

Chinachem Group Sustainability Conference 2022

Creating Social Impact on the Zero Carbon Journey in Hong Kong



Eric Poon

Executive Director
Commercial Urban Renewal Authority

Summary

Towards Sustainable Urban Regeneration via Adaptive Reuse for the Community

- There are three key objectives of URA's Urban Renewal Strategy:
 - Promoting sustainable development in the urban areas;
 - Preserving buildings, sites and structures of historical, cultural or architectural value; and
 - Preserving as far as practicable the local characteristics.
- To address these goals, URA has endeavoured to pursue a redevelopment-cum-preservation approach in several redevelopment projects.
- In Wan Chai, for example, we have preserved 'isolated buildings' and 'street blocks' to create greater, more enduring community impact.
- There are several challenges in preservation, especially in densely populated Hong Kong
 - People generally prefer redevelopment over preservation of aged buildings.
 - We must first identify what must be preserved. This can be divided into Hardware, such as Character Defining Elements (CDEs), and Software, such as the 'soul' of a building.
 - To transform a historical building, we have to: obtain ownership through acquisition; conform with prevailing statutory requirements; meet construction standards and safety for sustainable design; and resolve operational hiccups for adaptive reuse of the aged building.
- At 618 Shanghai Street we
 - Retained CDEs including building façade, external brick walls, timber arched frames and chimney.
 - Embedded sustainability through zero irrigation system, solar lights, rainwater recycling and more.
 - Deployed smart technology to enrich the vibrancy of the building, such as robot receptionist.
 - Leveraged state-of-the-art Building Information Modelling (BIM) to enhance design coordination, prevent crashes in construction, ensure operational efficiency of property and facility management.
 - Maintained its 'soul' by developing a multimedia 'Voyage of Time' to guide visitors through old streetscapes.
- Central Market
 - Central Market is part of the "Conserving Central" initiative.
 - The revitalised Market was re-opened to the public in August 2021, providing much-needed greenery, retail, cultural and recreational facilities in the heart of Central.
 - As a 'Playground for All', its operation themes are "Approachable" (親), "Energetic" (動) and "Gregarious" (融).
 - CUHK's Centre for Architectural Heritage Research identified Central Market's CDEs: Atrium; Façade; Grand Staircase; Column Grid; Market Stalls. These have all been preserved.
- Preservation is a rather expensive option to implement due to its high acquisition and restoration costs, and the loss of development rights for a preserved building.
- But there are other heritage buildings that are worth preserving. Active private sector participation will contribute to more sustainable urban regeneration.
- Redevelopment and preservation do not contradict each other. A balanced approach should be formulated to benefit the whole of society.



CHINACHEM GROUP
華懋集團

華懋集團

可持續發展論壇 2022 香港零碳之旅 · 創造社會效益



潘信榮

執行董事
市區重建局

重點

通過市區重建實現社區可持續發展

市區重建局的市區重建策略有三個主要目標：

- 促進市區的可持續發展；
- 保護具有歷史、文化或建築價值的樓宇、地點及構築物；
- 盡可能保留當區特色。

為達到這些目標，市建局在多個重建項目中努力推行活化及保育政策。

例如，我們在灣仔保留了「獨立建築」和「整段街道」，以營造更大及更持久的社區影響力。

在人口稠密的香港進行保育會有多項挑戰：

- 市民普遍傾向選擇重建而不是保育舊建築。
- 我們首先必須確定保留的內容，包括硬件，例如定義特徵元素；以及軟件，例如建築物的「風貌」。
- 如要活化一座歷史建築，我們必須：透過收購取得全數業權；符合現行法定要求；滿足可持續設計的施工標準和安全要求；以及解決歷史建築在活化重用上的營運問題。

在上海街 618 號，我們：

- 保留定義特徵元素，包括外牆、室外磚牆、木拱門和煙囪。
- 通過零灌溉系統、太陽能燈、雨水回收等實現可持續發展。
- 配置智能科技以提升樓宇的活力，例如引進機器人接待員。
- 善用最先進的建築信息模擬 (BIM) 來加強設計協調、防止施工事故，以及確保物業和設施管理的營運效率。
- 通過多媒體技術設計的「時間之旅」引領遊客重返舊街景，展現項目的昔日「風貌」。

中環街市

- 中環街市是「保育中環」計劃的一部分。
- 活化後的街市於2021年8月重新向公眾開放，在中環的中心地帶提供難能可貴的綠化環境、零售、文化和消閒設施。
- 以「親」、「動」、「融」為營運主題打造的「Playground for All」。
- 中大建築文化遺產研究中心確立了中環街市的定義特徵元素：中庭、外牆、樓梯、柱網結構、街市攤檔。這些元素都被予以保留。

保育是一個相當昂貴的選項，其收購和修復的成本高昂，而且會失去建築物的重建權。

不過，透過私人機構積極參與，有助更多歷史建築物得以保育，令城市可持續發展。

重建與保育並非必然對立，應尋求平衡方案，以造福整個社會。



CHINACHEM GROUP
華懋集團