

ANTIQUITIES ADVISORY BOARD

Minutes of the 169th Meeting
on Thursday, 4 December 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 Chan Ka-kui, BBS, JP
Mr Stephen Chan Chit-kwai, BBS, JP
Prof Rebecca Chiu Lai-har, JP
Prof Chung Po-yin
Prof Ho Pui-yin
Mr Tony Lam Chung-wai
Mr Philip Liao Yi-kang
Mr Kenny Lin Ching-pui
Ms Janet Pau Heng-ting
Ms Yvonne Shing Mo-han, JP
Prof Billy So Kee-long
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:

Prof Ho Puay-peng, JP
Mr Tim Ko Tim-keung
Prof Tracey Lu Lie-dan
Ms Lilian Law Suk-kwan, JP
Mr Joseph Luc Ngai
Dr Winnie Tang Shuk-ming, JP
Ms Karen Tang Shuk-tak

Mr Conrad Wong Tin-cheung, BBS, JP

In Attendance:

Development Bureau

Miss Vivian Ko
Commissioner for Heritage

Mr Ricky Wong
Chief Assistant Secretary (Works) 2

Mr Ben Lo
Assistant Secretary (Heritage Conservation) 2

Miss Leonie Lee
Assistant Secretary (Heritage Conservation) 3

Mr Eddie Wong
Chief Executive Officer (Heritage Conservation) 1

Leisure and Cultural Services Department

Ms Cynthia Liu
Deputy Director (Culture)

Dr Louis Ng
Assistant Director (Heritage and Museums)

Ms Fione Lo
Executive Secretary (Antiquities and Monuments)

Ms Lily Chen
Chief Information Officer

Ms Veta Wong
Principal Information Officer (Cultural Services)

Mr Kenneth Tam
Chief Heritage Manager (Antiquities & Monuments)

Mrs Ada Yau
Curator (Archaeology)
(for item 4 only)

Mr Ray Ma
Assistant Curator I (Archaeological Preservation)²
(for item 4 only)

Dr Alan Fung
Assistant Curator I (Buildings Survey)
(for item 5 only)

Planning Department
Mr Eric Yue
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 welcomed Members and representatives from government bureau and departments to the meeting.

Item 1 Confirmation of Minutes of the 168th Meeting held on 16 September 2014 (Board Minutes AAB/12/2013-14)

2. The minutes of the 168th Meeting held on 16 September 2014 were confirmed without amendment.

**Item 2 Matters Arising and Progress Report
(Board Paper AAB/46/2013-14)**

3. Ms Fione Lo reported that the progress report covered major heritage issues and activities for the period from September 2014 to mid-November 2014. She said that three historic temples, namely Lin Fa Temple in Tai Hang, Hau Wong Temple in Kowloon City and Hung Shing Temple in Ap Lei Chau, were declared as monuments under the Antiquities and Monuments Ordinance (Cap. 53) by notice in the Gazette on 24 October 2014. She continued to report that the progress of major projects in respect of historic buildings and structures, archaeological works and educational programmes had been detailed in the relevant Annexes of the Board Paper.

**Item 3 Heritage Impact Assessment in respect of the Revitalisation of the
Haw Par Mansion
(Board Paper AAB/47/2013-14)**

4. Ms Fione Lo explained that a Heritage Impact Assessment (HIA) was conducted for Haw Par Mansion (the Mansion), a Grade 1 historic building, in accordance with the HIA mechanism in order to adaptively reuse the Mansion and its private garden as a music school called “Haw Par Music Farm”. She said that the presentation team from the Haw Par Music Foundation Ltd. (HPMF) and their consultant would give a presentation on the project and answer Members’ enquiries at this meeting.

5. The Chairman declared that he was an ex-Member of the Advisory Committee on Revitalisation of Historic Buildings and had taken part in selecting the revitalisation project for the Mansion.

6. The Chairman introduced the presentation team comprising the following members:

Ms Wendy Ng,
Research Project Officer,
Centre for Architectural Heritage Research,
School of Architecture, The Chinese University of Hong Kong

Mr Raphael Ying
Associate,
Design 2 (HK) Ltd.

Mr Roger Wu,
Chief Executive,
HPMF

Mr Francis Yang,
Managing Director,
BTA Asia Ltd.

7. Ms Wendy Ng mentioned that the HPMF was selected to undertake the revitalisation project for converting the Mansion into a music school called “Haw Par Music Farm”. Mr Roger Wu then briefed Members on the project objectives, as follows:

- (i) To retain the authenticity, heritage and legacy of the buildings and its stories for the public and visitors to appreciate, share and enjoy;
- (ii) To bring music back to the Mansion and opens the Mansion’s elegant interiors to the public for educational and cultural events; and
- (iii) To enhance communication and personal development for each student through musical study.

8. Ms Wendy Ng briefed Members on the background, historic significance, architectural significance and character-defining elements of the Mansion. With the aid of PowerPoint slides, she showed Members the project site including the Mansion, the private garden and the Ancillary Site. Proposed floor plan of each floor, roof plan and landscape plan were also shown to enhance Members’ understanding of the project. She continued to explain in detail the proposed mitigation measures in accordance with the conservation guidelines, the proposed interpretation arrangements, as well as the proposed alterations and facilities, which were to cater for the requirements of barrier free access and means of escape (MOE).

9. Mr Tony Lam enquired whether there would be alternative means for

complying with the MOE requirements, such as the adoption of fire-engineering approach, rather than the proposed construction of a new staircase for MOE purpose on the southeast façade, as he considered that the new staircase was not quite compatible with the Mansion. Prof Billy So and Mr Philip Liao echoed Mr Tony Lam's views, in particular that the new staircase would block most of the view of the southeast façade and was quite close to the Mansion. Mr Raphael Ying responded that the construction of a new staircase was to comply with the MOE requirement. The proposed staircase was already placed at a less prominent area with light-weight structural design so as to minimise disturbance to the Mansion's façade, and the proposed design had been agreed by the Buildings Department in principle, subject to their formal approval. Also, due to boundary constraint, the staircase could not be moved further away from the Mansion.

10. Sr Wong Bay suggested adding environmental protection measures to this revitalisation project, such as the re-use of dismantled building materials. He also expressed concerns over the future maintenance of the Mansion. Mr Raphael Ying pointed out that several environmental protection measures would be adopted, including the re-use of dismantled building parts in other areas of the Mansion, greening of the proposed new services block at the Ancillary Site, and the provision of environmental friendly electrical and mechanical facilities. Mr Raphael Ying further explained that electrical and mechanical facilities would mostly be installed at the Ancillary Site with the aim to minimise the impact of future maintenance on the Mansion. For facilities which would inevitably be installed inside the Mansion, arrangements would be made to avoid damage to the existing fabrics during the course of facilities installation and maintenance.

11. Prof Billy So considered that the specially designed semicircular mirrors above the picture rail at the former dining room of the Mansion, which were of historical interest, should not be covered up. Mr Raphael Ying pointed out that the mirrors would be covered for accommodating the conduits of the electrical and mechanical facilities so as to minimize their adverse impact to other character-defining elements. He would strike a balance between the electrical and mechanical requirements and the conservation of the character-defining elements when deciding whether the mirrors would be covered. Prof Billy So opined that the mirrors should be conserved as far as possible.

12. Mr Chan Ka-kui questioned the necessity of constructing a new footbridge

connecting the new services block at the Ancillary Site with the Main Site. He wished to know whether the design of the new services block could be modified to match with the style of the existing Corner Tower, as well as the design of the new protection barrier. Mr Philip Liao shared Mr Chan's views and considered that the new footbridge might overwhelm the setting of the private garden. Mr Roger Wu explained that the private garden, which was elevated to a height of 10 metres above the Tai Hang Road, was separated by a public lane underneath. The construction of a new footbridge to connect the Main Site with the Ancillary Site was necessary in order to provide barrier free access from the street level. He also showed the artistic impression of the footbridge and explained the design concept of the new services block, which would be compatible with existing Mansion as far as possible.

13. Mr Kenny Lin pointed out that the public was mostly impressed by and familiar with the sculptures and the White Tower of the Tiger Balm Garden, rather than the interior parts of the Mansion. He therefore suggested displaying these items in the Mansion through photos. Mr Roger Wu pointed out that the architectural style of the Mansion was different from that of the Tiger Balm Garden. Information about the Tiger Balm Garden was therefore proposed to be displayed at the landscape deck on the new services block and the entrance lobby at the Mansion, which are considered as new areas to the Mansion.

14. Prof Rebecca Chiu enquired whether the design of the new building structures could be enhanced to strengthen its compatibility with the existing Mansion, instead of standing out as new and modern structures. Ms Wendy Ng responded that this revitalisation project was carried out in accordance with the international conservation principles, one of which stated that the old and new structures had to be clearly distinguishable for accurate interpretation of the historic building. Mr Roger Wu further explained that since the Ancillary Site was not situated inside the original site of the Mansion and the former Tiger Balm Garden, a modern design could be adopted. Also, the design of the new services block in the Ancillary Site would be compatible with the Mansion as far as possible; focus of visitors would mainly be directed to the Corner Tower of the Mansion when they walk up the Tai Hang Road. Sr Wong Bay asked whether classical style of design could be adopted for the new structures to enhance the compatibility. Mr Roger Wu agreed to consider this suggestion.

15. Based on the presentation by the project team and views expressed by

Members, which mainly focused on the provision of the staircase for MOE purpose and the design of the new structures at the Ancillary Site, the Chairman concluded that the AAB was generally supportive of the findings of the HIA and further consultation with the AAB would not be necessary.

**Item 4 Conservation Plan for the Archaeological Features Discovered at the Works Site of To Kwa Wan Station of the Shatin to Central Link
(Board Paper AAB/48/2013-14)**

16. The Chairman reported that in response to the letters received on 28 November 2014 from two concern groups, namely ‘The Heritage Watch’ and ‘The Professional Commons’, an informal meeting had been arranged at 2 p.m. on 4 December 2014 for these two groups to exchange views with AAB Members prior to the AAB meeting. However, these two groups refused to attend the informal meeting as they insisted to present their ideas at the formal AAB meeting. The Chairman clarified that while AAB welcomed the exchange of views with the concern groups, AAB should formally notify the public if there was an item for public consultation instead of making a special arrangement to accede to the requests of any individuals or bodies. It was also not an established practice for individuals or third parties to give their views at AAB meetings.

17. The Chairman recapped that Members were given a comprehensive account of the discoveries at the works site of To Kwa Wan Station of the Shatin to Central Link (SCL) and their conservation proposals at the special meeting held on 20 November 2014, and a site visit was arranged on 26 November 2014. Members had requested the MTR Corporation Limited (MTRCL) and the concerned departments to provide additional information to facilitate deliberation, including the cost and time implications of each conservation proposal.

18. The Chairman introduced the presentation team comprising the following members:

Mr Li Tsz-wai, Ralph,
Assistant Secretary for Transport & Housing (Transport)7A,
Transport and Housing Bureau

Mr Fung Kit-wing, Eric,
Government Engineer/Railway Development 1,
Highways Department

Mr Yeung Kong-sang,
Chief Engineer (Railway Development) 1-3,
Highways Department

Mr Stephen Wong,
Senior Engineer/Shatin to Central Link 2,
Highways Department

Mr Clement Ngai,
Chief Design Manager (SCL),
MTRCL

Mr Peter Ip,
Construction Manager (Civil),
MTRCL

Mr Kelvin Wu,
Senior Liaison Engineer,
MTRCL

Dr Liu Wensuo,
Licence Holder

Mr Raymond Ng,
Experience Archaeologist

19. In response to Members' enquiries and suggestions made at the special meeting on 20 November 2014 and the subsequent site visit on 26 November 2014, Mr Kelvin Wu provided the following supplementary information about different conservation options for Well J2 and its associated water channel, and the stone structures at the southern end of Adit C:

- (i) Regarding conservation option 1 for Well J2 and the water channel, it was technically feasible to accommodate Well J2 at its original position. Extension of station area was necessary for

accommodating the interpretation area of Well J2 in the station concourse, which would incur additional construction cost. Yet the additional works would not cause further delay to the commissioning of the SCL as a whole;

- (ii) The suggestion of skipping To Kwa Wan Station to mitigate the delay was not feasible because the additional archaeological survey had caused the delay of the construction of the bored tunnel between To Kwa Wan Station and Ho Man Tin Station. Trains would not be able to pass through the section if the tunnel could not be built; and
- (iii) The suggestion of opening the SCL in phases (e.g. between Tai Wai and Kai Tak) was also not feasible because the trains could not depart from the stabling facilities in Hung Hom if the tunnel between To Kwa Wan Station and Ho Man Tin Station was not completed, and no sufficient stabling facilities would be available elsewhere.

20. Mr Kelvin Wu continued to brief Members in detail the additional costs resulted from the expanded archaeological works, the adjustment of SCL works for adopting the conservation options for preserving remnants in-situ (excluding Well J2, the water channel and the stone structures at Adit C) and the conservation option to be adopted for Well J2 and the water channel respectively.

21. Mr Kelvin Wu explained that the two proposed conservation options for the stone structures at the southern end of Adit C would not have direct impact on the commissioning of the SCL as the stone structures were situated on a site for an underground pedestrian connection to the nearby community, which was outside the works site for the bored tunnel. In response to some Members' suggestion of constructing a footbridge across Sung Wong Toi Road, he said that the proposal could be explored and was technically feasible, yet considerable time would be required for the design and public consultation. In order that Adit C could be put into use together with the opening of To Kwa Wan Station, it was desirable that the conservation option for the stone structures at the southern end of Adit C could be finalised as early as possible.

22. In response to the Chairman's enquiry on the extra 4-month delay caused by options 2 to 4, Mr Kelvin Wu explained that the construction works of the bored tunnel from To Kwa Wan Station to Ho Man Tin Station was a critical one. Any works delay in this SCL section would directly affect the works progress of

the Tai Wai to Hung Hom section of SCL.

23. The Chairman said that some members of the public had queried that the AAB's current discussion on the conservation proposals for Well J2 and the stone structures at Adit C was embarked on the basis of an incomplete understanding of the archaeological significance of the entire site, having regard to the fact that only an interim report for the archaeological discoveries at Part 1 Archaeological Area had been prepared so far. He would therefore like to seek the views of Dr. Liu Wensuo as to whether there was sufficient information about the archaeological significance of Well J2 and the stone structures concerned for the AAB to make a decision on their conservation options. In reply, Dr Liu Wensuo explained that the preparation of interim report for the archaeological works was independent of the consideration for conservation options. Mr Raymond Ng added that Part 2 and Part 3 Archaeological Areas had more buried relics than buried artefacts when compared to Part 1 Archaeological Area, and that detailed fieldwork records had been kept for the relics discovered. The records would be sufficient for considering their conservation options at this stage, even though the report was yet to be issued. Ms Fione Lo pointed out that when drawing up different conservation proposals for the archaeological relics discovered at the works site of SCL, reference had been made to international conservation principles and guidelines, such as the Burra Charter and the Principles for the Conservation of Heritage Sites in China. She said that these conservation charters and principles recognised that different sites or items of cultural heritage carried relative degrees of cultural significance which might lead to different conservation actions at a place. International conservation charters and principles did not preclude new works or alterations to the site or item of cultural heritage as long as the new works would not distort the cultural significance of the site or item, or detract from its interpretation and public appreciation.

24. In response to the Chairman's request, Dr Liu Wensuo replied from the archaeological standpoint that he preferred conservation option 1 for Well J2 and the water channel, as it would facilitate the provision of a comprehensive record on the construction method of the ancient well dated to the Song-Yuan period. Mr Raymond Ng pointed out that the previous two dissections of Well J2 only provided information on the era it dated to. The record of Well J2 was still incomplete as its overall structure was still unknown, in particular the lowest part of Well J2.

25. Regarding Prof Rebecca Chiu's enquiry, Mr Raymond Ng pointed out that among the three wells traceable to Song-Yuan period, Wells J1 and J5 would be subject to a more comprehensive interpretation as more remnants were unearthed in their surroundings when compared to the isolated Well J2. Notwithstanding the possible association between Well J2 and the water channel, dismantling Well J2 could provide valuable information to the study about the structure of a well dated to Song-Yuan period in Hong Kong. He therefore opined that dismantling Well J2 could achieve greater heritage and educational values than preserving it in-situ, in particular that Well J1 and Well J5 would be preserved in-situ.

26. In response to Mr Philip Liao's enquiry, Mr Kelvin Wu advised that while the interpretation method had yet to be finalised, the construction works of the station could be modified suitably to cater for the interpretation. Mr Peter Ip further explained the differences of conservation options 3 and 4 in terms of the works involved and the additional construction costs that would be incurred. Also, the additional construction costs had included the potential claims by the affected contractors if certain subsequent works could not commence as scheduled. The amount of claims was estimated according to the contract terms.

27. Mr Tony Lam and Ms Janet Pau raised no objection to choosing conservation option 1 for Well J2 and the water channel. However, they raised concerns on whether the underground piling works for other conservation options was more than required, and whether the estimated construction cost for conservation option 1 had included the cost for reassembling Well J2 at a suitable location and the cost for the interpretation and display of relics.

28. Following the Chairman's enquiry, Mr Raymond Ng remarked that the detailed record kept during the dismantling of Well J2 would be sufficient for reassembling the well.

29. Dr Joseph Ting preferred conservation option 1 as it could give an in-depth understanding of the structure of Well J2. He, however, considered that it would be more appropriate to reassemble Well J2 at its original location.

30. In response to Mr Kenny Lin's enquiry on the additional construction costs for the different conservation options, Mr Peter Ip elaborated that the estimated claims from the contractors were based on the estimated works delay caused to SCL, by making reference to the contract terms of the affected works.

Besides, contingency funding was normally reserved for unforeseen works. Mr Fung Kit-wing supplemented that the additional construction costs were rough estimations provided by MTRCL based on the information they had for the time being, further verification of the figures would be carried out upon receipt of detailed information from MTRCL, and the final estimation would be subject to the conservation option chosen. He also commented that the additional construction cost of \$3.1 billion incurred for the 11-month works delay was considered as a reasonable figure for a project with \$80 billion construction cost.

31. Mr Stephen Chan also preferred conservation option 1 as it would facilitate the overall interpretation of Well J2.

32. Ms Ava Tse opined that whether Well J2 was an isolated well was still uncertain, given that archaeological works at the surrounding areas were yet to be completed. She pointed out that the estimation of additional construction costs should include the possible reassembling of Well J2 at its originally location and level. Sr Wong Bay also preferred option 1 for Well J2, given its research value and ways of interpretation; he reiterated that Well J2 should be reassembled at the same location. Prof Ho Pui-yin echoed other members' views on dismantling and reassembling Well J2 at its original location and level. In addition, she expressed concerns on whether the additional construction cost had included reassembling Well J2 at its original position.

33. Separately, Mr Philip Liao suggested that a comprehensive conservation option should be worked out for all the archaeological discoveries at the site, including Well J2. Mr Kenny Lin also supported the adoption of conservation option 1 for Well J2.

34. The Chairman preferred not to reassemble Well J2 inside the paid area of the future station concourse. In response to the Chairman's view, Mr Clement Ngai mentioned that it was technically feasible to accommodate a small dormer window at the ceiling of the station concourse for the interpretation of Well J2, and the change in construction cost would not be significant.

35. The Chairman concluded that Members were in support of the idea to dismantle Well J2 and the water channel, and then reassemble them at the same location, not necessarily at the same level, to facilitate proper interpretation and public appreciation. Yet MTRCL was requested to leave the needed flexibility in

their design to allow Well J2 to be reassembled at the same level. The consideration was mainly from the heritage viewpoint in that interpretation and display would be flexible to enhance education and facilitate appreciation by members of the public rather than its lower construction cost. On this basis, he also indicated that AAB would follow up further when the design details had been worked out.

36. Ms Ava Tse enquired whether there were temporary measures to facilitate pedestrian flow, before the alignment of Adit C could be finalised. In reply, Mr Kelvin Wu said that temporary pedestrian crossing facilities would be explored at Sung Wong Toi Road.

37. Mr Tony Lam enquired about the relative location of the originally planned pedestrian subway and the stone structures at the southern end of Adit C for exploring the feasibility of re-designing the subway alignment to by-pass the stone structure. In response, Mr Kelvin Wu explained that since the stone structures were located within the box structure of the adit, the location of the originally planned pedestrian subway was therefore incompatible with that of the stone structures.

38. In response to the Chairman's enquiry, Mr Kelvin Wu said that further studies on the traffic arrangement with government departments were required, taking into account the temporary pedestrian crossing facilities proposed. The Chairman considered that the provision of temporary pedestrian crossing facilities would not affect the works progress of the main railway line of the SCL, and that the stone structure should be conserved by employing the interim measure of constructing surface pedestrian crossing facilities.

39. The Chairman remarked that no decision could be made at the moment to fulfill the wish of local residents to have a subway connecting To Kwa Wan Station, given the uncertainty in identifying an alternative alignment. Members' discussion should therefore be focused on whether there could be temporary measures to facilitate pedestrian flow, while the alternative alignment for direct access to the station in the long-run could be explored after the completion of all archaeological works. It was therefore not an appropriate time to decide whether the stone structures at Adit C should be removed.

40. In response to Ms Yvonne Shing's enquiry, Mr Kelvin Wu elaborated that

the conservation of the stone structures at the southern end of Adit C might affect the original request of local residents to have a direct access from Pak Tai Street to To Kwa Wan Station. In sum, conservation option 1 for the stone structures at Adit C would involve less construction time and uncertainties, when comparing to the proposals of either constructing a footbridge or a subway.

41. Regarding Mr Stephen Chan's enquiry, Mr Raymond Ng explained that the stone structures were dated to Song-Yuan period, which were built at the riverbank of Ma Tau Chung.

42. The Chairman concluded that it was premature to make a decision on the conservation option for the stone structures at the southern end of Adit C, yet conservation option 1 would be the preferred choice as it would not affect the stone structures for the time being, on the condition that the proposed temporary pedestrian crossing at Sung Wong Toi Road was a safe measure for pedestrians.

Item 5 Assessment of Historic Buildings (Board Paper AAB/49/2013-14)

43. The Chairman mentioned that the Town Planning Board had recently approved the redevelopment proposal of the Shaw Brothers' Studio (the Studio). He would like to know if actions had been taken on the grading assessment of the Studio.

44. Ms Fione Lo replied that in response to a public request received, AMO had started conducting historical research to assess the heritage value of the Studio. In the course, AMO had contacted representatives of the Studio owner for on-site visits and historical information of the Studio. When AMO had a full grasp of information for the grading assessment of the Studio, Members would be invited to consider the proposed gradings of buildings within the Studio.

45. Regarding the latest progress of the grading assessment of 1,444 historic buildings, Ms Fione Lo recapped that Members had endorsed the grading of 1,299 buildings up to the meeting held on 16 September 2014.

46. Ms Fione Lo reported that at the meeting held on 16 September 2014, Members accorded proposed grading to eight new items. During the one-month

consultation period, no adverse comment had been received for the five items as listed at Annex A of the board paper. The proposed grading of all the items listed at Annex A was confirmed as Members raised no comments on the assessment.

47. As regards the remaining three items listed at Annex B, Ms Fione Lo further report that there were objections from the owner of Sai Kung Lok Yu Kindergarten, No. 19E Po Tung Road, Sai Kung to the grading proposal. Objections were also received from both the owners of the no. 86 and No. 88 Stanley Main Street, Stanley and a member of the public to the grading proposal. As for the shophouse at No. 118 Wellington Street, Central, a member of the public suggested in-situ preservation of the balconies with calligraphy; another member of the public commented that the shophouse did not deserve a grade 3 status; and the Central and Western Concern Group expressed strong support to preserve the building. After reviewing the suggestion, the Assessment Panel maintained their views that the building be recommended a Grade 3 status.

48. As quorum could not be met at this juncture, the meeting was adjourned at 6:05 p.m.

Antiquities and Monuments Office
Leisure and Cultural Services Department
March 2015

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