

**For discussion  
on 21 June 2018**

**BOARD PAPER  
AAB/28/2017-18**

**MEMORANDUM FOR THE  
ANTIQUITIES ADVISORY BOARD**

**PRESERVATION-CUM-DEVELOPMENT PROPOSAL OF  
THE HONG KONG SHENG KUNG HUI COMPOUND IN CENTRAL**

**PURPOSE**

This paper briefs Members on the preservation-cum-development proposal of the Hong Kong Sheng Kung Hui (“HKSKH”) Compound at No. 1 Lower Albert Road in Central (the “Central site”).

**BACKGROUND**

2. There are four historic buildings within the HKSKH Compound at the Central site, namely the Bishop’s House (Grade 1), St. Paul’s Church (Grade 1), the Church Guest House (also known as Martin House, Grade 1), and the Old Sheng Kung Hui Kei Yan Primary School (originally the south wing of St. Paul’s College, Grade 2). The historic building appraisals of these buildings are at Annex A.

3. Earlier, HKSKH proposed a preservation-cum-development project at the Central site, which involved the preservation of all four historic buildings, and replacement of other existing buildings by new ones to provide needed space for HKSKH’s religious and community services. In June 2011, the Chief Executive in Council approved the land lease modification for the Central site to facilitate the preservation of all four historic buildings (the “2011 Scheme”). The preservation-cum-development project at the Central site of HKSKH is one of the eight projects under the “Conserving Central” initiative launched by the Development Bureau in 2009. The purpose of the initiative is to preserve many of the important cultural, historical and architectural features in Central while adding new life and vibrancy to the area.

## LATEST DEVELOPMENT

4. In recent years, having taken into account the relocation of a public hospital (i.e. Alice Ho Miu Ling Nethersole Hospital) to another district and the growing population in the Central and Western District, HKSKH revisited the 2011 Scheme and has decided to build a non-profit-making private hospital within the Central site. The aim is to provide residents in the Central and Western District with alternative healthcare services other than the public ones.

5. The Central site is zoned “Government, Institution or Community” (“G/IC”) on the Approved Central District Outline Zoning Plan (“OZP”) No. S/H14/16. There is no plot ratio or building height restrictions for the Central site under the OZP. Hospital use is always permitted on land within the “G/IC” zone.

6. In the latest design, HKSKH has sought to blend in the development with the four historic buildings. The three Grade 1 historic buildings will be fully preserved, while the façades of the Old Sheng Kung Hui Kei Yan Primary School (Grade 2) will be retained with its interior altered slightly and appropriately as necessary. Details of the revised scheme prepared by HKSKH are at **Annex B**.

## ANTIQUITIES AND MONUMENTS OFFICE’S VIEWS

7. The Antiquities and Monuments Office (“AMO”) considers that, from the heritage conservation perspective, the proposal of HKSKH to preserve all three Grade 1 historic buildings *in-situ* and carry out necessary internal alterations to the Old Sheng Kung Hui Kei Yan Primary School (Grade 2) to suit its new use is acceptable. The proposed conservation approach is commensurate with the respective heritage values of the graded buildings within the Central site. Nevertheless, in view of the close proximity of the development to the graded buildings, the project proponent is required to, prior to commencement of any works, devise measures to protect the historic buildings and ensure proper respect for their heritage values, for comment by AMO from heritage conservation perspective.

**ADVICE SOUGHT**

8. Members are invited to comment on the preservation-cum-development proposal of HKSKH.

Antiquities and Monuments Office  
Leisure and Cultural Services Department  
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