Tat Tak Communal Hall had commenced in 2013 while the slope stabilisation works behind the building would start in 2014. Structural survey of Fat Tat Tong would be conducted in 2014 before the formulation of a restoration plan.

4. In response to the Chairman's enquiry on the opening arrangement of Fat Tat Tong, Mr Tom Ming reported that the concerned owners had given a written consent indicating their agreement to the opening of the building for public appreciation. The detailed arrangements would be finalised when the owners returned to Hong Kong later this year.

5. Noting that Fat Tat Tong was located at Sha Tau Kok, a relatively remote area, Ms Lilian Law enquired about the visiting arrangement for school students. Mr Tom Ming said that the opening arrangement of Fat Tat Tong would be uploaded to AMO's website for schools to plan the study trips.

6. In reply to Dr Joseph Ting's enquiry on the square-shaped well discovered at Sacred Hill (North), Mr Tom Ming said the well would not be affected by the construction works of the Shatin to Central Link project and could be preserved in-situ. The AMO would discuss with the concerned government departments about the future interpretation arrangements. The final archaeological report was expected to be completed around end of March 2014 and would be uploaded to AMO's website.

**Item 3 "Heritage Impact Assessment in respect of the Re-provisioning of  
Harcourt Road Fresh Water Pumping Station to Cotton Tree  
Drive"  
(Board Paper AAB/27/2013-14)**

7. The Chairman introduced the presentation team that consisted of the following members:

Mr Cheung King-min  
Senior Engineer/Design(2), Water Supplies Department

Mr Fung Yuk-ming  
Engineer/Design(9), Water Supplies Department

Mr Tony Lam Chung-wai  
Director, AGC Design Ltd  
(Mr Tony Lam, also an AAB Member, acted in the capacity of a member of the project team instead of an AAB Member in the course of discussion of this agenda item.)

8. Mr Fung Yuk-ming briefed Members on the background of the relocation of the fresh water pumping station from the harbourfront area to Cotton Tree Drive, the constraints on selection of a suitable site for the new pumping station and the proposed construction works of the new pumping station.

9. Mr Tony Lam pointed out that there were two heritage items within the study area of the Heritage Impact Assessment (“HIA”), namely the Flagstaff House which was a declared monument and an old stone wall. He then briefed Members on the cultural significance of these two heritage items, the potential impact of the proposed works to them and the proposed mitigation measures.

10. In answering Mr Stephen Chan’s question, Mr Tony Lam said that the old stone wall was constructed around 1860. A section of the wall would be temporarily removed and reinstated with its authenticity maintained as far as possible.

11. Mr Tim Ko raised objection to the proposed removal and subsequent reinstatement of the old stone wall as it was probably built shortly after 1841. Mr Tony Lam explained that the proposal was formulated after taking into account the technical problems encountered. Only part of the wall which fell within the works boundary would be temporarily removed.

12. In reply to Prof Rebecca Chiu’s enquiry, Mr Fung Yuk-ming expressed that new trees of about five meters tall would be planted at the roof level, first floor level and ground level of the new pumping station. Trees of larger size would induce more pressure to the underground pumping station and were

considered unsuitable.

13. The Chairman asked if there were other feasible sites for the new pumping station. Mr Fung Yuk-ming elaborated that the level of the pumping station could not be too high in order to receive fresh water from Kowloon side. The possible sites available in Central and Wan Chai districts were the open spaces in the Hong Kong Park but the amenity areas there would be reduced. As such, the proposed location was the most preferable option because amenity areas would not be reduced and public uses within the Hong Kong Park would not be affected during the construction and operation stages of the new pumping station. Mr Cheung King-min supplemented that the proposed project was discussed at the meetings of the relevant committees of the Wan Chai District Council and the Central and Western District Council on 15 October 2013 and 17 October 2013 respectively, and Members raised no objection to the proposed project.

14. Dr Joseph Ting believed that the concerned old stone wall was the earliest wall in the area and considered that it would be unfortunate if the wall had to be removed and subsequently reinstated. Sr Wong Bay shared the same view and suggested exploring other methods such as underpinning to avoid the need for removing the old stone wall.

15. Mr Philip Liao cited one of his projects in Macau as an example of preserving the original structure in-situ during construction and opined that the preservation of the old stone wall in-situ during construction might be technically feasible though the construction cost would be much higher.

16. Mr Fung Yuk-ming commented that if the old stone wall was preserved in-situ, it was necessary to underpin the wall during the construction stage, which might cause damages to the old stone wall. Mr Cheung King-min added that the old stone wall had been disturbed in the past and the reinstated wall would be structurally more stable.

17. Prof Chung Po-yin supported preserving the whole old stone wall as it bore testimony to the craftsmanship of stonemason in the old days.

18. Mr Stephen Chan agreed that the old stone wall was significant but raised no objection if removal and subsequent reinstatement were unavoidable.

19. The Chairman expressed that Members had no doubts on the choice of location. However, they were concerned about the integrity of the old stone wall which was of heritage significance. The project team was advised to explore alternative methods to minimise the adverse impact on the old stone wall and to provide a comparison of alternative methods for Members' further consideration.

20. Mr Kenneth Tam cited the stone wall at St Andrew's Church and Halifax Citadel, Canada as examples and pointed out that removal and subsequent reinstatement was commonly used in the preservation of stone walls. The construction cost and technical difficulties would be very high if the whole old stone wall had to be preserved in-situ during construction.

21. Understanding the difficulties encountered and the additional cost that might be incurred for preserving the old stone wall, the Chairman and Ms Lilian Law reiterated that a comparison of the construction cost, the adverse impact induced, etc. would facilitate Members' consideration.

22. Ms Lilian Law and Ms Janet Pau also worried about the adverse impact on the old stone wall after reinstatement and suggested that more information should be provided if reinstatement was unavoidable.

23. Mr Lam Sair-ling cited some reinstatement methods for Members' and project team's reference. Sr Wong Bay added that the condition survey result of the old stone wall would assist Members in selecting the best reinstatement method if removal and subsequent reinstatement were unavoidable.

24. Prof Rebecca Chiu stressed the importance of heritage conservation and supported that more options should be provided to Members for consideration.

25. Noting that the Water Supplies Department planned to seek funding approval from the Finance Committee of the Legislative Council in June 2014, the Chairman agreed that the Board could process the paper on the supplementary information related to the proposed mitigation measures for the old stone wall by circulation.

#### **Post-meeting note**

Subsequent to the AAB meeting held on 4.3.2014, a Supplementary AAB Paper 30/2013-14 was circulated to Members seeking their advice on the proposed

mitigation measures for the old stone wall in respect of the Re-provisioning of Harcourt Road Fresh Water Pumping Station to Cotton Tree Drive.

By the deadline of 1.4.2014, 14 members had expressed support to the mitigation measures proposed in the supplementary paper. 3 out of the 14 members who supported the mitigation measures urged the Water Services Department (WSD) to remove the stone wall by dismantling it into bigger sections for temporary storage and reinstatement, and to maximise the length of the wall to be left intact and preserved. 2 other members did not support the proposed mitigation measures. They had concern over the historic significance of the wall and preferred the Pumping Station be constructed at an alternative site so that the old stone wall would not be affected.

In accordance with Meeting Procedures and House Rules for the Antiquities Advisory Board, the Board may transact any business by circulation of papers, and a resolution in writing. Since a majority of Members (14/23) supported the mitigation measures as detailed in the supplementary paper, the AAB was generally supportive of the findings of the Heritage Impact Assessment and Members have been informed of the result vide a e-mail dated 3.4.2014.

**Item 4 Revised Concept Design for Interpretation of the Former Mountain Lodge and Improvement to its Surrounding Areas  
(Board Paper AAB/28/2013-14)**

26. The Chairman introduced the presentation team that consisted of the following members:

Mr Jacen Lo  
Senior Architect, Architectural Services Department

Mr Jim Chan  
Architect, Architectural Services Department

27. Mr Jacen Lo briefed Members that the concept design for the interpretation of the Former Mountain Lodge (“FML”) and improvement to its surrounding areas was revised with reference to comments made by Members at the AAB meeting held on 20 February 2013. He briefed Members on the revised design



including the refurbishment of the existing public toilet and food kiosk; the addition of a new ramp, the renovation of the existing pavilion; and the interpretation of the remnants of the Former Mountain Lodge.

28. Ms Janet Pau expressed her support to the revised design in general. Noting that some information would be displayed at the architrave, Ms Janet Pau doubted the suitability in view of the lighting and the height of the pavilion.

29. Prof Rebecca Chiu suggested old British-style railings and tiles of compatible style with the FML be used as far as practicable.

30. In response to questions from Mr Tony Lam, Prof Rebecca Chiu, Mr Stephen Chan and Prof Ho Puay-peng, Mr Jacen Lo explained that:

- (i) timber decks instead of patterned tiles would be installed inside the pavilion and the verandah due to the lack of supply of appropriate patterned tiles;
- (ii) the layout of the FML would be demarcated by on floor using tiles instead of dwarf wall as proposed in the previous design; the tiles would be carefully chosen to make it distinguishable from the old mosaic tiles; and
- (iii) timber decks would be pre-treated to prevent moisture and termite problems.

31. Mr Chan Ka-kui worried that the addition of metal railings would make the site less spacious. Mr Jacen Lo said that the design was to demolish the existing stone-faced parapet which was built 10-20 years ago and replace it by metal railings to enhance transparency. In addition, they would explore methods such as greening, to make the railings compatible with the FML site.

32. Prof Ho Puay-peng and Ms Lilian Law opined that greening of the metal railings might not be suitable. Ms Yvonne Shing and Ms Lilian Law commented that safety issue for children should also be addressed when designing those railings.

33. Mr Chan Ka-kui suggested the public toilet and food kiosk be relocated away from the FML site.

34. In response to Mr Joseph Ngai's suggestion to demolish the public toilet

and food kiosk, Ms Yvonne Shing and Ms Lilian Law stressed that both facilities were essential for visitors and should be kept.

35. Ms Lilian Law and Mr Philip Liao suggested the public toilet and food kiosk be renovated in British style or with compatible design with the FML.

36. Mrs Ada Yau explained that relocation of the public toilet would require relaying of underground drainage system.

37. In reply to Ms Lilian Law's enquiry on whether barrier-free access could be provided at the entrance to the FML, Mr Jacen Lo explained that due to the limitation of space, it was infeasible to add one more ramp at the entrance. However, sufficient signage would be installed to guide the users to the ramp provided.

38. With the above comments, the Chairman summarised Members' views as follows:

- (i) the public toilet and the food kiosk should be renovated to be compatible with the FML site if relocation was not possible;
- (ii) new facilities should be distinguishable from the existing historic fabrics;
- (iii) the improvement works should aim to provide a safe, convenient and comfortable place for public appreciation of the FML site.

#### **Item 5 Assessment of Historic Buildings (Board Paper AAB/29/2013-14)**

39. Mr Tom Ming reported that since further clarification on land issues was required, the processing of Serial No. N198 (Nos 27 & 28 Nam Mun Hau, Yuen Long Kau Hui, Yuen Long) listed in Annex A would need to be deferred.

40. Members raised no comment on the proposed gradings of other historic buildings listed in Annex A and their gradings were confirmed.

41. Before deliberation on the items listed in Annex B, the following Members declared interest:

- (i) Mr Philip Liao was 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) Mr Chan Ka-kui and Ms Yvonne Shing were Members of the Hong Kong Golf Club.

42. Dr Alan Fung presented a list of passenger piers and vehicular piers in Hong Kong to facilitate Members' comparison with Serial No. N77 (Kowloon City Ferry Piers, Passenger Pier) and N211 (Kowloon City Ferry Piers, Vehicular Pier).

43. Prof Ho Pui-yin suggested a proposed Grade 2 status for Serial No. N77 and N211 having regard that the two piers witnessed the development of Kowloon and it was rare to have both passenger and vehicular piers in close proximity.

44. Prof Ho Puay-peng considered Serial No. N77 and N211 of architectural merit and warranted a grading.

45. With the above comments, Members agreed to accord a proposed Grade 2 status to Serial No. N77 and N211.

46. As a side issue, Ms Yvonne Shing, Ms Janet Pau and Sr Wong Bay advised that education and publicity activities should be arranged for the public to appreciate graded historic items, including Serial No. N77 and N211.

47. After comparison of a list of graded shophouses in Sham Shui Po, Members agreed to accord a proposed grade 3 status to Serial No. N179 (Nos. 167 & 169 Lai Chi Kok Road, Mong Kok).

48. Mr Tom Ming then briefed Members that Serial No. N88 (Fanling Lodge, Kwu Tung, Sheung Shui) consisted of the main building, the garden and a number of auxiliary buildings, namely the old stable, the garage, the old and new guard houses and the plant rooms.

49. Prof Rebecca Chiu was of the view that one single grading should be accorded to the whole Fanling Lodge site. She also considered that its heritage value had reached the high threshold to be declared as a monument.

50. Dr Joseph Ting agreed and added that the whole site was designed as a retreat for the then Governors.

51. In response to the Chairman's enquiry, 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.

52. With the above comments, Members agreed to accord a proposed grade 1 status to Serial No. N88.

53. After a comparison of a list of clubhouses in Hong Kong, Members agreed to accord a proposed grade 2 status to Serial No. N210 (Clubhouse, The Hong Kong Golf Club, Fanling Golf Course, Fanling).

54. In response to the Chairman's enquiry, Dr Alan Fung confirmed that Serial No. N147 (Ceramic Kiln, Hin Fat Lane, Castle Peak Road, Tuen Mun) was the only complete dragon kiln remaining in Hong Kong. Mr Tom Ming supplemented that Serial No. N147, modelled on the kilns in Shiwan (石灣) was built in the 1940s and stopped operation in the 1980s due to the difficulties in compliance with environmental protection legislation and the competition from kilns in other regions.

55. In answering Prof Ho Puay-peng's question, Dr Alan Fung said that the ceramic kiln was used to produce small saucers, traditional Chinese money boxes and cooking utensils etc.. Mr Lam Sair-ling supplemented that the kiln was about 30m-40m in length with an inclination of about 20 degrees.

56. Noting that Serial No. N147 was situated on government land, Ms Lilian Law, Prof Ho Pui-yin and Sr Wong Bay raised the need for maintenance and recommended revitalisation of the kiln.

57. Mr Tim Ko opined that Gurkhas soldiers in the British Army were trained in Hong Kong since 1950s, and thereby Serial No. N148 (Former Perowne Barracks, Gurkha Temple, Tuen Mun) and Serial No. N149 (Former Perowne Barracks, Kesarbahadur Hall, Tuen Mun) were significant in witnessing the strong relationship between Gurkhas soldiers and Hong Kong.

58. With the above comments, Members supported to accord a proposed Grade 3 status to Serial No. N147, N148 and N149. Following the usual practice, the AMO would proceed to arrange a one-month public consultation on the historic buildings listed in Annexes B and C.

#### **Item 6 Any Other Business**

59. The Chairman drew Members' attention to the progress of the policy review on conservation of built heritage. He recapped that Members agreed to kick start the public engagement exercise with a series of public education activities at the last AAB Special Meeting.

60. Mr Albert Lam and Ms Vivian Ko briefed Members that a series of public education activities including exhibitions, seminars, talks etc. would be held from March to May 2014 and the materials were being prepared with reference to comments made by Members at the last AAB Special Meeting. Besides, short video and TV API were also under preparation.

61. There being no other business, the meeting was adjourned at 6:10 p.m.

Antiquities and Monuments Office  
Leisure and Cultural Services Department  
June 2014

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