

ANTIQUITIES ADVISORY BOARD

Minutes of the 187th Meeting
on Thursday, 12 September 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, JP (Chairman)

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

Dr Jane LEE Ching-yee, JP

Mr LEE Ping-kuen, JP

Ms Phyllis LI Chi-miu, BBS

Mr Ronald LIANG

Dr Annissa LUI Wai-ling

Ms Theresa NG Choi-yuk, JP

Mr SHUM Ho-kit, JP

Dr Sharon WONG Wai-yee

Prof YAU Chi-on

Ms Alice YIP Ka-ming

Mr Asa LEE (Secretary)

Senior Executive Officer (Antiquities and Monuments)

Antiquities and Monuments Office

Absent with Apologies: Ms Vanessa CHEUNG Tih-lin

Mr Christopher LAW Kin-chung, JP

Mr Rex WONG Siu-han

Miss Theresa YEUNG Wing-shan

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]

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

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

Miss Connie WONG
Secretariat Press Officer (Development) [SPO(DEV)]

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]

Ms Jeremy HUI
Curator (Historical Buildings) 3 [C(HB)3]

Ms Karen FUNG
Project Architect (Historical Buildings) [PrA(HB)]

Miss Pauline POON
Assistant Curator I (Building Survey) 1 [ACI(BS)1]

Miss LEE Chui-mei
Assistant Curator I (Building Survey) 2 [ACI(BS)2]

Leisure and Cultural Services Department

Mr CHAN Shing-wai
Assistant Director (Heritage & Museum) [AD(H&M)]

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.

**Item 1 Confirmation of Minutes of the 186th Meeting held on 13 June 2019
(Board Minutes AAB/2/2019-20)**

2. The minutes of the 186th Meeting held on 13 June 2019 were confirmed without amendment.

Item 2 Matters Arising and Progress Report (Board Paper AAB/7/2019-20)

3. ES(AM) briefed Members on the progress of major heritage conservation projects and initiatives from 1 May to 15 August 2019, including declaration of monuments, preservation, restoration and maintenance of historic buildings and structures, archaeological work, and educational and publicity activities detailed in the Board paper.

Item 3 Updates on Preparatory Work for the Assessment of Post-1950 Buildings (Verbal Presentation)

4. At the invitation of the Chairman, C(HB)3 briefed Members on the study on post-1950 buildings, which would take stock of the types and number of post-1950 buildings in Hong Kong and make reference to the practice in the Mainland and overseas, with a view to formulating a set of assessment criteria for these buildings and proposing a strategy to carry out the grading assessment. Members noted progress of the following preparatory work —

- (i) a task force comprising seven curatorial staff members (trained and experienced in historical research, anthropology, heritage conservation and museology) as well as one architect experienced in heritage conservation had been set up under AMO since January 2019 with the full team on board in mid-July 2019;
- (ii) the study on the assessment criteria adopted by the Mainland, overseas countries and cities, as well as international organisations for post-1950 buildings had commenced. Preliminary observation showed that the age threshold adopted for post-1950 buildings varied, ranging from at least 30 years old to 50 years old;

- (iii) research work to understand the conservation approaches adopted by selected countries/cities and the difficulties they had encountered would continue; and
- (iv) information of buildings built between 1950 and 1979 collected from the Architectural Services Department and the Buildings Department was summarised below:
 - a. the total number of buildings of the period was about 15 500;
 - b. the types of buildings were mainly “Residential/Composite Building”, “Government Building”, “Industrial Building”, “Office/Commercial Building” and “Public Housing”; and
 - c. there were a considerable number of residential/composite buildings in the urban area. Mega private housing estates designed with shops on the lower floors were common, resulting in complex and fragmented ownership.

5. The task force would continue the preparatory work and keep Members posted. A brainstorming session would be arranged for the Board in 2020 when more information was available.

6. Dr Sharon WONG suggested that Penang, Malaysia, where its capital city (George Town) was designated as a World Heritage Site by the United Nations Educational, Scientific and Cultural Organisation, would also be a good reference of overseas practice on the assessment of post-1950 buildings as there were many shophouses and architectures built after 1950. In addition, the task force could also take into account the academic research conducted by universities.

7. Ms Phyllis LI said that assessment of post-1950 buildings did not only concern heritage conservation but also urban renewal. A strategic and systematic approach should, therefore, be adopted for the assessment. Mr Tony IP echoed and considered that the “Point, Line, Plane” approach could be used for grading post-1950 buildings.

8. Mr HO Kui-yip opined that heritage conservation and urban redevelopment were equally important and both should be taken into account when studying the assessment of post-1950 buildings. He suggested the task force to take into account the views of owners and users on restoring and maintaining their

buildings in order to devise an overall strategy for the assessment and provision of financial support for maintenance of post-1950 buildings. Ms Theresa NG shared the same view, and added that as both the buildings and their environs constituted the development of Hong Kong, she said that the diversity and variety of community and business activities should also be considered when formulating the policy for conserving post-1950 buildings.

9. Prof CHIU Yu-lok commented that both pre-1950 buildings and post-1950 buildings reflected the history of Hong Kong. The former was associated with an elite society with the fusion of the Chinese and Western cultures as reflected in architecture, whereas the latter, in particular the public housing estates, invoked the collective memory of grassroots. He, therefore, opined that a new set of assessment criteria should be drawn up for assessing post-1950 buildings.

10. The Chairman thanked Members for their views and suggestions. He looked forward to the brainstorming session in 2020 for an in-depth discussion.

Item 4 Assessment of Historic Buildings (Board Paper AAB/8/2019-20)

Confirmation of Proposed Grading for New Items

11. C(HB)2 recapped that the Board had endorsed the proposed grading of the following three items at the meeting on 13 June 2019:

- (i) University Lodge, The University of Hong Kong, No. 1 University Drive, Pok Fu Lam, Hong Kong, Proposed Grade 1 (Serial No. N40);
- (ii) Ex-Portuguese Community School (Escola Camões), No. 7 Cox's Road, Tsim Sha Tsui, Kowloon, Proposed Grade 2 (Serial No. N206);
and
- (iii) Nos. 26A-C Graham Street, Central, Hong Kong, Proposed Grade 3 (Serial No. N341).

In line with the established practice, a one-month public consultation on the proposed grading of the above three items was conducted from 19 June to 19 July 2019.

University Lodge, The University of Hong Kong, No. 1 University Drive, Pok Fu Lam, Hong Kong, Proposed Grade 1 (Serial No. N40)

12. C(HB)2 reported that one written submission from The University of Hong Kong had been received objecting to the proposed Grade 1 status of the University Lodge. The submission had been circulated to Members before the meeting. The University expressed concern that the grading of the University Lodge as Grade 1 would attract visitors causing privacy and security issues to the users of the building and campus. He added that the independent Historic Buildings Assessment Panel (the “Assessment Panel”), after reviewing the written submission, upheld the proposed Grade 1 status as no new information on the heritage value of the building had been provided.

13. Ms Phyllis LI and Mr Tony IP declared interest for being Adjunct Professors of The University of Hong Kong. The Chairman considered that their positions had no direct or indirect conflict of interest with the proposed grading of the University Lodge and there was no need to exclude Ms Phyllis LI and Mr Tony IP from the discussion. Moreover, given that The University of Hong Kong had a long history with plenty of alumni, there was no need for Members who were alumni of the University to declare interest.

14. Members had no comment on the proposed grading of the University Lodge. The Chairman concluded that since the submission had been fully considered by the Assessment Panel and the Board, he suggested confirming the item as Grade 1. Members agreed. The proposed Grade 1 status for the University Lodge, The University of Hong Kong, No. 1 University Drive, Pok Fu Lam, Hong Kong (Serial No. N40) was confirmed.

Ex-Portuguese Community School (Escola Camões), No. 7 Cox’s Road, Tsim Sha Tsui, Kowloon, Proposed Grade 2 (Serial No. N206)

15. C(HB)2 reported that no written submission had been received on the proposed Grade 2 status of the ex-Portuguese Community School.

16. Mr Tony IP declared that he had been commissioned to conduct a research on the land use of the School and hence would withdraw from the discussion on the proposed grading.

17. Members had no comment on the proposed grading of the School and agreed to confirm the proposed Grade 2 status for the ex-Portuguese Community School (Escola Camões), No. 7 Cox's Road, Tsim Sha Tsui, Kowloon (Serial No. N206).

Nos. 26A-C Graham Street, Central, Hong Kong, Proposed Grade 3 (Serial No. N341)

18. C(HB)2 reported that seven written submissions had been received on the proposed Grade 3 status of Nos. 26A-C Graham Street, which had been circulated to Members before the meeting. The submissions were summarised as follows:

- (i) five views concerned the future conservation approach of Nos. 26A-C Graham Street without indicating their stance on the proposed grading;
- (ii) one supported the proposed grading and considered that it was appropriate for Nos. 26A-C Graham Street in view of its dilapidated condition and common architectural style; and
- (iii) one objected to the proposed grading and suggested to raise it to Grade 2 or Grade 1 taking into account its rarity and architectural characteristics.

19. C(HB)2 reported that the Assessment Panel, after reviewing the written submissions, upheld the proposed Grade 3 status given that the submissions, including the objection, did not provide any new information to justify a higher grade for the item.

20. Ms Phyllis LI noted that the Urban Renewal Authority (URA) would implement a preservation proposal for Nos. 26A-C Graham Street by removing the dilapidated portion at the back of the item and building a new structure to support the facades, the major character-defining element of the buildings. She expressed concern on the design of the new structure and wished that the overall historical ambience of Graham Street could be maintained after the redevelopment.

21. C for H shared with Members that URA had consulted various stakeholders, including the Central and Western District Council, to gather

feedback on the preservation proposal for Nos. 26A-C Graham Street. He thanked Ms Phyllis LI for her comments and would convey her views to URA.

22. With no further view from Members, the proposed Grade 3 status for Nos. 26A-C Graham Street, Central, Hong Kong (Serial No. N341) was confirmed.

Confirmation of Proposed Grading for Items with Objections

23. C(HB)2 briefed Members that among 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 11 items:

- (i) No. 172 Queen's Road Central (No. 123 Wellington Street), Central, Hong Kong, Proposed Grade 1 (Serial No. 59);
- (ii) No. 174 Queen's Road Central (No. 125 Wellington Street), Central, Hong Kong, Proposed Grade 1 (Serial No. 107);
- (iii) No. 176 Queen's Road Central (No. 127 Wellington Street), Central, Hong Kong, Proposed Grade 1 (Serial No. 108);
- (iv) Felix Villas, No. 61 Mount Davis Road, Hong Kong, Proposed Grade 3 (Serial No. 647);
- (v) Felix Villas, Garage, No. 61 Mount Davis Road, Hong Kong, Proposed Grade 3 (Serial No. 648);
- (vi) S.K.H. St. Mary's Church, General Office, No. 2A Tung Lo Wan Road, Causeway Bay, Hong Kong, Proposed Grade 3 (Serial No. 799);
- (vii) Lau Village House, Hak Sut Tong, No. 68 Tung Shing Lei, Au Tau, Yuen Long, New Territories, Proposed Grade 3 (Serial No. 618);
- (viii) Lau Village House, No. 67 Tung Shing Lei, Au Tau, Yuen Long, New Territories, Proposed Grade 3 (Serial No. 644);
- (ix) Lau Village House, No. 66 Tung Shing Lei, Au Tau, Yuen Long, Proposed Grade 3 (Serial No. 643);
- (x) Lau Village House, No. 65 Tung Shing Lei, Au Tau, Yuen Long,

Proposed Grade 3 (Serial No. 642); and

- (xi) Lau Village House, No. 63 Tung Shing Lei, Au Tau, Yuen Long, Proposed Grade 3 (Serial No. 657).

The objection letters and replies in respect of the above 11 items had been provided to Members before the meeting.

Nos. 172, 174 and 176 Queen's Road Central (Nos. 123, 125 and 127 Wellington Street), Central, Hong Kong, All Proposed Grade 1 (Serial Nos. 59, 107 and 108)

24. C(HB)2 reported that the owners of Nos. 172 and 174 Queen's Road Central objected to the proposed Grade 1 status for the two items as they considered that the grading might hinder the future redevelopment, transaction or rental, and the repair works of the properties (including the common areas). On the other hand, the owner of No. 176 Queen's Road Central considered that the authenticity of the building had been compromised by past repair works and hence did not worth the proposed grading. The Assessment Panel, after reviewing the objections and the information submitted by the owners, upheld the proposed grading of the three items as no new information on their heritage value had been received. C(HB)2 supplemented that the owners had been informed prior to the meeting that their buildings would be considered by the Board as to whether the proposed grading status should be confirmed.

25. With the aid of photos, C(HB)2 recapped the heritage value and the latest condition of the three items. Examples of similar type of graded buildings were also shown for Members' reference.

26. In response to Dr Sharon WONG's enquiry on the condition of the interiors, C(HB)2, with the aid of photos, explained that the timber purlins, planking and stairs were retained.

27. Mr HO Kui-yip enquired if Nos. 172 and 174 Queen's Road Central were connected. C(HB)2 replied that the three buildings were accessed by two flights of stairs.

28. Prof CHU Hoi-shan opined that the assessments of the heritage value of historic buildings based on the six criteria, i.e. (i) historical interest; (ii) architectural merit; (iii) group value; (iv) social value and local interest; (v)

authenticity; and (vi) rarity at the moment and some ten years ago might be different since there had been changes in the urban setting, for instance. C(HB)2 explained that all cases with objections received would be reviewed and studied by the independent Assessment Panel to confirm whether new and proven information, which might have bearing on the heritage value, was provided. Since no new information of the three buildings had been provided, the Assessment Panel upheld their proposed grading.

29. In response to Dr Annissa LUI's comment on whether the enclosed balconies of No. 176 Queen's Road Central could be restored to its original state, C for H explained that as the building was under private ownership, upon the finalisation of the grading status, the Government would convey Members' views to the owner with a view to retaining the heritage value of the building as far as possible.

30. After deliberation, Members agreed to confirm the proposed Grade 1 status for (i) No. 172 Queen's Road Central (No. 123 Wellington Street), Central, Hong Kong (Serial No. 59); (ii) No. 174 Queen's Road Central (No. 125 Wellington Street), Central, Hong Kong (Serial No. 107); and (iii) No. 176 Queen's Road Central (No. 127 Wellington Street), Central, Hong Kong (Serial No. 108).

Felix Villas, No. 61 Mount Davis Road, Hong Kong, Proposed Grade 3 (Serial No. 647)

Felix Villas, Garage, No. 61 Mount Davis Road, Hong Kong, Proposed Grade 3 (Serial No. 648)

31. Given that Felix Villas was owned by The University of Hong Kong, Ms Phyllis LI and Mr Tony IP declared interests again as they were Adjunct Professors of the University. The Chairman considered that the declarations did not have any direct or indirect conflict of interest on the proposed grading of Felix Villas and its garage. There was no need to exclude Ms Phyllis LI and Mr Tony IP from the discussion.

32. C(HB)2 reported that the University objected to the proposed Grade 3 status for Felix Villas and its garage, considering the grading might affect the plan of redeveloping Felix Villas to student hostels. At the request of the University

in 2010, AMO furnished the University with relevant information, including the appraisals on Felix Villas and its garage, and explained the justifications of the proposed grading. Since then, the University had not provided further comment and AMO had not received any redevelopment proposal for Felix Villas and its garage. The independent Assessment Panel, after reviewing the objections and the information provided by the owner, upheld the proposed grading of Felix Villas and its garage as no new information on their heritage value had been provided.

33. With the aid of photos, C(HB)2 briefed Members on the heritage value and the updated condition of the two items. Examples of similar type of graded buildings were also shown for Members' reference.

34. Prof CHING May-bo enquired the justifications for the proposed Grade 3 status of Felix Villas, noting its high historical and architectural merits. C(HB)2 replied that among the six assessment criteria, Felix Villas had lower value in three areas, i.e. historical value, social value and local interest, and therefore, the Assessment Panel considered it appropriate to recommend a proposed Grade 3 status for this item.

35. With no further view, Members confirmed the proposed Grade 3 status for (i) Felix Villas, No. 61 Mount Davis Road, Hong Kong (Serial No. 647); and (ii) Felix Villas, Garage, No. 61 Mount Davis Road, Hong Kong (Serial No. 648).

S.K.H. St. Mary's Church, General Office, No. 2A Tung Lo Wan Road, Causeway Bay, Hong Kong, Proposed Grade 3 (Serial No. 799)

36. C(HB)2 reported that Sheng Kung Hui (S.K.H.) St. Mary's Church objected to the proposed Grade 3 status without providing any proven new information. The independent Assessment Panel, therefore, after reviewing the objection submitted by the owner, maintained the proposed Grade 3 status as the objection had not put forth new information to object the proposed grading.

37. With the aid of photos, C(HB)2 recapped the heritage value and the updated condition of the item. Examples of similar type of graded buildings were also shown for Members' reference.

38. Before discussion, Dr Jane LEE declared that she was a member of the Executive Committee of Hong Kong Sheng Kung Hui Welfare Council Limited

(i.e. owner of S.K.H. St. Mary's Church, General Office, No. 2A Tung Lo Wan Road, Causeway Bay, Hong Kong).

39. Mr Tony IP noticed from the photos that there appeared to be some unauthorised construction at the building in 2008 and enquired if it had been covered by the grading exercise. C(HB)2 responded that the grading exercise focused on assessing the heritage value of historic buildings, and it was beyond the ambit of the exercise to identify and examine unauthorised construction. To supplement, C for H recapped the established practice of handling the proposed grading of items which was not yet confirmed due to objections received during public consultation in 2009. The objections would be reviewed and studied by the independent Assessment Panel to ascertain whether there was new information with proven evidence which might have bearing on the heritage value. If no new and proven information was received, the proposed grading of those items would be brought up to the Board for confirmation. In case there was unauthorised construction in graded buildings, relevant government departments would take appropriate actions.

40. With no further view, Members agreed to confirm the proposed Grade 3 status for S.K.H. St. Mary's Church, General Office, No. 2A Tung Lo Wan Road, Causeway Bay, Hong Kong (Serial No. 799).

Lau Village House, Nos. 63, 65, 66 and 67 Tung Shing Lei, Au Tau, Yuen Long, New Territories, Proposed Grade 3 (Serial Nos. 657, 642, 643 and 644)

Lau Village House, Hak Sut Tong, No. 68 Tung Shing Lei, Au Tau, Yuen Long, New Territories, Proposed Grade 3 (Serial No. 618)

41. C(HB)2 reported that the owners of the five items had requested to extend the deadline for submitting views on the proposed grading in 2009 and 2011 respectively. Despite the extension, the owners did not submit any view or new information to AMO. The independent Assessment Panel upheld the proposed grading of the five items as no new information on their heritage value had been received. The owners had been informed prior to the meeting that the five items would be considered by the Board on whether the proposed grading status should be confirmed.

42. Dr Jane LEE, Prof YAU Chi-on and Mr SHUM Ho-kit opined that Hak

Sut Tong, i.e. No. 68 Tung Shing Lei, could be considered for a higher grading instead of the proposed Grade 3 status as it was constructed in 1919, earlier than the Lau Village Houses at Nos. 63, 65, 66 (in 1935) and 67 (in 1926) Tung Shing Lei.

43. Prof YAU Chi-on suggested to study the linkage between Hak Sut Tong and Pok Oi Hospital as both were built in 1919, which might contribute to the historical significance of Hak Sut Tong.

44. While it might take time to conduct more research on Hak Sut Tong, Mr SHUM Ho-kit suggested the proposed grading for Nos. 63, 65, 66 and 67 Tung Shing Lei be confirmed for the time being to recognise the heritage value of the four buildings.

45. Prof CHING May-bo opined that it might be worth reviewing the proposed grading of Hak Sut Tong, having considered its architectural merit and historical value (particularly its bygone use as a communal hall of the Laus and later on a school).

46. The Chairman noted Members' comments particularly on the architectural merit and historical value of Hak Sut Tong. Having taken into account the recommendations of the Assessment Panel, he suggested confirming the proposed Grade 3 status for the five items for the time being. He welcomed discussion of the matter again if the Board received any new information that might have bearing on the heritage value of Hak Sut Tong in the future. Members supported and agreed to confirm the proposed Grade 3 status for (i) Lau Village House, Hak Sut Tong, No. 68 Tung Shing Lei, Au Tau, Yuen Long, New Territories (Serial No. 618); (ii) Lau Village House, No. 67 Tung Shing Lei, Au Tau, Yuen Long, New Territories (Serial No. 644); (iii) Lau Village House, No. 66 Tung Shing Lei, Au Tau, Yuen Long (Serial No. 643); (iv) Lau Village House, No. 65 Tung Shing Lei, Au Tau, Yuen Long (Serial No. 642); and (v) Lau Village House, No. 63 Tung Shing Lei, Au Tau, Yuen Long (Serial No. 657).

New Items for Grading Assessment

47. The Chairman thanked Members for attending the site visit on 5 September 2019 to two of the three new items to be graded, i.e. items (i) and (iii) below. The three items to be discussed were as follows:

- (i) Nos. 88 and 90 Staunton Street, Sheung Wan, Hong Kong, Proposed Grade 2 (Serial No. N332);
- (ii) “Hoi Tin Yat King” *pai-fong*, Ngong Ping, Lantau Island, Proposed Grade 2 (Serial No. N258); and
- (iii) Masonry Wall and Earthenware Pipes at Caroline Hill Road, Causeway Bay, Hong Kong, Proposed Grade 3 (Serial No. N339).

48. With the aid of photos and a video footage, C(HB)2 briefed Members on the heritage value of the three new items and their proposed grading.

Nos. 88 and 90 Staunton Street, Sheung Wan, Hong Kong, Proposed Grade 2 (Serial No. N332)

49. Ms Alice YIP enquired how the heritage value of the item could be conveyed to the public. C(HB)2 replied that the public could obtain the information of graded buildings, such as heritage appraisals, photos, locations etc. on the website of the Antiquities Advisory Board under the “One Stop Search for Information on Individual Buildings (1,444 and new items)”.

50. In response to Ms Phyllis LI’s question on the historic buildings in the neighbourhood of “30 houses” (「卅間」) at Staunton Street, C(HB)2 responded that there were a number of historic buildings in the vicinity, such as the Former Police Married Quarters on Hollywood Road and some buildings at Wa In Fong West. He highlighted that the journalistic background of Staunton Street and its vicinity was a significant part of the history of the area. For instance, Nos. 88 and 90 Staunton Street had once provided temporary accommodation for the co-founders of *Wah Kiu Yat Po* (formerly *Overseas Chinese Daily News*), and the then office premises of *Wah Kiu Yat Po* were located within walking distance from Nos. 88 and 90 Staunton Street; while in recent years, the Hong Kong News-Expo was set up at the old Bridges Street Market right next to Nos. 88 and 90 Staunton Street to showcase the historical development of the newspaper industry in Hong Kong.

51. Prof CHING May-bo appreciated the architectural merit and the high authenticity of the item. For instance, the tenements were built on a roughly mirrored plan with a shared staircase and shared party walls; while the built-in stoves with chimneys were still retained.

52. Mr LEE Ping-kuen supported the proposed grading of the item.

53. In response to Mr Ronald LIANG's enquiry about the future development plans of Nos. 88 and 90 Staunton Street by URA, AD/M briefed Members that the item fell within the then Staunton Street/Wing Lee Street Development Scheme (H19) of URA. The 2018 Policy Address announced that URA would carry out further study with a view to revitalising the building clusters with special character and urban fabrics under the H19 project. Earlier this year, URA submitted to the Government a revitalisation proposal for its properties within the area. According to URA's proposal, the existing buildings, including Nos. 88 and 90 Staunton Street, would be preserved and renovated mainly for co-working space on the ground floor and co-living space on the upper floors, and a community hub providing multi-functional space would be built at the existing vacant land within the project area. To reflect the latest planning intention for the area and provide appropriate planning control for URA to take forward its revitalisation proposal, the Town Planning Board agreed to amend the relevant outline zoning plan (OZP) and the amendment OZP was gazetted in August 2019.

54. After deliberation, Members endorsed the proposed Grade 2 status for Nos. 88 and 90 Staunton Street, Sheung Wan, Hong Kong (Serial No. N332).

“Hoi Tin Yat King” pai-fong, Ngong Ping, Lantau Island, Proposed Grade 2 (Serial No. N258)

55. Prof CHIU Yu-lok commented that “Hoi Tin Yat King” *pai-fong* was comparable to the memorial *pai-lau* (“Heung Hoi Ming Shan”) of Tsing Shan Monastery, Castle Peak, Tuen Mun (Grade 1), as both contained the calligraphy of notable figures on their panels. He also opined that the proposed Grade 2 status, which was lower than the Grade 1 status of the “Heung Hoi Ming Shan” *pai-lau*, was appropriate for the “Hoi Tin Yat King” *pai-fong*. Besides, he suggested *pai-fongs* and their associated religious buildings be assessed together in future grading exercises.

56. Prof YAU Chi-on echoed and supplemented that the “Hoi Tin Yat King” *pai-fong* was associated with the Po Lin Monastery as it used to be a landmark on the path to the Monastery.

57. Ms Phyllis LI supported the proposed grading of the item having considered the historical interest of the *pai-fong* in the context of the rich history of religious activities on Lantau Island.

58. In response to Mr LEE Ping-kuen's enquiry about the ownership of the *pai-fong*, C(HB)2 replied that the *pai-fong* was situated on unallocated government land. Mr HO Kui-yip also supported the proposed grading of the item. In addition, Mr HO Kui-yip and Prof YAU Chi-on said that with a grading status, the preservation and maintenance of the *pai-fong* should be improved.

59. With no further view, Members endorsed the proposed Grade 2 status for "Hoi Tin Yat King" *pai-fong*, Ngong Ping, Lantau Island (Serial No. N258).

Masonry Wall and Earthenware Pipes at Caroline Hill Road, Causeway Bay, Hong Kong, Proposed Grade 3 (Serial No. N339)

60. Mr Tony IP enquired if any similar retaining walls had been graded in Hong Kong. He was of the view that in the past, it was common to build such kind of retaining walls for site formation, especially in the Southern District and the Mid-Levels, and therefore the masonry wall at Caroline Hill Road might not be distinctive from other similar walls. Besides, the structural integrity of the wall might have been or would have to be changed due to strengthening or upgrading works. Technically, he expressed concern that maintenance works for the wall would be difficult if there was redevelopment plan in the area in the future.

61. C(HB)2 replied that some masonry walls were graded in Hong Kong before, such as the enclosing walls of some walled villages and the tunnel portal of water mains from No. 5 Dam of the former Braemar Reservoir of Taikoo Sugar Refinery in North Point. The independent Assessment Panel considered that the built-in earthenware pipes were a characteristic feature of the masonry wall at Caroline Hill Road.

62. Though such kind of retaining walls were commonly seen on Hong Kong Island, Mr LEE Ping-kuen opined that it was thoughtful to construct built-in pipes at the masonry wall at Caroline Hill Road, while more often surface pipes were built on other similar walls. However, he agreed with Mr Tony IP that the masonry wall and earthenware pipes at Caroline Hill Road were a common type

of wall structures. Mr Tony IP furthered that the item would be of heritage value and worth grading only if it was a pioneer design in the construction of masonry walls.

63. Dr Sharon WONG suggested that it might be worthwhile to examine the materials used, the importing origins of those materials, and the intersection point of the built-in pipes as they might contribute to the pipes' architectural merit. C(HB)2 replied that the pipes were built of earthenware which was not commonly seen nowadays. However, there was a lack of other information about them.

64. Mr HO Kui-yip expressed concern on the authenticity of the masonry wall and the earthenware pipes as they might have undergone alteration and upgrading works.

65. The Chairman suggested endorsing the proposed grading of the masonry wall and earthenware pipes at Caroline Hill Road with a view to taking the opportunity for gathering public views through the subsequent one-month consultation. In parallel, Members' views would be conveyed to the independent Assessment Panel for their consideration. The Board would discuss the item again at the next meeting.

66. With no further view, Members endorsed the proposed Grade 3 status for Masonry Wall and Earthenware Pipes at Caroline Hill Road, Causeway Bay, Hong Kong (Serial No. N339).

Item 5 Any Other Business

Visit to Items with Objections on their Proposed Grading

67. Apart from the regular visits to new items to be graded prior to each meeting, Prof CHU Hoi-shan suggested also visiting those buildings with the proposed grading yet to be confirmed due to objections received for better understanding of the latest status and condition of the items. C for H thanked Prof CHU Hoi-shan for his suggestion. Subject to Members' availability, the Secretariat would be pleased to explore the feasibility of arranging visits to such items.

Public View from Walk in Hong Kong

68. ES(AM) drew Members' attention to an email from Walk in Hong Kong on 26 August 2019 sharing with the Board its submission to the 2019 Policy Address Public Consultation regarding heritage conservation of historic buildings, in particular post-1950 buildings, in Hong Kong, which was provided to Members on 28 August 2019.

69. There being no other business, the meeting was adjourned at 5:39 pm.

Antiquities and Monuments Office

December 2019

Ref: AMO 22-3/1