

ANTIQUITIES ADVISORY BOARD

Minutes of the 212th Meeting
on Thursday, 12 March 2026 at 2:30 pm
at Conference Room, Hong Kong Heritage Discovery Centre
Kowloon Park, Haiphong Road, Tsim Sha Tsui, Kowloon

Present: Prof HUI Cheuk-kuen, Desmond (Chairman)
Prof CHAN Ching, Selina
Miss CHAN Ka-man
Prof CHEUNG Sui-wai
Ms CHEUNG Yi-mei, Amy, BBS
Mr CHIU Kam-kuen
Mr CHOI Wun-hing, Donald, BBS, JP
Mr FU Chin-shing, Ivan, MH, JP
Prof LAM Weng-cheong
Prof LAU Sing-yeung, Sunnie
Ms Christina Maisenne LEE, JP
Mr LEE Tsz-leung
Mr MAN Ka-ho, Donald, JP
Ms SEE Sau-mei, Salome
Mr SU Yau-on, Albert, MH, JP
Mr YAM Ming-ho, Caspar
Prof YEUNG Wai-shing, Frankie, BBS, MH, JP
Mr YUEN Siu-bun, Edward

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

Absent with Apologies: Mr CHAN Chun-hung, Vincent
Dr KONG Wing-man, Samantha

In Attendance: Development Bureau

Mr Gary POON, JP
Deputy Secretary for Development (Works) 1

Mr David LEUNG
Commissioner for Heritage [C for H]

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

Miss Joanna POON
Assistant Secretary (Heritage Conservation) 3

Ms Phyllis SO
Chief Executive Officer (Heritage Conservation) 1

Antiquities and Monuments Office

Ms Fione LO
Executive Secretary (Antiquities & Monuments) 1
[ES(AM)1]

Ms Carmen WONG
Executive Secretary (Antiquities & Monuments) 2
[ES(AM)2]

Ms Susanna SIU, MH
Chief Heritage Executive (Antiquities & Monuments)
[CHE(AM)]

Mr Clarence HO
Senior Architect (Antiquities & Monuments) 1

Ms Teresa LEUNG
Senior Architect (Antiquities & Monuments) 2

Miss Fanny KONG
Curator (Historical Buildings) 2 [C(HB)2]

Miss Beatrice WONG
Curator (Historical Buildings) 3 [C(HB)3]

Architectural Services Department

Mr Raymond CHAN
Assistant Director (Property Services)

Planning Department

Miss Winnie LAU
Assistant Director of Planning/Metro [AD/M]

Opening Remarks

The Chairman welcomed Members and government representatives to the meeting. He introduced to Members Mr Gary POON, who had succeeded Miss Pamela LAM as the Deputy Secretary for Development (Works) 1, and Miss Joanna POON, who newly joined the Commissioner for Heritage's Office as Assistant Secretary (Heritage Conservation) 3, both attending the Antiquities Advisory Board (the "Board") meeting for the first time. He also thanked Miss Pamela LAM for her valuable advice and support to the Board during her tenure.

2. The Chairman reminded Members to declare any actual or perceived conflict of interest in relation to matters to be discussed at the meeting.

Item 1 Confirmation of Minutes of the 211th Meeting held on 11 December 2025 (Board Minutes AAB/4/2025-26)

3. The minutes of the 211th meeting held on 11 December 2025 were confirmed without amendments.

**Item 2 Matters Arising and Progress Report
(Board Paper AAB/17/2025-26)**

4. ES(AM)1 updated Members on the progress of major heritage conservation initiatives undertaken between 1 November 2025 and 15 February 2026, as outlined in the Board Paper. These included the declaration of the Main Building of Old Tsan Yuk Maternity Hospital and Kwong Fook Tsz as monuments, as well as significant preservation, restoration and maintenance projects for historic buildings.

5. ES(AM)2 reported on the archaeological works carried out by the Antiquities and Monuments Office (“AMO”) and those conducted under issued licences. She added that the “Dinosaur Parlour” at the Heritage Discovery Centre (“HDC”) would be reopened in late March 2026 with renewed displays.

6. CHE(AM) briefed Members on the educational and publicity activities held during the same period, as detailed in the Board Paper. These included the exhibition of “Tang Vogue Beyond the Horizons: A Golden Era of Multicultural Integration and Openness” and its complementary programmes which were concluded in December 2025, as well as guided tours, workshops and fun days conducted during the period. She also introduced the upcoming exhibition of “The Majestic Han: A Golden Age of Vigour and Cultural Integration” to be staged at HDC, and invited Members to attend its opening ceremony on 19 March 2026.

**Item 3 Heritage Impact Assessment in respect of the Redevelopment of
Sha Tau Kok Control Point and Associated Works
(Board Paper AAB/18/2025-26)**

7. The Chairman welcomed the following government representatives and the project and heritage consultant (the “Project Team”) to the meeting, to present the heritage impact assessment (“HIA”) of the proposed redevelopment of the Sha Tau Kok Control Point (“STKCP”) and associated works (the “Project”):

- (i) Miss Trista LIM
Principal Assistant Secretary (Security) D, Security Bureau

(ii) Mr Paul LEE
Chief Project Manager 202, Architectural Services Department

(iii) Mr Patrick LAI
Associate, AECOM Asia Company Limited

8. Before the Project Team's presentation, CAS(W)2 briefed Members that in accordance with the Development Bureau Technical Circular (Works) No. 1/2022, a project proponent and its works agent are required to ascertain whether there are "Heritage Sites" within the project boundary or 50 metres from the project boundary. If affirmative, they should conduct an HIA to evaluate the impact of the proposed works on these buildings or sites of historical or archaeological value, and recommend mitigation measures for endorsement by the Board.

(Mr Albert SU joined the meeting at 2:59 p.m.)

9. Miss Trista LIM outlined the background and objectives of the Project. With the aid of PowerPoint slides, Mr Paul LEE briefed Members on the proposed scope of works, which involved demolition of the existing STKCP and construction of two major building blocks connected by a footbridge. He said that Hip Tin Temple (the "Temple") (a Declared Monument) was located about 1.5 metres from the Project Site, and three other items of possible heritage value (NB01, NB02 and NB03) within 50 metres of the Project Site. He then briefed Members on the potential impact of the works on the said buildings and the proposed mitigation measures. Mr Patrick LAI elaborated on the historical interest and architectural merit of the Temple.

10. Prof CHEUNG Sui-wai raised concerns on whether the Temple would be vulnerable to flooding during heavy rainfall, as the proposed works would elevate the surrounding ground level and potentially leave the Temple recessed in a basin-like setting. In response, Mr Paul LEE assured Members that the drainage facilities within the Project Site would be self-contained, and emphasised that the proposed works would not affect drainage beyond the Project Site boundary or adversely impact the surrounding environment.

11. In response to the Chairman's concerns regarding the visual impact of the proposed footbridge on the Temple, Mr Paul LEE explained that the structure

would adopt a double-deck, non-enclosed design. The eastern side of the footbridge would remain open to allow natural ventilation and reduce visual bulk. He added that the choice of materials and colour schemes would be sympathetic to the surrounding rural context, with detailed design to be developed at the next stage.

12. Prof LAM Weng-cheong opined that the three items with possible heritage value would appear visually separated from the Temple as a result of the proposed footbridge. He asked whether the footbridge could be designed to minimise such a sense of division and queried the rationale for such a bridge's height. Mr Paul LEE replied that the three items with possible heritage value were currently physically and visually separated by the existing STKCP already. Villagers from Shan Tsui Tsuen would need to pass through the tunnels beneath the STKCP to access the Temple which was located within the Frontier Closed Area. The design team, which would come on board in subsequent stages, would explore ways to address the perceived "separation" effect. He further explained that the footbridge would stand approximately 18 metres above ground, with each of its two decks about 5 metres high. The double-deck arrangement was intended to separate the passageways for departing and arriving passengers by putting them on two different floors, thereby improving clearance efficiency.

13. Prof CHEUNG Sui-wai asked whether the construction works or the completed Project Site would affect villagers' access to the Temple. Mr Paul LEE confirmed that the Temple would remain accessible as it was outside the Project Site and its original access route would not be affected. The Project might even provide opportunities for creating new entrances, potentially shortening villagers' walking distance.

14. In response to Mr LEE Tsz-leung's enquiry on whether the demarcation of a 10-metre buffer zone from the boundary of the Temple would be physically enclosed and whether it would be large enough to protect the Temple structure from excessive loading within the zone, Mr Paul LEE assured Members that physical barriers would be provided to prevent excessive loading within the zone, with details to be specified in the tender documents.

15. Arising from the enquiry in paragraph 14 above, Mr CHIU Kam-kuen asked whether a preliminary structural assessment would be conducted to check the Temple's structural condition and ability to withstand vibration generated

during construction stage of the Project. He also suggested taking precautionary measures to ensure that vibrations would be within safe limits. Mr Paul LEE replied that percussive piling methods would not be used in constructing the footbridge in order to avoid excessive vibration. He supplemented that pre-construction condition survey and structural assessment on the Temple would be carried out by Registered Professionals to evaluate the adequacy of precautionary and monitoring measures, with further discussion with AMO as appropriate. An “Alert, Alarm and Action” system would be set up to monitor vibration and tilting of the Temple structure, among others with particular attention to the rammed earth walls at the large-span arch of the Temple, which could be vulnerable.

16. Mr Albert SU shared his experience that many temples lacked proper foundations and were thus susceptible to flooding during heavy rainfall. Therefore, he proposed that the structural assessment should also consider soil conditions and typical groundwater levels to prevent erosion beneath the Temple and reduce the risk of tilting. Mr Paul LEE acknowledged and confirmed that the Project Team would take Members’ views into account when developing the works proposal.

17. The Chairman summarised Members’ views, highlighting the importance for the Project Team to monitor groundwater levels and drainage, incorporate landscaping or other design solutions to maintain visual coherence and ensure seamless access for villagers to the Temple, and adopt appropriate colours and materials in harmony with the Temple’s character and appearance. With no further views from Members, he concluded that the Board endorsed the HIA report of the Project and no further consultation with the Board was required. He thanked the Project Team for their presentation and hoped that Members’ comments would be duly considered.

Item 4 Assessment of Historic Buildings (Board Paper AAB/19/2025-26)

Confirmation of Proposed Grading Endorsed at the Last Meeting

18. ES(AM)1 recapped that the Board endorsed the proposed grading of the following three items at its meeting on 11 December 2025:

- (i) Chapel of Cheung Chau Baptist Church, No. 97 San Hing Back Street, Cheung Chau, New Territories (serial no. N445) – proposed Grade 3;
- (ii) Yup Hiu Pavilion, Tsing Shan Monastery Path, Castle Peak, Tuen Mun, New Territories (serial no. N161) – proposed Grade 3; and
- (iii) Pok Fu Lam Conduit (Conduit Bridges and Inverted Syphon Piers), Hong Kong (serial no. N372) – proposed Grade 2.

19. ES(AM)1 reported that a one-month public consultation on the proposed grading of the above three items had been conducted from 15 January to 15 February 2026. No written submissions were received for items (i) and (ii), while there were five public submissions on item (iii). All written submissions had been circulated to Members before the meeting.

20. With the aid of PowerPoint slides, C(HB)2 recapitulated the background of the Pok Fu Lam Conduit (the “Conduit”) and briefed Members on the submissions received. In summary, all submissions expressed that the proposed grading boundary should be expanded to include other underground structures and the remains of Conduit Bridge No. 17. One submission further opined that the item merited a higher proposed grading by benchmarking it against the 21-Arch Section of the Bowen Aqueduct (a Declared Monument) and the Sekiyoshi Sluice Gate of the Yoshino Leat, which was inscribed on the United Nations Educational, Scientific and Cultural Organisation’s World Heritage List as part of the sites of “Japan’s Meiji Industrial Revolution: Iron and Steel, Shipbuilding and Coal Mining”.

21. C(HB)2 remarked that all submissions received had been presented to the Historic Buildings Assessment Panel (the “Assessment Panel”). On the grading boundary, after thoroughly examining the arguments, the Assessment Panel considered that past developments along the Conduit had resulted in loss or replacement of certain sections with modern materials, thereby significantly compromising the integrity of the other remaining portion. Moreover, since some underground structures remained covered with granite slabs, there was no verified information on their internal conditions and heritage value. Inspections also revealed that Conduit Bridge No. 17 had been replaced by a reinforced concrete bridge, with only a small portion of the original red brick wall and granite slab base surviving, resulting in low authenticity. The Assessment Panel thus

recommended maintaining its original view on the proposed grading boundary.

22. On the suggestion of a higher proposed grading in one of the submissions received, C(HB)2 explained that the Assessment Panel considered the Bowen Aqueduct larger in scale and of a higher degree of authenticity, and that the Sekiyoshi Sluice Gate had been assessed under different assessment criteria and was therefore not comparable. As no new information had been provided regarding the heritage value of the item, the Assessment Panel upheld its recommendation of proposed Grade 2 for the item.

23. In response to Prof Sunnie LAU's enquiries about the current condition of the remaining portion of Conduit Bridge No. 17 and traces between Conduit Bridges No. 10 and 18, C(HB)2 replied that Conduit Bridge No. 17 had been largely replaced by a newly constructed concrete structure. Site inspections also confirmed that no remains were found between Conduit Bridges No. 10 and 18.

24. The Chairman welcomed public submissions, noting that they provided inspiration for the Board's deliberations. With no further views from Members, the Board supported the confirmation of the proposed grading status for the three items listed in paragraph 18 above.

Review of Proposed Grading

Saviour Lutheran Church, No. 290 Tai Po Road, Sham Shui Po, Kowloon (serial no. N108)

25. The Chairman recapped that the Board discussed the proposed Grade 3 status for the Saviour Lutheran Church (the "Church") at the last meeting, and invited the Assessment Panel to review its heritage value in view of the different views among Members. He invited C(HB)3 to brief Members on the Assessment Panel's deliberations.

26. C(HB)3 reported that the Assessment Panel had undertaken a further inspection of the Church in January 2026, including the roof and specific parts of the Church and its annex building that had previously been inaccessible. With the aid of PowerPoint slides, she presented the new information obtained during the site visit. The Assessment Panel noted that the corrugated metal roofing sheets were supported by black brackets and, as a result, were not structurally

anchored or physically attached to the underlying original concrete flat roof. The entire metal structure could hence be removed without causing damage to the original roof fabric. Although some modern updates had been made to the annex building, its interior remained largely authentic, retaining original flooring, timber partitions, mosaic-tiled staircase, wooden handrail and iron racks for hanging laundry. These were architectural features typical of the time. On the southeast elevation facing Tai Po Road, the wall leading up to the tower was designed with a row of glass bricks, admitting sunlight into the Church and the tower from that direction. Vertical sunshades also reduced the amount of heat penetrating the building, a common construction practice in the 1950s-60s. Based on the above findings, the Assessment Panel concluded that the Church demonstrated a higher degree of architectural merit and authenticity without substantial alterations, and recommended upgrading its grading to proposed Grade 2.

27. In response to Mr Albert SU's enquiry on the owner's views regarding a higher proposed grading, ES(AM)1 replied that Church was very supportive and facilitated the Assessment Panel to inspect areas that had previously been inaccessible.

28. Mr LEE Tsz-leung questioned whether reviewing and revising the proposed grading might suggest that the initial assessment had been incomplete, and that more thorough research might be required before reaching a conclusion in future. The Chairman explained that such deliberation on the merits of Assessment Panel's recommendations was precisely the Board's role under the prevailing mechanism. ES(AM)1 explained that AMO had all along been making its best efforts to locate all available historic materials in historic buildings when conducting assessment. However, in some cases, it remained that certain information or records became accessible only at a later stage and, should such circumstances arise, AMO stood ready to review the previous assessment in light of the new information. Prof CHEUNG Sui-wai echoed the view of the Chairman and ES(AM)1, drawing on his experience that new information often emerged in the course of research, and expressed appreciation for AMO's efforts in conducting more in-depth study in response to Members' comments.

29. Mr Albert SU pointed out that communication with owners of historic buildings was essential for grading assessment, as their willingness to allow inspection, as in the present case, could facilitate more comprehensive research. The Chairman hoped this case might encourage owners to be more receptive in

future to granting access to their properties for grading assessment.

30. With no further views from Members, the Board endorsed the grading of the Church as proposed Grade 2.

New Items for Grading Assessment

31. The Chairman said that the following three items would be discussed at the meeting, and thanked Members for attending the site visit on 4 March 2026:

- (i) Former Rennie’s Mill Police Station, No. 160 Po Lam Road South, Tseung Kwan O, New Territories (serial no. N214) – proposed Grade 3;
- (ii) Mayar Silk Mills, Nos. 13-19 Mei Wan Street, Tsuen Wan, New Territories (serial no. N446) – proposed No-Grading; and
- (iii) Maykong Godown, Nos. 364-372 Castle Peak Road - Tsuen Wan, Tsuen Wan, New Territories (serial no. N447) – proposed No-Grading.

32. With the aid of videos and PowerPoint slides, C(HB)3 briefed Members on the heritage value, current conditions and proposed grading of the above items.

Former Rennie’s Mill Police Station, No. 160 Po Lam Road South, Tseung Kwan O, New Territories (serial no. N214)

33. Mr Caspar YAM enquired whether the revitalisation of the Former Rennie’s Mill Police Station (the “Former Police Station”) about ten years ago involved only the addition of new partition walls or also demolition works. He also enquired how its distinctive features were compared with other graded police buildings. C(HB)3 explained that new walls had been constructed during the revitalisation to create display areas and a lecture theatre. In any event, even before the revitalisation, the interior of the structure had also undergone several modifications during its use as a police station between 1961 and 1992 to meet operational needs. Its most distinctive features were the square firing apertures and the circular turrets, and the latter could also be found in both post-war and some pre-war police stations.

(Mr Ivan FU joined the meeting at 4:20 p.m.)

34. Ms Salome SEE supported the proposed grading, emphasising the Former Police Station's historical and local significance. She remarked that its conversion into the Tseung Kwan O Heritage Post, operated by a non-governmental organisation employing persons with disabilities, further enhanced its social value. She recommended providing more information on route navigation and transportation to enhance its visibility.

35. Prof Selina CHAN opined that the assessment of group value should include not only nearby historic buildings, but also historic police buildings across Hong Kong. Prof LAM Weng-cheong echoed, proposing the grading of post-1950s police stations be considered collectively rather than on a case-by-case basis, and that existing gradings be reviewed where appropriate, to facilitate a more comprehensive discussion of their historical background and development.

36. Prof Frankie YEUNG considered that the Former Police Station might merit a higher grading, given its historical significance and the retention of its overall appearance. He advocated linking it with various graded police stations to provide tourists with in-depth thematic attractions showcasing Hong Kong's policing history and development, as well as the essence of classic local police and crime films. Mr Albert SU concurred, adding that it was one of the few surviving buildings from the Rennie's Mill resettlement area preserved amidst the Tseung Kwan O New Town development. Mr Caspar YAM also agreed to a higher proposed grading and that more publicity be done, noting that it was a popular hiking spot and that its proximity to the Fortifications at Devil's Peak (Grade 2) could be highlighted to visitors. He further asked if the adjacent Innspired Heritage, formerly the staff quarters of the Former Police Station, would be considered for grading.

37. Miss CHAN Ka-man noted that some internal walls of the Former Police Station had been deliberately left unpainted in order to expose the original fabric. She suggested adding captions on site to explain this intentional arrangement. She supported the proposed grading.

(Ms Christina LEE left the meeting at 4:26 p.m.)

38. Prof CHEUNG Sui-wai pointed out that, even for old buildings serving similar functions, their historical values would still be subject to many factors including the age of the buildings concerned. In the case of the Yau Ma Tei

Police Station, while it had been accorded a higher grading (Grade 2), it was built much earlier than the present Former Police Station under discussion, resulting in a difference in their historical values which should duly be taken into account in grading assessment. The Chairman noted that the Former Police Station under discussion was completed in 1961, and cited the former Lau Fau Shan Police Station, which was also completed in the 1960s and graded Grade 3, as a benchmark for comparison.

39. ES(AM)1 provided a consolidated response to Members' questions, stating that most of the pre-war police stations had been assessed collectively and were generally accorded Grade 2 status. In contrast, the Former Police Station was a post-war establishment and had also undergone certain interior alterations over the years to accommodate new functions, some of which were irreversible and had compromised its authenticity. It was therefore proposed for Grade 3 by the Assessment Panel. On publicity of heritage-themed sites, ES(AM)1 said that AMO currently shared lists of heritage-themed sites tailored to different interests and tourist groups on its website. Information on accessing the Former Police Station would be incorporated upon grading, and Members' views on the exhibition displays would be conveyed to the managing party. She also supplemented that AMO would conduct preliminary research on the neighbouring former staff quarters and present the findings to the Board for assessment if considered worthy of grading.

40. With no further views from Members, the Board endorsed the grading of the Former Police Station as proposed Grade 3.

Mayar Silk Mills, Nos. 13-19 Mei Wan Street, Tsuen Wan, New Territories (serial no. N446)

41. In response to Prof CHEUNG Sui-wai's enquiry as to whether any machinery remained within the Mayar Silk Mills (the "Mills"), C(HB)3 said that, as far as it could be observed, all equipment had been removed from the premises.

42. Ms Amy CHEUNG remarked that Tsuen Wan was historically a very important textile hub, while the Mills had operated as a silk mill for only a relatively short period. Prof CHEUNG Sui-wai supplemented the historical context, noting that Tsuen Wan had developed into a complex industrial satellite town as early as the 1920s, owing to its proximity to the Castle Peak Road and

direct access to Kowloon. He opined that the Mills reflected the post-war rise and subsequent decline of the textile industry in Hong Kong. Ms Salome SEE supported the proposed no-grading status for the Mills.

43. Mr Albert SU asked whether the Mills and the adjacent Maykong Godown (the “Godown”) were under the same ownership, and whether the grading exercise was initiated by the owner. ES(AM)1 replied that, according to available records, both items were under the same owner, and the owner had provided information during the research. She emphasised that the grading system aimed to provide an objective basis for determining heritage value, and would not affect the ownership, usage, or development rights of the buildings concerned.

44. Mr Donald CHOI highlighted that Tsuen Wan was a thriving textile hub in the 1950s and 1960s, noting that many sites such as the Nan Fung Cotton Mills had been redeveloped with certain portions preserved as public space. He also pointed out that if transfer of unused plot ratio was possible, it could offset owners’ economic losses by allowing them to recover development potential otherwise constrained by heritage conservation.

45. Prof LAM Weng-cheong enquired whether similar buildings were included on the *List of New Items for Grading Assessment* (“*List of New Items*”). He suggested that comparable cases be presented together to facilitate the Board’s discussion, ensuring reference to a consistent benchmark. ES(AM)1 responded that there were other industrial-related buildings on the *List of New Items*, and assured Members that AMO would take their suggestions into account and endeavour to conduct collective research on akin architectural types as far as possible.

46. With no further views from Members, the Board endorsed the proposed no-grading status for the Mills.

Maykong Godown, Nos. 364-372 Castle Peak Road - Tsuen Wan, Tsuen Wan, New Territories (serial no. N447)

47. Mr Caspar YAM noticed that the Godown had attracted public interest prior to the meeting. Some regarded it as a landmark along the Castle Peak Road in Tsuen Wan and therefore worthy of grading. He noted that its red brick veneer over a concrete structure, a rare aesthetic choice for factories of the time, enabled

it to stand out against the predominantly brutalist concrete industrial buildings in the area. He opined that the Godown should merit a proposed Grade 3 status, given its distinctive architectural features and Tsuen Wan's historical role as a significant textile hub. He also asked about the rationale for treating the Mills and the Godown as separate items.

48. Mr Donald CHOI concurred, highlighting that the Godown was a prominent local landmark. He believed that its unique architectural character conferred heritage value that warranted consideration for grading.

49. Ms Salome SEE echoed, emphasising the significance of the Godown in witnessing the development of light industries in Tsuen Wan as a new town and in Hong Kong at large, despite the relatively brief period of its use as a warehouse. She reiterated its special architectural features, including the red brick veneer, diagonally running concrete chute and concrete scuppers.

50. Ms Amy CHEUNG and Prof Sunnie LAU shared similar views. AD/M asked if the interiors of the Mills and the Godown could be inspected. Prof Sunnie LAU further enquired about the possibility of preserving the Godown's brick veneer or overall form in the long term should a grading be accorded. ES(AM)1 responded that information provided by the owner about the interiors of the Mills and the Godown had been incorporated into the appraisals.

51. The Chairman noted that the Godown had only been used for a relatively brief period as a warehouse upon completion of its construction, and was subsequently leased out one year later until it was vacated. He wondered if its brick veneer alone, without being a true brick structure, was sufficient to constitute architectural merit for grading, especially as the Godown had limited connection to the local community, serving solely as a warehouse.

52. Mr Edward YUEN observed that although the textile industry once dominated Tsuen Wan, most associated structures had been demolished or redeveloped by now. While acknowledging the proposed no-grading status for the Mills, he reckoned the Godown to be one of the few remaining buildings with such a distinctive appearance, and suggested that its rarity in terms of architectural merit should be taken into account. He added that the mill, warehouse and staff quarters of a textile factory were interrelated as a holistic system and should be considered collectively.

(Prof Frankie YEUNG left the meeting at 5:27 p.m.)

53. Mr CHIU Kam-kuen said that a distinction should be made between the Mills and the Godown. Despite the latter's unique appearance, its historical and social significance in evidencing the development of the local textile industry was less apparent than that of the silk factory. He added that if the Mills and the Godown were considered interrelated, their heritage value should be assessed as a whole.

54. In response, ES(AM)1 explained that the Mills and the Godown were originally listed together as one single entry on the *List of New Items*, but were subsequently presented as separate items, as they were two individual buildings constructed in different years. She elaborated that the Assessment Panel had taken into account all available information and assessed the heritage value of the Godown based on the six established criteria, namely (i) historical interest; (ii) architectural merit; (iii) authenticity; (iv) rarity; (v) social value and local interest; and (vi) group value. As the Godown was an ancillary storage facility to the Mills with a short lifespan, the Assessment Panel considered its historical and social value lower than that of the Mills and other nearby graded historic buildings as a testament to the development of Tsuen Wan. While the Godown was widely perceived as a red brick landmark, research and site inspections confirmed that it was a concrete building with its surface clad in red brick veneer. She supplemented that a one-month public consultation on the proposed status would be conducted upon its endorsement. Any public views received during the consultation period would be shared with the Assessment Panel for review and the Board for further deliberation before the grading was confirmed at the next meeting.

55. Mr LEE Tsz-leung expressed concerns that a proposed no-grading status might trigger considerable public response if the Godown were to undergo redevelopment in the future, given its prominent location and recognition as a local landmark. He suggested that the Board first gauge the depth of public interest through the consultation process. Mr Albert SU concurred, enquiring whether the Board had to endorse a proposed no-grading status for the Godown before it was put up for public consultation, and whether the diverse views of Members would be made known to the public. ES(AM)1 replied that, procedurally, a proposed status / grading should be endorsed by the Board before public

consultation was conducted. She reiterated that any new information obtained during the process would be circulated to Members for consideration. She also said that the AAB meeting was an open meeting and the minutes would be uploaded onto the website for public access. The Chairman noted that, while it was an option for the Board to refer the case back to the Assessment Panel at the current stage, the Assessment Panel might uphold its recommendation in the absence of new information. Accordingly, it would be more appropriate to proceed with public consultation and gauge the views.

56. The Chairman then invited Members to share any further views on the proposed no-grading status. With no further comments from Members, the Board endorsed the proposed no-grading status for the Godown, which would be put up for public consultation in accordance with the established practice.

Item 5 Any Other Business

50th Anniversary of the Board

57. Noting that the Board would mark its 50th anniversary of establishment in 2026, C for H expressed gratitude, on behalf of the Government, to the Board, and all past and current Members, for their selfless contribution and strong support over the years for heritage conservation work. He also gave a brief preview of some key celebration events and shared with Members a short video featuring memorable past moments of the Board.

58. There being no other business, the meeting was adjourned at 5:41 p.m.

Antiquities and Monuments Office

June 2026

Ref: AMO 22-3/1