

ANTIQUITIES ADVISORY BOARD

Minutes of the 194th Meeting
on Thursday, 9 September 2021 at 2:30 pm
at Conference Room, Hong Kong Heritage Discovery Centre,
Kowloon Park, Haiphong Road, Tsim Sha Tsui, Kowloon

Present: Mr SO Cheung-tak, Douglas, BBS, JP (Chairman)
Prof CHING May-bo
Prof CHU Hoi-shan
Mr HO Kui-yip, MH, JP
Mr IP Chung-man, Tony
Dr LAM Weng-cheong
Mr LAU Man-pong, Peter
Dr LEE Ching-yee, Jane, JP
Mr LEE Ping-kuen, JP
Prof LI Chi-miu, Phyllis, BBS
Mr LIANG Ronald
Ms SEE Sau-mei, Salome
Mr SHUM Ho-kit, BBS, JP
Mr TSANG Chiu-tong, Brian
Mr YUEN Siu-bun, Edward

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

Absent with Apologies: Ms CHEUNG Tih-lin, Vanessa
Mr LAW Kin-chung, Christopher, JP
Prof YAU Chi-on
Miss YEUNG Wing-shan, Theresa
Ms YIP Ka-ming, Alice

In Attendance: Development Bureau

Mr Ivanhoe CHANG
Commissioner for Heritage [C for H]

Mr. SHUM Jin
Chief Assistant Secretary (Works) 2 (Atg.)
[CAS(W)2 (Atg.)]

Miss Clarissa WAN
Assistant Secretary (Heritage Conservation) 3
[AS(HC)3]

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

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

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

Miss Latetia LEE*
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]

Mr Ray MA
Curator (Archaeology) [C(Arch)]

Miss Fiona TSANG
Curator (Historical Buildings) 1 [C(HB)1]

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

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

Architectural Services Department

Mr Alan SIN
Assistant Director (Property Services) [AD(PS)]

Ms Liny LAU*
Senior Maintenance Surveyor / Heritage [SMS/H]

Planning Department

Ms April KUN
Assistant Director of Planning / Metro [AD/M]

(Note: Government officers seated in the Lecture Hall 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.

**Item 1 Confirmation of Minutes of the 193rd Meeting held on 10 June 2021
(Board Minutes AAB/2/2021-22)**

2. The minutes of the 193rd Meeting held on 10 June 2021 were confirmed without amendment.

**Item 2 Matters Arising and Progress Report
(Board Paper AAB/9/2021-22)**

3. ES(AM) briefed Members on the progress of the major heritage conservation issues and activities from 1 May 2021 to 15 August 2021, including the updates on the declaration of the three Grade 1 historic buildings as monuments, major preservation, restoration and maintenance of historic buildings projects, archaeological work, and educational and publicity activities detailed in the Board paper. She also took the opportunity to invite Members to attend the “Joyful BRGPS: Sharing on the Newly Declared Monument”, an architectural talk cum orchestral music performance to be held at the Bonham Road Government Primary School, a newly declared monument, on 18 September 2021. It was the first of the series of cross-discipline events organised by the Antiquities and Monuments Office (“AMO”) in collaboration with the Hong Kong Architecture Centre to promote declared monuments.

4. C for H, with the aid of powerpoint, shared with Members the launch of “Heritage Fiesta cum Roving Exhibition 2021”, which was a major promotional activity organised by the Commissioner for Heritage’s Office (“CHO”) in 2021. The Heritage Fiesta would feature 11 revitalisation projects of government-owned historic buildings with free guided tours and designated photo taking points on site from 1 September to 31 October 2021, while the roving exhibition would be held from 1 September to 31 December 2021 at various venues and public libraries.

5. ES(AM) then reported that the response to the exhibition entitled “Treasures from Sacred Hill: Song-Yuan Archaeological Discoveries at Sung Wong Toi” (the “Exhibition”) at Sung Wong Toi MTR Station had been very encouraging since its opening on 27 June 2021. She showed Members a video clip on the preparation and the official opening ceremony of the Exhibition held on 26 June 2021 at Sung Wong Toi MTR Station. As at 7 September 2021, the Exhibition attracted a total of over 270,000 attendances with a daily average of about 3,700 attendances. The Exhibition, showcasing relics unearthed at the site of Sung Wong Toi MTR Station, was the largest outreach exhibition of AMO.

Selected archaeological finds, including bronze coins, ceramic sherds, tea wares, architectural components and daily utensils dated back to the Song-Yuan period and the late nineteenth to mid-twentieth century, were exhibited. Selected historical photos and maps were featured in the Exhibition to illustrate the historical development of Sung Wong Toi, the excavations and the heritage in Kowloon City. The Exhibition was a new attempt to implement public archeology and was a collective effort of many parties involved, including the archaeological teams for the archaeological excavation commissioned by the Mass Transit Railway Corporation Limited (“MTRCL”), archaeological and ceramic professionals and government colleagues for conservation of archaeological finds, research, curation and fabrication of the Exhibition. It had also raised public awareness of and aroused the public’s interest in archeology. ES(AM) appreciated the great support of the Board, Development Bureau (“DEVB”), MTRCL, the archeologists and ceramic professionals in Hong Kong, contributing to the smooth curation and launch of the Exhibition at the MTR Station, the site of which relics were unearthed. She also shared with Members the Secretary for Development’s “My Blog” column as posted on the website of DEVB on 29 August 2021 which outlined the concept as well as the efforts paid behind the scene.

6. The Chairman thanked AMO for its efforts and hard work in curating the Exhibition. He wished that AMO could capitalise on the Exhibition to carry out more archaeological-related educational activities / exhibitions, and explore further collaboration with MTRCL. Prof Phyllis LI, Dr LAM Weng-cheong and Prof CHING May-bo echoed.

7. Prof Phyllis LI said that it was a good strategy to launch the Exhibition with the opening of Tuen Ma Line, and was meaningful to link up the excavation work, relics unearthed and urban development for public education. The Exhibition at the MTR Station has raised public awareness of the rich history of Kai Tak, including Sacred Hill. She stressed that overall packaging and launching in a good timing would be beneficial to the promotion of heritage-related educational activities. Dr LAM Weng-cheong commented that it was a good initiative for displaying archaeological finds in an MTR station, shortening the distance with the public. He enquired if there would be any virtual tours of the Exhibition. The Chairman also enquired whether the current exhibits in the MTR Station would be renewed. ES(AM) replied that the Exhibition would be renewed suitably at appropriate juncture, subject to the progress of the research work and restoration of the finds in view of the huge number of archeological relics unearthed. AMO would try to make full use of the space provided in Sung Wong

Toi MTR Station to enhance the public's understanding of the relics unearthed. As for virtual tour of the Exhibition, currently, textual information on the Exhibition was available online.

8. Prof CHU Hoi-shan commended the use of catchy names in AMO's recent educational activities, such as "Siu Kwok Kin vs Siu Kwok Kin — Tin Hau Temple, Yau Ma Tei, Landmark of the District" and "NOT Chinese or Western: Western Buildings with Chinese Characteristics vs Chinese Buildings with Western Construction", as they were more down-to-earth and could draw people's attention and attract visitors.

9. Prof CHING May-bo emphasised the importance of ensuring factual accuracy of the displays at revitalised buildings which were provided by respective non-governmental organisations and their contractors.

10. The Chairman mentioned that there were recent media reports on two Grade 1 historic buildings at Nos. 51 and 53 Yen Chow Street, Sham Shui Po, Kowloon (the "two Shophouses"). At the invitation of the Chairman, C for H and ES(AM) briefed Members on the background and latest development of the two Shophouses. C for H said that No. 51 and No. 53 Yen Chow Street were accorded Graded 1 status in 2011 and 2017 respectively. The two Shophouses had recently received attention from the public due to scaffoldings erected outside the buildings. CHO and AMO had contacted the owner's representatives who revealed that the two Shophouses were undergoing maintenance works. CHO and AMO would continue to closely liaise with the owner's representatives with a view to conserving the two Shophouses. ES(AM) added that AMO had inspected the two Shophouses in the past few days. The gable wall on the roof with the year of construction inscribed was still intact. According to the photos taken in 2015, it was noted that aluminum windows had already been installed at the verandahs of No. 53 Yen Chow Street while some pierced grilles were retained at the balconies of No. 51 Yen Chow Street then.

11. Mr Ronald LIANG enquired if the Government would be informed before the commencement of any building works on privately-owned graded buildings. C for H responded that construction works of privately-owned buildings had to comply with the Building Ordinance (Cap. 123) (the "Ordinance"). In particular, approval from the Buildings Department ("BD") was required for any major maintenance works, additions and alterations or demolition proposal. For minor works, private building owners were also required to report to BD as stipulated in the Ordinance. Regarding the two Shophouses, CHO and AMO had

been liaising with the owner's representatives on the matter upon learning of their maintenance works with a view to conserving the two Shophouses as far as possible.

Item 3 Assessment of Historic Buildings (Board Paper AAB/10/2021-22)

Confirmation of Proposed Grading for New Items

12. ACI(BS)1 recapped that the Board had endorsed the proposed grading of the following four items at the meeting on 10 June 2021:

- (i) Albany Fresh Water Service Reservoir ("AFWSR"), Magazine Gap Road, Mid-levels, Hong Kong, Proposed Grade 1 (Serial No. N371);
- (ii) Peak Fresh Water Service Reservoir ("PFWSR"), Mount Austin Road, The Peak, Hong Kong, Proposed Grade 1 (Serial No. N369);
- (iii) Mount Gough Fresh Water Service Reservoir ("MGFWSR"), Pollock's Path, The Peak, Hong Kong, Proposed Grade 1 (Serial No. N370); and
- (iv) Shek Kip Mei Health Centre (the "Health Centre"), No. 2 Berwick Street, Sham Shui Po, Kowloon, Proposed Nil Grade (Serial No. N376).

In line with the established practice, a one-month public consultation on the proposed grading of the above four items was conducted from 16 June to 16 July 2021.

13. ACI(BS)1 reported that three submissions were received, among which two expressed views on AFWSR, PFWSR, MGFWSR and the Health Centre, and one on the Health Centre. All three submissions supported the proposed grading of the above four items. The submissions supported that the three reservoirs were of significant historical interests and architectural merits. As for the Health Centre, the submissions pointed out that it was not the only surviving chest clinic in Hong Kong, and had no special merits in terms of its historical and architectural values making it not a representative public building. Instead, photographic and cartographic recording and three-dimensional scanning of the Health Centre before its redevelopment were suggested. AMO would follow up to remind the relevant government departments of the suggestions. The three submissions had been reviewed by the independent Historic Buildings Assessment Panel (the

“Assessment Panel”) and provided to Members before the meeting.

14. Members had no comment and agreed to confirm the grading of AFWSR (Serial No. N371), PFWSR (Serial No. N369) and MGFWSR (Serial No. N370) as Grade 1, and the Health Centre (Serial No. N376) as Nil Grade.

Confirmation of Proposed Grading for Items with Objections

15. 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 the 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 14 items in Kau Wa Keng, Kwai Tsing, New Territories (the “14 Items”):

- (i) *Yeung Ching Study Hall, No. 1 Kau Wa Keng, Proposed Grade 3 (Serial No. 770)*
- (ii) *Nos. 4-5 Kau Wa Keng, Proposed Grade 3 (Serial No. 1093)*
- (iii) *No. 10 Kau Wa Keng, Proposed Grade 3 (Serial No. 1132)*
- (iv) *No. 14 Kau Wa Keng, Proposed Grade 3 (Serial No. 1095)*
- (v) *No. 15 Kau Wa Keng, Proposed Grade 3 (Serial No. 1127)*
- (vi) *No. 30 Kau Wa Keng, Proposed Grade 3 (Serial No. 1083)*
- (vii) *No. 32 Kau Wa Keng, Proposed Grade 3 (Serial No. 1094)*
- (viii) *No. 39 Kau Wa Keng, Proposed Grade 3 (Serial No. 1029)*
- (ix) *No. 42 Kau Wa Keng, Proposed Grade 3 (Serial No. 1030)*
- (x) *No. 42A Kau Wa Keng, Proposed Grade 3 (Serial No. 1031)*
- (xi) *No. 43 Kau Wa Keng, Proposed Grade 3 (Serial No. 1113)*

(xii) *Yiu Kung Ancestral Hall, No. 26A Kau Wa Keng, Proposed Grade 3 (Serial No. 1137)*

(xiii) *Tsang Ancestral Hall, No. 13 Kau Wa Keng, Proposed Nil Grade (Serial No. 1195)*

(xiv) *Tsang Ancestral Hall, No. 28B Kau Wa Keng, Proposed Nil Grade (Serial No. 1198)*

16. ES(AM) reported that the owners / owners' representatives of the 14 Items were informed that the Board would consider confirming the proposed grading of their buildings at this meeting. Subsequently, six objection letters had been received from some of the owners / owners' representatives. The six objection letters, together with the objection letter received in 2009 as well as AMO's then reply, had been provided to Members before the meeting. The views received were summarised and grouped into the following six aspects:

- (i) **historical interest:** some of the historical information of the 14 Items were only obtained by oral history interviews with the residents of Kau Wa Keng without supporting documents; and the 14 Items did not play an important role in the history of Hong Kong and thus were not worth grading;
- (ii) **architectural value:** the appearance of the 14 Items did not have any special architectural merits and they were only built by simple building materials (e.g. rubbles and mudbricks); the building structure, architectural design, layout, style and craftsmanship of the 14 Items were not special, and they had no religious characteristics; and the farming tools used by the clansmen in the past had been disposed of since the 1970s and the genealogy was lost;
- (iii) **authenticity:** the 14 Items were common and such kinds of buildings could be seen everywhere in Hong Kong;
- (iv) **local interest:** the 14 Items did not have any landmarks and special local interests, it was doubtful that the public knew about them;
- (v) **communication and consultation:** residents of Kau Wa Keng expressed concern on the lack of communication and consultation, and they felt not being respected; and

- (vi) **impact on the ownership or development right:** the grading of the 14 Items might affect the ownership and hinder the future redevelopment rights of Kau Wa Keng, particularly the development of the north of Kau Wa Keng valley to a “Comprehensive Development Area” (“CDA”) (the “KWK CDA Development”, zoned by the Town Planning Board (“TPB”) in early 1990s).

17. In response to the above views (i) and (ii), ES(AM) said that many residents of Kau Wa Keng were once seamen since the late nineteenth century, so they had brought back Western ideas in designing their houses in Kau Wa Keng. As a result, some buildings built in the early twentieth century were a blend of Chinese and Western influences. This historical context made them unique. These buildings also witnessed the history of the migration of Chinese to the overseas in the late nineteenth and early twentieth centuries. From the research perspective, apart from the oral history interviews with the residents of Kau Wa Keng, conscientious and careful study had been conducted by making references to various documents and records including but not limited to government records, and the publications of the local organisations and District Councils. Regarding view (iii) on authenticity, ES(AM) reiterated that the historical context of Kau Wa Keng had made the mix-styled buildings in the village unique in Hong Kong. In response to view (iv) on local interest, ES(AM) said that a number of primary and secondary sources, such as archival information, old newspapers, the publications of local organisations and District Councils, as well as the publications by veteran historians and journalists back in the 1950s to 1960s had covered Kau Wa Keng. Regarding view (v) on communication and consultation on the proposed gradings, ES(AM) pointed out that a four-month public consultation was conducted in 2009 after the Board had endorsed the proposed grading of the 14 Items in March of the same year to invite views from the public and District Councils. In addition, the then owners of the 14 Items had also been informed by letters, inviting them to express views and provide further information on the proposed grading of the 14 Items. Moreover, owners had been fully informed prior to this meeting that the proposed grading of the 14 Items would be considered and confirmed by the Board. Finally, as for view (vi) regarding the impact on the ownership or development rights, ES(AM) remarked that the owners of the 14 Items had been informed in writing in 2009 and 2021 that the grading system was administrative in nature aiming to provide an objective basis for assessing the heritage value of historic buildings as well as setting out the need for heritage conservation. It would not affect the ownership, usage, management and development rights of the buildings graded. The Assessment Panel, after reviewing the written objections of 2009 and 2021, maintained the proposed grading of the 14 Items as the objections did

not provide new information on the heritage value of these items.

18. With the aid of powerpoint, ES(AM) briefed Members on the heritage values and the latest conditions of the 14 Items.

19. In response to Dr Jane LEE's enquiry on the potential heritage value of the surrounding buildings of the 14 Items in Kau Wa Keng, ES(AM) replied that as most of those buildings were either newly built or had been extensively altered, the Assessment Panel considered that only the 14 Items were worth grading in which 12 were proposed Grade 3 while the other two were proposed Nil Grade. The Chairman supplemented that as far as he understood, there were no other buildings in Kau Wa Keng pending for grading on the "List of the 1,444 Historic Buildings" and "List of New Items for Grading Assessment".

20. Prof CHING May-bo supported maintaining the proposed grading of the 14 Items. She opined that the objections from Kau Wa Keng had reflected the public's misunderstanding on the grading system and the impact of grading. It would be good to take this opportunity to clarify the misunderstanding. Besides, she pointed out that the buildings in Kau Wa Keng (built in around 1905 up to 1937) were built in the early twentieth century and thus their historical value should not be underestimated. Besides, she highlighted that the three ancestral halls among the 14 Items actually represented three different ancestors (i.e. father, adopted father and father-in-law of the respective Tsang's clansmen), which should have many stories behind them, including those that could not be recorded by genealogy but by oral history interviews with the residents of Kau Wa Keng.

21. Mr Peter LAU agreed with Prof CHING May-bo's view on the three ancestral halls. He enquired the reason for proposing Nil Grade for the two Tsang Ancestral Halls at No. 13 and No. 28B Kau Wa Keng respectively, and highlighted that No. 13 Kau Wa Keng seemed to share a common eave with Nos. 14 and 15 Kau Wa Keng but the former was proposed Nil Grade while the latter two were both proposed Grade 3. He wondered if these three buildings were built as one but were assigned three unit numbers. Prof CHU Hoi-shan asked if the two Tsang Ancestral Halls at No. 13 and No. 28B Kau Wa Keng had been proposed Nil Grade in 2009. ES(AM) replied that the Assessment Panel assessed the 14 Items in 2009 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. Nil Grade were proposed for the two Tsang Ancestral Halls against the six criteria in 2009. She supplemented that the Tsang Ancestral Hall at No. 28B Kau Wa Keng had been extensively altered and that the

original engraved name plaque at the main entrance had been replaced with modern materials.

22. Considering that the two Tsang Ancestral Halls at No. 13 and No. 28B Kau Wa Keng were the places where the origin of the residents of Kau Wa Keng was rooted, and they shared similar historical background of the other 12 items being graded in Kau Wa Keng, Prof Phyllis LI commented that the two Tsang Ancestral Halls might worth the same proposed Grade 3 status as the other 12 in view of their overall group value in Kau Wa Keng.

23. In response to Prof Phyllis LI and Prof CHU Hoi-shan's enquiries on the current status of the KWK CDA Development, AD/M said that Kau Wa Keng was zoned CDA on statutory plan in the early 1990s with an aim to facilitating comprehensive development in the area. Under the current mechanism, development on land designated as CDA was subject to planning application of a "Master Layout Plan" for the approval of TPB. Insofar as the KWK CDA Development was concerned, a planning application had once been approved according to related records. However, as the applicant did not pursue the approved scheme further, the planning approval was no longer valid. In other words, there were no effective development proposals for the KWK CDA Development currently. As a regular practice, PD and TPB would review the CDA sites on statutory plans. A recent review had been completed and it was considered that the CDA zone was still appropriate for the area of Kau Wa Keng after taking into account the relevant factors. Thus, Kau Wa Keng was still zoned as CDA currently.

24. Prof CHU Hoi-shan wished that other government departments, apart from AMO, could assist in explaining to the owners in respect of the KWK CDA Development so as to ease their concerns on the impact upon grading. He considered that the Assessment Panel had conducted a professional and objective assessment for the 14 Items and therefore supported their proposed grading. Furthermore, he emphasised that the grading status indeed had no relationship with the redevelopment plan of the 14 Items. In this connection, how the Kau Wa Keng CDA zone would be developed should not be the Board's concern when grading the 14 Items.

25. Mr Edward YUEN said that the reply letters sent to the affected owners were of standard wordings. He suggested that more detailed explanation on the benefits that might be brought about to the buildings after grading should be stated in the letter to the owners. Dr LAM Weng-cheong supported the proposed Grade

3 status for the 12 buildings among the 14 Items. In view that the affected owners had raised written objections, he enquired if there would be any other effective ways (such as face to face meeting and public consultation) for the Government to address the owners' concerns, and to further explain to relevant stakeholders about the grading system, AMO's considerations for such proposed grading and the grading impact.

26. Mr Tony IP considered that the owners concerned had certain misunderstanding on the grading system, such as the conservation elements of grading assessment and their management and development rights over the buildings upon confirmation of grading. He suggested clarifying the matter and educating the public on the possible impact, especially the benefits, on the buildings accorded with grading status.

27. Mr Brian TSANG considered that Kau Wa Keng was worth conserving taking into account its heritage characteristics amidst the well-developed surroundings. Potential acquisition and increase in market value of the area might be major concerns of the owners of the 14 Items as they worried that their ownership and development right would be affected by grading. He opined that AMO could provide further explanation to the owners in respect of their ownership and development rights of the buildings graded.

28. In response to Members' views on the communication with the owners of the 14 Items, ES(AM) said that after the endorsement of the proposed grading of the 14 Items by the Board in March 2009, a four-month public consultation was conducted and letters were issued to inform the respective owners of the buildings. Prior to this meeting, letters were issued again to the concerned owners informing them that the proposed grading of the 14 items would be considered and confirmed by the Board at this meeting. C for H supplemented that CHO had contacted the village representatives of Kau Wa Keng by telephone prior to the meeting and explained that owners of the graded buildings could apply for financial assistance under the Financial Assistance for Maintenance Scheme on Built Heritage ("FAS") to carry out maintenance works for upholding the historic buildings. C for H reiterated that the grading system was administrative in nature aiming to provide an objective basis for assessing the heritage value of historic buildings and for setting out the need for heritage conservation. It would not affect the ownership, usage, management and development rights of the buildings graded. CHO and AMO would continue to enhance public education on heritage conservation through different channels and would elaborate more on the grading system when liaising with the owners concerned. The Chairman echoed, and wished that

communication with the owners concerned could be further enhanced and AMO could provide technical advice from the heritage conservation perspective.

29. Mr HO Kui-yip commented that the façades of some of the 14 Items formed an interesting cluster. Although they looked similar, each had its own characteristics and architectural value. Thus, he considered that the proposed grading of the 14 Items were appropriate. In addition, he noticed from the photos that some unauthorised building works (“UBW”) had been removed / constructed over the years. He wished that relevant government departments (such as BD) might pay more attention to buildings graded / pending for grading, with a view to avoiding inappropriate additions or alterations to historic buildings that might affect their heritage value. The Chairman added that owners could apply for FAS to carry out maintenance works if the proposed Grade 3 status of the 12 buildings among the 14 Items were confirmed, and AMO would provide technical advice on the repair and maintenance works. This could facilitate the Government to monitor the conditions of the historic buildings concerned.

30. Mr SHUM Ho-kit considered that Yeung Ching Study Hall, No. 1 Kau Wa Keng, where Mr ZENG Sheng, the Commander of Anti-Japanese Guerrillas of Huizhou and Baoan during the 1940s had once taught before, was of high historical interest and architectural merit. He thus supported the proposed Grade 3 status for this building. Besides, he agreed that the other 11 buildings of proposed Grade 3 status displayed a mixture of Chinese and Western architectural influences. He remarked that although the grading status would not affect the owners’ development rights, it recognised the heritage value of the buildings upon which the Government might have grounds to strive to preserve the graded buildings *in-situ* as far as possible if the area would have to be redeveloped in future.

31. Mr LEE Ping-kuen supported the proposed Grade 3 status for the 12 buildings among the 14 Items. He mentioned that there were actually architectural merits with attention to the details of their architectural design. As for the two Tsang Ancestral Halls with proposed Nil Grade, he believed that the Assessment Panel had assessed their heritage value against the six established assessment criteria, so he concurred with their view.

32. After deliberation, Members confirmed the proposed Grade 3 status for (i) Yeung Ching Study Hall, No. 1 Kau Wa Keng (Serial No. 770); (ii) Nos. 4-5 Kau Wa Keng (Serial No. 1093); (iii) No. 10 Kau Wa Keng (Serial No. 1132); (iv) No. 14 Kau Wa Keng (Serial No. 1095); (v) No. 15 Kau Wa Keng (Serial No.

1127); (vi) No. 30 Kau Wa Keng (Serial No. 1083); (vii) No. 32 Kau Wa Keng (Serial No. 1094); (viii) No. 39 Kau Wa Keng (Serial No. 1029); (ix) No. 42 Kau Wa Keng (Serial No. 1030); (x) No. 42A Kau Wa Keng (Serial No. 1031); (xi) No. 43 Kau Wa Keng (Serial No. 1113); and (xii) Yiu Kung Ancestral Hall, No. 26A Kau Wa Keng (Serial No. 1137), as well as the Nil Grade status for (xiii) Tsang Ancestral Hall, No. 13 Kau Wa Keng (Serial No. 1195) and (xiv) Tsang Ancestral Hall, No. 28B Kau Wa Keng (Serial No. 1198).

New Items for Grading Assessment

33. The Chairman thanked Members for attending the site visits to ex-Tai O Waterworks Depot (the “Depot”) in Tai O on 1 September 2021, as well as Albany Fresh Water Pumping Station (“AFWPS”) in the Mid-Levels, Our Lady of the Seven Sorrows Chapel (the “Seven Sorrows Chapel”) and Nativity of Our Lady Chapel (the “Nativity Chapel”) in Sai Kung on 2 September 2021. He further thanked the Secretariat for arranging the two visits as the locations were very remote, and expressed gratitude to the Catholic Diocese of Hong Kong for joining the visit to brief Members on the Seven Sorrows Chapel and the Nativity Chapel as well as for their support for grading the two chapels.

34. With the aid of video clips and powerpoint, ES(AM) and ACI(BS)1 briefed Members on the historical background, heritage value, the current condition and the proposed grading of the four items. In addition, ES(AM) conveyed the views of Mr Christopher LAW, Prof YAU Chi-on, Miss Theresa YEUNG and Ms Alice YIP, who were absent from this meeting, that they supported the proposed grading of the four items to be discussed.

(i) *Albany Fresh Water Pumping Station, Magazine Gap Road, Mid-levels, Hong Kong, Proposed Grade 3 (Serial No. N385)*

35. ACI(BS)1 recapped that the proposed Grade 3 status of AFWPS was discussed by the Board on 10 June 2021. Further to the Board’s suggestion of a review of the heritage value of AFWPS by the Assessment Panel, particularly in relation to its group value and its role played in the water supply system, the Assessment Panel had conducted another site inspection to AFWPS. The Assessment Panel maintained the proposed grading of AFWPS after thorough discussion and review, considering that the current assessment criteria focused on the building itself instead of the water supply system although the Assessment Panel agreed that AFWPS had once played a role in the water supply system. Furthermore, the Assessment Panel had also taken the pumping machinery inside

AFWPS into account when assessing the pumping station, similar to the way they assessed old temples in which statues, altars, bronze bells, plaques and furniture contributing to the historical ambience and significance of the temples would also be taken into consideration although the building itself was the focus of grading. Although the pumping machinery (in particular the existing pumps which replaced the original one in 1947) had formed part of the historical ambience and significance of AFWPS, the building itself should be the basis for assessing its proposed grading.

36. Prof CHU Hoi-shan thanked the Assessment Panel for its review of the heritage value of AFWPS. Having visited AFWPS on site, he was convinced of its proposed grading. Mr HO Kui-yip echoed and agreed on the principle that the pumping machinery was subject to replacement when it had served its lifespan and should not be regarded as the building itself. Although the overall architecture had been retained, the interior layout had been altered to a certain extent (such as its authenticity and functions of the original pumps had lost and the original terrazzo floor finishes had been almost replaced by modern floor tiles). Under such circumstances, he considered that the proposed Grade 3 status was suitable for AFWPS.

37. Mr Edward YUEN viewed that the architectural appearance of AFWPS was simple. However, it was of historical value in terms of the machinery inside. The Chairman responded that as advised by the subject officer of Water Supplies Department (“WSD”) during the visit to AFWPS, it might be worth exploring to re-provision the machinery with high historical value inside the pumping station to air-conditioned locations with humidity control for proper maintenance.

38. Mr Tony IP said that by making reference to the definitions of “Grade 2” (i.e. “buildings of special merit; efforts should be made to selectively preserve.”) and “Grade 3” (i.e. “buildings of some merit; preservation in some form would be desirable and alternative means could be considered if preservation is not practicable.”), the proposed Grade 3 status for AFWPS was considered appropriate, adding that the machinery inside AFWPS was not necessarily needed to be preserved.

39. With no further view, Members endorsed the proposed Grade 3 status for AFWPS.

(ii) ***Ex-Tai O Waterworks Depot, Shek Tsai Po Street, Tai O, Lantau Island, Proposed Nil Grade (Serial No. N213)***

40. Mr Tony IP opined that the building structure of the Depot was poor and weak. He supported the proposed Nil Grade status for the Depot in view of its current condition which made it not suitable for preservation *in-situ*. Nevertheless, as the Depot had some historical value in respect of the agricultural development of Tai O, he suggested sharing the Depot's records to the Sustainable Lantau Office ("SLO") of the Civil Engineering and Development Department, which was carrying out research in relation to the agriculture and fishery of Tai O. SLO could then make use of these valuable records for public education even though the Depot would not be physically preserved one day. ES(AM) thanked for the suggestion and would liaise with SLO accordingly.

41. In response to Prof CHING May-bo's enquiry regarding the group value of the Depot, ES(AM) explained that the group value from the typology perspective was elaborated under "rarity" in the heritage appraisal of the Depot. According to WSD, there were six waterworks depots built before 1970, including the one in Tai O (i.e. the Depot) and the other five in Shek Pik, the Peak, Tai Tam, Tai Po and Fanling. The "group value" in the heritage appraisal of the Depot was actually assessed from the geographical perspective for illustrating the graded historic buildings nearby (e.g. Old Tai O Police Station (Grade 2), Kwan Tai Temple (Grade 2) and Tin Hau Temple (Grade 3)) to understand the history of the place.

42. Ms Salome SEE supported the proposed Nil Grade status for the Depot, considering that it had no architectural characteristics as well as its poor condition. Mr HO Kui-yip shared the same view. In addition, he emphasised that the Depot was in fact a staff quarters and an office such that it had no direct relationship with the waterworks facilities nor the waterworks supply system / history discussed earlier although it was named as a "Waterworks Depot".

43. With no further view, Members endorsed the proposed Nil Grade status for the Depot.

(iii) *Our Lady of the Seven Sorrows Chapel, Sheung Yiu, Pak Tam Chung, Sai Kung, New Territories, Proposed Grade 3 (Serial No. N345)*

(iv) *Nativity of Our Lady Chapel, Long Ke, Sai Kung, New Territories, Proposed Grade 3 (Serial No. N346)*

44. Ms Salome SEE thanked AMO for its arrangement of the visit to the Seven Sorrows Chapel and the Nativity Chapel. She opined that the two chapels were subtle but they reflected the humanism as well as the historical and social values of serving the Hakka communities in the old days. Such historical significance should be respected and thus, she supported the proposed grading of the two chapels.

45. Prof CHU Hoi-shan echoed, highlighting the modest interior layout of the two residential types of chapels (e.g. the altars lacked ritual elements) and their meaningful missionary activities provided to the Hakka villages. He stressed that the historical significances of the two chapels might even outweigh their architectural values. Overall, he considered that the two chapels were of group value from the geographical perspective as they linked up each other, and their missionary activities in the villages were also associated with the development of the Hakka communities. Thus, he supported the proposed grading of the two chapels.

46. Mr SHUM Ho-kit shared the same views above. He said that the long history of the two chapels (both over 100 years) in serving the Hakka communities should be taken into account on top of their architectural merits. Besides, the Sheung Yiu Folk Museum and its neighbouring lime kiln, both declared monuments, were located near the Seven Sorrows Chapel which made them of high group value as a whole. On the other hand, the Nativity Chapel was of high religious and social values as it had later served as a rehabilitation centre, a rare service in Hong Kong back then. A successful example was a well-known public figure, Mr CHAN Shun-chi who was a former triad member and drug addict and had once received treatment in the centre in 1974 and later joined the Wu Oi Christian Centre which was founded by Rev. Harold SCHOCK in 1973. The Chairman was also impressed by the two chapels as they were under the ownership of Catholic Diocese of Hong Kong but the Nativity Chapel had been being operated by Christian associations since the 1960s. He appreciated the very great efforts of the two religious groups in providing drug rehabilitation services.

47. Prof Phyllis LI supported the proposed grading of the two chapels. She asked if there were maps other than the “Map of the San-On District” showing the evangelisation work of the Catholic Diocese of Hong Kong in remote places so as to illustrate how the religious group had provided similar service in the remote villages in Sai Kung. She mentioned that such work was a characteristic of Sai Kung and should be manifested, and wished to reflect such significance through the “point-line-plane” approach. Mr SHUM Ho-kit echoed. He shared with Members that the famous Hong Kong-Kowloon Independent Battalion of East River Column had declared its establishment in the Rosary Mission Centre, No. 1 Wong Mo Ying, Sai Kung (Grade 2) during the Japanese invasion. Besides, there were lots of traces of guerrilla activities around Chek Keng of Sai Kung. Thus, he suggested linking up the chapels in Sai Kung to study the relationship among them and the history of the war as well.

48. ES(AM) responded that many chapels in Sai Kung district had been graded and chapels in other districts were being studied. She thanked Members for the suggestions and would arrange the graded items and items pending for grading by categorising them into types and districts to reflect the stories behind and the history of the districts. The Chairman supported Members’ suggestion for AMO to link up the chapels with historic value in Sai Kung so as to reflect the stories holistically for the public’s understanding.

49. After deliberation, Members endorsed the proposed Grade 3 status for the Seven Sorrows Chapel and the Nativity Chapel.

Item 4 Any Other Business

50. There being no other business, the meeting was adjourned at 5:20 pm.