

Operating Review

pReservation

Rehabilitation

Revitalisation

Redevelopment



A row of four Cantonese verandah shophouses including the Wo Cheong Pawn Shop has been revitalised for adaptive re-use.



Before and after looks of the four preserved shophouses at Johnston Road.

pReservation

This has been a productive year in terms of preservation. One highlight was the completion of the preservation, adaptation and re-opening as restaurants and retail outlets, in early 2008, of the five shophouses incorporated into the Johnston Road project, J Residence. In addition to these five, the URA is also in the process of preserving more than 20 other buildings, in consultation with the Antiquities & Monuments Office (AMO) on the plan for their respective adaptation and re-use. This is more than any other organisation in Hong Kong.

Building upon this and encouraged by the Chief Executive of the HKSAR's Policy Address in October 2007 to extend the conservation work of the URA to cover pre-war shophouses, the URA conducted a consultancy study of pre-war verandah-type shophouses. After taking into account, inter alia, the heritage value of different shophouses, the practical issues, and potential for adaptive re-use, the URA announced a conservation strategy comprising a range of approaches for application to shophouses depending on their different levels of heritage value in March 2008. Priority is being given to preparing and submitting to the TPB draft DSPs covering 20 shophouses of outstanding heritage value with a view to ensuring their long term protection. Action plans for the potential preservation of a further 28 shophouses of lower but, nevertheless, significant heritage value, are also being drawn up.

Operating Review



Current and former URA Chairmen, Board Members and Managing Directors as well as LDC's Board Members join Mrs Carrie Lam, Secretary for Development (centre) at the completion ceremony of the Johnston Road redevelopment cum preservation project.

In addition, an innovative conservation-paramount design has been adopted for the Nga Tsin Wai Village project in order to preserve as many authentic village structures and elements as possible within a conservation park. As part of the approved MLP for the Peel Street / Graham Street project, three pre-war shophouses along Graham Street will be preserved for adaptive re-use, as well as the façade of the Wing Woo Grocery. Elsewhere, as part of the approved MLP for the Yu Lok Lane / Centre Street project, the opportunities to retain many of the character defining elements of the old pre-war tenement buildings within the new open space along Yu Lok Lane are being studied in the preparation of the Landscape Master Plan which is now underway.

The Conservation Plan for the preservation and adaptive re-use of the six pre-war shophouses in our Mallory Street / Burrows Street project have been agreed with the AMO in principle. The Conservation Plan for the three pre-war shophouses in our Lee Tung Street/McGregor Street project is being finalised in consultation with the AMO. In preparing these two plans, the URA is drawing on the practical experience which URA gained in preserving and adapting the five shophouses in the Johnston Road project.

In Wan Chai, as reported earlier, in response to the wishes of the community, the URA negotiated a revised development plan for Site C of the Tai Yuen Street/Wan Chai Road project to enable the core elements of the Wan Chai Market building to be preserved.

Elsewhere, the MLP of the Staunton Street/ Wing Lee Street project is based on a heritage study, public views and aspirations expressed at a community workshop and the advice of the Central and Western District Council. Amongst its features, the MLP includes the conservation of the existing streets/lanes, as well as conservation of Bridges Street Market and some existing old tenement buildings.



The revitalised shophouses are put to adaptive re-use.

Operating Review



The shophouse at No.18 Ship Street has been restored and turned into a Chinese restaurant.

