

**MEMORANDUM FOR MEMBERS OF THE  
ANTIQUITIES ADVISORY BOARD**

**PROPOSED AUDITORIUM WITHIN THE COMPOUND OF  
ST. ANDREW'S CHURCH, 138 NATHAN ROAD, TSIM SHA TSUI**

**PURPOSE**

To brief Members' on the proposal of building an auditorium at close proximity of St. Andrew's Church, a privately-owned Grade 2 historical building.

**BACKGROUND**

2. St. Andrew's Church, located at No. 138 Nathan Road, the oldest Protestant church in Kowloon, was built in 1906 with a donation from Sir Paul Charter. The Church was restored and won a UNESCO Award of Merit in 2006.

3. The Church was accorded a Grade 2 status in 1990. The Church compound excluding the Anglican Christian Centre was subsequently accorded a Grade 2 status in 1997 and proposed to be Grade 1 in the recent assessment of 1,444 historic buildings. A brief description of the history, layout and photos of the Church compound are at Annex A.

4. According to the draft Tsim Sha Tsui Outline Zoning Plan No. S/K1/24 gazetted on 20 March 2009, the Church compound falls within an area zoned "Government, Institution or Community" ("G/IC"). "Religious Institution" use is always permitted within the above "G/IC" zone. Developments and redevelopments in the above "G/IC" zone are subject to a building height restriction of 45mPD or that of the existing building, whichever is greater.

**RECENT DEVELOPMENT**

5. The AP of the subject project made a building plan submission to the Buildings Department (BD) recently. BD subsequently circulated the above building plans on constructing an auditorium and a transformer room within the Church compound to the AMO for comments. A reduced copy of the above building plans is provided at Annex B for Member's information.

6. According to the information provided in the above building plans, the proposed auditorium will be situated at the existing slope and landscaped area at the west boundary. It will be physically detached from the Church. Besides, there will be a transformer room at the rear of the Christian Centre, a location which is

inconspicuous to the public.

7. As the auditorium will be largely built underground, the only visible façade will be along Nathan Road. There will be glazing openings and canopies on this façade. The existing stone gateway at the western boundary will be retained *in-situ* and the elements and finishes on this façade will be so designed to harmonize with the gateway. The roof of the auditorium will be used as a landscaped courtyard. This courtyard together with the sloping roof will be similar to the existing profile. A perspective view from Nathan Road showing the proposed courtyard and sloping roof provided by the AP separately is at **Annex C** for Members' information.

8. The AMO was invited by the Church to comment on the construction plan. The AMO noted that the construction works of this project would involve the excavation of the slope and landscaped area fronting the Church as well as the demolition of the existing rubble retaining wall and decorative parapet along Nathan Road. While the auditorium will not encroach on the Church, it is of the view that the rubble retaining wall represents certain historic significance and preservation of the key features of the retaining wall should be explored.

9. After several rounds of discussion, the AP has agreed to reconstruct the decorative parapet and possibly reuse the rubbles for a new fence wall on the top of the sloping roof. The reuse of rubbles will be subject to the further study of their condition and size.

## **AMO'S VIEWS**

10. The project is the first example in Hong Kong to construct an underground structure within historic compound (provisional Grade 1) without compromising the landscape ambience and spoiling the historic structures, therein. In the proposal, the Church building and the stone gateway will be retained while the landscaped courtyard in front of the Church will be reprovisioned. The AP has expressed an intention to salvage the rubbles of existing retaining wall for reuse, if feasible. Nevertheless, given the close proximity of the works areas, appropriate conservation measures to protect the Church building and the stone gateway should be provided in the course of works. AMO has agreed to provide advice if necessary.

11. Members are welcome to offer comments on the proposed construction plan and to advise any measures which should be taken, having regard to the heritage significance of the historic compound.

Antiquities and Monuments Office  
Leisure and Cultural Services Department  
September 2009

Ref.: LCS AM 51/8