

**ANTIQUITIES ADVISORY BOARD**

**Minutes of the 195<sup>th</sup> Meeting**  
**on Thursday, 9 December 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)  
Ms CHEUNG Tih-lin, Vanessa  
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  
Mr LAW Kin-chung, Christopher, JP  
Dr LEE Ching-yee, Jane, JP  
Mr LEE Ping-kuen, JP  
Mr LIANG Ronald  
Ms SEE Sau-mei, Salome  
Mr TSANG Chiu-tong, Brian  
Prof YAU Chi-on  
Miss YEUNG Wing-shan, Theresa  
Ms YIP Ka-ming, Alice

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

Absent with Apologies: Prof LI Chi-miu, Phyllis, BBS  
Mr SHUM Ho-kit, BBS, JP  
Mr YUEN Siu-bun, Edward

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]

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 Lawrence TANG  
Chief Property Services Manager / 1 [CPSM/1]

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

Planning Department

Mr Edward LEUNG  
Senior Town Planner / Metro & Urban Renewal  
[STP/M&UR]

*(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, in particular, Mr Lawrence TANG, Chief Property Services

Manager/1 of the Architectural Services Department, and Mr Edward LEUNG, Senior Town Planner / Metro & Urban Renewal of the Planning Department, who attended the Antiquities Advisory Board (the “Board”) meeting on behalf of the two departments.

**Item 1 Confirmation of Minutes of the 194<sup>th</sup> Meeting held on 9 September 2021 (Board Minutes AAB/3/2021-22)**

2. The minutes of the 194<sup>th</sup> Meeting held on 9 September 2021 were confirmed without amendment.

**Item 2 Matters Arising and Progress Report  
(Board Paper AAB/13/2021-22)**

3. ES(AM) briefed Members on the progress of the major heritage conservation issues and activities from 1 August 2021 to 15 November 2021, including major preservation, restoration and maintenance of historic buildings projects, archaeological work, and educational and publicity activities detailed in the Board paper.

4. Prof YAU Chi-on highly recommended the “Taking Strides in Tai Po – A Journey through the District’s Heritage” exhibition (the “Exhibition”) currently curated at HDC. Apart from commenting that the Exhibition was a good attempt, he further shared with Members the positive feedback of his friends about the event. ES(AM) thanked Prof YAU Chi-on and Prof CHING May-bo for their valuable advice given throughout the Exhibition, as well as the support from Chairman and all Members.

5. The Chairman mentioned that there were recent media reports on the guided tours to Ex-Sham Shui Po Service Reservoir (commonly known as Mission Hill Service Reservoir / Woh Chai Shan Service Reservoir) in Sham Shui Po (“Ex-SSP SR”) (Grade 1) as well as the discovery of some boundary stones in Hong Kong. He invited ES(AM) to brief Members on the latest development of Ex-SSP SR and the prevailing mechanism in respect of the protection of boundary stones.

### ***Ex-Sham Shui Po Service Reservoir***

6. ES(AM) said that the Water Supplies Department (“WSD”) had recently completed temporary strengthening and improvement works of Ex-SSP SR, including reinforcement of the loosened concrete, arches and other building fabrics, installation of a glass roof for protection of the exposed section of the service reservoir, installation of internal lighting, ventilation systems, fire service and pathways, to enable the public to enjoy the service reservoir through guided tours which would be organised between 15 December 2021 and 14 June 2022 tentatively. WSD launched a dedicated webpage on 1 December 2021 for members of the public or groups to make appointments to the guided tours. The Board was invited to join the guided tour to be held on 14 December 2021 prior to its official opening. The Chairman encouraged Members to take part in the guided tour and introduce this historic structure to their friends and members of the public.

7. Prof CHU Hoi-shan commended the speedy arrangement for opening Ex-SSP SR to the public. He also appreciated the efforts made by WSD in the temporary strengthening and improvement works, in particular, for constructing the stairs to facilitate visitors to go down to the service reservoir, as well as installing the glass roof which could protect the service reservoir from the effects of weather. Considering that Ex-SSP SR was closely related to the livelihood of the community, he wished that the service reservoir and the surrounding resident-built recreational facilities could be taken into account holistically when considering its long term conservation and revitalisation. In addition, he supported holding architectural design competitions for revitalising Ex-SSP SR.

8. The Chairman wished that the visitor quota of the guided tours could be increased in the future so that more members of the public could join.

### ***The Prevailing Mechanism on Protecting Boundary Stones***

9. ES(AM) explained that boundary stones in Hong Kong could be broadly classified into the following four categories:

- (i) **For demarcating land parcels / maritime boundary:** like City of Victoria Boundary Stones, Boundary Stones in Cheung Chau, Boundary Stones at Chung Ying Street, Lantau North Obelisk at Cheung Shan of Tai O on Lantau Island, Lantau South Obelisk at Kau Ling Chung on Lantau Island, Stone Tablet Bearing an Inscription “九

龍關地界” (Boundary of Kowloon Customs) in Lai Chi Kok, and Stone Tablet Bearing an Inscription “九龍關” (Kowloon Customs) in Ma Wan;

- (ii) **For demarcating military sites:** like the boundary stone of the Former Stanley Barracks with “B.O. 20” inscription;
- (iii) **For demarcating land lots / building lots:** this kind of boundary stones were common in early years as the Government requested owners of buildings to erect them to indicate the extent of their lots / sites; and
- (iv) **For specific use:** like Tai Tam Inscriptionless Obelisk at Obelisk Hill and Tai Tam Inscriptionless Obelisk near Red Hill Peninsula in Stanley, which might be used for nautical related purpose.

10. ES(AM) added that the Antiquities and Monuments Office (“AMO”) had all along been studying and recording boundary stones, and items with historical significance would be included in the list of “Government Historic Sites Identified by AMO”. The items on the list, together with the declared monuments and proposed monuments, the historic buildings and sites graded by the Board, as well as the sites of archaeological interest in Hong Kong, were regarded as “heritage sites” for heritage conservation. For all new capital works projects, the project proponents and subject works departments were required to assess whether their projects would affect the “heritage sites” mentioned above. If affirmative, Heritage Impact Assessment would be required, and mitigation measures should be devised. The “heritage sites” which were detailed in different lists had been uploaded to AMO’s website. AMO attached great importance to the preservation of boundary stones with historical value and welcomed useful information provided by members of the public in this regard. As at 9 December 2021, there were 30 items on the list of “Government Historic Sites Identified by AMO”.

### **Item 3 Assessment of Historic Buildings (Board Paper AAB/14/2021-22)**

#### **Confirmation of Proposed Grading for New Items**

11. ES(AM) recapped that the Board had endorsed the proposed grading of the following four items at the meeting on 9 September 2021:

- (i) Albany Fresh Water Pumping Station (“AFWPS”), Magazine Gap Road, Mid-levels, Hong Kong, Proposed Grade 3 (Serial No. N385);
- (ii) Ex-Tai O Waterworks Depot (the “Depot”), Shek Tsai Po Street, Tai O, Lantau Island, Proposed Nil Grade (Serial No. N213);
- (iii) Our Lady of the Seven Sorrows Chapel (the “Seven Sorrows Chapel”), Sheung Yiu, Pak Tam Chung, Sai Kung, New Territories, Proposed Grade 3 (Serial No. N345); and
- (iv) Nativity of Our Lady Chapel (the “Nativity Chapel”), Long Ke, Sai Kung, New Territories, Proposed Grade 3 (Serial No. N346).

12. ES(AM) reported that in line with the established practice, a one-month public consultation on the proposed grading of the above four items had been conducted from 20 September to 20 October 2021, and no written submission had been received on the proposed grading status of the four items.

13. Members had no comment and confirmed the grading of AFWPS (Serial No. N385), the Seven Sorrows Chapel (Serial No. N345) and the Nativity Chapel (Serial No. N346) as Grade 3, and the Depot (Serial No. N213) as Nil Grade.

### **Confirmation of Grading**

14. ES(AM) briefed Members that among the 1,444 buildings considered by the Board in 2009, the proposed grading of some of them had yet been confirmed due to various reasons, such as objections or views received during the public consultation earlier, inability to reach the owners, and proposed redevelopment or planning application related to the buildings. 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 two items:

- (i) No. 12 Lee Yick Street, Yuen Long Kau Hui, Yuen Long, New Territories, Proposed Grade 2 (Serial No. 295); and
- (ii) Entrance Tower, Tai Kiu Tsuen, Shap Pat Heung, Yuen Long, New Territories, Proposed Grade 3 (Serial No. 1040).

***No. 12 Lee Yick Street, Yuen Long Kau Hui, Yuen Long, New Territories,  
Proposed Grade 2 (Serial No. 295)***

15. ES(AM) reported that the proposed grading of No. 12 Lee Yick Street was endorsed by the Board in March 2009. Following that, AMO issued a letter in 2009 to inform the owner of the proposed grading and invite his views. The letter, however, could not reach the owner. In the same year, a four-month public consultation was conducted, with the relevant information uploaded onto AMO's website. Subsequently, AMO and the Commissioner for Heritage's Office ("CHO") had tried to contact the owner through various means for several times over the past years but in vain. Considering 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, and the grading would not affect the ownership, usage, management and development rights of the buildings graded, Members were invited to consider confirming the proposed grading of No. 12 Lee Yick Street.

16. With the aid of powerpoint, ACI(BS)1 / C(HB)2 Atg. briefed Members on the heritage values and the latest condition of No. 12 Lee Yick Street.

17. In response to Prof CHING May-bo's enquiry about the ownership of the common wall between No. 10 and No. 12 of Lee Yick Street, ES(AM) replied that the inner part of the common wall facing the latter building, comprising more than one layer of bricks, belonged to No. 12 Lee Yick Street. She added that it was a common practice that such kind of common wall of Chinese traditional buildings would be retained for the sake of maintaining structural stability when there were redevelopment works on either side of the two buildings. AMO could provide technical advice on the repair / maintenance obligations of the common wall upon grading of No. 12 Lee Yick Street if necessary.

18. The Chairman asked if AMO had conducted any site inspections to the interior of No. 12 Lee Yick Street. ES(AM) replied that since the building was privately-owned and AMO had not been able to reach the owner over the years, AMO was unable to seek the owner's permission to inspect the interior.

19. Prof YAU Chi-on enquired if there was any information regarding Mr LAM Tat-wing, owner of No. 12 Lee Yick Street. ACI(BS)1 / C(HB)2 Atg. replied that information on the ownership of the building could only be obtained by oral history interviews. Prof YAU Chi-on supplemented that according to some other references of Ching Chung Koon (青松觀), Mr LAM Tat-wing had



once been a member of the Board of Directors of Ching Chung Koon from 1965 to 1981.

20. In response to Dr LAM Weng-cheong's enquiry on whether the neighbouring building of No. 12 Lee Yick Street had been graded, ACI(BS)1 / C(HB)2 Atg. replied that No. 14 Lee Yick Street, situated beside No. 12 Lee Yick Street, was a Grade 2 historic building, and at least 10 other historic buildings in Yuen Long Kau Hui had been graded.

21. With no further view, Members confirmed the grading of No. 12 Lee Yick Street (Serial No. 295) as Grade 2.

***Entrance Tower, Tai Kiu Tsuen, Shap Pat Heung, Yuen Long, New Territories, Proposed Grade 3 (Serial No. 1040)***

22. ES(AM) reported that the proposed grading of Entrance Tower of Tai Kiu Tsuen (the "Entrance Tower") was endorsed by the Board in March 2009. In 2010, a planning application for comprehensive development use of the lot concerned was approved by the Rural and New Town Planning Committee of the Town Planning Board. The planning permission subsequently lapsed in 2018. Since the Entrance Tower was situated on government land, the District Lands Office of Yuen Long had been informed in October 2021 that the proposed grading of the Entrance Tower would be considered and confirmed by the Board at this meeting. On the other hand, as the Entrance Tower was currently in use by the residents of Tai Kiu Tsuen, CHO also informed the representatives of the indigenous inhabitants and the residents of Tai Kiu Tsuen of the matter. The representative of the indigenous inhabitants of Tai Kiu Tsuen wrote to the Secretariat on 4 December 2021, stating that upon consulting residents of Tai Kiu Tsuen, one resident raised no objection while the other nine objected to the proposed grading of the Entrance Tower in writing, worrying that the grading might affect the maintenance cost and ownership of the Entrance Tower, and development of Tai Kiu Tsuen. The objection letter had been provided to the independent Historic Buildings Assessment Panel (the "Assessment Panel") and Members before the meeting. The Assessment Panel, after reviewing the written objection, maintained the proposed grading of the Entrance Tower as the objection did not provide any new information on the heritage value of the item.

23. With the aid of powerpoint, ACI(BS)1 / C(HB)2 Atg. briefed Members on the heritage value and the latest condition of the Entrance Tower.

24. Members had no comment and confirmed the proposed Grade 3 status for the Entrance Tower (Serial No. 1040).

### **New Items for Grading Assessment**

25. The Chairman thanked Members for attending the site visits to the following three items (i.e. item (i) on 1 September 2021, and items (ii) and (iii) on 2 December 2021) to be discussed:

- (i) No. 95 Kat Hing Back Street, Tai O, Lantau Island, Proposed Grade 2 (Serial No. N387);
- (ii) Staff Quarters of the Old Tai Po District Office North, No. 20 Wan Tau Kok Lane, Tai Po, New Territories, Proposed Grade 2 (Serial No. N381); and
- (iii) Ex-Lamma Police Post, Hung Shing Yeh Wan, Lamma Island, Proposed Grade 3 (Serial No. N375).

26. With the aid of video clips and powerpoint, ACI(BS)1 / C(HB)2 Atg. briefed Members on the heritage value, the current condition and the proposed grading of items (i) and (ii) above, and ACI(BS)2 / C(HB)3 Atg. briefed Members on those of item (iii) above.

### ***No. 95 Kat Hing Back Street, Tai O, Lantau Island, Proposed Grade 2 (Serial No. N387)***

27. Before discussion, the Chairman took the opportunity to thank the owner of No. 95 Kat Hing Back Street for showing Members around the building during the site visit on 1 September 2021, as well as his support for the grading assessment and conservation of the building.

28. Prof CHING May-bo supported the proposed grading of No. 95 Kat Hing Back Street. She highlighted the social and family values embodied in the building taking into account the high solidarity of the owner's family. She also enquired if there would be any support from the Government for future maintenance of the building.

29. Prof YAU Chi-on supported the proposed grading of No. 95 Kat Hing Back Street having considered its historical and architectural values. Particularly,

the net stake fishing business (繒棟捕魚) set up by the owner's family in Tai O was a form of intangible cultural heritage although it had not been passed down to the younger generations. It was a historical reminder of the fishing history of Hong Kong. Other than the well-known features of Tai O such as stilt houses and Tai O Dragon Boat Water Parade, he suggested devising a heritage trail for Tai O to enable visitors to further understand the monuments and culture of the place. Spots of the trail might include the Old Tai O Police Station (Grade 2), Yeung Hau Temple (Declared Monument), Kwan Tai Temple (Grade 2), Lantau North Obelisk of Cheung Shan (a Government Historic Site identified by AMO) and some other items pending grading, as well as No. 95 Kat Hing Back Street. The Chairman echoed, suggesting that more direction signs could be installed upon grading for guiding visitors to No. 95 Kat Hing Back Street as it could not be easily identified in the main streets of Tai O.

30. Mr HO Kui-yip supported the proposed grading of No. 95 Kat Hing Back Street. He opined that the kitchen annexed to the house needed repairing and hoped that the owner, upon grading, would apply for the Financial Assistance for Maintenance Scheme on Built Heritage ("FAS") to carry out necessary maintenance works. Besides, he said that it was wise to build the verandah on the upper floor of the building with timber taken from an abandoned fishing vessel. Considering that net stake fishing was a wise fishing means of the past, he wished that it could be further interpreted to the public. For instance, it would be meaningful to provide supplementary information of the net stake fishing business on the Geographical Information System on Hong Kong Heritage so that readers could understand its history behind when viewing No. 95 Kat Hing Back Street on the system.

31. ES(AM) thanked Members for their comments and suggestions. She shared with Members that the owner strongly supported the Board to grade No. 95 Kat Hing Back Street and wished to conserve the building and carry out maintenance works properly. Upon confirmation of the grading status, the owner would become eligible for applying for funding under FAS to maintain the building and AMO would offer technical advice for the maintenance.

32. Mr Tony IP supported the proposed grading of No. 95 Kat Hing Back Street, considering that the overall structure and appearance of the verandah on the upper floor, which was made of timber of a fishing vessel, were worth preserving. However, he was concerned that if there were many visitors to the building after it was graded, this might affect its structural load and thus require structural strengthening works. Therefore, he wished that AMO could further explore with

the owner on the scope of the future maintenance with a view to striking a balance between preservation and education, and maintaining the original architectural style of the building. The Chairman echoed. ES(AM) supplemented that the building was still used by the owner as a private residence, but he welcomed visitors to tour around the outside of the building.

33. Ms Alice YIP said that it was encouraging to see the owner's support to the grading assessment of the building. In view of the common misunderstanding on the grading system by the public, which led to objections by the owners concerned to the proposed grading status of their historic buildings, she suggested conducting an interview with the owner of No. 95 Kat Hing Back Street to illustrate the possible benefits (e.g. provision of FAS) derived from the grading status, so as to serve as a good example for public education on heritage conservation.

34. Mr Christopher LAW supported the proposed grading of No. 95 Kat Hing Back Street considering its high heritage value. He added that many pre or post-war village houses in the New Territories were restricted by certain laws and regulations, such as the outline zoning plans, leases, fire safety restrictions and Buildings Ordinance (Cap. 123), which became burdens for the village houses and thus hampered their survival. He suggested the Government to explore the feasibility of allowing flexibility and exemptions from such laws and regulations for graded village houses with a view to preserving them in the long run. The Chairman thanked for the suggestions. Subject to the owner's future plans, the Chairman wished that the Government could offer assistance to the owner as far as possible in preserving or revitalising No. 95 Kat Hing Back Street.

35. With no further view, Members endorsed the proposed Grade 2 status for No. 95 Kat Hing Back Street (Serial No. N387).

***Staff Quarters of the Old Tai Po District Office North, No. 20 Wan Tau Kok Lane, Tai Po, New Territories, Proposed Grade 2 (Serial No. N381)***

36. Miss Theresa YEUNG supported the proposed grading of the Staff Quarters of the Old Tai Po District Office North (the "Staff Quarters"). She commented that the Staff Quarters was beautiful and it had a solid and safe structure. However, noting that the Staff Quarters was currently being used as storerooms, she considered that it could be put into more meaningful use. Besides, while the fireplaces in the Staff Quarters were still in good condition, they were covered by stores and thus could hardly be seen. Considering the

favourable geographical location of this building, which was close to Tai Po Market MTR Station, Wan Tau Kok Playground and the Old Tai Po Police Station (currently revitalised as “The Green Hub”, a declared monument), she suggested adopting the “point-line-plane” approach with a view to creating an overall ambience of the place, such as by revitalising it into a catering place, a hotel, or other purposes for enjoyment by the public. The Chairman echoed.

37. Mr LEE Ping-kuen supported the proposed grading of the Staff Quarters. He suggested that the materials stored inside the building should be more organised for occupational and fire safety concerns, and revitalising the building for public enjoyment upon according it with grading status. Prof CHING May-bo echoed and wished that the Government could tidy up the storage space of the Staff Quarters.

38. Mr HO Kui-yip and Dr Jane LEE shared the view of revitalising the Staff Quarters, and supported its proposed grading. Mr HO Kui-yip said that the current use (i.e. as storerooms) of the Staff Quarters required very low air-conditioning temperature, thus making the building too humid with no natural ventilation. This would promote mould growth on the walls and ceilings, which might damage the building’s brickwork in the long run. Considering that the Staff Quarters was under government management, he wondered whether revitalisation of the building could be explored. Furthermore, based on his observation during the site visit that there were more chimney stacks than fireplaces, he was of the view that the latter should have undergone alterations in the past, and thus could no longer be seen in the original positions of the Staff Quarters. It would be good if further study could be done to locate the original fireplaces and to trace the original architectural design of the building. Lastly, he wished the Government could carry out repair works for the Staff Quarters as he noticed that some fire service equipment (such as fire hose reels and manual fire alarm system) installed at the outer wall had been affected by the weather.

39. Prof YAU Chi-on agreed with Members that the current use of the Staff Quarters was not conducive to the preservation of the building. To make better use of it, he suggested revitalising the Staff Quarters into a museum such as “Tai Po History Life Museum” (大埔歷史生活館) so as to breathe new life into it and attract more visitors.

40. Mr Tony IP supported the proposed grading of the Staff Quarters and shared Members’ views. He stressed that the original use of the building as a staff quarters should be livelily interpreted in the future revitalisation plan so as to

reflect its historical value.

41. In response to Prof CHU Hoi-shan's enquiries on the building materials of the Staff Quarters and the relationship between the Staff Quarters and the Old District Office (North) (a declared monument) in the vicinity, ACI(BS)1 / C(HB)2 Atg. explained that the flooring on the verandah and the upper floor were built of concrete while the rest of the building was built of red brickwork. Although the surfaces of the external walls on the upper floor were plastered and painted, red brickwork could be identified at the window sills of this floor. Regarding the Old District Office (North), she explained that it was erected in around 1907 and had been the office of some government officers, whereas the Island House at Yuen Chau Tsai was built in 1906 as the quarters for government officers. Besides, there had once been a staff quarters for clerks on the land where the current Staff Quarters stood but was then demolished and replaced by the current one built from 1921 to 1922. Prof CHU Hoi-shan suggested highlighting further the heritage value of the Staff Quarters in this historical context.

42. Ms Vanessa CHEUNG supported the proposed grading of the Staff Quarters and echoed Members' views. She wished that the building would not be left vacant in the future. Otherwise, it would deteriorate quickly.

43. With no further view, Members endorsed the proposed Grade 2 status for the Staff Quarters (Serial No. N381).

***Ex-Lamma Police Post, Hung Shing Yeh Wan, Lamma Island, Proposed Grade 3 (Serial No. N375)***

44. Mr Peter LAU had reservation on the proposed grading of Ex-Lamma Police Post (the "Police Post"), taking into consideration its simple concrete-built architectural style of the 1960s and its low historical and social values. Besides, he enquired the reason for not grading the 1957 built North Lamma Clinic first, noting that the Police Post was built after the former in 1966. Ms Salome SEE shared the same view, adding that the Police Post did not have any special architectural elements which made it representable among the buildings built in the 1960s. ES(AM) explained that the Police Post, which was of functional value on Lamma Island in the 1960s, might face demolition and therefore, grading assessment was conducted on it before the North Lamma Clinic. The Assessment Panel, after taking into account 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, proposed a Grade 3 status for the

Police Post.

45. Dr LAM Weng-cheong enquired about the imminence of the demolition of as well as grading the Police Post. He also cast doubt on the architectural and heritage values of the building. ES(AM) replied that the Police Post was under the management of Hong Kong Police Force (“HKPF”) which had set aside funding for its demolition. Hence, the Board was invited to assess the heritage value of the Police Post.

46. Mr Ronald LIANG opined that the architecture of the Police Post was similar to that of Former Lau Fau Shan Police Station in Yuen Long (“FLFSPS”) (Grade 3), which was under Batch V of the Revitalising Historic Buildings Through Partnership Scheme under the Development Bureau and currently being revitalised into the “Former Lau Fau Shan Police Station – Hong Kong Guide Dogs Academy” for breeding and training guide dogs for visually impaired people, as well as for training service dogs to provide outreach services for people in need. The revitalisation of FLFSPS had effectively given new life to the building. As for the Police Post, although it was the first police station / post on Lamma Island with certain historical value, considerations should be given to its future use in view of the anticipated considerable redevelopment cost.

47. Considering that the Police Post was built for defensive and functional purpose in the early days, Mr Tony IP viewed that its social value on Lamma Island was higher than the architectural merit itself. However, he opined that there would be difficulties in revitalising the building in view of the restrictions under the Disability Discrimination Ordinance (Cap. 487), Buildings Ordinance (Cap. 123) and fire safety restrictions as the Police Post was situated on a hillslope and had only one single staircase at the moment. Besides, he had reservation on the proposed grading of the Police Post taking into account of its relatively low architectural value.

48. Dr Jane LEE enquired whether the views of the residents of Lamma Island on the Police Post had been collected.

49. Prof CHU Hoi-shan opined that the purpose-built Police Post was not representational architecturally and it was dilapidated. Its spatial layout could only reflect the reporting procedures and the basic support for the Police Post of the past. The Police Post was utterly a functional and pragmatic two-storey building with little modern architectural elements, and would only warrant at most a Grade 3 status if it had more weighting in respect of its historical value on Lamma

Island. He suggested obtaining more information on the Police Post from HKPF to further understand its spatial layout. Mr HO Kui-yip echoed, adding that the alterations (e.g. in terms of the verandah, windows and entrance) of the Police Post had diminished its authenticity. There might be other historic buildings of the 1960s with a higher heritage potential for revitalisation. He suggested further exploring if there were other factors of overriding importance for grading the Police Post.

50. Ms Alice YIP commented that the exterior of the Police Post looked simple while its confined interior was disorganised, and doubted the feasibility of putting it into meaningful use in the future. Although it was historically associated with the incident involving some 50 Vietnamese boat people of the freighter Skyluck (the ship that smuggled around 2,700 Vietnamese boat people to Hong Kong in February 1979 and about 100 of them leapt overboard and attempted to swim to Lamma Island in March 1979) being arrested by the police and escorted to the Police Post in 1979, this history could be recorded by other alternative means instead of preserving the building physically. She considered that the proposed grading of the Police Post was on the borderline between a Nil Grade and a Grade 3 status.

51. Ms Vanessa CHEUNG and Mr HO Kui-yip enquired about the future use of the Police Post by HKPF. Ms Vanessa CHEUNG considered that preserving the Police Post physically might not be necessary. Instead, she suggested including elements of historical interpretation and incorporating the views of the residents of Lamma Island in the design brief when redeveloping the building in the future with a view to reflecting its heritage value.

52. Dr LAM Weng-cheong viewed that revitalising the Police Post upon grading would be an arduous task taking into account its location and its interior condition. He suggested exploring other possible ways to retain the historical value of the Police Post other than preserving it physically.

53. C for H thanked Members for their comments. He explained 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 in accordance with the six established assessment criteria as mentioned earlier. The way forward for the Police Post (e.g. whether to be preserved or revitalised etc.) upon grading would be further explored and discussed. In view of Members' views above, he suggested that AMO should further study the historical value and gather more information on the Police Post for the Board's



consideration. The Chairman agreed, suggesting AMO to share Members' views with the Assessment Panel and review the proposed grading for the Police Post. He also wished AMO to obtain the views of the residents of Lamma Island on the Police Post. The proposed grading of the Police Post would be discussed further at the next meeting.

#### **Item 4 Any Other Business**

##### **Discovery of Suspected War-time Underground Tunnels at the Construction Site of the Student Residence Development Project of The Hong Kong University of Science and Technology**

54. With the aid of powerpoint, ES(AM) reported on the treatment by The Hong Kong University of Science and Technology ("HKUST") for the three sections of suspected war-time underground tunnels discovered at the construction site of the Student Residence Development Project of the university. On 4 May 2021, AMO was informed of the discovery of the tunnels and conducted a site inspection immediately and on 7 May 2021 together with the Civil Engineering and Development Department. HKUST had been facilitating the Government to survey and record the underground tunnels, and had engaged a professional consultant to conduct survey for the underground tunnels by non-destructive means of Ground Probing Radar System (透地雷達) and Multichannel Analysis of Surface Waves (多頻道表面波譜法). According to the survey submitted by HKUST, there were no other underground tunnels in the area surveyed. AMO observed that the underground tunnels discovered were dug manually and not lined with cement, and believed that they were built during the Japanese Occupation. Taking into consideration the poor condition of the tunnels and the need for the student residence development to cope with the demand for student hostel places, HKUST suggested several proposals to preserve the tunnels as far as practicable with an aim to strike a balance among three aspects, i.e. construction safety, heritage conservation and the development needs for student residence. On the one hand, digital preservation would be accomplished by three-dimensional ("3D") scanning of the tunnels and printing of 3D models. On the other hand, a section of the underground tunnels would be physically extracted for preservation and future display at an off-site location on the campus. The whole process of tunnel extraction and relocation would be documented. AMO agreed to the proposals in principle having considered that HKUST had struck a balance among the aspects mentioned above. The preparatory work for the extraction and relocation works had been carried out in late November 2021. Besides, the Civil Engineering

Department of HKUST had conducted digital recording of the tunnels using Light Detection and Ranging (LiDAR) scanner and had printed the tunnels' 3D models. Such work not only accurately recorded the condition of the tunnels, but also represented “preservation-cum-education” with the participation of HKUST's students in conducting digital recording and building 3D modeling. During the extraction and relocation works, AMO would continue to liaise with HKUST to explore the feasibility of extracting more and / or longer sections of the tunnels for preservation and future display. Lastly, ES(AM) showed Members a 3D printed model of the tunnels done by HKUST. The Board noted and supported the preservation and recording of the tunnels as proposed by HKUST.

### **Archaeological Excavation at Lo So Shing on Lamma Island**

55. With the aid of powerpoint and the selected archaeological finds, C(Arch) reported the archaeological excavation conducted by AMO at Lo So Shing (near Sok Kwu Wan of Lamma Island) between July and November 2021. The excavation was arisen from a small house development which was within the Lo So Shing Site of Archaeological Interest (the “Lo So Shing SAI”). In the 1970s, the Hong Kong Archaeological Society conducted archaeological excavations at the Lo So Shing SAI from which archaeological remains dated to prehistoric period and Tang dynasty were unearthed near the coast. In the recent excavation by AMO, major archaeological discoveries included activity floor and artefacts of Bronze Age (around 3,500 – 2,200 years ago), such as whetstones, stone anvils, broken grooved stone slotted rings, bronze arrow heads, the pottery sherds with “Double-F” design, etc. were unearthed. Besides, the archaeological excavation revealed an activity floor of the Late Neolithic Period (around 4,500 – 3,500 years ago) with features related to fire place and stone tool-making. Artefacts like almost complete pottery vessels and stone ring, pottery sherds with incised pattern, whetstones, stone adze roughouts were also unearthed. The discovery of features and artefacts provided evidence of suspected burials of the Late Neolithic period. Post excavation processing and analyses were in progress.

56. Dr LAM Weng-cheong suggested conducting residual or microwear analysis on the archeological artefacts unearthed so as to collect further archaeological data for research.

57. The Chairman thanked C(Arch) for his presentation and the display to show selected significant archaeological artefacts for viewing by Members at the conference room before the meeting.

58. There being no other business, the meeting was adjourned at 5:03 pm.

Antiquities and Monuments Office  
March 2022

---

Ref: AMO/22-3/1