

ANTIQUITIES ADVISORY BOARD

Minutes of the 188th Meeting
on Thursday, 12 December 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 Christopher LAW Kin-chung, JP

Dr Jane LEE Ching-yee, JP

Mr LEE Ping-kuen, JP

Ms Phyllis LI Chi-miu, BBS

Dr Annissa LUI Wai-ling, JP

Ms Theresa NG Choi-yuk, JP

Mr SHUM Ho-kit, JP

Mr Rex WONG Siu-han

Dr Sharon WONG Wai-yee

Prof YAU Chi-on

Miss Theresa YEUNG Wing-shan

Ms Alice YIP Ka-ming

Ms Shirley YEUNG (Secretary)

Senior Executive Officer (Antiquities and Monuments) 2

Antiquities and Monuments Office

Absent with Apologies: Ms Vanessa CHEUNG Tih-lin

Mr Peter LAU Man-pong

Mr Ronald LIANG

In Attendance: Development Bureau

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]

Mr SHUM Jin
Assistant Secretary (Heritage Conservation) 2
[AS(HC)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]

Ms Janice CHOW
Acting Senior Architect (Antiquities & Monuments) 2
[Atg. SA(AM)2]

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

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

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 and introduced Ms Shirley YEUNG, the new Secretary of the Antiquities Advisory Board (the “Board”), to Members.

Item 1 Confirmation of Minutes of the 187th Meeting held on 12 September 2019 (Board Minutes AAB/3/2019-20)

2. The minutes of the 187th Meeting held on 12 September 2019 were confirmed without amendment.

**Item 2 Matters Arising and Progress Report
(Board Paper AAB/10/2019-20)**

3. ES(AM) briefed Members on the progress of major heritage conservation projects and initiatives from 1 August to 15 November 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.

4. ES(AM) took the opportunity to extend invitation to Members to the opening ceremony of the upcoming exhibition titled “Treasures from Sacred Hill: Song - Yuan Period Archaeological Discoveries from Kai Tak”, which would be held on 23 December 2019 at the Hong Kong Heritage Discovery Centre.

5. In response to Ms Phyllis LI’s enquiry on the progress of the preparatory work for the assessment of post-1950 buildings, ES(AM) updated that subsequent to the report at the last meeting held on 12 September 2019, detailed research work was currently in progress by making reference to the practices in the Mainland and overseas with a view to formulating a set of assessment criteria for post-1950 buildings suitable for Hong Kong. A brainstorming session for the Board would be held in 2020 for in-depth deliberations.

6. The Chairman enquired about the progress of the restoration of Duddell Street Steps and Gas Lamps (a declared monument), which was seriously damaged by a fallen tree when Super Typhoon Mangkhut hit Hong Kong on 16 September 2018. ES(AM) reported that the Commissioner for Heritage’s Office (“CHO”) and the Antiquities and Monuments Office (“AMO”), together with the Highways Department (“HyD”) and The Hong Kong and China Gas Company Limited, inspected the site immediately after typhoon signal no. 8 was lowered. A flight of granite steps and balustrades, as well as three of the four gas lamps on Duddell Street were seriously damaged by the fallen tree. AMO conducted 3D scanning for the damaged parts and collected, accessioned and stored the broken pieces for restoration. The 3D scanning record would be used to compare with the archive version done before the accident to facilitate the restoration of the monument. Meanwhile, HyD had commissioned a heritage consultant to draw up restoration proposal for the steps and balustrades. As for the gas lamps, AMO was able to identify the original supplier in the UK after conducting research, and the supplier had been engaged to examine the damaged parts and propose restoration proposals.

The restoration work was in good progress and targeted to be completed before Christmas. AMO would brief the Board on the restoration work in detail at the next meeting.

[Post-meeting note: the restoration of the Duddell Street Steps and Gas Lamps was completed on 23 December 2019, and since has been reopened to the public.]

Item 3 Progress Update of the Central Police Station Compound Revitalisation Project (Board Paper AAB/11/2019-20)

7. The Chairman thanked Members for attending the site inspection at Tai Kwun on 27 November and 5, 10 and 11 December 2019 respectively to better understand the latest conditions of the Married Inspectors' Quarters, i.e. Block 4, of the Central Police Station ("CPS") Compound, which partially collapsed on 29 May 2016. He then welcomed the following representatives to the meeting to brief Members the updated recovery plan for Block 4:

- (i) Mr CHEUNG Leong
Executive Director, Charities and Community
The Hong Kong Jockey Club
- (ii) Mr Philip CHEN
Director of Property
The Hong Kong Jockey Club
- (iii) Mr Timothy CALNIN
Director of CPS
The Jockey Club CPS Ltd
- (iv) Mr Henry FUNG
Executive Manager, Property Project Management (CPS)
The Hong Kong Jockey Club
- (v) Ms Esther WONG
Executive Manager, Public Affairs (Charities Communications)
The Hong Kong Jockey Club
- (vi) Mr Kenneth LEE

Senior Project Manager
The Hong Kong Jockey Club

(vii) Mr Brian ANDERSON
Director of Cultural Heritage, Purcell

(viii) Mr Paul TSANG
Director, Ove Arup & Partners Hong Kong Limited

8. Before presentation, Miss Theresa YEUNG declared that she worked at Ove Arup & Partners Hong Kong Limited, the Engineering Consultant of the CPS revitalisation project, but she was not involved in the project. The Chairman suggested her withdrawing from the discussion.

9. Mr CHEUNG Leong briefed that The Hong Kong Jockey Club (“HKJC”) had been devoting considerable efforts in drawing up the recovery plan for Block 4 subsequent to the partial collapse incident in 2016. Between 2016 and 2018, Members’ views on the preliminary recovery options proposed by HKJC had been sought. The Board at its meeting in 2018 supported the overall design approach of the hybrid option featuring “reconstruction” and “adaptation”, which had given due regards to the principal considerations, i.e. structural and building enhancement, appearance and future use of the building. Since then, HKJC had embarked on further studies revealing new findings regarding the physical conditions of Block 4 during investigations for detailed work planning, leading to the necessary update for the recovery plan.

10. With the aid of photos, video clips and layout plans, Mr Henry FUNG showed Members the existing conditions of the brickwork of Block 4. Given its poor and weak conditions, HKJC had engaged overseas masonry and timber structure specialists to carry out detailed inspections in late 2018 and April 2019 respectively. It was revealed that Block 4 had several construction issues, including (a) the complexity of strengthening the structure of the extant part of Block 4; (b) the need to strengthen the retaining walls supporting Block 4; (c) the need to ensure that the extant part and the new annex would sit on a uniform foundation to prevent uneven settlement; (d) the challenge of managing work and operating the equipment safely in confined work spaces bordered by very weak walls and floors which were held by extensive propping; and (e) the challenge of carrying out work safely in a site under operation. In view of the foregoing, the updated recovery plan for Block 4 was to (i) strengthen the exterior walls by

creating a new structural concrete frame inside Block 4, thus taking the load away from the external walls and reducing wind loads transferred to the weak brickwork; (ii) strengthen the roof by adding a new system of steel roof trusses to the existing timber truss system to take over the weight of the roof from the timber members; (iii) stabilise the retaining walls by installing a cast mass concrete behind the existing retaining walls; and (iv) build a new cellular raft foundation for Block 4.

11. Mr Brian ANDERSON added that the elements salvaged after the partial collapse of Block 4 would be reinstated if feasible under the plan. The overall reinstatement would largely follow the original spatial configuration of Block 4 while the staircases would be rebuilt with concrete, using the salvaged granite and timber as decorative elements where feasible, which would provide safe access for adaptive reuse as well as improving public circulation. Under the updated recovery plan, the brick façade, which is a significant heritage element of the extant part of Block 4, would be preserved. He also stressed the importance of the plan for revitalising Block 4 that would secure the building for public use in the long term.

12. Mr LEE Ping-kuen, Dr Annissa LUI and Prof CHING May-bo supported the plan and agreed that public safety should be a major consideration when recovering Block 4. Dr Annissa LUI enquired how the architectural features of the new annex could be differentiated from the extant part. Prof CHING May-bo enquired whether all bricks would be replaced by new ones, and any salvaged materials would be reused.

13. Prof CHIU Yu-lok opined that authenticity would be important so that people could feel and understand the history, especially when salvaged materials could be reused at Block 4. Mr HO Kui-yip suggested that some of the old bricks could be reinstalled back to their original positions along side with the new brick walls as an exhibit for visitors to see, touch and feel the past. Besides, this could also demonstrate the blending of the old and new elements in the context of heritage conservation.

14. Mr CHEUNG Leong replied that the rebuilt part of Block 4 would be in harmony with the extant part but distinguishable from each other to avoid an impression of creating “fake heritage”. For instance, bricks on the brick walls of the new annex would be oriented specifically to create a 3D surface while the bricks’ color and design in general would be compatible with those of the other 15 heritage buildings of Tai Kwun. Mr Kenneth LEE supplemented that several

rounds of inspections conducted after the partial collapse of Block 4 revealed that the existing bricks were too weak to be reused for structural purpose and therefore, only the façade could be preserved. Nevertheless, materials salvaged from the incident, such as the metal parts of balconies and the moulded hardwood handrail of the staircases, would be reused as far as possible.

15. In response to Mr Tony IP's enquiry regarding how the granite and the timber staircases in Block 4 would be reinstated, Mr Brian ANDERSON explained that the staircases were partly built with granite and timber, i.e. they were made by fixing component parts one to another. Considering that the staircases could not be altered so as to comply with current safety standards, they had to be rebuilt with concrete, using the salvaged granite and timber as decorative elements. However, he stressed that the rebuilt staircases would be recognisable as containing historic fabric while looking quite different from the past.

16. Ms Phyllis LI opined that the design of the new bay windows on the second floor of Block 4 seemed not compatible with the historic context and the overall ambience of the CPS Compound, in particular that of the cluster of historic buildings enclosing the Parade Ground. She highlighted the significance of group value and suggested a modest replication of the balcony. Ms Theresa NG wished that the new bay windows could increase the transparency of the building and allow the appreciation of the interior historic fabrics from the Parade Ground. Mr CHEUNG Leong replied that he would reflect Members' views to the architect.

17. Mr Christopher LAW agreed with HKJC's approach and considered the updated plan necessary given the poor interior conditions of Block 4 and its non-compliance with current safety standards. Also, he opined that HKJC could have a bolder attempt on the design of the new bay windows to reflect inclusion of new elements to Block 4 which could distinguish the old and new fabrics and achieve artistic integrity. Mr HO Kui-yip echoed.

18. Ms Theresa NG suggested that the whole recovery process of Block 4 be well documented and shared with the public. Mr HO Kui-yip agreed and added that the documentation would serve as good references for future maintenance of Block 4. Dr Sharon WONG and Dr Jane LEE suggested that apart from proper documentation, making use of multimedia measures, such as 3D video clips, to demonstrate the transformation of Block 4 and other buildings of Tai Kwun would also be educational.

19. Mr CHEUNG Leong replied that the recovery process of Block 4 was being documented, including video recording.

20. In response to Prof CHU Hoi-shan's enquiry on the interface of the brick walls, Mr Henry FUNG explained that a new concrete structural frame would be built and attached to the external brick walls of Block 4 in order to support the façade.

21. Mr Rex Wong shared with Members his experience in a project to retain the interiors of a building while building a new structural frame to the exteriors. He understood that the façades of Block 4 had significant value to the overall ambience of the CPS Compound and thus the current approach was adopted by HKJC.

22. In response to the Chairman's enquiry on the timeline of the recovery plan for Block 4, Mr Philip CHEN said that HKJC would seek approval from relevant government bureaux/departments after the meeting. It was expected that the recovery works would commence in the third quarter of 2020 and be completed in around 2023/2024.

**Item 4 Heritage Impact Assessment in respect of Site Formation and Infrastructures for Development at Pok Fu Lam South – Investigation, Design and Construction
(Board Paper AAB/12/2019-20)**

23. The Chairman welcomed the following representatives of the Civil Engineering and Development Department (“CEDD”) and its project and heritage consultants to the meeting to present the heritage impact assessment (“HIA”) of the proposed works on three graded items of the Old Dairy Farm in respect of the site formation and infrastructure works for the future public housing development at Pok Fu Lam South by the Hong Kong Housing Authority (“HKHA”):

- (i) Prof S Y CHAN
Associate Director, Ove Arup & Partners Hong Kong Limited
- (ii) Mr James YIP Wai-choi
Senior Engineer, Housing Projects Division, CEDD

- (iii) Mr Jeffrey LO
Associate, Ove Arup & Partners Hong Kong Limited
- (iv) Ms Julie BERGH
Archaeologist, Archaeological Assessments Limited

24. Before presentation, Miss Theresa YEUNG declared that she worked with Prof S Y CHAN and Mr Jeffrey LO, members of the presentation team, for Ove Arup & Partners Hong Kong Limited but she had no personal involvement in the subject matter. The Chairman suggested her to withdraw from the discussion.

25. With the aid of photos and layout plans, Prof S Y CHAN showed Members the location of the future public housing development and the redevelopment of Wah Fu Estate at Pok Fu Lam South (the “Project Site”) by HKHA, where three graded structures of the Old Dairy Farm were either located within or close to the Project Site, namely (a) Paddock C18 (Grade 3) located within the Project Site; and (b) Manure Pit (Grade 2) and (c) Paddock C17 (Grade 3) located within 50 metres from the Project Site. Ms Julie BERGH continued to elaborate on the proposed infrastructure works by CEDD at the Project Site and the possible impacts on the three graded structures and the proposed mitigation measures.

26. Mr LEE Ping-kuen supported the mitigation measures recommended in the HIA and he looked forward to the completion of the public housing development project.

27. In response to Prof CHU Hoi-shan’s enquiry on the social value associated with the Old Dairy Farm and the Project Site, Ms Julie BERGH replied that as the Project Site was heavily overgrown and not easily accessible by the public, there were very little social activities going on in the area and thus the social value with regards to the three graded structures was low.

28. Ms Phyllis LI commented that mitigation measures such as in enhancing the overall landscape setting should be taken, considering that the three graded structures would stand up as a group with the bored pile wall and retaining walls to be built adjacent to the Paddock which would result in changing the future setting of the graded structures. Ms Julie BERGH replied that this view would be conveyed to the Housing Department and the Transport and Housing Bureau.

29. With no further view from Members, the Chairman concluded that the Board accepted the HIA report and the proposed mitigation measures. CEDD and its project and heritage consultants would take Members' comments into account and further consultation with the Board was not required.

Item 5 Heritage Impact Assessment in respect of the Proposed Public Housing Development at Area 39, Hin Fat Lane, Tuen Mun (Board Paper AAB/13/2019-20)

30. The Chairman welcomed the following representatives of HKHA and its project and heritage consultants to the meeting to present the HIA of the proposed works at the public housing development at Hin Fat Lane, Tuen Mun by HKHA, which was near the ceramic kiln at Hin Fat Lane (Grade 3):

- (i) Ms Wendy NG
Director, Revival Heritage Consultants Limited
- (ii) Dr Tim LI Man-wai
Senior Architect, Architectural Section,
Development and Construction Division, Housing Department
- (iii) Mr Gary WONG Ka-shing
Senior Structural Engineer, Structural Engineering Section,
Development and Construction Division, Housing Department
- (iv) Mr Kenneth LEONG Ka-ho
Planning Officer, Planning Section,
Development and Construction Division, Housing Department

31. Before presentation, Dr Sharon WONG declared that she was the research consultant of the subject matter and hence would withdraw from the discussion. The Chairman agreed.

32. With the aid of photos and layout plans, Ms Wendy NG showed Members the location of the proposed public housing development by HKHA at Area 39, Hin Fat Lane, Tuen Mun (the "Project Site"), where the ceramic kiln (Grade 3) was located within 50 metres. She continued to present the landscape design considerations at the Project Site, the possible impacts on the ceramic kiln and the proposed mitigation measures.

33. Dr Jane LEE enquired whether assessment of the impact on the structural integrity of the ceramic kiln in the form of ground-borne vibration had been conducted. Ms Wendy NG replied that a “3A” (i.e. alert/alarm/action) monitoring system would be put in place during the course of housing construction works to monitor possible ground-borne vibration and settlement induced to the ceramic kiln. Construction works would be put on hold immediately should the “alert” triggering level be reached. The reasons leading to the ground-borne vibration and settlement arisen would be identified and necessary mitigation measures would be formulated.

34. Mr HO Kui-yip opined that the “3A” monitoring system was generally adopted in newly built infrastructure works such as railways. Having considered that half of the ceramic kiln had already been built along the hillslope, the parameters of the “3A” monitoring system might not be applicable to assess the ground-borne vibration and settlement levels induced to the kiln. He asked whether continuous survey and reporting would be performed during the housing construction phase. Mr Gary WONG explained that the parameters of the “3A” monitoring system had been devised with reference to the requirements for vibration-sensitive and dilapidated buildings stated in the PNAP APP-137 of the Code of Practice for Foundations published by the Buildings Department together with AMO’s advice. According to the findings from the Technical Assessment Report of the “Preliminary Development Review for Housing Sites at Tuen Mun Central – Feasibility Study” of CEDD in 2017, the condition of the ceramic kiln was satisfactory. He assured that ground-borne vibration and settlement would be measured daily during the construction works for monitoring the condition of the ceramic kiln.

35. Miss Theresa YEUNG opined that it would be worthwhile to consider placing display boards at the Project Site so that the community could understand the history of the ceramic kiln nearby and appreciate its heritage value. Dr Tim LI thanked for the suggestion and would take it into consideration in the open space design of the housing development.

36. Having considered the growing interest in pottery kilns by the public and the importance of the ceramic kiln at Hin Fat Lane to the manufacturing industrialisation of ceramic products in Tuen Mun in the old days, Prof CHIU Yu-lok anticipated that the ceramic kiln would become a popular place for visiting. He suggested that an environmental impact assessment should be conducted to put

in place noise control measures for mitigating possible noise nuisance brought to the residents nearby. Besides, he expressed concern on the possibility of a cluster of relics, other than the ceramic kiln, would be unearthed during the conduct of excavation works at the Project Site, and enquired about the corresponding contingency plan.

37. Dr Tim LI responded that certain statutory requirements would be observed in carrying out housing construction and thus the construction works would comply with the acceptable noise levels. Temporary noise barriers would be installed at the noise source to reduce noise. Moreover, the occupier of the ceramic kiln and the neighbourhood had been well informed and communicated about the construction works with a view to carrying out the works harmoniously. He supplemented that according to their heritage consultant's research there was no proof of other relics clustering around the Project Site. In case any relic was unearthed during construction works, AMO would be informed immediately. Construction works would be suspended to facilitate further archaeological investigation by AMO, if required.

38. In response to Mr Christopher LAW's enquiry on the ownership of the ceramic kiln, C for H replied that the ceramic kiln was situated on government land. The relevant government departments had been in touch with the occupier of the ceramic kiln with a view to preserving the kiln's heritage value from future development.

39. After deliberation, the Chairman concluded that the Board accepted the HIA report and the proposed mitigation measures. HKHA and its project and heritage consultants would take Members' comments into account and further consultation with the Board was not required.

Item 6 Assessment of Historic Buildings (Board Paper AAB/14/2019-20)

Confirmation of Proposed Grading for New Items

40. C(HB)2 recapped that the Board endorsed the proposed grading of the following three items at the meeting on 12 September 2019:

- (i) Nos. 88 & 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).

In line with the established practice, a one-month public consultation on the proposed grading of the above three items was conducted from 18 September to 18 October 2019.

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

41. C(HB)2 reported that one written submission from the Urban Renewal Authority (“URA”) was received regarding Nos. 88 & 90 Staunton Street. The submission was mainly information sharing in relation to the revitalization proposal of the then Staunton Street/Wing Lee Street Development Scheme (H19) without indicating URA’s stance on the proposed grading. No new information on the heritage value of Nos. 88 & 90 Staunton Street had been provided. The submission had been circulated to Members before the meeting.

42. Members had no comment on the proposed grading and agreed to confirm the proposed Grade 2 status for Nos. 88 & 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)

43. C(HB)2 reported that no written submission was received on the proposed Grade 2 status of “Hoi Tin Yat King” *pai-fong*.

44. Members had no comment on the proposed grading and agreed to confirm 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)

45. C(HB)2 reported that no written submission was received on the

proposed Grade 3 status of Masonry Wall and Earthenware Pipes at Caroline Hill Road. Further to Members' comments expressed at the last meeting on 12 September 2019, the independent Historic Buildings Assessment Panel (the "Assessment Panel") had conducted an inspection to examine the masonry wall and the earthenware pipes again. As the hoardings around the wall and the pipes were removed recently, the Assessment Panel observed that one of the three pipes originally built with earthenware had been replaced by cast iron in the past indicating that earthenware pipes had a longer history. Notwithstanding, the Assessment Panel considered that the proposed Grade 3 status of this item should be retained.

46. Members had no comment on the proposed grading and agreed to confirm the proposed Grade 3 status for Masonry Wall and Earthenware Pipes at Caroline Hill Road, Causeway Bay, Hong Kong (Serial No. N339).

Confirmation of Proposed Grading for Items with Objections

47. C(HB)2 briefed Members that among the 1 444 buildings considered by the Board in 2009, the proposed grading of some of them had not yet been 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 three items:

- (i) St. Andrew's Church Compound, No. 138 Nathan Road, Tsim Sha Tsui, Kowloon, Proposed Grade 1 (Serial No. 42);
- (ii) No. 60 Mount Kellett Road, The Peak, Hong Kong, Proposed Grade 2 (Serial No. 493); and
- (iii) No. 578 Canton Road, Yau Ma Tei, Kowloon, Proposed Grade 3 (Serial No. 1089).

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

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

St. Andrew's Church Compound, No. 138 Nathan Road, Tsim Sha Tsui, Kowloon, Proposed Grade 1 (Serial No. 42)

49. C(HB)2 reported that (i) the Church building; (ii) the Old Vicarage; (iii) the Amah's Quarters; and (iv) the Verger's Cottage of the St. Andrew's Church Compound were given proposed Grade 1 status by the Board. The St. Andrew's Church Council, however, only agreed to the proposed Grade 1 status for (i) and objected to that for (ii), (iii) and (iv). The Council considered that (ii) and (iii) were only worthy of Grade 2 status whereas (iv) did not worth a grading. The Assessment Panel, after reviewing the written submission, upheld the proposed Grade 1 status for all four buildings taking into account their long history (all were built between 1904 and 1910) and considering that no new information on the heritage value of the four buildings had been provided.

50. Before discussion, Dr Jane LEE declared that she was a member of the Executive Committee of Hong Kong Sheng Kung Hui Welfare Council Limited to which the St. Andrew's Church belonged.

51. Prof CHU Hoi-shan enquired whether the proposed Grade 1 status was to be accorded to the whole site of the St. Andrew's Church Compound or the four individual buildings. C(HB)2 replied that only the four individual buildings within the site would be graded.

52. With no further view from Members, the proposed Grade 1 status for the St. Andrew's Church Compound, No. 138 Nathan Road, Tsim Sha Tsui, Kowloon (Serial No. 42) was confirmed.

No. 60 Mount Kellett Road, The Peak, Hong Kong, Proposed Grade 2 (Serial No. 493)

53. C(HB)2 reported that the owner of No. 60 Mount Kellett Road objected to the proposed Grade 2 status, considering the inaccessibility and inconspicuous location of the residential building and its authenticity having been compromised by previous repair works and hence opining that it did not worth the proposed grading. The Assessment Panel, after reviewing the written objections and the information provided by the owner, upheld the proposed grading of No. 60 Mount Kellett Road considering that the heritage value of the building had not been significantly diminished by its past alterations and additions and it thus still

merited the proposed Grade 2 status.

54. Members had no comment on the proposed grading and agreed to confirm the proposed Grade 2 status for No. 60 Mount Kellett Road, The Peak, Hong Kong (Serial No. 493).

No. 578 Canton Road, Yau Ma Tei, Kowloon, Proposed Grade 3 (Serial No. 1089)

55. C(HB)2 reported that the owners of No. 578 Canton Road verbally objected to the proposed Grade 3 status as they considered that the grading might hinder the future redevelopment or transaction of the property. The Assessment Panel, after reviewing the verbal objections, upheld the proposed grading of No. 578 Canton Road as no new information on its heritage value had been received.

56. The Chairman concluded that since the public views had already been fully considered by the Assessment Panel and the Board, he suggested and Members agreed to confirm the proposed Grade 3 status for No. 578 Canton Road, Yau Ma Tei, Kowloon (Serial No. 1089).

New Items for Grading Assessment

57. The Chairman thanked Members for attending the site visit on 4 December 2019 to the following two new items for grading assessment:

- (i) Confucius Hall, No. 77 Caroline Hill Road, Causeway Bay, Hong Kong, Proposed Grade 1 (Serial No. N349); and
- (ii) the former The Salvation Army Kwai Chung Girls' Home, No. 1 Lei Muk Road, Kwai Chung, New Territories, Proposed Grade 2 (Serial No. N203).

58. With the aid of photos, C(HB)2 briefed Members on the heritage value of the above items and their proposed grading.

Confucius Hall, No. 77 Caroline Hill Road, Causeway Bay, Hong Kong, Proposed Grade 1 (Serial No. N349)

59. Prof YAU Chi-on shared with Members that he had written a book on

Confucianism ten years ago and had personally visited the Confucius Hall thrice. He supported the proposed Grade 1 status for Confucius Hall having regard to its historical interest, architectural merit and influence on the cultural sphere. In addition, the Hall was the most magnificent Confucian venue for the reverence and advocacy of Confucianism among the very few surviving in Hong Kong. It was comparable to the Confucian Hall (麟閣) of the Wong Tai Sin Temple.

60. Ms Phyllis LI and Prof CHIU Yu-lok supported the proposed Grade 1 status for the Confucius Hall, considering it was a place of cultural diversity and dynamism with numerous lectures held by notables advocating different cultural beliefs at the Hall in the past.

61. In response to the Chairman's enquiry on the current usage of the Confucius Hall, C(HB)2 replied that activities such as public seminars/lectures were held there occasionally.

62. Dr Sharon WONG enquired the difference in terms of architectural merits between the Confucius Hall and King Yin Lei, No. 45 Stubbs Road, Hong Kong (a declared monument). C(HB)2 explained that the former was built practically and functionally as a lecture hall whereas the latter was built for residential purpose with more delicate architectural elements.

63. Prof CHING May-bo commented that the Confucius Hall (built in 1935) shared similar architectural style with the Guangzhou Municipal Government (built in 1934) as both concrete roofs were covered with green ceramic tiles while decorated with red wooden doors and red terrazzo colossal columns underneath. They were both examples of building design incorporating the use of modern building materials and methods in the 1930s. She, therefore, supported the proposed Grade 1 status for the Confucius Hall.

64. Ms Alice YIP enquired how the heritage value of the Confucius Hall could be conveyed to the public as it was not opened for visiting other than some scheduled activities. C(HB)2 explained that as the Confucius Hall was under private ownership, upon the finalisation of the grading status, the Government would convey Members' views to the owner with a view to promoting the heritage value of the Hall to the public as far as possible. In the meantime, the public could obtain the information of the Hall on its website.

65. In response to Prof CHU Hoi-shan's question on the proposed grading boundary of the Confucius Hall, C(HB)2 said that the boundary followed the topography of the site, and was delineated to encompass historic fabrics, such as the masonry retaining walls, granite stairways and the entrance gateway in the form of a *pai-fong*.

66. With no further view, Members agreed to endorse the proposed Grade 1 status for the Confucius Hall, No. 77 Caroline Hill Road, Causeway Bay, Hong Kong (Serial No. N349).

The Former The Salvation Army Kwai Chung Girls' Home, No. 1 Lei Muk Road, Kwai Chung, New Territories, Proposed Grade 2 (Serial No. N203)

67. C for H shared with Members that CHO and AMO were recently notified that the owner of the Girls' Home had submitted an application to the Town Planning Board ("TPB") to rezone the site from "Open Space" to "Government, Institution or Community" ("G/IC") for developing residential care home for the elderly. According to the application, it was proposed that two out of the remaining eight buildings within the site, namely the main building and the corps hall, be retained. CHO and AMO would revert comments of the Board from the heritage conservation perspective to TPB for consideration of the rezoning application after this meeting.

68. Mr SHUM Ho-kit had reservation on grading all three buildings within the site, namely the main building, corps hall and garage, as Grade 2 considering that the main building's interior had undergone extensive alterations and it had been abandoned since 1994 with no further maintenance. The spiral staircase was the only surviving prominent architectural feature. Moreover, the change to the use of the corps hall had undermined its heritage value. He also enquired whether the grading boundary could be reduced to encompass only selected buildings instead of the whole site.

69. Mr HO Kui-yip viewed that many parts of the site such as the ramp had become dilapidated. He considered that only the three buildings were worthy of Grade 2 taking into account their connection with each other and their heritage value. Mr Tony IP and Prof CHIU Yu-lok shared the same view as the three buildings had strong historical merit and were closely associated with the important status of the Girls' Home being the first approved school for girls in Hong Kong. Prof YAU Chi-on agreed and opined that the heritage value of the buildings inside the site should be symmetrical. Grading the whole site would in

turn weaken the heritage significance of the three buildings.

70. Miss Theresa YEUNG supported grading the site as a whole instead of grading the three buildings individually so as to preserve the overall context which made the whole site stand out from the high-rise industrial buildings within the district. Ms Phyllis LI agreed and supplemented that historically both the upper and lower hillsides were functionally and spatially related as one entity. She regarded the main building, as the Girls' Home, served the core function whereas the other buildings in the more accessible foothills served ancillary functions or other purposes for the community. Grading the site as a whole would minimise the risk of substantial site formation and development works undermining the overall historic context of the site. Dr Sharon WONG supported grading the site Grade 2 as a whole, considering that the site was temporarily operated as a social centre which merited high social value while the exterior of the buildings had reflected the Art Deco influences.

71. C for H said that the Government was open as to whether the three buildings should be graded on an overall site-wise or individual basis. He quoted the examples of Ma On Shan Iron Mine in Sha Tin and Old Dairy Farm in Pok Fu Lam where structures within the site were graded individually. On the contrary, the former Central Government Offices in Central and Shaw Studio Compound in Sai Kung were respectively graded as a whole. Irrespective of how the buildings would be graded, CHO and AMO would convey Members' views to TPB to ensure that the project proponent would be required to submit a conservation management plan ("CMP") to draw up heritage conservation measures and set out a "preservation-cum-development" proposal to the satisfaction of CHO and AMO with a view to minimising adverse impact on the heritage value of the buildings.

72. AD/M supplemented that the application submitted by the owner under section 12A of the Town Planning Ordinance (Cap. 131) proposed to rezone the whole site of the Girls' Home to "G/IC" with plot ratio restriction. Taking into account comments from concerned government bureau/departments including CHO and AMO and the public comments received, TPB could agree, not to agree or partially agree to the application with stipulation of appropriate development restrictions or requirements on the relevant outline zoning plan or its Notes.

73. After deliberation, the Chairman summarised that most of the Members supported the proposed Grade 2 status but had different views on the grading

boundary of the Girls' Home. By means of voting, eight out of 14 Members supported grading only the three individual buildings; and six supported grading the whole site of the Girls' Home.

74. The Chairman concluded that on a "simple majority rule" basis, the proposed Grade 2 status for only the three individual buildings, i.e. the main building, corps hall and garage, of the former The Salvation Army Kwai Chung Girls' Home, No. 1 Lei Muk Road, Kwai Chung, New Territories (Serial No. N203) was endorsed.

Item 7 Any Other Business

Tentative Dates of Meetings and Visits in 2020

75. The Chairman briefed that the Board Secretariat would mark Members' diaries for the upcoming meetings and visits in 2020. The meeting dates would be uploaded to the Board's website.

[Post-meeting note: dates of the Board's meetings in 2020 were uploaded onto the Board's website on 10 January 2020.]

76. There being no other business, the meeting was adjourned at 6:43 pm.

Antiquities and Monuments Office

June 2020

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