



Preservation and Revitalisation

Efforts continue.....

There have been notable achievements for the URA's revitalisation and preservation work during 2013/14. The Mallory Street/Burrows Street project has received awards commending its innovation, heritage reuse, design and revitalisation benefits.

Mallory Street/Burrows Street project, Wan Chai

The Hong Kong Arts Centre is now operating the “Comix Home Base” at the Mallory Street/Burrows Street revitalisation project which provides a platform for local and international art exchange. Since the completion of the project and its official opening in July 2013, the “Comix Home Base” has become a very popular attraction with the number of visitors approaching 250,000 by the end of March 2014. The URA has retained ownership of the project and will continue to oversee its operation. In the past year, the project has received awards from different professional institutes commending the innovation, heritage conservation, adaptive reuse, design and revitalisation benefits of the project.



Comix Home Base has become popular among comic fans, local and overseas alike.



The Mallory Street/Burrows Street project and its awards:

- Hong Kong Institute of Architects Annual Awards 2013: Medal of the Year of Hong Kong and Special Architectural Award (Heritage and Adaptive Re-use)
- Quality Building Award 2014: Merit Award - Hong Kong Building (Renovation/Revitalisation) Category
- Hong Kong Institute of Engineers Structural Excellence Award 2014
- Hong Kong Institute of Planners Annual Awards 2013: Silver Award

“One of our big challenges in preserving historic buildings is the balance between originality and modern building requirements. Taking the Mallory Street/Burrows Street project as an example, we inserted steel into the original wood structure of tiled roof to subtly reinforce the support and tactfully integrate the old and new elements without changing the original look of the special architecture. Our team has been greatly encouraged by the recognition and accolades awarded to this project. We hope this art community will gradually become a landmark of Wan Chai and further promote the local culture while revitalising this old district.”

Mr Lawrence MAK
General Manager, Planning and Design





“The new ‘Ho Wah’ in this historic building has attracted a new group of young customers, most of them are visitors of Comix Home Base. They are impressed by the ambience here and sometimes talk with me about the architectural features of this building. I also take the opportunity to share with them the history of this district as if I were the tour guide. This new ‘Ho Wah’, which enjoys a more favourable rent, has expanded our customer base and has a rippling effect on the adjacent old shop. This helps promote the Hong Kong-style teahouse.”

Mr HO Cheuk-man
Owner of Ho Wah Restaurant

The Hong Kong style teahouse “Ho Wah” with a history of 60 years in Wan Chai is an icon of local character. URA’s revitalisation project at Mallory Street/Burrows Street has turned pre-war historic buildings into the Art Community: “Comix Home Base”, where operator Mr Ho has rented a ground floor shop for his new shop. Both the old and new shops of Ho Wah further promote the local food culture.

Central Oasis

The URA has continued to steer the international design consultancy to prepare the conceptual design for Central Oasis. Major character defining elements including the facade, the atrium, the structural grid and the main staircases of the market building are being preserved. Major modifications of the building include the addition of an ‘Urban Floating Oasis’ on top of the existing building and a new basement. A section 16 planning application for minor height relaxation was approved by the Town Planning Board (TPB) in July 2013. In late 2013, an application for judicial review was filed against the TPB’s decision. The Court refused to grant leave for the judicial review in April 2014. Based on the approved section 16 notional scheme, the URA’s consultant has prepared the General Building Plan (GBP) which is now pending approval by the Building Authority. The URA is also working with



Existing view of Central Oasis.

relevant Government departments towards the grant of the site to URA to facilitate the necessary works upon the approval of the GBP.

Pak Tsz Lane

Phase 2 of the Pak Tsz Lane revitalisation project involved the refurbishment and interior beautification works for the Gage Street Refuse Collection Point (RCP). The project had been completed and the RCP handed over to the Food and Environmental Hygiene Department in December 2012.

This project was awarded the Hong Kong Institute of Architects Annual Awards 2013: Merit Award of Hong Kong - Community Building, and a Silver Award by the Hong Kong Institute of Landscape Architects in 2012.

Mong Kok

The URA is enhancing the local characteristics of five themed streets, namely Flower Market Road, Tung Choi Street, Sai Yee Street, Fa Yuen Street and Nelson Street involving streetscape improvement to enhance their unique characteristics and ambience. The improvement works at Flower Market Road have been completed whereas the improvement works at Tung Choi Street still requires the completion of gazettal procedures.



Streetscape improvement works in Mong Kok.

The URA will initiate the improvements for Sai Yee Street and Fa Yuen Street upon the completion of URA's Sai Yee Street redevelopment project now under construction. Meanwhile, the URA will liaise with Government departments on the design approach for the Nelson Street improvements.

Tai Kok Tsui

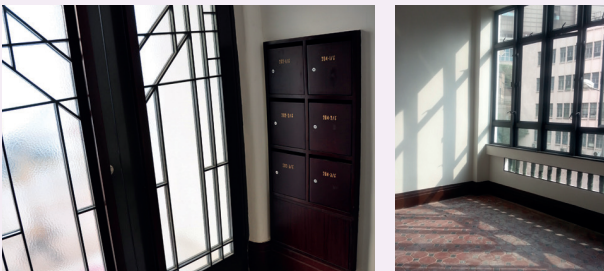
Following the completion of the Phase 1 and Phase 2 improvement works along Beech Street and the Cherry Street roundabout, the Phase 3 streetscape improvement works which covers several streets in Tai Kok Tsui is progressing well. Works for package 1 of the Phase 3 works which involves improvement and greening of parts of Fuk Tsun Street and Tai Kok Tsui Road is now complete. The works contract for implementation of package 2 of Phase 3, which includes parts of Fuk Tsun Street, Fir Street and Larch Street, was awarded in February of 2014 and is scheduled to complete around the end of 2015.



Street beautification works in Tai Kok Tsui.

Shophouse Preservation Projects

The acquisition of interests is continuing for the Prince Edward Road West project where renovation works is completed on Nos. 202 and 204. For the other acquired units in the project, removal of their unauthorised building works has commenced. Nos. 202 and 204 have already been rented out through an open tender process.



Renovation work for two acquired blocks of the Prince Edward Road West project is completed.

Following reversion, clearance action is ongoing for the Shanghai Street project. A design consultancy has been commissioned to prepare a section 16 planning application for the project for TPB approval. Ground and structural investigations have been completed.

Western Market

The URA is discussing with the Government on the way forward for the market, attaching importance to handling the existing tenants, in particular the cloth traders. The URA proposes to extend the current holding-over period of the Western Market for two more years to 2017 following its expiry in February 2015 to allow more time to work out a better future plan for the Western Market.