

**LEGISLATIVE COUNCIL  
PANEL ON DEVELOPMENT**

**Follow-up Actions to Meeting on 31 October 2017**

Supplementary information as required by the Panel on 31 October 2017 is provided below:

- (a) *the justifications for the proposed development of a 25-storey private hospital within the Hong Kong Sheng Kung Hui's Compound on Lower Albert Road in Central*

Having taken into account the relocation of a public hospital (i.e. Alice Ho Miu Ling Nethersole Hospital) in the Central and Western District to another district, and the growing population arising from the development in the District, the Hong Kong Sheng Kung Hui (“HKSKH”) revisited the original plan to redevelop its compound at 1 Lower Albert Road, Central (the “Central site”) in recent years and has decided to build a non-profit-making private hospital with 293 beds within the site (including upon the site of the former Hong Kong Central Hospital). The aim is to provide alternative healthcare services other than the public ones. The HKSKH has ensured that the development at the Central site blends in with the four historic buildings in the design. The three Grade 1 historic buildings (i.e., Bishop’s House, St. Paul’s Church, and the Church Guest House) 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 limitedly and appropriately as necessary.

The HKSKH has been exchanging views with the Central and Western District Council (“C&WDC”) in relation to the redevelopment proposal at the Central site. In the submission to the C&WDC in March 2013 on “Progress Update on Various Projects under ‘Conserving Central’”, it was reported that the “HKSKH is reviewing its proposal for the Central site to explore the feasibility of making amendments to the uses to be provided at the site (including the construction of a private hospital) in the light of its own operational needs.” Since then, the C&WDC has been informed of the progress through further submissions. Subsequently, at the C&WDC meeting in July 2015, the HKSKH briefed Members its preliminary proposal of developing a

private hospital, including the number of beds, the number of storeys, as well as the progress in other aspects. In January 2017, the HKSKH attended the C&WDC meeting again to report on the latest details of the revised proposal at the Central site, including the number of beds, the building height and number of storeys, the development area, the number of car parking spaces, the arrangement for fees and charges, etc. of the proposed non-profit-making private hospital. Artistic impressions of the revised proposal were also presented at the meeting. Members generally supported the revitalisation proposal, and the setting up of a hospital in the District. The HKSKH is now finalising the details of the revised redevelopment proposal.

- (b) *the Administration's response regarding whether it would liaise with the church leaders of the Union Church Hong Kong (a Grade 3 historic building) to put on hold the redevelopment plan of the Church while pending reassessment of the grading of the Church by the Antiquities Advisory Board taking into account the public's request*

Both the Sanctuary and Bell Tower of the Union Church Hong Kong (the “Church”) were accorded with Grade 3 status by the Antiquities Advisory Board (“AAB”) on 9 March 2017. By definition, Grade 3 historic buildings refer to “buildings of some merit; preservation in some form would be desirable and alternative means could be considered if preservation is not practicable”. The grading system is administrative in nature to provide an objective basis for determining the heritage value, and hence the preservation need, of historic buildings in Hong Kong. The system will not affect the ownership, management, usage and development rights of the buildings that have been graded.

In accordance with the prevailing grading mechanism, unless there is new information with proven evidence about the heritage value of individual historic buildings, AAB will not review the confirmed grading of the historic buildings. Earlier, the Antiquities and Monuments Office (“AMO”) received views and information about the heritage value of the Church. Accordingly, AMO reported to AAB at its meeting on 7 September 2017 the information and views received. In parallel, AMO studied the new materials and submitted them, together with AMO’s observations, to the independent Historic Buildings Assessment Panel (the “Assessment Panel”) for assessment. Recommendation of the Assessment Panel was submitted to AAB for consideration at the meeting on 7 December 2017. After deliberation,

the Grade 3 status of both the Sanctuary and Bell Tower of the Church was upheld by AAB.

Despite the Government's efforts since 2011 to encourage representatives of the Church to preserve the Sanctuary and Bell Tower, and to discuss with them possible preservation-cum-development options, the Church eventually decided to proceed with its plan to demolish the building for redevelopment. Notwithstanding, in accordance with an approval condition imposed by the Town Planning Board in 2007, the Church has agreed to preserve certain historic items of the Church for incorporation into the new development, and to provide photographic and architectural records. In addition, with consent of the Church, AMO conducted 3D scanning of the Church in May 2017 for making cartographic records. We consider that the preservation arrangement commensurate with the heritage value of the Sanctuary and Bell Tower.

**Development Bureau**  
**March 2018**