

**Central and Western District Council (2016-2019)****7<sup>th</sup> Meeting****Progress Update on Various Projects under “Conserving Central”****Central Police Station (“CPS”) Compound**

The Government in partnership with the Hong Kong Jockey Club (“HKJC”) are taking forward the CPS Compound revitalisation project, which includes construction works for new buildings, conservation works for historic buildings, infrastructure works within the Compound, and road improvement works in the vicinity of the site.

2. Following the partial collapse of Block 4 (i.e. the Married Inspectors’ Quarters) of the CPS Compound on 29 May 2016, the consultants and contractors of HKJC have carried out a series of works. These include emergency stabilisation works, internal propping installation, removal of loose materials, and carrying out on-site sorting to identify reusable materials. HKJC’s consultants and contractors have been in close liaison with the Buildings Department (“BD”) for the gradual resumption of works after the other buildings in the Compound are confirmed to be safe. As at December 2016, apart from Block 4, the other 15 historic buildings, the new gallery and auditorium buildings, the Parade Ground, the Prison Yard, and the footbridge have been confirmed safe for works to resume. For the historic buildings, works have resumed on the exterior walls, whilst the project’s Authorised Person and Registered Structural Engineer (“RSE”) will work closely with BD to carry out extra tests on building materials to ascertain the existing building materials have remained sound. The RSE is also reviewing whether further structural strengthening works will be required to enhance the buildings’ structural integrity. The above works will be agreed with BD and the Antiquities and Monuments Office (“AMO”) before implementation. HKJC will report progress as appropriate.

3. HKJC has set up an independent review panel comprising professional structural engineers to enquire into the partial collapse of Block 4 and report on the likely causes of the partial collapse and whether any additional measures should reasonably or practically have been taken

to prevent the collapse. HKJC has shared the panel's findings with BD, which were made public in early November 2016 and were reported to the Central and Western District Council at its special meeting on 11 November.

4. In parallel with carrying out the stabilisation works and the independent review, preparatory works for drawing up a recovery plan for Block 4 have commenced. Since June 2016, the project team, consultants and contractors, with reference to the current condition of the building and international heritage practice, have considered a broad range of recovery options. Eight options have been put forward as the starting point for further consideration. Representatives of the Commissioner for Heritage's Office of the Development Bureau ("DEVB"), BD and AMO were consulted in the process. HKJC has consulted the Antiquities Advisory Board ("AAB") on 8 September 2016 on the eight options and subsequently briefed the Central and Western District Council at the meeting on 20 October. HKJC's priority is public safety, and no preference has been given to any of these options. HKJC is considering engineering input and making reference to the findings of the independent review panel in the further development of the recovery options into a detailed recovery plan, which is estimated to take some time to complete. Should the recovery plan significantly affect the heritage value of the monuments, AMO will request HKJC to consult AAB at an appropriate juncture and seek the approval of the Antiquities Authority (i.e. the Secretary for Development) before implementation.

### **Former Police Married Quarters on Hollywood Road**

5. Taken forward by the Musketeers Education and Culture Charitable Foundation Limited, its strategic partners and the Government, the Former Police Married Quarters on Hollywood Road has been revitalised into a creative industries landmark, the "PMQ". Since its commissioning in April 2014, the "PMQ" has organised a series of events, including the recent "Hong Kong on Steps", "Hong Kong Food Truck Festival" and "Business of Design Week 2016". According to a survey conducted by the "PMQ", the number of visitors since its opening till the end of November 2016 was over 8.78 million.

## **Hong Kong Sheng Kung Hui (“HKSKH”)’s Central Compound**

6. In June 2011, the Chief Executive in Council approved the land lease modification for HKSKH’s Compound on Lower Albert Road (the “Central site”) and the in-situ land exchange for its other site at Clementi Road, Mount Butler (the “Mount Butler site”) at nominal premium to facilitate the optimal preservation of all four historic buildings at the Central site. Under HKSKH’s preservation-cum-development proposal, all four historic buildings<sup>1</sup> at its Central site will be preserved and other existing buildings will be replaced by new ones to provide the needed space for HKSKH’s religious and community services.

7. In recent years, HKSKH has reviewed its proposal for the Central site and decided to develop a non-profit-making private hospital. The hospital will offer local residents an alternative to the medical services provided by the public hospitals. The Government has requested HKSKH to take into account the views of the District Council when working out the above proposal. Details of the revised proposal prepared by HKSKH are at Annex.

## **Former French Mission Building (“FMB”)**

8. The Court of Final Appeal was relocated from FMB to the old Supreme Court building at 8 Jackson Road, Central in September 2015. FMB is temporarily used by the Judiciary for office use. The Department of Justice (“DoJ”) will take over FMB after completion of necessary procedures and provide space in FMB for use by legal services and dispute resolution institutions, after carrying out the necessary renovation. This is in line with government policy as set out in the 2013, 2014 and 2015 Policy Addresses as well as the 2014 Budget Speech to facilitate suitable international legal organisations as well as local law-related organisations to set up or develop services in Hong Kong. It would also enable FMB and the former Central Government Offices to form a “legal hub”, which is commensurate with the status and historical background of FMB as a declared monument. DoJ and the departments

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<sup>1</sup> There are four historic buildings within 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).

concerned are taking forward the preparatory works for the renovation of FMB. DoJ briefed the District Council on the details of the proposed works on 10 March 2016.

### **Central Market**

9. In September 2015, the Urban Renewal Authority (“URA”) decided on a simplified design for the revitalisation of the Central Market. URA subsequently submitted a planning application in respect of the project to the Town Planning Board (“TPB”), which was approved with conditions on 18 March 2016. On 14 September 2016, TPB approved URA’s submission for compliance with approval conditions on detailed design for the new façade facing Des Voeux Road Central and market stall preservation. On 25 November 2016, BD approved the amended General Building Plans submitted by URA. After obtaining the necessary approvals, URA will commence the revitalisation project as soon as possible with a view to completing it early for public enjoyment.

### **Former Central Government Offices (“CGO”)**

10. Following public consultation, the Government announced in December 2012 its plan to:

- (a) re-use the CGO West Wing, in addition to the Main and East Wings, as offices for DoJ which will allow relocation of all of DoJ’s divisions to the former CGO. Offices of DoJ accommodated in buildings in the vicinity of Admiralty (including government-owned and leased properties) can thus be released by phases for use by other government departments or be deleased to achieve rental saving; and
- (b) provide space in the West Wing to law-related organisations to enable them to develop their services as well as to create a favourable environment to attract more international legal and dispute resolution institutions to be set up in Hong Kong.

11. Renovation works for the Main and East Wings were completed and some offices of DoJ have been relocated in the third quarter of 2015. As regards the works for the West Wing, AAB discussed and endorsed the

Heritage Impact Assessment (“HIA”) report in respect of the project at its meeting in March 2015. DoJ consulted the District Council in May 2015 and members had no in-principle objection. DoJ also consulted the Legislative Council (“LegCo”) Panel on Administration of Justice and Legal Services at the meeting on 25 April 2016 on the renovation works and the proposal was supported. The funding application was submitted to the LegCo Public Works Subcommittee on 11 June 2016 for endorsement and was approved by the Finance Committee on 12 July 2016. The works commenced in October 2016 and the target completion date is end 2018.

12. On the arrangement of railings in the former CGO, DoJ and DEVB provided written response in March 2016 to comments made by the District Council at the meeting in January 2016 and reported on the latest progress. The District Council will be further briefed when the detailed arrangements have been worked out. As regards the railings and gates covered by the West Wing renovation project, the fence at the top of the slope within the West Wing site along Lower Albert Road will be lowered and the gate within the site will be replaced by drop-arm barriers for vehicular control, which is in line with the recommendations of the HIA report for the project.

### **Murray Building**

13. To pave way for the conversion of Murray Building into a hotel, the Government rezoned the site to “Other Specified Uses” annotated “Building with Architectural Merits Preserved for Hotel Use” on the Central District Outline Zoning Plan in July 2010. A set of development requirements to preserve the architectural merits of Murray Building have been formulated and detailed conservation requirements have been set out in the tender conditions. The development project was tendered out in November 2013. The Master Layout Plan was approved in December 2014, and the building plans were approved by BD in February 2015. DEVB and the Transport Department passed the information on the traffic review of the project to the District Council in June 2015 for reference. It is expected that the conversion project will be completed by the end of 2018.

## **New Central Harbourfront**

14. According to the recommendations of the Urban Design Study for the New Central Harbourfront, Site 1 (i.e. the “Comprehensive Development Area” site adjoining Central Piers Nos. 4 to 6) and Site 2 (i.e. the “Commercial” site north of International Finance Centre II) of the new Central Harbourfront will be developed into a distinctive civic node and mixed use precinct featuring low-rise structures for exhibition, retail, entertainment, civic and community use. Part of Sites 1 and 2 is still required for the works associated with the Central – Wan Chai Bypass. DEVB will work with the Harbourfront Commission to consider the way forward.

**Development Bureau**  
**January 2017**

**Revised Scheme of the Preservation-cum-development Proposal  
of the Hong Kong Sheng Kung Hui Compound in Central**

**Background**

In 2011, the Chief Executive in Council ordered that approval should be given for the preservation-cum-development scheme of the Hong Kong Sheng Kung Hui (“HKSKH”) Compound in Central (“the 2011 Scheme”). In addition to the preservation of the four historic buildings, the site would accommodate facilities including the following:

- (a) a church and religious purposes with ancillary accommodation;
- (b) a kindergarten;
- (c) medical facilities (such as a medical centre, and health education and awareness centres);
- (d) social welfare facilities (such as welfare council office and a counselling centre);
- (e) environmental protection facilities (such as environmental education and awareness centre); and
- (f) a semi-covered open plaza of about 900 m<sup>2</sup> for public enjoyment.

2. 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 arising from the development in the Central and Western District, HKSKH revisited the plan to redevelop its Central site and has decided to build thereon a non-profit-making private hospital. The aim is to provide the residents in the Central and Western District with healthcare services other than the public ones. The details of the non-profit-making private hospital are as follows.

**The Revised Scheme**

3. The proposed non-profit-making private hospital will be 25 storey high (including 3 levels of basement) measuring 134.8 mPD, with

a total gross floor area of 46,659 m<sup>2</sup> (of which 36,228 m<sup>2</sup> will be occupied by the hospital block). The new hospital will house 293 beds (which are slightly more than the 274 beds required by the Food and Health Bureau), 12 operating theatres, and a roof garden. Moreover, HKSKH will provide on the site a car park of 90 parking spaces in order to help improve the traffic condition along Glenealy. To improve ventilation on the site and to minimise visual impact, the new hospital is designed to be of a triangular shape and will make use of matt glass for its exterior walls. Besides, in the overall landscape design, a large tree on Glenealy near St. Paul's Church numbered T5384 will be retained. Artistic impressions of the revised scheme are at [Appendix](#).

4. HKSKH has ensured that the hospital block blends in with the four historic buildings in the design. Three Grade 1 historic buildings (i.e. Bishop's House, St. Paul's Church, and the Church Guest House) will be preserved, while the façades of the Old Sheng Kung Hui Kei Yan Primary School (a Grade 2 historic building which was the south wing of St. Paul's College) will be retained with its interior altered limitedly and appropriately as necessary. To strike a proper balance between preservation and development, HKSKH has engaged a heritage consultant to draw up a conservation management plan for the revised development scheme.

5. To make sure that there will be sufficient space to provide for the community's much needed medical services, and at the same time bearing in mind the conservation of the historic buildings, the usable area on the site for development is rather limited. The new hospital block can only be built basically upon the site of what was once the Hong Kong Central Hospital. To cater for the space required for a hospital's facilities and services, the revised scheme will take up slightly more gross floor area and building height than the 2011 Scheme did. HKSKH is mindful of the difficulty to balance between the increase in floor area and building height in the revised scheme and the benefits to be enjoyed by the hospital users. In comparison with the 2011 Scheme, however, all usable area on the site has been utilised completely for the provision of medical services to the public, instead of the religious and administrative uses (e.g. an office) by HKSKH. In other words, the revised scheme will allow the general public to use relatively more of the area available.



6. Separately, in the revised scheme, there will be a four-storey-high covered atrium with an area of 1,916 m<sup>2</sup> (which is larger than the semi-covered open plaza of 900 m<sup>2</sup> in the 2011 Scheme). Open to the public and decorated with Christian artworks and other visual arts, the covered atrium will be the hub of the site connecting the four preserved historic buildings. Speaking of the site as a whole, the revised scheme blends traditional heritage buildings with modern hospital architecture, in order to express more concretely the integration of medical technology and the faith, thereby conveying beliefs in healing and eternal life.

7. The proposed non-profit-making private hospital will offer 30 percent of its standard beds at package charges, which will cover fees for doctor's consultation, maintenance, diagnostic procedures, surgical operations, laboratory tests, drugs, and other miscellaneous items. Also, a comprehensive services price list (including room/bed charges, and fees for diagnostic procedures, therapeutic services/procedures, nursing care, medication, consumable and equipment, and other miscellaneous items as required by the Government) will be made available to the public at conspicuous places within the hospital and on the hospital's website.

### **Way Forward**

8. HKSKH hopes that the Central and Western District Council will support the latest revised scheme, so that the proposed non-profit-making private hospital will be able to provide services to the local residents as soon as possible.

**Hong Kong Sheng Kung Hui**  
**January 2017**

**Preservation-cum-development Proposal  
of the Hong Kong Sheng Kung Hui Compound in Central**

**Artistic Impressions of the Revised Scheme**



