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主旨: Submission by Central Market Concern Group for tabling at coming DC meeting
(21 Jan 2016)

收件者: "cwdcadm@cwdc.had.gov.hk" <cwdcadm@cwdc.had.gov.hk>

Dear DC Secretariat,

Attached please find two papers submitted by Central Market Concern Group for tabling at upcoming DC meeting on Thursday (21 Jan).

1. Submission by Central Market Concern Group
2. Submission by Docomomo International

Both contain comments on URA's latest planning application for the Central Market.

Kindly table and circulate these documents to district councillors.

Our concern group also requests for an opportunity to address the district councillors on this issue.

Kindly contact the undersigned by phone for further arrangement.

Thank you for your kind attention.

Best regards,
Katty Law
Central Market Concern Group

15 January 2016

致：中西區區議會

中環街市關注組就申請編號A/H4/94規劃申請提出意見

中環街市是重要的1939年現代風格文物建築，是香港碩果僅存的案例，因此必須細心保育該歷史建築的肌理和神髓。再者，中環街市座落的地段自1842年起已是公共街市。當年設置街市目的當然是為了回應社區的日常需要；經過多年演變，該地段已成為香港人熟悉和匯聚的社區地標。因此，我們認為中環街市已服務社區百年的歷史角色，應是規劃其活化的重要考慮：任何計劃應重視中環街市的兩方面，即如何保存其獨特的建築風格及作為市集的用途。我們就市區重建局提交的規劃申請，有以下的意見。

1 市建局建議拆除中環街市現時面向德輔道中的立面是不合理的，亦違反了城規會的分區大綱圖及保育原則

市建局計劃拆除在1990年改建、面向德輔道中的立面部分並不合理，因為此立面的設計與原建築風格吻合，例如外牆的圓角線條及窗戶形態，且已建成達25年，根據分區大綱圖是必須保留的。市建局建議「以透明物料及新設計取代，以分辨新與舊」，遺憾的是，市建局並沒有在申請中提供任何新建部分的設計圖，公眾及城規會根本無法判斷新設計如何與文物建築呼應。我們認為大規模的外貌改動並不適當，違反以最低限度改動以保存建築外貌的保育原則。我們促請城規會要求市建局保留中環街市面向德輔道中的立面，因為此乃對中環街市外貌作出最少影響的方案。

2 街市檔位是中環街市的特色，應盡量保留，然而市建局只建議就每類檔位保留一個，我們認為太少，並不恰當

中環街市現時有逾200檔位，分佈街市三層，有五種不同設計。我們認為應盡量保留及簡單復修這些檔位作為未來現代市集的核心設計，主要原因，是當年的檔位設計得宜，能反映當年工匠的功力，且部分狀況良好，絕對可以再用，更可保留街市風貌。中環街市的保育不應只著眼於建築外殼，其內涵和布局更能反映這社區建築的用途，若能保留大多數檔位，應為活化後的中環街市增加特色。

3 中環街市的未來，不應是中環的另一個商場

既然這文物建築充滿歷史意義，我們認為未來的中環街市必須有細緻的規劃和管理，以確保它繼續成為動感的社區樞紐。它應為小商戶和小型創業者提供機會，而不是只有純商業的運作。我們認為公眾應在未來的管理和營運有更大的監察權，因此促請城規會向市建局提議，以社會企業作為中環街市的未來營運模式。活化後的街市不能只以「利潤最大化」為目標，其營運者必須懂得平衡商業收益及新市集的文化及社會使命。我們願見未來的中環街市成為反映香港多元和包容的現代市集，因為太商業化的中環街市，將會完全扭曲其保育初衷，也會令這保育項目變得沒有意義。

中環街市關注組

中環街市關注組的成員來自規劃、保育、文化創意及關注市集及小販發展的學者及專業人士：

聯合召集人
羅雅寧（中西區關注組）
黃英琦（文化評論人）

成員

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雷子興 (學生)
王瑜翎 (學生)

Submission by Central Market Concern Group regarding application A/H4/94

The Central Market is an important 1939 architectural heritage in the modern style - one of the very few remaining examples in Hong Kong - which demands a sensitive conservation of the historic building fabric. Apart from architectural style, the site on which the building situates has always been used as a public market ever since 1842. The purpose of the public market is to serve the daily needs of the community and has thus evolved as a meeting and social space. Such use has served the community well throughout Hong Kong's history and is an important aspect for consideration when drawing up its future plan. In this regard, the consideration of the proposal should take into account of the above two aspects: architectural style and use. The success of its future use as a "market place" for the community also depends on intelligent reuse of existing features. The conservation of the Central Market must be done right and it should not be allowed to become just another shopping mall in Central.

We have the following comments on URA's application:

1. The URA's proposal to remove the facade of the Central Market facing Des Voeux Road is unreasonable, violates TPB OZP requirement and conservation principles. Although the portion of the Central Market which connects to the Hang Seng Bank bridges was completed in 1990, its form is in fact compatible with the original style of the building - rounded corners, window form, etc. It has been there for 25 years and is part of the facade which the TPB OZP requires to be retained. The URA proposes to remove it and replace it with "a new design with transparent materials, differentiating the new and the old", yet it has not included any image or rendering of the "new design". This makes it impossible for the public and the TPB to make a judgement on whether the new structure is compatible with the historic building. Such large-scale removal of the facade also violates conservation principles which demand minimal changes to the outlook of the heritage building. The TPB should consider the good compatibility of the existing facade facing Des Voeux Road and ask the URA to keep it intact. This is the best approach to protect the integrity of the Central Market building.

2. Market stalls are important and unique features of the Central Market and more of them should be retained. There are over 200 stalls in five different designs over three levels of the Central Market and we believe that more stalls should be retained for the future market place. The URA's

proposal to keep only one for each type of stalls is clearly inadequate. These stalls were well-designed and well-made - retaining a larger number of them will certainly add to the character of the market place compared to just having the shell of the building preserved.

3. The Central Market should not become just another shopping mall in Central. Given the historical significance of this site, we believe that the Central Market must be carefully planned and managed as a vibrant space for the community as well as a place to nurture local small businesses and talents. We believe there should be greater public supervision over the management and operation of the Central Market. It should not be privatised and operated as a commercial entity.

We hope TPB will recommend the URA to adopt a social enterprise model in the future operations of the Central Market, that is, it should not be a place just for profit maximization but its operator will commit to balancing business viability with the cultural significance and social impact of the site. The future Central Market should be a modern market that embraces the diversity and tolerance of the Hong Kong spirit. A market that is too commercial will negate and destroy its most fundamental conservation intent and render this important conservation project meaningless.

Central Market Concern Group

(The Central Market Concern Group is comprised of academics and professionals specialised in planning, conservation, culture & creativity, hawker & market development. Names of the members are provided in the chinese version of this submission)

Town Planning Board
Secretariat
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong

Lisbon, 5 January 2016

Subject: Heritage in danger – Hong Kong's Central Market

Dear Sir or Madam

As **docomomo** International Chair (Documentation and Conservation of Buildings, Sites and Neighbourhoods of the Modern Movement International Committee), I wish to express my concern about to the uncertain future of Central Market (1939) in Hong Kong, China.

Hong Kong's Central Market was constructed in 1939 in Streamline Modern architectural style, in the place, where public markets were situated since 1842. The building served its function, as a provider of daily needs for the community as well as the meeting and social space, until its closure in 2003. Since then it is abandoned and unused.

Undoubtedly, Central Market is a significant example of Modern Movement built heritage, not only for its high architectural value, as one of the few remaining of this Bauhaus-influenced style in Hong Kong but also because its national historical importance. As it was mentioned before, the very localisation of the building has its roots in first half of XIX Century, when the first public market was erected in this spot. Furthermore, in several ways, the building served a pioneering role. Remarkably, it was one of the first buildings in Hong Kong to include wet market, above-ground toilets and female public toilet. Both of its key features: architectural style of 1930's and historically acclaimed function should be persevered for the future generations.

Sadly, the buildings integrity is now endangered, after The Urban Renewal Authority of Hong Kong, presented the adaptive reuse plan (Application number A/H4/94). The project, calling for "Minimal Intervention" in fact proposes removal of several building's characteristics. Elements that are proposed for demolition include the facade facing Des Voeux Road, original Market Stalls and aforementioned public toilets. These features are planned to be removed in favour of new replacement, design of which was sadly omitted by the adaptation project. While, the value of the elements of 1930's origin is undisputed, the intervention from 1990 should also be appreciated. The alternation of the facade facing Des Voeux Road in 1990, done when the bridges to the near Hang Seng bank Building were constructed, is surely positive in both formal and architectural sense. The rebuild part was designed with great care for the original, and after 26 years has been generally accepted as an integral part of building. Thus, its demolition, among two other aforementioned elements, definitely has to be reconsidered.

docomomo International, a non-profit organization dedicated to the documentation and conservation of buildings, sites and neighbourhoods of the Modern Movement, since its creation in 1988 has established itself as a major player not only in the realm of conservation, but also in the broader field of architectural culture.

Our aims are to bring the significance of the architecture of the Modern Movement to the attention of the public, the authorities, the professionals and the educational community, as well as, promote the conservation and proper adaptive reuse of buildings and sites of the Modern Movement and to oppose their disfigurement. The experience gathered, through all these since its creation has made **docomomo** International an international network with over 70 working parties in different countries. More information concerning our organization can be found on following website: www.docomomo.com.

As **docomomo** International Chair, I am hopeful that Town Planning Hall in Hong Kong will take the lead in pro-actively conserving and preserving of this buildings integrity by undertaking intervention, which will respect its original substance and historical importance. Undoubtedly, the aforementioned building is a significant example of Modern Movement architecture worldwide, and it definitely should be saved for the future generations.

Yours sincerely,



Ana Tostões
docomomo International Chair