Tools and Instruments for Urban Cultural Landscape Management

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1. Urban Cultural Landscape Protection & Management

2. How does Hong Kong manage and protect its urban cultural landscape?

3. How to intervene? Possible instruments and tools
1 CULTURAL LANDSCAPE
what is it?
CULTURE + LANDSCAPE = CULTURAL LANDSCAPE

the ideas, customs, and social behaviour of a particular group of people or society
visible features of an area of land, often considered in terms of their aesthetic appeal

A cultural landscape is a natural landscape modified by a cultural group. Culture is the agent, the natural area is the medium. The cultural landscape is the result.

First Introduced in 1925 by an American geographer Carl Ortwin Sauer when he was studying the human impact on landscape over time
Oldest museum in the world?

Museo Ennigaldi-Nanna (Mesopotamia)

530 bc
Vatican Museum (Rome)

Oldest museum in the world?

1506.
Cultural landscape embraces a diversity of manifestation of interactions between the works of man and of nature (UNESCO, 1984)

World Heritage Convention became the first international **legal instrument** to **recognise** and **protect** cultural landscapes. The 16th session adopted guidelines concerning their inclusion in the **World Heritage List**.
2009. Cultural landscape is a past representation and has become part of our present life. Physical evidence of cultural, religion and social community 
(ICOMOS, 2009)
URBAN CULTURAL LANDSCAPE

what is it?
Urban Cultural Landscape combines the heritage value of tangible and intangible elements. Both of those elements can create an expression that gives spirit and forms character of that area.”

(‘O Donnell, 2008)
PROTECTION & MANAGEMENT
1987. ICOMOS Charter for the conservation of Historic Towns and Urban Areas (Washington Charter)

Impact of *contemporary development* on the overall *urban landscape* of *heritage* significance.
World Heritage Committee decided that the existing UNESCO standard-setting instruments relating to urban heritage should be supplemented:

- More documentation of intangible values in HUL
- Landscape stratification of urban dynamics
- How to deal with growth pressure
- Role of contemporary architecture in heritage
2012. UN Conference on Sustainable Development Rio +20
"The Future We Want For All"

The importance of cultural diversity and the need for a more holistic and integrated approach to sustainable development
2013. UNESCO Hangzhou Declaration

- Culture at the heart of sustainable development
- Integrate culture within all development policies
- Culture to promote environmental sustainability
- Capitalize on culture to foster cooperation
Habitat III. finally a significant mention are recognised on the international stage playing a role in promoting sustainable urban growth.
2016. culture enters the sustainability definition!
UN-HABITAT
FOR A BETTER URBAN FUTURE

2018?

9th SESSION OF
THE WORLD URBAN FORUM

FORUM BANDAR SEDUNIA
WUF9
KUALA LUMPUR - 7-13 FEB 2018
Conclusion II.

Mechanisms to manage and preserve cultural artefacts have been around for a long time, but managing and preserving cultural landscapes is a recent phenomenon, especially in cities.
2 HONG KONG
preservation of streetscape
(b) Protecting the Setting of Heritage Features

6.2.51 Individual or clusters of heritage features should be recognised as important contextual elements. Context or setting of these heritage features should be responded. Suitable settings for heritage features should be preserved or created (Figure 31). Wherever possible, views to the heritage features should be preserved and opened up (Figure 32). Building heights of new neighbouring developments should generally respect and if necessary be lowered towards the heritage features.

(c) Compatibility

6.2.52 To minimise negative impact of a new development on a neighbouring heritage feature, massing of the new development should be arranged in such a way that larger elements should be located furthest from the heritage feature with smaller elements to be located closest. Terraced and landscaped podium could be adopted to integrate more coherently with scale and possibly the character of the heritage feature. Scale, proportions, colour, materials or architectural design of the new development, especially in the lower floors, should be compatible with the heritage feature as far as possible (Figure 33).

(d) Preservation of Local Character

6.2.53 Local districts have their own unique cultural activities, and physical and historical characters. In redevelopment, these activities and characters should be retained and enhanced as much as possible.

(e) Recreated Heritage

6.2.54 Where appropriate, new developments could consider to create a sense of history through their architectural forms and materials with a view to providing interest and contrast with the general urban area.

(7) View Corridors

6.2.55 View corridors allow views to distant object such as landmarks, ridgelines, water body, etc. and enhance the unique and feature as part of the general viewing potential of the area.
Figure 31: Provide Suitable Settings for Heritage Feature

[Text Version]
STAR FERRY PIER . CENTRAL
LEE TUNG STREET 利東街．WANCHAI
THE AVENUE 囍匯．WANCHAI
STREET LIFE

DAI PAI DONGS 大排檔
REPLACED BY FOOD TRUCKS?
TAI NAN STREET 大南街. SHAM SHUI PO
NATHAN ROAD 彌敦道 . TST 1970
Conclusion III.

Hong Kong’s unique streetscape and street life is slowly disappearing
3 TOOLS & INSTRUMENTS
where & how can you intervene?
PROTECTING URBAN CULTURAL LANDSCAPE
- THE PLAYING FIELD

- Government
- Advocacy groups
- Developers
- Local residents/business
- Property owners
PROTECTING URBAN CULTURAL LANDSCAPE

POSSIBLE TOOLS & INSTRUMENTS

REGULATORY TOOLS
Legislation that restricts heritage demolition/encourages conservation

FINANCIAL TOOLS
Financial incentives/penalties for developers, property owners and residents

ADVOCACY TOOLS
Campaigns, publications, awareness-building
REGULATORY TOOLS

- Historic grading of properties
- Certification of professionals
- International recognition (e.g. UNESCO listing)

- Zoning Ordinance
- Height controls
- Urban view scape controls
- Design review committee
- Easement Law
- Historic commission law
FINANCIAL TOOLS

- Direct funding for renovation of public properties
- Tax breaks/subsidies for private cultural properties
- Grant programmes to heritage properties
- Public-private partnerships
- Local revolving loan funds
- Long-term lease of heritage properties
- Transfer of development rights
- Funding for urban heritage conservation agencies

- Purchase and resale with conservation restrictions
- Fines for illegal heritage demolition
ADVOCACY TOOLS

• Documentation/exhibition oral history, (in)tangible heritage
• Community projects
• Promote local celebrations, festivals & remembrances
• Best practice awards
• Promote heritage tourism
• Capacity building & professional training
Old trading port with colonial history
19th century built heritage: Malay, Chinese, Indian and British
Large scale urban renewal and resettlement 60’s – ’80’s
Since 90’s pro-active policy on heritage preservation
68 listed monuments (all public buildings) under management of National Heritage Board.

Zoning plan includes ‘conservation zones’ restricting building heights, plot ratio and building profile.

Adaptive re-use regulations allows for internal changes and external additions to allow for additional floor space.

Direct investment: Urban Renewal Authority (URA) starts pilot projects in conservation areas: restoring the key buildings and improving infrastructure.

or

URA acquires individual properties and offers for tender to developers including planning permissions.

URA Architectural Heritage Awards are given out each year for successful renovation projects.
Red Dot Design Centre: G’ment initiated revitalisation project
Owners of buildings in conservation areas must **apply for approval** for any alteration, demolition to the building.

Plans and justifications have to be submitted by **registered engineers/architects**.

Traditional **paint schemes and colours** are compulsory to recall the historic streetscape including tiles, roof forms, windows, ceilings, doors.

URA **gallery and information centre** and **outreach campaign** to promote 3 “R”s Principle maximum Retention, sensitive Restoration and careful Repair.

URA **Architectural Heritage Awards** are given out each year for successful renovation projects.

Local authorities (through National Cultural Heritage) provide **historical research** and **technical support** to property owners.
Multilingual technical leaflets for home-owners
URA identifies core area in each conservation zone, there **only small trades** are allowed. Outside core areas, commercial use is allowed but no polluting trade.

In ‘conservation areas’ restrictions apply for outdoor seating, signage etc. to fit into the traditional character of the area.

URA is very pro-active in **place-making, branding** and **marketing** of conservation zones (apps, maps, advertisement, events etc.)
Branding of conservation areas: China Town, Little India, Kampung Glam etc.
Singapore Heritage Society raises awareness on history and cultural heritage: publishing books, organising talks and forums and heritage tours. They initiate actions on research, evaluation and documentation.
Tours organised by Singapore Heritage Society
AMSTERDAM

- Old European trading port with 16th and 17th century heritage
- Historic core damaged in WWII
- Plans for urban renewal in 1960’s quickly abandoned
- Since then pro-active policy on heritage preservation
TOOLS & INSTRUMENTS FOR DEVELOPERS

Over 100,000 listed monuments (public & private properties). No restoration, alteration or demolition without permit.

Zoning plan includes ‘conservation areas’. Any development taking place has to fit into traditional character of the area and comply with building height.

Municipalities provide building permits, National Cultural Heritage Agency sets standards and control compliance with regulations.

National Restoration Fund provides subsidy to developers for maintenance cost (2% of construction cost). For listed monuments only. Requires 6-yrs maintenance plan.

National Restoration Fund provides co-financing of renovation cost of special properties (churches, windmills, country estates etc.)

Charities, foundations and lottery funds provide co-financing for renovation cost for special type of heritage (industrial, religious etc).

National Cultural Heritage provides historical research and technical support to local authorities and developers.
Heritage Conservation Zone Planning
Over 100,000 listed monuments (public & private properties). No restoration, alteration or demolition without permit.

Zoning plan includes ‘conservation areas’. Any development taking place has to fit into traditional character of the area and comply with building height.

Municipalities provide building permits, National Cultural Heritage Agency sets standards and control compliance with regulations.

National Restoration Fund provides assistance to property owners for cost for up to 70% of renovation & maintenance cost (20% grants, 50% low interest loan) in form of a revolving fund. For listed monuments only.

Expenses for upkeep & maintenance of listed buildings are deductible from income tax.

Local authorities (through National Cultural Heritage) provide historical research and technical support to property owners.
Carefully protected urban fabric in Amsterdam’s historic core
Over 100,000 listed monuments (public & private properties). Signage, painting etc. have to comply with national guidelines.

Zoning plan includes ‘conservation areas’. Restrictions may apply for outdoor seating, signage etc. to fit into the traditional character of the area.

Local authorities may offer rent deductions or offer business support (legal, marketing, design etc.) for creative entrepreneurs to occupy public historic buildings or establish business in conservation zones.

Local authorities frequently partner in community/street activities, markets, fairs, festivals etc. and encourage outdoor entertainment.

Local authorities are pro-active in place-making, branding and marketing of historical areas and conservation zones (apps, maps, advertisement, events etc.)
Old church converted into a luxury hotel
TOOLS & INSTRUMENTS FOR ADVOCACY GROUPS

Social landlords/PPP’s for restoration: the Netherlands has hundreds of not-for-profit ‘City Restoration Companies’. They buy historic properties, renovate and sell or lease out. Local authorities may partner in these as a shareholder.

National umbrella organisation for City Restoration Companies “Het Behouden Huis” for lobby activities.

National Federation for Preservation Historic Buildings is an advocacy group which organises meetings, lectures, fieldtrips etc, to raise awareness and educate people on the value of heritage.

Hundreds of local heritage groups / societies often linked to specific buildings or type of heritage. Mainly advocacy work & activities.
STADSHERSTEL AMSTERDAM: THE COMPANY FOR CITY RESTORATION

Since its founding, 55 years ago, Stadsherstel Amsterdam has developed into a restoration company for all kinds of monuments in an urban or rural environment. It not only restores, but also preserves these monuments in such a way that the character of the building is left intact and that further development will not cause damage to the architecture, or change it in any way.

Currently Stadsherstel owns more than 500 houses and some twenty larger monuments, e.g. churches and industrial monuments like pumping-stations and a spireyard. It is partly thanks to the example set by Stadsherstel, that the historic core of Amsterdam is one of the most complete in the world.
Conclusion IV?

What can Hong Kong learn from tools and instruments used in other places to better manage and preserve its unique streetscape?
THANK YOU

www.urbandiscovery.asia

CITIES

BUILDINGS

PEOPLE