

**ANTIQUITIES ADVISORY BOARD**

**Minutes of the 178<sup>th</sup> Meeting**  
**on Thursday, 8 June 2017 at 2:30 p.m.**  
**in Conference Room, Hong Kong Heritage Discovery Centre,**  
**Kowloon Park, Haiphong Road, Tsim Sha Tsui, Kowloon**

Present: Mr Andrew Lam Siu-lo, SBS, JP (Chairman)  
Mr Stephen Chan Chit-kwai, BBS, JP  
Mr Chan Ka-kui, SBS, JP  
Prof Ching May-bo  
Mr Peter Lau Man-pong  
Mr Christopher Law Kin-chung, JP  
Mr Lee Ping-kuen, JP  
Mr Ronald Liang  
Mr Kenny Lin Ching-pui  
Ms Theresa Ng Choi-yuk  
Ms Yvonne Shing Mo-han, BBS, JP  
Mr Douglas So Cheung-tak  
Dr Winnie Tang Shuk-ming, JP  
Ms Ava Tse Suk-ying, SBS  
Sr Wong Bay  
Mr Rex Wong Siu-han

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

Absent with Apologies:

Prof Rebecca Chiu Lai-har, MH, JP  
Prof Chiu Yu-lok  
Mr Philip Liao Yi-kang  
Dr Annissa Lui Wai-ling, JP

Ms Karen Tang Shuk-tak  
Dr Sharon Wong Wai-yee  
Prof Yau Chi-on

In Attendance:

Development Bureau

Mr Albert Lam  
Deputy Secretary (Works)1

Mr José Yam  
Commissioner for Heritage

Mr Ricky Wong  
Chief Assistant Secretary (Works)2

Mr Ben Lo  
Assistant Secretary (Heritage Conservation)2

Ms Leonie Lee  
Assistant Secretary (Heritage Conservation)3

Mr Eddie Wong  
Chief Executive Officer (Heritage Conservation)1

Leisure and Cultural Services Department

Dr Louis Ng  
Deputy Director (Culture)

Mr Chan Shing-wai  
Assistant Director (Heritage & Museum)

Ms Susanna Siu  
Executive Secretary (Antiquities and Monuments)

Ms Veta Wong  
Principal Information Officer (Cultural Services)

Mr Chau Kwun-tong  
Senior Architect (Antiquities & Monuments)1

Mr Chin Hoi-fun  
Senior Architect (Antiquities & Monuments)2

Mr Ray Ma  
Curator (Archaeology)

Mr Ng Chi-wo  
Curator (Historical Buildings)2

Miss Pauline Poon  
Assistant Curator I (Building Survey)

Ms Celia Shum  
Assistant Curator I (Archaeological Preservation)2

Planning Department

Mr Michael Chan  
Assistant Director/Metro

Architectural Services Department

Mr Hui Chiu-kin  
Assistant Director (Property Services)

Ms Chan Mei-kuen  
Senior Maintenance Surveyor/Heritage

**Opening Remarks**

The Chairman welcomed Members and representatives of government bureau and departments to this Board meeting.

**Item 1 Confirmation of Minutes of the Special Meeting held on 28 February 2017 and the 177<sup>th</sup> Meeting held on 9 March 2017 (Board Minutes AAB/1/2017-18 and AAB/2/2017-18)**

2. The minutes of the Special Meeting held on 28 February 2017 were confirmed with the following amendments to paragraph 15 proposed by Ms Yvonne Shing:

“15. Ms Yvonne Shing enquired the extent of Hung Lau being used by the public to commemorate the revolutionary activities as this could have bearing on the resources required for preserving it. Besides, even if Hung Lau had no direct relationship with the revolutionary activities, whether to preserve Hung Lau could still be considered by assessing its architectural merits as a building constructed between the 1920s and 1930s.”

3. The minutes of the 177<sup>th</sup> Meeting held on 9 March 2017 were also confirmed without amendments.

**Item 2 Matters Arising and Progress Report (Board Paper AAB/7/2017-18)**

**(I) Public View received in relation to the Grading Assessment of the Building Remains at the Site of Cochrane Street**

4. Ms Susanna Siu reported that a public view concerning the proposed grading of the building remains at the site of Cochrane Street (the “Building Remains”) was received a few days ago, which had the same content of the petition letter received during the public consultation period. Since the proposed grading of the Building Remains had been confirmed by the Board, Members noted this public view.

**(II) Progress Report**

5. Ms Susanna Siu briefed Members on the progress of major heritage conservation issues and educational and publicity activities during the period from 1 February 2017 to 15 May 2017, in particular,

- (a) the declaration of Hung Lau as proposed monument for a period of 12 months from the date of gazettal, i.e. on 13 March 2017; and
- (b) Buildings Department (“BD”) released the investigation report on the causes of the partial collapse of the Married Inspectors’ Quarters (“Block 4”) of Central Police Station Compound on 31 May 2017. Taking into account BD’s findings, Hong Kong Jockey Club would consult the Commissioner for Heritage’s Office (“CHO”), Antiquities and Monuments Office (“AMO”) and BD on the proposed recovery options for Block 4 and would seek the Board’s views when ready.

**Item 3 Design on the Display and Preservation of the Relics Unearthed at the Works Site of To Kwa Wan Station  
(Board Paper AAB/8/2017-18)**

**(I) Background on the preservation of the relics unearthed**

6. The Chairman invited Ms Susanna Siu to brief Members on the present position of the preservation of relics unearthed at the works site of To Kwa Wan Station (“TKW Station”) as announced by the Antiquities Authority, i.e. Secretary for Development, in December 2014:

- (a) the Board preliminarily discussed the proposed conservation options in November 2014, followed by a site visit;
- (b) after meeting with the Transport and Housing Bureau, MTR Corporation Limited (“MTRCL”), Highways Department and the licensed archaeologist on 4 December 2014, the Board made recommendations on the conservation options;
- (c) after consultation with the Board, the Panel on Development of the Legislative Council, and the Kowloon City District Council, the Antiquities Authority announced on 8 December 2014 that: (1) most of the relics unearthed at the works site would be preserved *in-situ*; and (2) the wooden structure in a pit unearthed near the T1 area retrieved for conservation treatment, and a red-brick well was preserved by record; and

- (d) it was agreed to dismantle Well J2 and the associated water channel and to reinstate them in future at the same location, although not necessarily at the same level to facilitate public appreciation.

7. Ms Susanna Siu went on to highlight the preservation of Well J2 (and the water channel) and the display of relics at the concourse of TKW Station. The Board had recommended the display of relics would preferably be in non-paid zone of the station. Regarding Well J2 and the water channel, MTRCL had built a concrete trough for their reinstatement in the future Sung Wong Toi Park which would be above the TKW Station. MTRCL opined that it would be technically feasible to use transparent materials for the bottom part of the trough to enable visitors to appreciate the base of Well J2. As for the two display cabinets for the relics unearthed, they would be 7m and 15m long respectively and have a depth of 0.65m. AMO would be responsible for selecting suitable relics for display.

**(II) Presentation by the Highways Department and the MTR Corporation Limited**

8. With no further enquiry from Members on the background and progress of the preservation of relics, the Chairman moved on to introduce the presentation team with the following members:

Mr Jason Wong,  
General Manager – SCL Civil – East West Line,  
MTRCL

Mr Clement Ngai,  
Chief Design Manager – SCL & Head of Project Engineering,  
MTRCL

Mr Kelvin Wu,  
Senior Liaison Engineer,  
MTRCL

Mr Jonathan Leung,  
Government Engineer/Railway Development 1,  
Highways Department

Mr Anthony Yuen,  
Chief Engineer/Railway Development 1-3,  
Highways Department

Mr Y.C. Ting,  
Senior Engineer/SCL2,  
Highways Department

Mr K.Y. Kam,  
Assistant Secretary for Transport & Housing (Transport)7A,  
Transport and Housing Bureau

9. Mr Jason Wong gave an overview of the archaeological works conducted at the works site since November 2012, with a view to fulfilling the requirements under the Environmental Impact Assessment. All the excavation works were completed in September 2014 and the conservation plans were announced by the Antiquities Authority in December 2014. The final archaeological report would be submitted to AMO for endorsement. Mr Jason Wong went on to brief Members on the relics unearthed at the different stages of the archaeological works and their respective conservation plans through photos and plans.

10. Mr Jason Wong briefed Members on how the design of the TKW Station had been modified to complement the relics unearthed, which included:

- (a) re-location of the railway facilities away from T1 area to facilitate in-situ preservation of relics;
- (b) provision of two display cabinets at the TKW Station concourse for exhibiting relics unearthed. MTRCL would provide the hardware for the display cases and AMO to be responsible for the display; and
- (c) allowance was made to replace the concrete slab at the bottom of the trough with a transparent panel for viewing of Well J2 from the station concourse with additional installations for fire safety and prevention of water leakage, both inside the station (by MTRCL) and outside the station (by others).

### (III) Members' deliberation

11. Mr Christopher Law opined that the current design of the station concourse was insufficient to complement the ambience of the old settlements and historical significance of the site. He suggested MTRCL to review the design of the station concourse to create an ambience which could complement the history and heritage of the site, e.g. some graphics and literal presentation in the station. Mr Douglas So echoed and cited HKU Station as a good example to illustrate how history and heritage of a place could blend in well with the design of a train station.

12. Mr Chan Ka-kui expressed concern to use transparent panel for the trough bottom as this would cause future maintenance problem like water leakage. He doubted whether viewing Well J2 from below was the best way to display it. Sr Wong Bay shared the same concern.

13. Mr Lee Ping-kuen and Ms Theresa Ng expressed concern on rail passengers flocking at certain points of the station concourse to appreciate Well J2 and the relics on display particularly during rush hours. It might be better to view Well J2 from its top or to arrange a designated place for viewing in order not to impede the pedestrian flow.

14. Sr Wong Bay supported the archaeological park above the station for displaying the historical relics of the site holistically, yet he considered that the current wall panel design of the station was insufficient to attract visitors from the station to the park. Ms Ava Tse and Mr Kenny Lin echoed. Ms Ava Tse further said that it would be meaningful to view Well J2 from its bottom through transparent panels and the two display cabinets be designed as deep as practicable, perhaps at some sections, to allow the display of larger artefacts. Mr Kenny Lin added that an integration of the designs of the archaeological park and the station concourse was necessary.

15. Mr Peter Lau and Prof Ching May-bo pointed out that prior to the opening of the archaeological park, it was preferred that a designated place be allocated in the station concourse for historical interpretation as an interim measure.

16. Mr Rex Wong opined that the primary function of the station concourse



should be taken care of first. MTRCL would be welcome to be flexible and cooperative in the long run for more comprehensive historical interpretation at the station concourse.

17. Ms Yvonne Shing proposed that the design of the station concourse should cater for the public who were both professional and non-professional in archaeology to allow them to appreciate the historical interpretation of the site. MTRCL could at the same time enhance its corporate image through the design of the station, which would set a good example to heritage conservation.

18. The Chairman clarified that excavation works had been completed in the works areas highlighted in colour in Annex 1 of the Board paper, and some areas around the site were still not excavated. Besides, the underground areas bounded by the dotted lines denoted the station concourse and the areas above the station concourse would be developed as an archaeological park in future.

#### **(IV) Feedback from the presentation team and government departments**

19. Mr Jason Wong responded that MTRCL was supportive to heritage conservation and that the design of the station concourse was worked out in response to the Board's recommendations in late 2014. Once further details of the design of the archaeological park were available, the historical interpretation would be further enhanced in the station design by means of graphical and literal presentation in the station. While the control of commuter flow was the primary concern, MTRCL would try its best to align the design with that of the archaeological park.

20. Ms Susanna Siu elaborated that the areas above the station concourse, including the areas already excavated and areas yet to be excavated owing to the occupation of site office and storage of heavy machinery, would be converted into an archaeological park with strong educational elements. Relics excavated would be displayed and archaeological investigations and excavations would be demonstrated to the public at the future park which would be under the management of Leisure and Cultural Services Department ("LCSD"). Besides, the final archaeological report on the excavations at the sites of the Shatin-to-Central Link was being finalised by the archaeologist commissioned by MTRCL and the handing over of the archaeological finds unearthed was now under preparation.

21. Dr Louis Ng supplemented that a holistic approach would be taken for the overall design of the future archaeological park which would connect with the existing Sung Wong Toi Park. He added that after MTRCL surrendered the site, further archaeological investigations could be conducted if necessary. The future archaeological excavation works in the park would serve an educational purpose.

22. Mr Chan Shing-wai proposed to strengthen the historical ambience of the station concourse by displaying iconic and representative features of the relics unearthed, by means of graphical presentation on the walls and floorings of the concourse.

23. The Chairman thanked MTRCL for modifying the design of the station concourse in response to the Board's advice in late 2014, including the flexibility for reassembling Well J2 at its original location and the viewing of the well from the station concourse. In this meeting, the Board recommended the designs of the station concourse to complement the historical significance of the site, and further suggested MTRCL to work closely and proactively with LCSD with a view to better integrating the designs of both TKW Station and the future archaeological park. The Board could be kept apprised of any further progress of the design in future.

#### **Item 4 Declaration of Three Historic Buildings as Monuments (Board Paper AAB/9/2017-18)**

24. Mr Kenny Lin and Ms Ava Tse declared that the ancestral tablets of their families were placed in Tung Lin Kok Yuen, one of the three buildings proposed for the Board to consider for declaration as monuments under the Antiquities and Monuments Ordinance (Cap. 53) (the "Ordinance").

25. The Chairman invited Mr Ng Chi-wo to give a presentation on the heritage merits of the three historic buildings proposed to be declared as monuments, namely Tung Lin Kok Yuen in Happy Valley, Kowloon Union Church in Yau Ma Tei and Yeung Hau Temple in Tai O. Mr Ng Chi-wo introduced the three Grade 1 historic buildings and elaborated on their historical background, architectural and heritage values. He further reported that site visits to the buildings for Members were held on 24 and 25 May 2017.

26. In response to Mr Douglas So's enquiry on the future maintenance responsibility of the three historic buildings after declaration, Ms Susanna Siu explained that as they were privately owned, the owners might carry out repair/restoration works themselves with technical advice from AMO, or AMO to take over the repair/restoration works direct. The Antiquities Authority would issue a 24-month permit to the owners to carry out repair works when necessary, and special Section 6 Permits for major restoration and repairs. Sr Wong Bay stressed the importance of preventive maintenance works for historic buildings for better protection and cost saving.

27. Regarding the procedures for monument declaration, Ms Susanna Siu elaborated that owner's consent and AAB's recommendation have to be sought before obtaining approval from the Chief Executive. The declaration would be gazetted, a subsidiary legislation would be introduced to the Legislative Council to effect the declaration, and the plans demarcating the monument boundary would be registered and deposited in Land Registry and kept in AMO as well as uploaded to AMO's website for public inspection.

28. Mr Christopher Law suggested to describe the architecture of Kowloon Union Church as possessing the elements of "Perpendicular Gothic".

29. After Members' deliberation, the Chairman concluded that AAB recommended the declaration of the three historic buildings as monuments under the Ordinance.

**Item 5 Heritage Impact Assessment in respect of the Revitalisation of No. 12 School Street, Tai Hang, Causeway Bay, Hong Kong (Board Paper AAB/10/2017-18)**

30. The Chairman briefed Members that approval-in-principle had been granted by the Secretary for Development to the Tai Hang Residents' Welfare Association to revitalise the building on No. 12 School Street into "Tai Hang Fire Dragon Heritage Centre" which would include a themed display area, multi-purpose activity room, provisions of thematic guided tours and cultural courses to educate the public on the unique local heritage of fire dragon dance, and encourage public appreciation of local festive tradition through diversified educational and interactive programs organised by the heritage centre. Given the

heritage value of the Grade 3 historic building on No. 12 School Street, a Heritage Impact Assessment (“HIA”) was required for its revitalisation works.

**(I) Presentation by project proponent**

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

Ms Anthea Lo,  
Chairlady,  
Tai Hang Fire Dragon Heritage Centre Limited

Mr C.M. Lee,  
Project Advisor,  
Tai Hang Fire Dragon Heritage Centre Limited

Mr Ivan Ho,  
Heritage Consultant,  
The Team Consultant

Mr Andrew Cheung,  
Managing Director,  
PKNG & Associates (HK) Ltd.

32. Mr Andrew Cheung briefed Members the history of the building which had been used for education purpose since 1911 until it was vacated in 2010. The historical significance of the building was signified by the naming of the street in front of it as “School Street”. He went on to introduce the origin of Tai Hang Fire Dragon Dance (which was inscribed onto the China’s Third National List of Intangible Cultural Heritage in 2011), as well as the making of fire dragon by traditional methods.

33. Mr Andrew Cheung elaborated on the major character defining elements through photos of the interiors and exteriors of the building. He emphasised that the conservation principles stipulated in Burra Charter (2013) would be adopted to conserve the building. He explained the detailed design proposal on each floor for accommodating heritage display, thematic food and beverage facilities, leisure area, barrier free access facilities, etc. and briefed the proposed alterations, the impact of the proposed works and the proposed

mitigation measures as set out in the HIA.

34. Ms Anthea Lo emphasised that this project would be the first in Hong Kong to combine both “built heritage” and “intangible cultural heritage”. The Heritage Display Area on the ground floor would display the history and characteristics of Tai Hang Fire Dragon Dance, the building itself and the Hakka lifestyles in Tai Hang. The first and second floors would be a themed restaurant operated by a social enterprise. All three floors would be open to the public for visit free of charge. She also briefed the business hours of the Heritage Display Area and themed restaurant, as well as the proposed routing of the 30-minute guided tour at the building.

## **(II) Members’ deliberation**

35. Mr Kenny Lin appreciated the efforts of the team to revitalise the building. He asked if the alteration works to the building, such as addition of handrails to staircases, for compliance with the prevailing buildings and fire safety requirements, could be kept to a minimum so as to preserve the original appearance of the building as much as possible.

36. Mr Christopher Law recommended the provision of steel windows with better quality and expressed concern on the loading capacity of the building to house a restaurant and the financial sustainability of the project.

37. Mr Rex Wong highlighted the likely nuisance caused by the lighting of the new lift shaft to the neighborhood and suggested to keep the lighting effect to a minimum. The Chairman followed up to ask from whether the “Fire Dragon Joss Stick Pearl” could be seen at street level.

38. Ms Yvonne Shing and Sr Wong Bay hoped that the building could adopt natural lighting and ventilation as far as practicable, so as to minimise nuisance caused to the neighbourhood.

39. Mr Lee Ping-kuen opined that as the building was situated in a highly populated area, it was important to ensure that the foundations of the nearby buildings would not be affected by the construction of the new lift shaft. Sr Wong Bay recommended that a thorough checking of the eaves above windows should be conducted as the building had 60 years of history.

40. Mr Douglas So and Sr Wong Bay expressed concern on the sustainability of the proposed themed restaurant which would be located in a district with keen competition on catering; an educational and cultural restaurant was, therefore, suggested and considered more viable. In view of the significance of the building in providing free education, they suggested to enrich the educational elements of the building by integrating education in heritage.

41. Prof Ching May-bo suggested to clearly indicate the name and logo of the Tai Hang Fire Dragon Heritage Centre. She said the year which would be added to the front façade of the building after revitalization should be made distinguishable from the old. She also proposed to display all the existing stone plaques for highlighting the historical and social significance of the building in the community and to enrich the interpretation on the relationship of the building with Tai Hang Fire Dragon Dance.

### **(III) Feedback from the presentation team and government departments**

42. Mr C.M. Lee responded that a thorough checking and inspection had been conducted by the project team's structural engineer to ensure that the loading capacity of each floor was sufficient for the proposed new use; he also assured that the safety of the foundation of the nearby buildings would not be adversely affected by the project. Besides, the design of the lighting effect of the new lift shaft was still in planning stage. The possible adverse lighting effect of the new lift to the surroundings would be tackled as appropriate. The design of the lift would be suitably modified to respond to the feedback from the community. Also, the project team would continue to liaise with relevant departments on the feasibility of relaxing certain prevailing buildings and fire safety requirements so as to minimise the alteration works required.

43. Mr C.M. Lee further stated that the financial situation was quite stringent to achieve the high standards in conserving the building during the revitalisation as requested by both CHO and AMO. Mr Albert Lam pointed out that the revitalisation project would be funded by the Built Heritage Conservation Fund covering all the necessary works approved, including those alteration works required for compliance with the prevailing buildings and fire safety requirements. The project proponent, with full justifications, could consider applying for additional funding, if necessary.

44. Ms Anthea Lo emphasised that this revitalisation project aimed at displaying the importance of Tai Hang Fire Dragon Dance, apart from its normal activity period during the Mid-Autumn Festival every year. All the important history, celebrities and philanthropists of the building, education elements, Tai Hang Fire Dragon Dance and Hakka lifestyle at Tai Hang would be integrated and displayed in different parts of the building. In addition, all the stone plaques would be displayed with sufficient interpretation. Besides, it was also planned to project special laser effect of a dancing fire dragon on the exteriors of the building during special occasions, if no adverse effect to the neighborhood would be caused.

45. Based on the presentation by the project team and views expressed by Members, the Chairman concluded that the Board was generally supportive to the findings of the HIA and the proposed mitigation measures. Further consultation with the Board would not be required.

**Item 6 Assessment of Historic Buildings  
(Board Paper AAB/11/2017-18)**

**(I) Confirmation of grading for cases where objection(s) have been received**

46. Mr Ng Chi-wo reported that under the list of 1 444 historic buildings, the proposed grading of 91 buildings had been endorsed by the Board in 2009 but yet to be confirmed due to objection(s) received during the then public consultation. With a view to better recognising the heritage value of those historic buildings, and to wrap up the grading of the list of 1 444 historic buildings, AMO would continue to invite the Board to review and confirm their proposed grading which had been objected. The items listed at Annex A of the Board paper were three of those objected cases and Members were invited to confirm their proposed grading in this meeting.

47. The Chairman emphasised that according to the prevailing practices, after taking into account the basis of the objections and unless there was new information received regarding the heritage significance of a historic building, the endorsed proposed grading would normally be confirmed.

*Oi Yuen Villa, Kwu Tung, Sheung Shui (Serial No. 168)*

*King Siu Sai Kui and Hau Fuk Mun, Pak Sha O Ha Yeung, Tai Po (Serial No. 118)*

*Ho Yin Lo, No. 1 Kau Lung Hang, Tai Po, N.T. (Serial No. 685)*

48. Mr Ng Chi-wo recapped the heritage values of the three historic buildings and reported their latest situation for Members' information, with the aides of photos and plans:

- (a) proposed Grade 1 status to Oi Yuen Villa was endorsed by the Board in 2009. Objection from the owner was received during public consultation, expressing that he had no intention to preserve the building. Application to re-zone the site where Oi Yuen Villa was located from "Comprehensive Development Area" to "Comprehensive Development Area (1)" was submitted to the Planning Department in July 2016, under the prevailing Town Planning Ordinance. According to the rezoning application, Oi Yuen Villa would be preserved *in-situ* for use as a clubhouse. Neither new information regarding the historical background of Oi Yuen Villa nor further views from the owner were received since 2009;
- (b) proposed Grade 1 status to King Siu Sai Kui and Hau Fuk Mun was endorsed by the Board in 2009. Objection to the proposed grading from the owner was received during public consultation, without particular comment on its historical significance and heritage value. No redevelopment application for the building was so far received; and
- (c) proposed Grade 3 status to Ho Yin Lo was endorsed by the Board in 2009. Objection to the proposed grading from the owner was received during public consultation concerning the difficulties in carrying out repairs and maintenance works for a graded historic building.

49. In response to the enquiry from the Chairman, Mr Ng Chi-wo advised that the owner of Ho Yin Lo had not applied for the Financial Assistance for Maintenance Scheme since the proposed grading of the building was yet to be confirmed.

50. With no further view from Members, the Grade 1 status of Oi Yuen Villa (Serial No. 168), and King Siu Sai Kui and Hau Fuk Mun (Serial No. 118) and Grade 3 status of Ho Yin Lo (Serial No. 685) were confirmed.



## (II) New items for grading assessment

*No. 120 Wellington Street (Serial No. N260)*

51. Through photos and location plans, Mr Ng Chi-wo briefed Members on the historical background of the building on No. 120 Wellington Street, including the change of street numbers between 1880 and 1894. The architectural features of the building were rather intact, for instance, three storeys, cement floor tiles, pitched tiled roof, etc. The building had a significant social value with the long-standing operation of a well-known grocery shop “Wing Woo” on the ground floor. The independent Historic Buildings Assessment Panel (the “Assessment Panel”) considered that the building on No. 120 Wellington Street was an important historic building that could reflect significant heritage value, with high integrity and social value. Having regard to the prevailing six assessment criteria, the Assessment Panel therefore recommended a Grade 1 status to the building.

52. The Chairman enquired whether there would be any plan to reconstruct the demolished projecting cantilevered balconies of the building during the restoration; and whether the building was the only remaining “back-to-back” shophouse in Hong Kong as suggested in some public views. Mr Ng Chi-wo responded that:

- (a) to reconstruct the demolished projecting cantilevered slab balconies of the building or not would be subject to the decision of the Urban Renewal Authority under its conservation plan. Nevertheless, a comprehensive study on the original design and construction details of the projecting cantilevered balconies was necessary in order to provide sufficient evidence for the restoration works;
- (b) the building was in “back-to-side” style and there was no concrete evidence to prove that it was the only remaining “back-to-side” shophouse in Hong Kong; and
- (c) the Grade 1 status recommended by the Assessment Panel was based on the overall heritage value of the building assessed in accordance with the prevailing six criteria.

53. Mr Christopher Law agreed with the proposed Grade 1 status as this

kind of shophouse was no longer built after the enactment of the new buildings ordinances. Permanent preservation would be preferred, if possible.

54. After deliberation, Members endorsed the proposed Grade 1 status of No. 120 Wellington Street (Serial No. N260).

*Old Dairy Farm*

(i) *Background overview of Old Dairy Farm*

55. Mr Ng Chi-wo reported that AMO had conducted a thorough research on the remains of the Old Dairy Farm scattered in Pok Fu Lam. The remains were mostly located in remote areas without proper access or being covered by wild vegetation. With the kind assistance of Civil Engineering and Development Department to clear the dense and wild vegetation and to provide a temporary access, AMO was able to conduct on-site inspections to the remains. A total of 62 items, mainly structure remains, were identified in southern Pok Fu Lam, including cowsheds, paddocks, silos, manure pits, staff quarters, etc. Conditions of these items varied due to incompatible human interventions in the past, natural deterioration and long abandonment. Since early 2015, the Government had been conducting a feasibility study on public housing development in Pok Fu Lam South, and according to the proposed development concept plan issued in May 2017, the proposed housing development area had been significantly modified in response to the comments from relevant departments and the public, including AMO's comments on the impact on the remains of Old Dairy Farm. At present, only two items (Serial No. N276 and N277) of the Old Dairy Farm were situated within or near the proposed housing development sites.

56. Mr Ng Chi-wo went on to introduce the history of the Old Dairy Farm, including its founder, the selection of Pok Fu Lam as the dairy farmland and the development of business there. He recapped that three historic buildings, namely the Main Office Building (Grade 2), Cowshed (Grade 2) and Senior Staff Quarters (Grade 1) of the Old Dairy Farm, had been accorded grading status by the Board. Regarding the 62 new items pending for grading assessment, they could be classified into eight categories, i.e. cowsheds and paddocks (21 items), silos (4 items), manure pits (6 items), staff quarters (2 items), piggeries (7 items), stream crossings (7 items), old wall (1 item) and other building structures (14 items). The proposed grading recommended by the independent Assessment Panel for the

items were set out in Annex B of the paper.

(ii) *Cowsheds, bull pen and paddocks (Serial No. N267 – N287)*

57. Mr Ng Chi-wo started with the grading assessment of cowsheds, bull pen and paddocks. Through photos and videos of the 21 items, he introduced their respective history, usage, construction and current conditions, as well as the proposed grading by the Assessment Panel.

58. At the request of the Chairman, Mr Ng Chi-wo showed Members some of the items classified under the other seven categories to give Members an overview of the items to be assessed. The Chairman drew Member's attention that these items would remain at their locations without specific preservation plans after the grading assessment.

59. Mr Ronald Liang was grateful for Hong Kong to have such an historical and botanical place which deserved better preservation. He opined that town planning tools could be considered to serve the purpose.

60. Referring to the concept of 'Point, Line, Area', Ms Ava Tse and Mr Stephen Chan proposed to assess the grading of the items in clusters, so as to reflect the historical significance of the dairy farmland operation as an economic activity and its uniqueness in economic and social context. The Chairman responded that the grading assessments for the buildings and building structures in Shaw Studio and Ma On Shan Iron Miles were of similar nature, as the items were scattered within a site and had a group value to demonstrate the business operation of the site. The difference of the current case was the difficulty to demarcate the site boundary, where the items were widely scattered.

61. Mr Peter Lau doubted whether it was justified to accord a Grade 3 status to a dilapidated structure, such as item N276, when comparing it to a graded historic building. Prof Ching May-bo opined that as long as the items remained intact and could demonstrate the history of the operation of a dairy farmland, it was considered justified. Mr Ng Chi-wo added that the Assessment Panel adopted the same approach of Prof Ching May-bo's. The Chairman then sought Members' agreement on the approach to accord Grade 3 for relatively intact items and Nil Grade for collapsed items, before proceeding to assess the items. Members agreed.

62. Concerning the possible visits by members of the public to these items after grading assessment, Mr Douglas So suggested to consult Dairy Farm Ltd. their interests in taking part in the display of the history of Old Dairy Farm by interpreting the items in clusters.

63. In response to the enquiry from Mr Ronald Liang and Prof Ching May-bo concerning the photos records and land zoning of Old Dairy Farm, Mr Ng Chi-wo stated that photos of Old Dairy Farm after World War II were available from the archive kept by the Dairy Farm Ltd. Ms Susanna Siu added that the land where the 62 items situated was zoned as “Residential (Group B)”, “Residential (Group C)”, “Government, Institution or Community”, “Roads” and “Green Belt”. Mr Ng Chi-wo supplemented that the land where the items N276 and N277 situated was zoned as “Green Belt” and no detailed information was available at the moment demonstrating how these two items would be affected by the proposed housing development.

64. After deliberation, Members endorsed the proposed Grade 3 status for items N267, N270, N273, N275, N276, N278, N279, N280, N281, N282, N283 and N284, and proposed Nil Grade for items N268, N269, N271, N272, N274, N277, N285, N286 and N287.

65. The discussion on the remaining 41 items of the Old Dairy Farm would continue in the next meeting.

## **Item 7 Any Other Business**

66. Mr Rex Wong enquired about the application for funding under the Revitalising Historic Buildings Through Partnership Scheme. Mr Albert Lam explained that under the scheme, funding to cover the cost of capital works necessary for revitalising the historic building and the operating expenses of the first two years of the project, capped at \$5 million, would be provided.

67. There being no other business, the meeting was adjourned at 6:13 p.m.

Antiquities and Monuments Office  
Leisure and Cultural Services Department  
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