

ANTIQUITIES ADVISORY BOARD

Minutes of the 185th Meeting
on Thursday, 14 March 2019 at 2:30 pm
at Conference Room, Hong Kong Heritage Discovery Centre,
Kowloon Park, Haiphong Road, Tsim Sha Tsui, Kowloon

Present: Mr Douglas SO Cheung-tak (Chairman)
Ms Vanessa CHEUNG Tih-lin
Prof CHING May-bo
Prof CHIU Yu-lok
Prof CHU Hoi-shan
Mr HO Kui-yip, JP
Mr Tony IP Chung-man
Mr Peter LAU Man-pong
Mr Christopher LAW Kin-chung, JP
Dr Jane LEE Ching-yee, JP
Mr LEE Ping-kuen, JP
Ms Phyllis LI Chi-miu, BBS
Mr Ronald LIANG
Ms Theresa NG Choi-yuk
Mr SHUM Ho-kit, JP
Mr Rex WONG Siu-han
Prof YAU Chi-on
Miss Theresa YEUNG Wing-shan
Ms Alice YIP Ka-ming

Mr Asa LEE (Secretary)
Senior Executive Officer (Antiquities and Monuments)
Antiquities and Monuments Office

Absent with Apologies: Dr Annissa LUI Wai-ling
Dr Sharon WONG Wai-yee

In Attendance: Development Bureau

Miss Joey LAM
Deputy Secretary (Works) 1 [DS(W)1]

Mr José YAM
Commissioner for Heritage [C for H]

Mr Robin LEE
Chief Assistant Secretary (Works) 2 [CAS(W)2]

Mr Allen FUNG
Political Assistant to Secretary for Development
[PA to SDEV]

Ms Joey LEE
Assistant Secretary (Heritage Conservation) 3 [AS(HC)3]

Mr Eddie WONG
Chief Executive Officer (Heritage Conservation) 1
[CEO(HC)1]

Mr Samuel WONG
Engineer (Heritage Conservation) Special Duties
[E(HC)SD]

Miss Hilda WONG
Senior Information Officer (Development) 2
[SIO(DEV)2]

Antiquities and Monuments Office

Ms Susanna SIU
Executive Secretary (Antiquities and Monuments)
[ES(AM)]

Mr Vincent LEE
Senior Architect (Antiquities & Monuments) 1
[SA(AM)1]

Mr CHIN Hoi-fun
Senior Architect (Antiquities & Monuments) 2
[SA(AM)2]

Mr NG Chi-wo
Curator (Historical Buildings) 2 [C(HB)2]

Miss Pauline POON
Assistant Curator I (Building Survey) [ACI(BS)]

Planning Department

Ms Sally FONG
Assistant Director / Metro [AD(M)]

Architectural Services Department

Mr LEUNG Kam-pui
Assistant Director (Property Services) [AD(PS)]

Ms CHAN Mei-kuen
Senior Maintenance Surveyor / Heritage [SMS(H)]

Opening Remarks

The Chairman welcomed Members and government representatives to the meeting, in particular, the following nine newly appointed Members who attended Antiquities Advisory Board (the “Board”) meeting for the first time:

- (i) Ms Vanessa CHEUNG Tih-lin
- (ii) Prof CHU Hoi-shan

- (iii) Mr HO Kui-yip
- (iv) Mr Tony IP Chung-man
- (v) Dr Jane LEE Ching-yee
- (vi) Ms Phyllis LI Chi-miu
- (vii) Mr SHUM Ho-kit
- (viii) Miss Theresa YEUNG Wing-shan
- (ix) Ms Alice YIP Ka-ming

The Chairman looked forward to working with Members on matters relating to antiquities and monuments objectively, openly and impartially.

Item 1 Confirmation of Minutes of the 184th Meeting held on 6 December 2018 (Board Minutes AAB/9/2017-18)

2. The minutes of the 184th Meeting held on 6 December 2018 were confirmed without amendment.

**Item 2 Matters Arising and Progress Report
(Board Paper AAB/1/2019-20)**

3. ES(AM) briefed Members on the progress of major heritage conservation projects and initiatives from 1 November 2018 to 15 February 2019, including restoration and maintenance of historic buildings and structures, archaeological work, and educational and publicity activities detailed in the Board Paper.

4. ES(AM) highlighted the redevelopment of Kwong Wah Hospital (“KWH”), the Heritage Impact Assessment report of which was endorsed by the Board in 2015. Due to excessive ground settlement around the Tung Wah Museum (“TWM”), a declared monument, the works on site had been suspended since 26 November 2018. Immediate remedial precautionary works, including installation of additional recharge wells to raise the water level and to regulate the water level to a stable condition, re-grouting the grout curtain around TWM to minimise water seepage and backfilling the excavated lift pit area, were carried out and completed. The contractor further appointed a geotechnical consultant to assess the geological condition of the site and a heritage consultant to monitor the condition of TWM and to confirm the structural integrity of the building. Buildings Department granted

permission to KWH to resume excavation works at the site on 26 February 2019. The Antiquities and Monuments Office (“AMO”) would continue to keep in view of the project to ensure the integrity of TWM.

Item 3 Assessment of Historic Buildings (Board Paper AAB/2/2019-20)

5. The Chairman reminded Members to declare interests as and when necessary.

6. At the Chairman’s invitation, ES(AM) introduced the background and procedures for assessing historic buildings. A territory-wide survey of pre-1950 buildings was carried out from 1996 to 2000, in which some 8 800 buildings were recorded, of which 1 444 items had been shortlisted through an in-depth study for further assessment. In addition, under the prevailing mechanism, the public could write to the Board to suggest new items for grading assessment. Currently, there were 300 items on the list of new items.

7. ES(AM) added that, as recommended by the Board, an independent Historic Buildings Assessment Panel (the “Assessment Panel”), comprising a historian, members of the Hong Kong Institute of Architects, Hong Kong Institute of Planners and Hong Kong Institution of Engineers, and ES(AM), was formed in March 2005 to assess the 1 444 buildings and the new items. The Assessment Panel recommended proposed grading based on the heritage value of the buildings or items according to six established criteria, i.e. (i) historical interest; (ii) architectural merit; (iii) group value; (iv) social value and local interest; (v) authenticity; and (vi) rarity. In view of the tremendous research efforts required, such as archival research, site inspection and recording, the new items would be handled having regard to cogent need. The proposed grading of buildings recommended by the Assessment Panel would be submitted to the Board for consideration and endorsement. Upon endorsement by the Board, the Secretariat would upload the heritage appraisals and photos of the relevant buildings to the AAB website for a one-month public consultation. Comments and views received from the public during the consultation period would be submitted to the Board for consideration before confirming the grading. Upon confirmation of the grading by the Board, the grading and the information of the item would be included in the “One Stop Search for Information on Individual Buildings” on the AAB website. At the moment, there were 64 items on the list of 1 444 buildings with proposed

grading pending confirmation, whilst 170 out of 300 items on the list of new items had been graded.

8. Mr Rex WONG enquired whether the final authority to confirm the grading of buildings rested with the Board or the Antiquities Authority (i.e. Secretary for Development). ES(AM) replied that the Board was the authority to confirm the grading of historic buildings.

Confirmation of Proposed Grading

9. C(HB)2 recapped that the Board had endorsed the proposed grading of the following three items at the meeting on 6 December 2018:

- (i) Entrance Gate, San Wai, Ha Tsuen, Yuen Long, N.T. (Serial No. N337), Proposed Grade 2;
- (ii) Lo Ancestral Hall, Wo Hop Shek Village, Fanling, N.T. (Serial No. N338), Proposed Grade 3; and
- (iii) No. 17 Yuk Sau Street, Happy Valley, Wan Chai, H.K. (Serial No. N261), Proposed Grade 2.

10. As there were new Members, he briefly introduced the three items, adding that following the established practice, a one-month public consultation on the proposed grading of the three items was conducted after the meeting on 6 December 2018. As no written submission was received, Members were invited to confirm their proposed grading.

Entrance Gate, San Wai, Ha Tsuen, Yuen Long, N.T. (Serial No. N337), Proposed Grade 2

11. Prof YAU Chi-on supported to confirm the proposed grading of the Entrance Gate, San Wai, Ha Tsuen. He, however, advised that historically, the Chinese name of the village should be “厦村” instead of “廈村”. C(HB)2 agreed with Prof YAU’s observation and explained that “厦村” was adopted given Ha Tsuen was registered as “厦村” in the current land records. Notwithstanding, a footnote would be included in the heritage appraisal to explain the reason of adopting the current name.

12. Mr HO Kui-yip supported the confirmation of the proposed grading of the three items. He noticed from the photos that there was propping to the Entrance Gate of San Wai, Ha Tsuen and asked if any repair and maintenance works to the Entrance Gate would be carried out after the grading was confirmed. C for H replied that the villagers intended to apply for funding under the Financial Assistance for Maintenance Scheme on Built Heritage (“FAS”) to carry out the necessary repair and maintenance works after the grading was confirmed. The Commissioner for Heritage’s Office (“CHO”) would continue to liaise with the villagers as appropriate.

Lo Ancestral Hall, Wo Hop Shek Village, Fanling, N.T. (Serial No. N338), Proposed Grade 3

13. Members had no comment on this item.

No. 17 Yuk Sau Street, Happy Valley, Wan Chai, H.K. (Serial No. N261), Proposed Grade 2

14. Ms Phyllis LI enquired if there were any similar types of residences in the neighbourhood of No. 17 Yuk Sau Street that could form a cluster. With the aid of photos, C(HB)2 briefed Members on the European style residences nearby, e.g. Nos. 15 (Grade 2) and 11 (Grade 3), Yuk Sau Street, Nos. 16-17 and 23-24 Fung Fai Terrace (all Grade 3) and No. 54 Village Road (Proposed Grade 3).

15. Mr HO Kui-yip suggested, subject to compliance with requirements under the Buildings Ordinance, to discuss with the current owner on the feasibility to reinstate the balconies on the first and second floors of the front façade of No. 17 Yuk Sau Street, which were removed by the late owner due to safety reason. Mr Peter LAU supported and enquired whether the current owner had any plan to reinstate the balconies. He further enquired the reason for proposing a higher grade for No. 17 Yuk Sau Street which had its balconies removed, vis-à-vis No. 11 Yuk Sau Street, Nos. 16-17 and 23-24 Fung Fai Terrace which were all in good condition.

16. C(HB)2 informed that the executor of the will of the late owner was considering to maintain and revitalise the building, and explained the historical background of No. 17 Yuk Sau Street as well as the authenticity of the building except the two balconies. Having considered the family history and the high

degree of authenticity of No. 17 Yuk Sau Street, the Board agreed to confirm the grading of the building as Grade 2. C for H supplemented that the views of the Board would be conveyed to the executor, and the Government stood ready to offer technical advice and funding under FAS to repair and maintain the building.

17. With no further view from Members, the proposed Grade 2 status for the Entrance Gate, San Wai, Ha Tsuen and No. 17 Yuk Sau Street, and the proposed Grade 3 status for Lo Ancestral Hall, Wo Hop Shek Village were confirmed by the Board.

Confirmation of Proposed Grading for Items with Objections

18. C(HB)2 briefed Members that amongst the 1 444 buildings considered by the Board in 2009, the proposed grading of some of them was not yet confirmed due to objections received during public consultation earlier. Since December 2016, the Board had been invited to confirm the proposed grading of these buildings by batches. For this meeting, Members were invited to confirm the proposed grading of the following six buildings. The objection letters and replies in respect of these buildings had been provided to Members for consideration before the meeting:

- (i) Shing Kwong Church, The Church of Christ in China, No. 7 Eastern Hospital Road, Causeway Bay (Serial No. 521) (Proposed Grade 2);
- (ii) Front Block, Chinese Rhenish Church, Hong Kong, No. 86A Bonham Road, Mid-Levels (Serial No. 837) (Proposed Grade 3);
- (iii) Kowloon Methodist Church, No. 40 Gascoigne Road, Yau Ma Tei (Serial No. 767) (Proposed Grade 3);
- (iv) Nos. 191-197 Shan Pui, Shap Pat Heung, Yuen Long (Serial No. 812) (Proposed Grade 3);
- (v) No. 23 Lung Tin Tsuen, Shap Pat Heung, Yuen Long (Serial No. 893) (Proposed Grade 3); and
- (vi) No. 173 Tai Kei Leng, Shap Pat Heung, Yuen Long (Serial No. 953) (Proposed Grade 3).

19. C(HB)2 summarised that the owners of these six items objected to the proposed grading as they considered that the grading might affect future redevelopment prospect, or the authenticity of their buildings had been undermined by the repair works carried out in the past and hence not worth grading. He reported that the Assessment Panel, after reviewing the objections and the information submitted by the owners, maintained the proposed grading of the six items as no new information had been received.

20. With the aid of photos, C(HB)2 recapped the historical and architectural merits, as well as the latest situation of each of the six items, and showed examples of similar types of graded buildings for Members' reference.

Shing Kwong Church, The Church of Christ in China, No. 7 Eastern Hospital Road, Causeway Bay (Serial No. 521), Proposed Grade 2

21. Miss Theresa YEUNG asked if Shing Kwong Church had approached AMO about its concerns over the possible impact of grading on its development plan, and whether the Church had submitted any application for alterations and additions works. She also enquired whether the Church was entitled to special land lease terms with regard to its religious function if the Church operated under charitable fund.

22. C(HB)2 replied that no application or development plan was received from the Church so far. Since the grading system was administrative in nature aiming to provide an objective basis for assessing the heritage value of historic buildings, it would not affect the ownership, usage, management and development rights of the buildings concerned. AMO did not have information regarding the land lease terms and operation mode of the Church as such information would not affect the heritage value of the building.

23. C for H added that an internal mechanism had been established to monitor any demolition of or alterations to declared monuments (including proposed monuments) or graded historic buildings (including buildings proposed to be graded). Under the mechanism, the Buildings Department, Lands Department and Planning Department would alert CHO and AMO to possible threat which might affect privately-owned monuments and historic buildings brought to the departments' attention through applications and enquiries received and in the course of duty such as regular inspections. CHO and AMO would approach the private

owners concerned to explore conservation options upon alert from relevant departments under this mechanism.

24. Taken into account the ten years since the Church's submission of its objection letters in 2009, Dr Jane LEE expressed concern that the Church might have misinterpreted the Government's inaction as acquiescence of its objections. C for H explained that all cases where objections had been received would be further reviewed and studied by the Assessment Panel to verify if the information provided was new and reliable, which might have bearing on heritage value. Since no new information was received on the history and heritage value of the church building, the Church had been informed prior to the meeting that the case would be brought up to the Board for consideration of confirming its proposed Grade 2 status.

25. Ms Theresa NG suggested enhancing the communication with owners of historic buildings or their representatives to explain to them the administrative grading system, so as to ease their concerns on ownership and development rights after their buildings had been graded. C for H thanked Ms Theresa NG for the suggestion and assured that communication would be continuously enhanced.

Front Block, Chinese Rhenish Church, Hong Kong, No. 86A Bonham Road, Mid-Levels (Serial No. 837), Proposed Grade 3

26. Prof CHING May-bo opined that in comparison with Shing Kwong Church, the Front Block of Chinese Rhenish Church had a longer history and its façade had higher architectural merits but the proposed grading for former was higher, i.e. proposed Grade 2, whereas the latter was proposed to be Grade 3. C(HB)2 explained that the Assessment Panel considered that the authenticity of the Front Block of Chinese Rhenish Church had been compromised by the renovation in 2008, in which the building was renovated with modern materials including modern mosaic tiles and had its interior altered. As a result, proposed Grade 3 was considered more appropriate.

Kowloon Methodist Church, No. 40 Gascoigne Road, Yau Ma Tei (Serial No. 767), Proposed Grade 3

27. Mr HO Kui-yip enquired if the existing Methodist School, adjoining the Kowloon Methodist Church, would be considered for grading. C(HB)2 replied that the Methodist School was not included as it was built around 1998-1999. The

Assessment Panel focused on the Church which was built in 1950-1951. Mr HO Kui-yip further suggested that for clarity, the geographical boundary between the Church and the Methodist School should be clearly demarcated.

28. In response to Prof CHING May-bo's enquiry, C(HB)2 confirmed that the masonry wall at the entrance gateway and the masonry staircase leading from Gascoigne Road to the Church were included in the grading boundary.

Nos. 191-197 Shan Pui, Shap Pat Heung, Yuen Long (Serial No. 812), Proposed Grade 3

29. Mr SHUM Ho-kit declared that he was the Chairman of Yuen Long District Council ("DC"), an elected DC member of Shap Pat Heung East constituency, and had no property in the said constituency. He enquired about Government's prevailing practice in handling applications to redevelop or alter graded buildings, such as whether special conditions would be imposed. He also enquired the reason for according Nil Grade status to Lam Ancestral Hall, No. 157 Shan Pui, Shap Pat Heung, despite its long history (probably built before 1900).

30. C for H reiterated the internal mechanism mentioned in paragraph 23 above, adding that CHO and AMO would proactively approach the private owners to explore possible "preservation-cum-development" options upon alert from relevant departments. Regarding the grading of Lam Ancestral Hall, C(HB)2 explained that as the authenticity of the ancestral hall had been undermined by the large scale alterations and modifications in the past, the ancestral hall had been accorded Nil Grade status by the Board in 2010.

No. 23 Lung Tin Tsuen, Shap Pat Heung, Yuen Long (Serial No. 893), Proposed Grade 3

31. Members had no comment on this item.

No. 173 Tai Kei Leng, Shap Pat Heung, Yuen Long (Serial No. 953), Proposed Grade 3

32. Mr Tony IP enquired whether a graded building had to be re-assessed by the Assessment Panel if it had undergone redevelopment works or partly demolished after being graded. C for H replied that it would be considered on a

case by case basis. He further shared with Members the case of Cheung Chau Theatre, a Grade 3 building. After learning the redevelopment plan of the theatre, CHO approached the owner to explore possible “preservation-cum-development” options. With CHO’s policy support, the owner obtained the Town Planning Board’s approval to relax the plot ratio and the site coverage restrictions, in exchange for conserving the façade of the theatre and the major character defining elements of the building. He added that according to past experience, as character defining elements would be conserved during redevelopment for cases such as the Cheung Chau Theatre, re-assessment of this type of buildings was usually not necessary. AMO would review each case and report to the Board when the cases involving extensive alterations would undermine the heritage value of graded buildings.

33. Miss Theresa YEUNG asked whether the Main Building of No. 45 Tai Kei Leng, Shap Pat Heung, Yuen Long, N.T., had been graded as it was built in 1926, earlier than that of No. 173 Tai Kei Leng, as shown in C(HB)2’s supplementary information. She also enquired about the time frame of public consultation as the owner of No. 173 Tai Kei Leng had submitted objections to the proposed grading between 2009 and 2012. C(HB)2 replied that the proposed grading of the Main Building, the Entrance Gate and the Enclosing Wall of No. 45 Tai Kei Leng was still pending confirmation due to objections received. The public consultation on No. 173 Tai Kei Leng lasted four months in 2009. The owner of the building, who was not residing in Hong Kong, took opportunity to contact AMO whenever he returned to Hong Kong.

34. With no further view from Members, the proposed grading for the six items, i.e. (i) proposed Grade 2 for Shing Kwong Church, the Church of Christ in China, No. 7 Eastern Hospital Road, Causeway Bay (Serial No. 521); (ii) proposed Grade 3 for Front Block, Chinese Rhenish Church, Hong Kong, No. 86A Bonham Road, Mid-Levels (Serial No. 837); (iii) proposed Grade 3 for Kowloon Methodist Church, No. 40 Gascoigne Road, Yau Ma Tei (Serial No. 767); (iv) proposed Grade 3 for Nos. 191-197 Shan Pui, Shap Pat Heung, Yuen Long (Serial No. 812); (v) proposed Grade 3 for No. 23 Lung Tin Tsuen, Shap Pat Heung, Yuen Long (Serial No. 893); and (vi) proposed Grade 3 for No. 173 Tai Kei Leng, Shap Pat Heung, Yuen Long (Serial No. 953) were confirmed by the Board.

New Items for Grading Assessment

35. The Chairman thanked AMO and AAB Secretariat for arranging the site visit for the Board on 7 March 2019 to three of the four new items [i.e. (i), (ii) and (iv)] to be discussed by the Board. He supplemented that in order to facilitate the discussion at AAB meeting, it would become a standing practice to hold a half-day visit a week before the AAB meeting to the items to be graded. AAB Secretariat had marked Members' diaries for the half-day visits.

36. The four items to be discussed were as follows:

- (i) Masonry Bridge, Pok Fu Lam Reservoir, Pok Fu Lam Reservoir Road, Pok Fu Lam (Serial No. N132) (Proposed Grade 1);
- (ii) Tunnel Portal of Water Mains from No. 5 Dam, Former Braemar Reservoir of Taikoo Sugar Refinery, Choi Sai Woo Park, Braemar Hill Road, North Point (Serial No. N52) (Proposed Grade 2);
- (iii) Tin Hau Temple, San Tsuen, Tai O, Lantau Island, N.T. (Serial No. N257) (Proposed Grade 2); and
- (iv) Nos. 301 & 303 Castle Peak Road, Sham Shui Po, Kowloon (Serial No. N251) (Proposed Grade 2).

37. With the aid of photos and plans, C(HB)2 briefed Members on the historical and architectural merits of the above four new items and their proposed grading. Examples of similar types of graded buildings were also shown to Members for reference.

Masonry Bridge, Pok Fu Lam Reservoir, Pok Fu Lam Reservoir Road, Pok Fu Lam (Serial No. N132), Proposed Grade 1

38. Mr Peter LAU asked if the Pok Fu Lam Reservoir could be graded as a whole instead of only grading the masonry bridge. C(HB)2 explained that the masonry bridge had its own architectural merits as it was a semi-circular arch of granite construction which was considered a historic structure for grading assessment. The other parts of the reservoir, such as the connecting roads, appeared to have been altered due to subsequent development works, and hence their heritage value and authenticity had been undermined.

39. Mr LEE Ping-kuen shared that Pok Fu Lam Reservoir was the first reservoir draining water along the conduit from Conduit Road to the Government House and suggested AMO to explore the possibility to grade those parts along the drainage path. Prof CHIU Yu-lok opined that the reservoir, as documented in the Hong Kong Government Gazette of 1859, provided the “City of Victoria”, including “Sai Wan”, “Sheung Wan”, “Chung Wan” and “Ha Wan”, with constant and sufficient supplies of pure water. This could be regarded as a guideline for future research work on the heritage value of the reservoir and associated structures.

40. Ms Phyllis LI enquired about the criteria for defining the three grading statuses (i.e. Grades 1, 2 and 3) for buildings / items as she observed that some similar masonry bridges had different grades. She stressed the importance of the reservoir and its structures as they marked the milestones of Hong Kong’s development into a modern city and suggested that those structures could be graded collectively to reflect their group value. Miss Theresa YEUNG concurred. Mr HO Kui-yip enquired whether the masonry bridge of the reservoir would be declared a monument considering that the other four masonry bridges at the reservoir had already been declared as monuments.

41. C(HB)2 replied that the heritage value of buildings / items were assessed against the six criteria mentioned earlier. He pointed out that each item, even under the same category like masonry bridges, would have different heritage value due to various factors such as historical background, geographical location, etc. which differentiated their respective grading. He added that the group value of the other historic waterworks structures of the reservoir, such as the former Watchman’s Cottage and the other four masonry bridges which had been declared as monuments, had been taken into account in the assessment of the newly identified masonry bridge.

42. C for H supplemented that whether grading assessment should be carried out for an individual item or as a whole for items within a compound would be considered on a case-by-case basis. He quoted the example of Ma On Shan Iron Mine where structures within the site, such as the walls, mineral preparation plant and structures at the mining settlements, were graded individually. He understood Members’ concerns on the social and group value of such items and agreed that more publicity should be carried out to promote the historical and heritage value of the reservoir. Furthermore, he elaborated that the Board had decided in 2008 that all Grade 1 historic buildings / structures would form a pool for consideration of

declaration as monuments by the Antiquities Authority. This implied that Grade 1 historic buildings / structures that met the “high threshold” required could be further considered for declaration as monuments.

43. Prof CHU Hoi-shan opined that the masonry bridge at Pok Fu Lam Reservoir was covered by trees and bushes, making it invisible to visitors. The Chairman agreed and suggested that information of the graded items could be displayed on site to provide information on the items.

Tunnel Portal of Water Mains from No. 5 Dam, Former Braemar Reservoir of Taikoo Sugar Refinery, Choi Sai Woo Park, Braemar Hill Road, North Point (Serial No. N52), Proposed Grade 2

44. Mr SHUM Ho-kit opined that the tunnel portal of the water mains from No. 5 dam was the only surviving waterworks structure of the former Taikoo Sugar Refining Company Limited, a well-known company in the sugar-refining industry in Hong Kong and Asia. Hence, he enquired the rationale of proposing only Grade 2 for the tunnel portal, comparing to the masonry bridge of Pok Fu Lam Reservoir.

45. C(HB)2 replied that the Assessment Panel considered the historic value of the tunnel portal lower than that of the masonry bridge of Pok Fu Lam Reservoir because the former was a private reservoir to supply water mainly for the operation of the Taikoo Sugar Refining Company Limited, while the latter was a pioneering public reservoir supplying water to Central and Western districts. Moreover, Pok Fu Lam Reservoir was still in its original use whereas the tunnel portal was not in use for decades and was only partially retained to become part of the Choi Sai Woo Park. Proposed Grade 2 for the tunnel portal was therefore considered appropriate.

46. In response to Mr HO Kui-yip's enquiry on the boundary of the tunnel portal, C(HB)2 replied that the entire tunnel portal including the masonry wall would be graded as a whole.

Tin Hau Temple, San Tsuen, Tai O, Lantau Island, N.T. (Serial No. N257), Proposed Grade 2

47. Dr Jane LEE asked whether the grading assessment of Tin Hau Temple had taken into account the granite pillars placed at the entrance of the temple and

the standards of recommending different grading for buildings / items.

48. C(HB)2 explained that grading focused on the building itself. The granite pillars, for instance, which were not part of the temple and were actually an instrument to crush salt at the salt pan in the past, would not be covered by the grading. He supplemented that the villagers were well aware of the historical value of the pillars and had been preserving them. The Chairman said that evaluation according to the six criteria by the Assessment Panel was consistent throughout the years as the same members had been serving on the Panel applying the same assessment principles. In addition, the Assessment Panel usually made reference to similar types of graded buildings during discussion and evaluation before recommending proposed grading of an item for consideration by the Board.

49. Mr SHUM Ho-kit commented that the heritage value of Tin Hau Temple should be higher if its façade had not been plastered incompatibly in the past. He was disappointed to observe that some temples could not be properly conserved owing to a lack of financial resources. He hoped the Government could render assistance in this aspect.

50. C for H advised that private owners of graded historic buildings and non-profit-making tenants of government-owned declared monuments and graded historic buildings could apply for funding under FAS to carry out repair and maintenance works. He added that CHO had recently written to all eligible individuals and parties again to introduce the details of FAS and invite them to apply.

51. Prof CHING May-bo raised the importance to properly preserve the temple bell of the Tin Hau Temple as it was an important relic to testify the history of the temple to early Qing dynasty.

52. Prof YAU Chi-on said that apart from the year of the first construction of historic buildings / items, the years and scales of the subsequent development / extensions were also important in assessing the heritage value of the buildings. All the historical relics of the buildings / items and their associated social value should also be thoroughly considered when assessing the grading status of the buildings.

***Nos. 301 & 303 Castle Peak Road, Sham Shui Po, Kowloon (Serial No. N251),
Proposed Grade 2***

53. Ms Alice YIP enquired if there were any tenements with curved shape and verandahs pending grading under the list of 1 444 buildings and the list of new items. C(HB)2 replied that apart from Nos. 301 & 303 Castle Peak Road, Sham Shui Po which were on the list of new items, there were three other similar tenements on the list of 1 444 buildings which had been graded, i.e. (i) Lui Seng Chun, Nos. 119, 119B and 119C, Lai Chi Kok Road (Grade 1); (ii) No. 271 Yu Chau Street, Sham Shui Po (Grade 3); and (iii) No. 177 Prince Edward Road West, Mong Kok (Grade 3).

54. Prof CHIU Yu-lok supported the proposed Grade 2 for Nos. 301 & 303 Castle Peak Road when comparing to Lui Seng Chun (Grade 1) in terms of heritage value and authenticity. Professor CHU Hoi-shan, Mr Tony IP and Mr SHUM Ho-kit also supported the proposed grading. Mr SHUM Ho-kit suggested the Government to acquire Nos. 301 & 303 Castle Peak Road using the \$20 billion allocated in 2019-20 Budget for acquiring properties for social welfare uses. The proposed acquisition would help revitalise the building.

55. Miss Theresa YEUNG enquired about the ownership of the pedestrian path under the verandahs of Nos. 301 & 303 Castle Peak Road. She opined that this area might be government land. She was concerned about the preservation of the external verandahs.

[Post-meeting note: Confirmed with the Lands Department, the pedestrian path under the verandahs of Nos. 301 & 303 Castle Peak Road is government land.]

56. In response to the concerns raised by Members, C for H informed Members that CHO and AMO had been trying to contact the owners and their representatives since being alerted of the demolition threat to the building under the internal monitoring mechanism. The response from the owners or representatives was still awaiting.

57. C for H further briefed Members that the Board conducted a policy review on conservation of built heritage in 2014. The review report, announced in 2015, stated that given the diverse views in the community, using public money to purchase or resume privately-owned historic buildings for heritage conservation

purposes should not be pursued. Instead, the Government should provide more attractive economic incentives commensurate with the heritage value, scale and building conditions of privately-owned historic buildings to encourage their preservation.

58. Mr HO Kui-yip agreed that the provision of economic incentives was one of the possible ways to convince owners to conserve their historic buildings. He pointed out that it would be important for the Government to examine the feasibility of transferring plot ratio and reviewing the current land uses of different sites and areas with a view to increasing development intensity, as well as preserving privately-owned historic buildings of high heritage value.

59. In response, C for H explained that the provision of economic incentives would take into account all relevant factors, including but not limited to the heritage value of the historic building concerned, the development potential, value and planning intention of the site, the wish of the owner, the financial implications on the Government, as well as the anticipated public reaction. During discussion with owners, the possibility of relaxing plot ratio and land exchange would be explored to encourage owners to adopt “preservation-cum-development” options. The Government would consider the most appropriate options on a case-by-case basis for conserving the historic buildings according to their uniqueness.

60. The Chairman noted that some additional structures were built on the roof floor of Nos. 301 & 303 Castle Peak Road in the late 1950s and asked whether they would be assessed together. C(HB)2 replied that the Assessment Panel had taken into account the materials used for the additions and the overall building layout, and had included these structures in the grading assessment.

61. After deliberation, Members endorsed the proposed grading of the four new items, i.e. (i) proposed Grade 1 for the Masonry Bridge, Pok Fu Lam Reservoir, Pok Fu Lam Reservoir Road, Pok Fu Lam (Serial No. N132); (ii) proposed Grade 2 for the Tunnel Portal of Water Mains from No. 5 Dam, Former Braemar Reservoir of Taikoo Sugar Refinery, Choi Sai Woo Park, Braemar Hill Road, North Point (Serial No. N52); (iii) proposed Grade 2 for Tin Hau Temple, San Tsuen, Tai O, Lantau Island, N.T. (Serial No. N257); and (iv) proposed Grade 2 for Nos. 301 & 303 Castle Peak Road, Sham Shui Po, Kowloon (Serial No. N251).

Item 4 Any Other Business

Preservation of Modern Architecture in Hong Kong

62. Mr Christopher LAW would like to draw Members' attention to the preservation of local modern architecture. He opined that a number of modern architecture built between 1950 and 1980 were worth preserving. Many of those buildings were built by the Government, educational institutions or public bodies as government quarters, hospitals and public schools, and were highly recognised by the Hong Kong Institute of Architects. He hoped that the Board could consider assessing and preserving such modern architecture.

63. C for H responded that the Board discussed the grading of post-1950 buildings from time to time. Members of the public were welcomed to suggest new items for grading. The items would be considered on a case by case basis having regard to cogent need. He cited the grading assessment of the Former State Theatre at North Point and the Hong Kong City Hall in Central, both with Grade 1 status, as examples to show the importance the Board had attached to modern architecture. He added that AMO had commenced the preparatory work to study the feasibility of grading post-1950 buildings systematically. Yet, in view of the complexity and the large number of buildings involved (over 15 000 buildings were built from 1950 to 1979), the comprehensive study on the framework would take time.

MILL6 Foundation of The Mills Project

64. At the Chairman's invitation, Ms Vanessa CHEUNG shared with Members the background of MILL6 Foundation ("MILL6"), a non-profit arts and cultural organisation in Hong Kong, and The Mills, which was revitalised from the former cotton spinning mills of Nan Fung Textiles in Tsuen Wan and a landmark project of Nan Fung Group completed in 2018. She said that MILL6's primary mission was to promote appreciation of the evolution of the local textile industry and foster creativity through its newly established Centre for Heritage, Arts and Textile ("CHAT"), the first art centre of its kind housed in the revitalised mills in Hong Kong. She invited Members to CHAT's Grand Opening Performance and Reception on 16 March 2019, and a visit to CHAT for her to share with Members The Mills Project. The Chairman thanked Ms Vanessa CHEUNG's sharing and invitations. The Secretariat would follow up on the visit to CHAT.

[Post-meeting note: The visit to CHAT was held on 9 May 2019.]

65. There being no other business, the meeting was adjourned at 6:17 pm.

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