

**For discussion  
on 10 December 2020**

**BOARD PAPER  
AAB/31/2019-20**

**MEMORANDUM FOR THE  
ANTIQUITIES ADVISORY BOARD**

**ASSESSMENT OF HISTORIC BUILDINGS**

**PURPOSE**

This paper invites Members to consider the grading of six items set out in paragraphs 3 to 5, the extension of the grading boundary of one item set out in paragraph 6, and endorsing the proposed grading of the eight items set out in paragraph 7 below.

**BACKGROUND**

2. Members are invited to note the position in assessing historic buildings as at the last meeting held on 10 September 2020:

- (a) 189 items with Grade 1 status;
- (b) 387 items with Grade 2 status;
- (c) 569 items with Grade 3 status;
- (d) 328 items with no grading;
- (e) 46 items with no further processing due to their declaration as monuments; and
- (f) 26 items with no further processing due to their demolition or substantial alteration.

**ITEMS FOR CONSIDERATION**

**Proposed Grading Endorsed at the Last Meeting**

3. At the meeting on 10 September 2020, Members endorsed the

proposed grading of Second Street Public Bathhouse, Sai Ying Pun, No. 112 Jervois Street, Sheung Wan and No. 24 Nga Tsin Long Road, Kowloon City as listed at **Annex A**. Following the established practice, a one-month public consultation on the proposed grading of the items was carried out. No written submission on the proposed grading was received. Members are invited to confirm the proposed grading of the three items.

#### **Confirmation of Grading for Cases where Objection(s) have been Received**

4. As at 10 September 2020, under the list of 1 444 historic buildings, the proposed grading for 33 of them has been endorsed by the Board but yet to be confirmed due to objection(s) received during public consultation earlier. The grading system is administrative in nature and does not affect the ownership, usage, management and development rights of the buildings concerned. With a view to better recognising the heritage value of these historic buildings, and wrapping up the grading of the list of 1 444 historic buildings, the Antiquities and Monuments Office (“AMO”) will continue to invite the Board to review and confirm the proposed grading of these buildings, having regard to the circumstances of individual cases.

**(a) New Hall, St. John’s Cathedral, Nos. 4 – 8 Garden Road, Central (Item 1 at Annex B)**

**(b) Nos. 405 and 407 Shek O Village, Stanley (Item 2 at Annex B)**

**(c) Yau Ancestral Hall, Ng Tung Chai, Tai Po (Item 3 at Annex B)**

5. The Board endorsed the proposed Grade 2 status for New Hall, St. John’s Cathedral, and proposed Grade 3 status for Nos. 405 and 407 Shek O Village and the Yau Ancestral Hall in March 2009. Objections and enquiry from the respective owners of the three items were received during public consultation earlier. The relevant objection letters and replies have been provided to Members for consideration before the meeting. Members are invited to confirm the proposed grading of the three items.

#### **Reviewing of Grading Boundary of Man Ancestral Hall, Fan Tin Tsuen, San Tin, Yuen Long**

6. As per the prevailing practice, when there is new information in respect of the heritage value of a building, the Board may review the grading of

the building. Recently, AMO received new information from the manager of the Man Ancestral Hall and the village elders of the Man clan in San Tin, and their request for reviewing the grading boundary of the ancestral hall to include the historic annex block. Correspondences between the Mans and AMO have been provided to Members for consideration before the meeting. The independent Historic Buildings Assessment Panel (the “Assessment Panel”) has examined the new information based on the prevailing assessment criteria, namely historical interest, architectural merit, group value, social value and local interest, authenticity and rarity. After deliberation, the Assessment Panel supported the proposed extension of the grading boundary to include the historic annex block. The recommended new grading boundary for the item is at **Annex C.**

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

7. The Assessment Panel has completed the grading assessment of (a) Entrance Gate, Enclosing Walls and Shrine, Yan Shau Wai, San Tin; (b) Barker Road Peak Tram Station, Peak Tramways, The Peak; and (c) six pre-war historic structures at Hong Kong Zoological and Botanical Gardens, i.e. (i) the stone pillars and flight of steps at the former main entrance, (ii) the Chinese War Memorial, (iii) the former Band Stand, (iv) the entrance gate pillars on Garden Road, (v) the tunnel portal and (vi) the flight of steps leading to the fountain terrace. Recommended proposed grading for each of the individual item is at **Annex D.** Subject to Members’ views, AMO will upload the proposed grading of the items and their heritage appraisals to the website of the Board for a one-month public consultation in accordance with established practice. We will report to Members the views received for further consideration before finalising their grading.

### **ADVICE SOUGHT**

8. Members are invited to:
- (a) consider confirming the grading of the six items set out in paragraphs 3 to 5 above;
  - (b) consider extending the grading boundary of the item set out in

paragraph 6; and

- (c) consider endorsing the proposed grading of the eight items set out in paragraph 7 above.

Antiquities and Monuments Office

December 2020

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