

ANTIQUITIES ADVISORY BOARD

Minutes of the 192nd Meeting
on Thursday, 11 March 2021 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 CHU Hoi-shan
Mr HO Kui-yip, JP
Mr Tony IP Chung-man
Dr LAM Weng-cheong
Mr Peter LAU Man-pong
Dr Jane LEE Ching-yee, JP
Mr LEE Ping-kuen, JP
Prof Phyllis LI Chi-miu, BBS
Mr Ronald LIANG
Ms Salome SEE Sau-mei
Mr SHUM Ho-kit, JP
Mr Brian TSANG Chiu-tong
Prof YAU Chi-on
Miss Theresa YEUNG Wing-shan
Ms Alice YIP Ka-ming
Mr Edward YUEN Siu-bun

Ms Shirley YEUNG (Secretary)
Senior Executive Officer (Antiquities and Monuments) 2
Antiquities and Monuments Office

Absent with Apologies: Ms Vanessa CHEUNG Tih-lin
Mr Christopher LAW Kin-chung, JP

In Attendance: Development Bureau

Ms Angela LEE
Deputy Secretary for Development (Works) 1
[DS(W)1]

Mr Ivanhoe CHANG
Commissioner for Heritage [C for H]

Mr Ben LO
Chief Assistant Secretary (Works) 2 [CAS(W)2]

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

Mr William LO*
Acting Assistant Secretary (Heritage Conservation) 3
[Atg. AS(HC)3]

Mr Eddie WONG*
Senior Executive Manager (Heritage Conservation)
[SEM(HC)]

Miss Connie WONG
Secretariat Press Officer (Development)

Mr Ken AU*
Senior Information Officer (Development) 2
[SIO(DEV)2]

Ms. Jojo CHOI*
Information Officer (Development) 2 [IO(DEV)2]

Antiquities and Monuments Office

Ms Susanna SIU

Executive Secretary (Antiquities and Monuments)
[ES(AM)]

Mr Albert YUE*

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

Ms Teresa LEUNG*

Senior Architect (Antiquities & Monuments) 2
[SA(AM)2]

Ms Christine MOK*

Acting Curator (Historical Buildings) 2 [Atg. C(HB)2]

Ms Fanny KONG*

Assistant Curator I (Monument Buildings) 1
[ACI(MB)1]

Miss Pauline POON*

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

Ms Coral SO*

Assistant Curator I (Special Duty) [ACI(SD)]

Mr Humphrey YUEN*

Assistant Curator I (Monument Buildings) 2
[ACI(MB)2]

Architectural Services Department

Mr Alan SIN

Assistant Director (Property Services) [AD(PS)]

Ms Liny LAU*

Senior Maintenance Surveyor / Heritage [SMS/H]

Leisure and Cultural Services Department

Miss Eve TAM

Assistant Director (Heritage & Museum) [AD(H&M)]

Planning Department

Ms April KUN

Assistant Director of Planning / Metro [AD/M]

(Note: Government officers seated in the Activity Room of the Hong Kong Heritage Discovery Centre (“HDC”) to view live broadcasting of the meeting held at the Conference Room of HDC to facilitate social distancing due to the COVID-19 pandemic.)*

Opening Remarks

The Chairman welcomed Members and government representatives to the meeting, in particular, Ms Angela LEE who assumed the post of Deputy Secretary for Development (Works) 1 in late December 2020, and the following four newly appointed Members, who attended the Antiquities Advisory Board (the “Board”) meeting for the first time:

- (i) Dr LAM Weng-cheong;
- (ii) Ms Salome SEE Sau-mei;
- (iii) Mr Brian TSANG Chiu-tong; and
- (iv) Mr Edward YUEN Siu-bun.

As it was a new term of the Board, he reminded especially the new Members to declare interest when they perceived there might be conflict of interest in matters being discussed or to be discussed at the meeting.

Item 1 Confirmation of Minutes of the 191st Meeting held on 10 December 2020 (Board Minutes AAB/7/2019-20)

2. The minutes of the 191st Meeting held on 10 December 2020 were confirmed without amendment.

**Item 2 Matters Arising and Progress Report
(Board Paper AAB/2/2021-22)**

3. ES(AM) briefed Members on the progress of major heritage conservation issues and activities from 1 November 2020 to 15 February 2021, including preservation, restoration and maintenance of historic buildings and structures, archaeological work, and educational and publicity activities detailed in the Board paper. She added that the proposal of declaring three historic buildings as monuments would be discussed under agenda item 3 (i.e. Board paper AAB/3/2021-22).

4. ES(AM) also reported the progress of the preparatory work for the assessment of post-1950 buildings. The task force set up for handling the post-1950 buildings had been compiling information on post-1950 buildings in Hong Kong. A detailed study on the assessment criteria and arrangements was under way by making reference to the practices of the Mainland, overseas and international heritage organisations, with a view to obtaining more pertinent information on assessment and conservation approaches on post-war buildings. The Antiquities and Monuments Office (“AMO”) would report to the Board in due course.

5. ES(AM) further shared with Members that the “Restoration of Duddell Street Steps and Gas Lamps” project, with the joint efforts of AMO, the Highways Department and The Hong Kong and China Gas Company Limited, had been awarded with Special Mention in the “Hong Kong Institute of Architectural Conservationists (HKICON) Conservation Awards 2020 – Restoration Category”. She thanked Members for their great support and valuable advice throughout.

**Item 3 Declaration of Three Historic Buildings as Monuments
(Board Paper AAB/3/2021-22)**

6. The Chairman thanked Members for attending the site visits on 3 and 4 March 2021 to the following three items proposed for declaration as monuments:

- (i) Bonham Road Government Primary School, No. 9A Bonham Road, Sai Ying Pun, Hong Kong, Grade 1 (Serial No. N6);

- (ii) Old Tai Po Police Station, No. 11 Wan Tau Kok Lane, Tai Po, New Territories, Grade 1 (Serial No. 175); and
- (iii) Hip Tin Temple, Shan Tsui, Sha Tau Kok, New Territories, Grade 1 (Serial No. 338).

Bonham Road Government Primary School, No. 9A Bonham Road, Sai Ying Pun, Hong Kong, Grade 1 (Serial No. N6)

7. At the Chairman's invitation, ACI(MB)1 briefed Members on the heritage value of Bonham Road Government Primary School (the "School") with the aid of powerpoint.

8. Prof Phyllis LI supported the proposed declaration and highlighted that there was a historical linkage between the School and the Northcote Training College Primary School as the School had once operated the afternoon session of the latter.

9. With no further view from Members, the proposed declaration of Bonham Road Government Primary School, No. 9A Bonham Road, Sai Ying Pun, Hong Kong (Serial No. N6) as monument under section 3(1) of the Antiquities and Monuments Ordinance (Cap. 53) ("the Ordinance") was recommended by the Board.

Old Tai Po Police Station, No. 11 Wan Tau Kok Lane, Tai Po, New Territories, Grade 1 (Serial No. 175)

10. At the Chairman's invitation, ACI(SD) introduced to Members the heritage value of Old Tai Po Police Station (the "Police Station") with the aid of powerpoint.

11. Prof YAU Chi-on supported the proposed declaration and opined that Tai Po was a place of historic interest and thus good for visiting on foot. For instance, visitors could begin walking from Tin Hau Temple of the Tai Po Old Market (Grade 3) to understand the land reclamation and transformation of the area, followed by Kwong Fuk Bridge across Lam Tsuen River and then Man Mo Temple (a declared monument) telling the history of the new and old markets in Tai Po, then further up to the Hong Kong Railway Museum (the Old Tai Po Market Railway Station, a declared monument) to comprehend the transport and traffic

development of Tai Po, followed by touring of Wun Yiu (a site of archaeological interest) and Fan Sin Temple (a declared monument) to understand the pottery industry and economy of the old times, and lastly stop by the Police Station, the Old District Office North (a declared monument) and the Island House (a declared monument) to understand the administration in the past century. He said that the history of Tai Po from the early Qing period to the twentieth century could be fully interpreted by linking up those spots through heritage trails for appreciation by the public. Prof Phyllis LI echoed, adding that Tai Po was the earliest administrative centre in the New Territories in the past. She suggested implementing the “point-line-plane” approach to systematically introduce the history of Tai Po to members of the public.

12. Mr SHUM Ho-kit shared with Members the history of the “Six-Day War of 1899” taken place in Tai Po and Yuen Long of the New Territories in the old days. He viewed that the declaration of the Police Station as monument could let the public know more about the history of the New Territories.

13. ES(AM) thanked for the above comments and would take note of Members’ suggestions.

14. After deliberation, the proposed declaration of Old Tai Po Police Station, No. 11 Wan Tau Kok Lane, Tai Po, New Territories (Serial No. 175) as monument under section 3(1) of the Ordinance was recommended by the Board.

Hip Tin Temple, Shan Tsui, Sha Tau Kok, New Territories, Grade 1 (Serial No. 338)

15. At the Chairman’s invitation, ACI(MB)2 briefed Members on the heritage value of Hip Tin Temple (the “Temple”) with the aid of powerpoint.

16. Prof YAU Chi-on mentioned that there were over 30 temples in Hong Kong with Kwan Tai as the main deity such as the Man Mo Temple Compound in Hollywood Road, Sheung Wan (a declared monument) and Mo Tai Temple in Sham Shui Po (Grade 2). He opined that the stone plaques in the front hall of the Temple were of high historical value and supported the proposed declaration having considered three factors. Firstly, the Temple reflected the migration history of the ethnic groups in South China of the past three centuries. For instance, since the early Qing period, Shan Tsui of Sha Tau Kok had been settled by Hakka; the inscriptions on the stone plaques of the Temple recorded the

emigration of the inhabitants to Australia between the 1830s and 1890s; and the renovation of the Temple by immigrants from Huizhou and Chiuzhou in 1960 reflected the close linkage of people between the two places and Hong Kong around 1950. Secondly, the Temple was associated with the Tung Wo Market operated by the village alliance Shap Yeuk (十約), which was the testimony to the once prosperity of the market and commercial activities of the Sha Tau Kok area in the nineteenth century. Thirdly, the Temple unfolded a significant chapter in the traditional education history. It was one of the best examples of being a “temple and school in one” having considered the close connection between the Temple and its premises used as schools in the past. Dr LAM Weng-cheong echoed and supplemented that it would be important to preserve the Temple as well as to respect the Temple’s usage as school in the past.

17. Prof CHING May-bo agreed to the views of Prof YAU Chi-on and supported the proposed declaration. She opined that the centre panel of the fascia board which was carved with an almanac titled *Luo Yuan Qing Tong Shu* (羅元清通書) carried stories behind, and believed that the carvings were done by experts of Huizhou in that period, showing clearly the relationship between Hakka and Huizhou. Besides, she said that the historical value of elaborated decorations of the wood altar as well as the crafted masonry at the back of the statue in the centre shrine was high and was glad that the authenticity and craftsmanship were retained. In addition, the Temple as well as its vicinity were once the centre of economic activities for a century since the second half of the nineteenth century as reflected by the demographic changes.

18. Mr Edward YUEN enquired how the historical value of the Temple could be appreciated by Hong Kong people after declaring as monument in view of the school usage and current condition of the Temple, as well as its location in the frontier closed area. Mr HO Kui-yip supported the proposed declaration and suggested that the architectural merits as well as the traditional rituals of the Temple, such as the traditional ridge raising ceremony (上樑), could be elaborated to enrich the interpretation of the Temple to reflect the development of the society with living heritage. ES(AM) replied that guided tours could be organised for visiting the Temple after it had been declared as monument. Furthermore, AMO could share the stories of the Temple with the public by uploading videos on AMO’s website, similar to the one on the “Restoration of Duddell Street Steps and Gas Lamps” project which was ready for viewing by the public on the website.

19. Prof Phyllis LI wished that the Temple could be packaged with other sites of historical significance nearby, such as the San Lau Street, Chung Ying Street and Lai Chi Wo, as a place for a one-day trip in Sha Tau Tok so as to allow visitors to understand the area.

20. Prof CHU Hoi-shan supported the proposed declaration and noted that the Temple was separated from cross boundary vehicles at its rear by barbed wire entanglements. He wished that improvement could be made when maintenance works were conducted subsequent to the monument declaration. In response to his comment on the proposed monument boundary, ES(AM) replied that the annex block which served as the kitchen of the Temple for preparing food for temple events and festive celebrations was part of the Temple and thus was recommended to be included in the proposed monument boundary. She also shared with Members that the managers of the Temple had applied for funding under the Financial Assistance for Maintenance Scheme on Built Heritage to carry out repair and maintenance works. AMO would continue to liaise with the managers for conserving the Temple after it had been declared as monument.

21. At the Chairman's invitation, ES(AM) briefed Members on the mechanism and procedures of monument declaration as detailed in paragraphs 10 to 12 of the Board paper.

22. With no further view from Members, the proposed declaration of Hip Tin Temple, Shan Tsui, Sha Tau Kok, New Territories (Serial No. 338) as monument under section 3(1) of the Ordinance was recommended by the Board.

**Item 4 Heritage Impact Assessment in respect of the Revitalisation of the Roberts Block, Old Victoria Barracks
(Board Paper AAB/4/2021-22)**

23. The Chairman welcomed the following representatives of Hong Kong Roberts Block Centre Limited ("HKRBCL"), as well as its project and heritage consultants (the "Project Team") to the meeting to present the heritage impact assessment ("HIA") of the proposed works to convert Roberts Block ("RB"), a Grade 1 historic building, into "Roberts Block Open HeArts Centre (the "Centre")", a creative arts and play therapy centre for promoting psychological and emotional wellness as well as stress management (the "Project"), adding that the Project was one of the projects under Batch V of the Revitalising Historic Buildings Through

Partnership Scheme under the Development Bureau (“DEVB”):

- (i) Dr Andrew LUK Leung
Chairman of Board of Director, HKRBCL
- (ii) Ms Fanny ANG
Director, ANG Studio Limited
- (iii) Ms Ronica LAM
Director, Thomas Chow Architects Limited
- (iv) Mr Billy TAM*
Director, Thomas Chow Architects Limited
- (v) Mr K W YEUNG*
Associate, Wong & Cheng Consulting Engineers Limited
- (vi) Mr W F HUANG*
Technical Director, Wong & Cheng Consulting Engineers Limited

(Note: Mr Billy TAM, Mr K W YEUNG and Mr W F HUANG sat behind the Project Team to provide support.)*

24. With the aid of powerpoint, Dr Andrew LUK introduced to Members the background of HKRBCL and the objectives of the Project. Ms Fanny ANG showed Members the location of RB, as well as its historical, contextual and architectural significance. Ms Ronica LAM elaborated on the proposed design and layout of the Centre while Ms Fanny ANG further explained the proposed works, the possible impacts on the graded RB and the proposed mitigation measures.

25. ES(AM) shared with Members AMO’s comments on the proposed works and mitigation measures detailed in Annex B to the Board paper and considered that the proposal was agreeable.

26. Mr Tony IP considered that the construction works of the Project would be very complicated taking into account the site constraints. He appreciated the devotion of resources to strengthen the slope for building a new accessible lift to bring visitors up to RB and considered the alteration and addition works to the

interior appropriate. Besides, the semi-underground sprinkler tank could also allow the appreciation of the environs on the multi-purpose landscape deck above. Nevertheless, he suggested beautifying the bored pile retaining wall, which set as the welcoming gateway of RB, by greening or applying artistic creation so as to enhance the group value of the overall site. In addition, the new external staircase and the lift should better be set back so as to reveal more of the side elevation of the building as it was a major character-defining element of RB. On the other hand, as there were lots of birds around the site, the proposed glass balustrade design for the verandahs of RB might jeopardise the birds. He suggested adding some patterns to the glass or using other design with good ventilation.

27. Mr HO Kui-yip shared the same view. He commented that under the proposed design, the façade of RB would be made too massive and long as having a new external staircase. He suggested to set back the external staircase as much as possible so as to reveal the corner of the façade and allow a landing at the corner turn from the walkway along the façade. He also suggested using glass for the overhang of the new lift tower at Kennedy Road to reduce the building mass visually. Furthermore, he considered that some of the steel joists could be preserved as they were one of the character-defining elements of RB, and suggested to explore metal-texture for the balustrades of the internal staircase to revive the rawness of the historic metal rod railing. He stressed the importance of careful selection of materials to restore the windows to complement the historic ambience of the verandahs.

28. Mr Billy TAM replied that the steel joists would be salvaged and conserved to be re-used as far as possible. Aluminium windows were proposed for water-proof purpose but the Project Team would further explore other types of material which would also be compatible to RB. Ms Fanny ANG supplemented that there was limited information on the windows despite the Project Team had consulted the National Archives of the United Kingdom. Yet, the Project Team would review the materials of repairing the windows taking into account Members' comments and suggestions.

29. Miss Theresa YEUNG suggested enriching the new link bridge connecting Kennedy Road to RB, the new entrance of RB, by incorporating elements for introducing to visitors the historical value of RB and making it a canopy walkway so that it could serve as another attraction for visitors to understand more about the biological and botanical nature when visiting RB.

30. Mr Ronald LIANG expressed concern on having glass balustrades for the entire new link bridge. He suggested using glass material at the connection point between the bridge and RB while having other treatment on the remaining parts of the bridge for differentiating the new from the old building subtly. He shared with Members the example of “Ocean Terminal Extension” in which the new and existing structures co-existed harmoniously. Mr Billy TAM thanked for the suggestion and would take it into consideration.

31. Considering that Montgomery Block (Grade 1) (currently the Mother’s Choice, a local charity serving children without families and pregnant teenagers in Hong Kong), sitting at the back of RB, was one of the few surviving military buildings in the Old Victoria Barracks, Mr Peter LAU enquired whether the Project Team had taken the historical linkage between Montgomery Block and RB into account in the design of the Project. In addition, he also asked if the new entrance of RB would be dedicated for RB users or visitors or it could also be accessible to Montgomery Block.

32. Prof CHU Hoi-shan opined that the heritage value of RB and the new external staircase and lift as well as their linkage should be reviewed in determining the disposition between the old and the new. He opined that the new external staircase and lift looked massive and commented that the design could be reviewed, considering the original multi-layer architectural design of the existing RB. Besides, he suggested reviewing the different heights of the balustrades in the verandahs of RB as well as the glass balustrades of the new link bridge for consistency sake. He also suggested that a canopy could be provided at the proposed lay-by particularly for people with disabilities.

33. Mr LEE Ping-kuen enquired about the party responsible for the future maintenance and management of the new lifts. He said that the design of the bored pile retaining wall could be in harmony with the heavy greenery of the environs. Dr Andrew LUK replied that HKRBCL would be responsible for the maintenance of the lifts, and the lifts would be for shared-use of the users of RB and Montgomery Block.

34. Prof Phyllis LI was concerned about the bored pile retaining wall and preferred one with subtle design that would blend well with the surroundings, and suggested using machine room-less lift at the new lift tower. Also, there should be signage with interpretation on RB and Mother’s Choice at the new lift tower if the lift would be a shared-used facility for visitors accessing to RB and Mother’s

Choice. Besides, she suggested conducting technical feasibility and traffic impact assessments on the proposed lay-by at Kennedy Road in view of the spur road which might cause tailback and traffic impact.

35. Dr Jane LEE shared the same view, adding that glazed lift and lift shaft could allow transparency of the new lift tower. She expressed concern on the noise brought about by visitors might disturb the quiet use of Mother's Choice, and enquired on the types of vehicle that the proposed lay-by could accommodate in view of the narrow road of Kennedy Road.

36. Mr Billy TAM understood Members' concerns on the new entrance of RB accessing from the new lift tower stood at Kennedy Road as it would be the first spot accessible by visitors. The Project Team would improve the design such that the bored pile retaining wall would be subtle enough to blend in with the surrounding natural environment. Besides, distinguishing features would be added to the new lift tower through the use of materials and iconic signage, with a view to presenting the stories of RB to visitors, and to minimising the impact to the overall environmental context. With regard to the new external staircase and the lift of RB, he said that the Project Team would review the design so as to reveal more of the red bricks of the building and less solid materials would be used to connect the red bricks and the staircase so as to make the building less massive. As for the glass balustrades, frit patterns or adjusted glass angle would be used to prevent birds from banging on the windows. The Project Team would also take note of all connection points and materials used for the balustrades and review them again with the overall landscape design. Regarding the new lift tower connecting Kennedy Road to RB, it could also bring convenience to users of the Montgomery Block. In response to Members' concerns on the traffic issue at the proposed lay-by on Kennedy Road, designated traffic consultant had been consulted and the lay-by could accommodate vehicles of 8-metre long at most. In addition, there would also be a 2-metre wide pavement next to the lay-by. The Project Team would take Members' suggestions into consideration in respect of the interpretation of RB and Montgomery Block.

37. Dr Andrew LUK shared with Members that Mother's Choice had been consulted in respect of the new lift tower and was informed that its staff members would be the main user of the lift. He would be in touch closely with Mother's Choice to review the visitors' flow, and arrange guided tours in small groups to avoid disturbance to Mother's Choice.

38. With no further views from Members, the Chairman concluded that the Board endorsed the HIA report and the proposed mitigation measures. The Project Team would take Members' comments into account and further consultation with the Board was not required.

Item 5 Assessment of Historic Buildings (Board Paper AAB/5/2021-22)

Confirmation of Proposed Grading for New Items

39. ES(AM) recapped that the Board had endorsed the proposed grading of the following eight items at the meeting on 10 December 2020:

- (i) Entrance Gate, Enclosing Walls and Shrine, Yan Shau Wai, San Tin, Yuen Long, New Territories, Proposed Grade 3 (Serial No. N186);
- (ii) Barker Road Peak Tram Station, The Peak, Hong Kong, Proposed Grade 1 (Serial No. N26);
- (iii) Stone Pillars and Flight of Steps at the Former Main Entrance, Hong Kong Zoological and Botanical Gardens (alias "Bing Tau Fa Yuen"), Albany Road, Central, Hong Kong, Proposed Grade 1 (Serial No. N357);
- (iv) Chinese War Memorial, Hong Kong Zoological and Botanical Gardens (alias "Bing Tau Fa Yuen"), Albany Road, Central, Hong Kong, Proposed Grade 1 (Serial No. N358);
- (v) Former Band Stand, Hong Kong Zoological and Botanical Gardens (alias "Bing Tau Fa Yuen"), Albany Road, Central, Hong Kong, Proposed Grade 1 (Serial No. N359);
- (vi) Entrance Gate Pillars on Garden Road, Hong Kong Zoological and Botanical Gardens (alias "Bing Tau Fa Yuen"), Albany Road, Central, Hong Kong, Proposed Grade 2 (Serial No. N360);
- (vii) Tunnel Portal, Gardens Fresh Water Service Reservoir, Hong Kong Zoological and Botanical Gardens (alias "Bing Tau Fa Yuen"), Albany Road, Central, Hong Kong, Proposed Grade 3 (Serial No. N361); and

- (viii) Flight of Steps leading to Fountain Terrace, Hong Kong Zoological and Botanical Gardens (alias “Bing Tau Fa Yuen”), Albany Road, Central, Hong Kong, Proposed Grade 3 (Serial No. N362).

In line with the established practice, a one-month public consultation on the proposed grading of the above eight items was conducted from 21 January to 21 February 2021.

40. ES(AM) reported that one written submission regarding Barker Road Peak Tram Station (the “Tram Station”) was received during the public consultation. The submission was only information sharing in relation to the fabrication of additional boarding steps at the Tram Station without indicating its views on the proposed grading. The independent Historic Buildings Assessment Panel (the “Assessment Panel”), after reviewing the written submission, upheld the proposed grading of the Tram Station as no new information on its heritage value was provided.

41. With regard to the proposed grading status of the other seven items above, ACI(BS)1 reported that no written submission had been received.

42. Members had no comment and agreed to confirm the proposed grading for the eight items set out in paragraph 39 above.

Confirmation of Proposed Grading for Items with Objections

43. ES(AM) 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 six items:

- (i) Hoh Fuk Tong Centre, Hoh Fuk Tong House, No. 28 Castle Peak Road (San Hui), Tuen Mun, New Territories, Proposed Grade 3 (Serial No. 582);
- (ii) Hoh Fuk Tong Centre, Pavilion, No. 28 Castle Peak Road (San Hui), Tuen Mun, New Territories, Proposed Grade 3 (Serial No. 656);

- (iii) Hoh Fuk Tong Centre, Canteen, No. 28 Castle Peak Road (San Hui), Tuen Mun, New Territories, Proposed Grade 3 (Serial No. 1017);
- (iv) Hoh Fuk Tong Centre, Home of Leung Fat, No. 28 Castle Peak Road (San Hui), Tuen Mun, New Territories, Proposed Grade 3 (Serial No. 1018);
- (v) Hoh Fuk Tong Centre, Mark Hall, No. 28 Castle Peak Road (San Hui), Tuen Mun, New Territories, Proposed Grade 3 (Serial No. 1019); and
- (vi) Hoh Fuk Tong Centre, Home of Bethel, No. 28 Castle Peak Road (San Hui), Tuen Mun, New Territories, Proposed Grade 3 (Serial No. 1020).

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

44. ES(AM) reported that the General Secretary of the Hong Kong Council of the Church of Christ in China objected to the proposed Grade 3 status of the above six items as it considered that the items were not worth grading. The General Secretary also submitted an objection letter to the Board prior to the meeting reiterating their view, adding that the items had not been used for over 20 years and thus not worth to be preserved. The Assessment Panel, after reviewing the written objections and the information provided by the General Secretary, maintained the proposed grading of the above six items as no new information on the heritage value of the items was provided.

45. With the aid of powerpoint, ES(AM) recapped the heritage value and the latest condition of the above six items.

46. In response to Dr Jane LEE's enquiry on the current usage of the six items, ES(AM) replied that the items had already ceased operation as advised by the General Secretary's representative when CHO liaised with him in March 2021. The owner of the items could apply for the Financial Assistance for Maintenance Scheme on Built Heritage ("FAS") to carry out maintenance works after the proposed grading had been confirmed, and AMO would provide technical advice on the repair and maintenance works.

47. Mr HO Kui-yip suggested to monitor closely the six items after grading to avoid further deterioration in view of the dilapidated condition of the items.

48. In response to Mr Edward YUEN's suggestion on exploring more options under the grading system to strike a balance between heritage conservation and commercial interest, the Chairman explained that 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 graded. At the Chairman's invitation, ES(AM) elaborated on the established grading system. AMO, after conducting detailed research on the heritage value of buildings or items, would submit a report with findings to the Assessment Panel to facilitate them to recommend a proposed grading of the building or item according to the six established assessment criteria, i.e. (i) historical interest; (ii) architectural merit; (iii) group value; (iv) social value and local interest; (v) authenticity; and (vi) rarity. The proposed grading recommended by the Assessment Panel would then be submitted to the Board for consideration and endorsement. In 2009, the proposed grading of the 1 444 buildings, including the above six items, were considered by the Board. Since then, the Board had been invited to confirm the proposed grading of the 1 444 buildings, including those with objections received earlier, by batches. Thus, the owner of the above six items had been informed prior to the meeting that the proposed grading of the items would be considered and confirmed by the Board. She reiterated that the grading system was administrative in nature and would not affect the ownership, usage, management and development rights of the buildings or items graded.

49. Miss Theresa YEUNG opined that the six items were scattered around in Hoh Fuk Tong Centre and expressed concern on the future usage of the items. She commented that the canteen and pavilion of Hoh Fuk Tong Centre were not particularly appealing as their features were very common, and suggested exploring with the owner to grade the most worth grading ones first for easier management of future possible redevelopment.

50. Dr LAM Weng-cheong enquired on the next step in case the owner of the six items insisted on objecting against the grading. He agreed with Miss Theresa YEUNG that the building with higher historical value, such as Hoh Fuk Tong House, could be graded first or even be accorded a higher grading status in view of its complex structure. The Chairman highlighted that the six items were not new items for grading assessment as their proposed grading were endorsed by the Board in 2009. The owner of the items had been given ample time for submission of new information to justify the objection against the proposed grading. Nonetheless, up to March 2021, the owner had not put forth any new

and proven information on the heritage value of the six items. In this connection, the proposed grading of the above six items were brought up to the Board at the meeting for confirmation. No further changes on the grading status would be made upon confirmation of the grading.

51. Mr SHUM Ho-kit was perplexed about the reason for the objection by the owner of the six items. ES(AM) said that the six items were located in close proximity to the Morrison Building in Hoh Fuk Tong Centre, a declared monument of high historical significance. The Morrison Building had once been planned for redevelopment but was later protected by declaration. Despite this, AMO had not received any redevelopment plans in respect of Hoh Fuk Tong Centre so far. The six items, together with the Morrison Building, were of high group value. They made up the compound of Hoh Fuk Tong Centre and therefore, the six items were worth grading.

52. After deliberation, Members agreed to confirm the proposed grading for the six items set out in paragraph 43 above.

New Items for Grading Assessment

53. The Chairman thanked Members for attending the site visits on 29 January 2021 and 4 March 2021 to the following three new items for grading assessment:

- (i) Steps of Pound Lane, Sai Ying Pun, Hong Kong, Proposed Grade 2 (Serial No. N27);
- (ii) Ex-Sham Shui Po Service Reservoir (commonly known as Mission Hill Service Reservoir / Woh Chai Shan Service Reservoir), Sham Shui Po, Kowloon, Proposed Grade 1 (Serial No. N367); and
- (iii) Ex-Yaumati Service Reservoir, King's Park, Yau Ma Tei, Kowloon, Proposed Grade 1 (Serial No. N368).

Steps of Pound Lane, Sai Ying Pun, Hong Kong, Proposed Grade 2 (Serial No. N27)

54. With the aid of powerpoint, ACI(BS)1 briefed Members on the heritage value of the steps of Pound Lane (“Pound Lane”) and its proposed grading.

55. Prof YAU Chi-on supported the proposed grading for Pound Lane, considering that Pound Lane was intersected by various streets which could reflect the history of Taipingshan, the inhabitation and gathering district by the Chinese in the early days. It was of high historical value and the grading could allow more people to understand the district. Furthermore, Pound Lane was surrounded by many residential buildings which were built along the hillside. They testified to the development of the community on Hong Kong Island in the past. The various “Lane” (里) and “Fong” (坊) in the vicinity could reflect the livelihood in the neighbourhood in the nineteenth century as well.

56. Mr Tony IP opined that Pound Lane was of high historical value and thus supported the proposed grading. He enquired if any enhancement works (e.g. for the balustrades and installation of signage etc.) would be carried out after grading so as to enhance the overall impression on Pound Lane and let the public understand more about its history. ES(AM) replied that the Sheung Wan Route of Central and Western Heritage Trail, which focused on the Chinese history and covered the Original Site of the Possession Point (Shui Hang Hau), the Original Site of the Tai Tat Tei, Bonham Strand, Tung Wah Hospital, Hollywood Road, Tai Ping Shan Street and Kwong Fook I Tsz, would be enriched. She also shared with Members that AMO had worked closely with the Highways Department (“HyD”) in the course of conducting research work of the heritage value of Pound Lane. HyD had been fully informed of the grading assessment and was very supportive for heritage conservation. AMO would continue to work with HyD regarding the possible enhancement works.

57. Prof Phyllis Li supported the proposed grading considering that the Taipingshan district was one of the first residential areas of the Chinese with high significance from the town planning perspective. There was a historical link between Pound Lane, Ladder Street and Shing Wong Street as they linked up residents of the upper and lower hillsides. She highlighted the historical significance of the re-planning of the Blake Garden bounded by the Bacteriological Institute (now known as the Old Pathological Institute, a declared monument) at Caine Lane and the Tung Wah Hospital (Grade 1) in the vicinity of Pound Lane owing to the outbreak of Bubonic Plague in the early days. In this regard, the upper and lower sections of Pound Lane were of historical value, as well as physical and historical linkage. Furthermore, she stressed the importance of the history of Possession Street, the place marking the beginning of Hong Kong, which would contribute to the group value of Pound Lane. She suggested implementing the “point-line-plane” approach to delineate the Taipingshan district, similar to the

way adopted for demarcating Taipa Village in Cotai of Macau.

58. Mr HO Kui-yip shared the same view and added that Pound Lane was a vivid example for learning. It would be interesting to reveal more of the historic granite steps. He remarked that the masonry retaining wall running along the lower section of Pound Lane had further created the overall historic ambience particularly in the corner of Pound Lane, and thus suggested to use the lower part of Pound Lane for heritage interpretation. Although the wall nearby was not within Pound Lane's grading boundary, it would still be worthy of preservation. He hoped that HyD could conserve Pound Lane holistically.

59. Ms Alice YIP was overwhelmed by the rich historical stories behind Pound Lane and hence, she supported the proposed grading. She suggested installing QR code check points along Pound Lane, similar to those at Duddell Street Steps and Gas Lamps, to guide visitors and extend their routes at the intersection points to the various heritage spots.

60. Mr SHUM Ho-kit said that there was once a proposal to build an escalator in Pound Lane for the residents' convenience. The residents of the district, however, objected to the proposal, wishing to preserve Pound Lane. He considered that Pound Lane had met the six assessment criteria and the grading would meet the public's interest and expectation. He, therefore, supported the proposed grading.

61. Prof CHU Hoi-shan noted that the street naming in Hong Kong nowadays seldom used "wai" (圍), "terrace" (臺) or "lane" (里). He opined that the planning of the parcel of land and the living community were closely linked. He suggested that the future guided tours for Pound Lane should also include the naming history of the district, considering Pound Lane ran through various terraces (such as Tai On Terrace and Wing Wa Terrace), Tai Ping Shan Street, Hospital Road and Po Hing Fong.

62. Mr Edward YUEN enquired if Pound Lane should be accorded with a proposed Grade 1 status having considered its rich historical and social values. ES(AM) replied that after conducting several site inspections and undergoing thorough deliberation, the Assessment Panel considered that Pound Lane merited a proposed Grade 2 status according to the six assessment criteria.

63. With no further view, Members agreed to endorse the proposed Grade 2 status for Steps of Pound Lane, Sai Ying Pun, Hong Kong (Serial No. N27).

Ex-Sham Shui Po Service Reservoir (commonly known as Mission Hill Service Reservoir / Woh Chai Shan Service Reservoir), Sham Shui Po, Kowloon, Proposed Grade 1 (Serial No. N367)

Ex-Yaumati Service Reservoir, King's Park, Yau Ma Tei, Kowloon, Proposed Grade 1 (Serial No. N368)

64. ACI(BS)1 informed Members that as the Ex-Sham Shui Po Service Reservoir (“Ex-SSP SR”) and the Ex-Yaumati Service Reservoir (“Ex-YMT SR”) were part of the early water supply system in Kowloon, the grading assessment of the two service reservoirs (the “two SRs”) would be discussed together.

65. The Chairman said that many of the Members had expressed concerns on the Ex-SSP SR which had been widely reported by the media since late December 2020. At his invitation, DS(W)1 briefed Members on the latest condition of the Ex-SSP SR and the follow-up actions taken by the Government.

66. DS(W)1 said that the Government understood the public concerns on the incident and DEVB had committed in late December 2020 to preserve the Ex-SSP SR. Demolition works of the Ex-SSP SR had been halted and temporary strengthening and tidying up works had commenced by the Water Supplies Department (“WSD”) to facilitate future rehabilitation. She thanked the Assessment Panel for their work done in a compressed time frame which facilitated the discussion by the Board at the first meeting right after the incident. DEVB would look into the options of conserving and revitalising the Ex-SSP SR after WSD had completed the temporary strengthening and tidying up works, with a view to enabling the people of Hong Kong to enjoy the site. In any case, public safety was of utmost importance. Before the long term conservation plan was drawn up, the Government would explore the feasibility of restricted opening for the public to visit this place. In the meantime, since there were also other historic service reservoirs in Hong Kong, AMO and WSD were assessing their heritage value and would bring up those worth grading to the Board for consideration in due course. The working group led by the Permanent Secretary for Development (Works) was reviewing the handling of the case by relevant departments and improvement measures would be put forward to avoid recurrence of similar incidents.

67. The Chairman welcomed Mr CHAN Tze-ho, Chief Engineer of Civil Engineering and Development Department who had worked in WSD for about three decades before retirement and had been studying waterworks structures in Hong Kong since working in WSD; and Mr WONG Hei-nok, Senior Engineer of WSD who was very familiar with the water supply history and had been assisting WSD and AMO to carry out research on the service reservoirs concerned. With the aid of powerpoint, ACI(BS)1 briefed Members on the history and heritage value of the two SRs and their proposed grading. Mr CHAN Tsz-ho further briefed Members on the operation of the two SRs while Mr WONG Hei-nok introduced their architectural merits.

68. Before discussion, the Chairman took the opportunity to thank members of the public, as well as various professional bodies for sharing their research findings and valuable comments on the Ex-SSP SR which facilitated the study and grading assessment of the two SRs.

69. Mr Peter LAU Man-pong considered that the two SRs warranted either a Grade 1 or a declared monument status. He suggested making reference to the similar types of waterworks installations graded in the past, such as other reservoirs, pipes and dams.

70. Mr LEE Ping-kuen supported the proposed grading of the two SRs, considering that they were the earliest Kowloon's water supply system which had witnessed the system's historical development. He thanked AMO and WSD for their efforts and hard work in completing the research work and assessment report professionally under tremendous pressure in the past few months for the Board's consideration.

71. Prof Phyllis Li supported the proposed grading. She opined that water supply through the pumping system in the south of Boundary Street was limited in the past. The implementation of the Kowloon Waterworks Gravitation Scheme in the north of Boundary Street had solved the water supply problem and contributed to installation of fire hydrants in the south of Boundary Street, as well as provided an opportunity for the infrastructural development of New Kowloon together with New Kowloon Inland Lot No. 1. The two SRs were important infrastructures which facilitated the development of the community. Furthermore, the two SRs had helped deliver water from one place to another which bore significance in the waterworks history. They had group value and historical linkage with Kowloon Reservoir in Kam Shan Country Park, Shatin (in

which some structures were declared monuments) and The Former Pumping Station of WSD in Shanghai Street, Yau Ma Tei (Grade 1), and thus their heritage value should be assessed on an overall basis.

72. Mr SHUM Ho-kit echoed and supported the proposed grading. He suggested that the group value of the two SRs could be assessed under the Kowloon's water supply system as a whole since they were part of the said system. He thanked AMO and WSD for the efforts made, and appreciated the detailed study conducted by the public on the two SRs.

73. Mr HO Kui-yip shared the same view. He mentioned that each of the two SRs had their own characteristics. Despite the smaller size of the Ex-YMT SR, it had a longer history and its function for water storage purpose in the hills was a kind of new idea in Kowloon in the past from a technical perspective. Moreover, its cove ceiling was built of red brickwork with high architectural merit. As for the Ex-SSP SR, it was bigger but the cove ceiling was built of concrete supported on granite spring blocks. Its later alteration had not undermined its authenticity. According to the current mechanism, he considered that the proposed Grade 1 status for the two SRs was appropriate to manifest their high heritage value.

74. Prof CHU Hoi-shan pointed out that unlike other types of historic buildings such as ancestral halls and temples, underground waterworks installations had no direct interface with the public. However, they were closely related to our daily life. He remarked that service reservoirs were in fact functional constructions for serving Hong Kong people. He was glad that information on the two SRs had been archived and compiled through the research efforts made by WSD and AMO. Besides, the Ex-YMT SR was the only surviving service reservoir in Kowloon which had once served before and after the completion of the Kowloon Reservoir. He enquired if there were any traces of the location of the Wells No. 1, 2 and 3 as well as the clear water tank for educating the younger generations about the history of Hong Kong. Mr CHAN Tsz-ho replied that the clear water tank was located next to the Yau Ma Tei Theatre around the refuse collection point (i.e. the current Yaumatei Shelter of the Street Sleepers) in Yau Ma Tei. As for the Wells No. 1, 2 and 3, WSD had been trying very hard to locate them but in vain.

75. Dr Jane LEE shared the same view of Prof CHU Hoi-shan, and suggested sharing the valuable information about the two SRs with the public on internet or through mobile apps. Besides, she thanked AMO and WSD for the detailed presentation during the site visits to the two SRs.

76. Mr Tony IP supported the proposed grading and welcomed the Government's commitment to preserve the two SRs. He agreed with Prof CHU Hoi-shan that the construction works history in Hong Kong as exemplified by the two SRs was important, taking into account that most of the buildings in Hong Kong were built by British engineers in the early days. Hence, he suggested further manifesting the value in respect of the construction history of the two SRs. In addition, he suggested conducting seminars or webinars to introduce the two SRs to the public, considering that the revitalisation work might take a long time for completion. On the other hand, as the Ex-YMT SR was a confined space, there was access restriction. Hence, such restriction should be taken into account, together with the compliance with the relevant Buildings Ordinance, when revitalising the two SRs in the future. The Chairman understood Mr Tony IP's concern on the access restriction, similar to that of Hip Tin Temple located in the frontier closed area of Sha Tau Kok as mentioned above. He asked AMO to take note of Members' concerns.

77. Miss Theresa YEUNG supported the proposed Grade 1 status for the two SRs, indicating that they had reached the "high threshold" to be put in the pool of Grade 1 historic buildings for consideration of being declared as monuments later on. She was pleased to see that Hong Kong people had growing interest in heritage conservation. She highly appreciated the speedy response and meticulous effort of AMO and WSD in swiftly bringing the proposed grading of the two SRs to the Board for discussion. She remarked that although the Ex-SSP SR was more eye-catching than the Ex-YMT SR, we had to look at the in-depth heritage value behind the two SRs. She stressed the importance of water supply for urban development and the need of public education. She further appealed for the cooperation of the public, reminding that the two SRs were actually not places for visiting and members of the public should not sneak into the two SRs for safety sake.

78. Dr LAM Weng-cheong supported the proposed grading which reflected the high heritage value of the two SRs. He highlighted that the nature of service reservoirs was different from individual historic buildings. The former should not be seen in isolation as they were a network of various related waterworks

facilities. He said that the two SRs might better be assessed in the context of the whole Kowloon's water supply system. He further shared with Members the case of the Grand Canal in Mainland China where the vast historic water facilities system was assessed as a group during the assessment of its proposed inscription as a World Heritage Site. He suggested exploring possibilities to carry out projects for grading the entire water supply system in Hong Kong so that the heritage value could be manifested and the public could understand the history of water supply holistically.

79. To conclude, the Chairman said that three more century-old service reservoirs, namely Mount Gough Fresh Water Service Reservoir, Peak Fresh Water Service Reservoir in the Peak, and Albany Fresh Water Service Reservoir in the Mid-Levels, would be brought up to the Board for discussion later. Hence, the grading assessment for the two SRs at the meeting just marked the first step to kick off the study and assessment of the century-old service reservoirs. As mentioned earlier, whether an item would be considered for monument declaration was subject to whether it had reached the "high threshold" (i.e. Grade 1). In this connection, the grading assessment for the two SRs was meaningful. A one-month public consultation on the two SRs would commence after the endorsement of their proposed grading. Upon gathering public views and assessing the remaining three service reservoirs, he believed that the Board would be better placed to assess all of the century-old service reservoirs with a more holistic view, and could further discuss the case for making any recommendations to the Antiquities Authority (i.e. the Secretary for Development) for the items to be considered for monument declaration.

80. After deliberation, Members agreed to endorse the proposed Grade 1 status for the two SRs.

Item 6 Any Other Business

81. The Chairman took the opportunity to thank again for the support and efforts made by relevant departments and the Secretariat for all the hard work done in relation to the two SRs over the past few months. The Secretariat would inform Members the details of the visits to Mount Gough Fresh Water Service Reservoir and Peak Fresh Water Service Reservoir in the Peak, subject to their maintenance schedule, in due course.

82. There being no other business, the meeting was adjourned at 6:54 pm.

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