

# 過渡性社會房屋 行動項目報告

## TRANSITIONAL SOCIAL HOUSING ACTION PROJECT REPORT

位於深水埗通州街及  
欽州街西交界用地  
Site at the Intersection of Tung Chau  
Street and Yen Chow Street West,  
Sham Shui Po



赤柱佳美道5號  
前聖公會赤柱小學  
Former SKH Stanley Village  
Primary School, 5 Carmel Road, Stanley



馬灣舊村  
Ma Wan Old Village



# 目錄 CONTENTS

03 前言 FOREWORD

07 過渡性社會房屋發展：建議及指導原則  
TRANSITIONAL SOCIAL HOUSING DEVELOPMENT:  
RECOMMENDATION AND GUIDING PRINCIPLES

22 行動項目一 ACTION PROJECT 1

位於深水埗通州街及  
欽州街西交界用地

選址背景  
諮詢總結  
設計方案  
附件: 設計規格

Site at the Intersection of Tung Chau Street and Yen  
Chow Street West, Sham Shui Po

Site Context  
Consultation Summary  
Design Scheme  
Appendix: Specification

50 行動項目二 ACTION PROJECT 2

赤柱佳美道5號  
前聖公會赤柱小學

選址背景  
諮詢總結  
設計方案  
附件: 設計規格

Former SKH Stanley Village Primary School,  
5 Carmel Road, Stanley

Site Context  
Consultation Summary  
Design Scheme  
Appendix: Specification

## 75 行動項目三 ACTION PROJECT 3

## 馬灣舊村

馬灣舊村現況

諮詢總結及回應

規劃及設計考慮

設計方案

總結與展望

附件 I：馬灣簡史及古蹟文化遺產

附件 II：馬灣舊村現存建築物的痕跡

參考

## Ma Wan Old Village

Ma Wan Old Village at Present

Consultation Summary and Response

Planning and Design Considerations

Design Scheme

Conclusions and Way Forward

Appendix I : Ma Wan Brief History and Cultural Heritage

Appendix II : Trace of Existing Buildings in Ma Wan Old Village

References

## 153 社創行動項目夥伴 PARTNERS FOR ACTION PROJECT

呂元祥建築師事務所

C-Lab Limited

科進

Ronald Lu &amp; Partners

C-Lab Limited

WSP

## 159 關於項目 ABOUT THE PROJECT

理大賽馬會社創「騷·In·廬」

PolyU Jockey Club "OPERATION SOINNO"

## 161 鳴謝 ACKNOWLEDGMENTS

過渡性社會房屋是打破傳統公私營房屋二元劃分的創新房屋類型。非政府組織和社會企業致力為住戶提供適切的住屋和支援服務，幫助他們改善生活，已展示了過渡性社會房屋有能力為市民賦權。過渡性社會房屋作為新的房屋類型，可透過為公屋輪候冊上的申請者提供適切和穩定的居所，紓緩逼切的住屋壓力，亦幫助有需要人士恢復和改善生活。

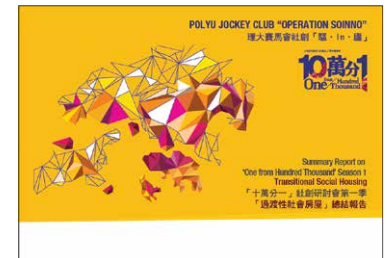
在2018年10月，理大賽馬會社會創新設計院(JCDISI)以「過渡性社會房屋」為主題，在「理大賽馬會社創『騷·In·廬』」計劃之下，舉辦了「十萬分之一」的第一季社創研討會。通過參與式社會創新方法，共創團隊和研討會的參加者探索了如何在五個有著不同實體環境及社會環境的選址之上，提供過渡性社會房屋。透過這個參與式社會創新的過程，共創團隊創建了七個概念性設計方案，我們也就如何能善用社會閒置空間，加快推動過渡性社會房屋的供應，於研討會總結報告提出了十項建議。<sup>[1]</sup>

在「十萬分之一」社創研討會第一季之後，本院選取了位於深水埗通州街及欽州街西交界用地、前聖公會赤柱小學及馬灣舊村三個地

Transitional Social Housing (TSH) is an innovative housing type that broke the traditional dichotomy of private and public housing. Non-government organisations and social enterprises' effort in providing decent accommodation and supporting services to help tenants to improve their lives has already demonstrated its ability to empower many citizens. TSH as a new housing type has potential to relieve the acute pressure on housing by providing decent, stable accommodation for those on the Public Rental Housing waiting list, and to those who require targeted help to be back on their feet to transform their lives.

In October 2018, the PolyU Jockey Club Design Institute for Social Innovation (JCDISI) adopted "Transitional Social Housing" as the theme of the "One from Hundred Thousand" Season 1 Social Innovation Symposium under the 'PolyU Jockey Club "Operation Solnno"' project. By adopting a participatory social innovation approach, the co-creation teams and symposium participants explored how TSH can be provided in five selected sites and individual flats under various physical and social environments. Through this participatory social innovation process, seven conceptual design schemes were produced by the co-creation teams. Ten suggestions on how to use the community's idle spatial resources to accelerate the supply of TSH were made in our Season 1 Symposium Summary Report. <sup>[1]</sup>

We proceed into the Action Project stage after the "One from Hundred Thousand" Season 1 Social Innovation Symposium. Three sites, namely a temporary work site at the intersection of Tung Chau Street and Yen Chow Street West in Sham Shui Po, the former SKH Stanley Village Primary School in Stanley, and the Ma Wan Old Village in Ma Wan, were selected.



[1] 理大賽馬會社會創新設計院 (2018) · 「十萬分之一」社創研討會第一季「過渡性社會房屋」總結報告。

Summary Report on "One from Hundred Thousand" Season 1 Transitional Social Housing", PolyU Jockey Club Design Institute for Social Innovation. (2018)

下載連結Download link : <https://www.polyu.edu.hk/disi/images/pdf/S1-Summary-Report.pdf>



點進入行動項目階段。我們邀請了專業顧問團隊，在不同實體環境和社會環境下，為過渡性社會房屋提出切實可行的發展方案；為需要克服的各類挑戰和問題，當中包括有工程技術、交通限制、規劃設計、營運的可持續性等，提出解決辦法；並回應來自當地社區的憂慮。我們在行動項目階段中遇到的挑戰和問題，充分反映了提供過渡性社會房屋的困難和複雜性。

這三個行動項目所需要的工作時間超出了我們的預算。但高興的是，在工作過程中，已經有對發展過渡性社會房屋感興趣的社會服務機構主動接觸我們，分享了我們階段性的研究和設計成果。

這三份過渡性社會房屋的顧問報告現已完成，本院現把報告公開發表，以供社會人士參考。我們期望行動項目報告的各個設計原型方案，能引起社會關注，促進更多跨界別人士和機構合作。我們歡迎社會上的相關團體和機構，使用報告內的資料作教育和非牟利用途。

我衷心感激三間顧問公司的團隊，呂元祥建築師事務所，C-Lab和科進，為這三項歷時

Professional consultant teams were engaged in developing implementable schemes for appropriate types of TSH under various physical and social environments, working out solutions to issues ranging from engineering constraints, traffic restrictions and planning and design issues to operational sustainability, and responding to concerns raised by local communities. The various issues and problems we encountered fully illustrated the difficulties and complexity of implementing TSH schemes.

The working time needed for these three Action Projects exceeded our original schedule. Nevertheless, we were glad that some NGOs interested in the development of TSH approached us for sharing the interim study findings and the initial design schemes.

The consultancy reports on TSH for these three selected sites are now completed and published for the public's reference. We hope that the design prototypes featured can raise public awareness so as to promote cooperation between sectors and institutions. We welcome interested organisations and corporations to make use of the information and knowledge in these reports for educational and non-profit-making purposes.

I would like to extend my heartfelt gratitude to the consultant teams from Ronald Lu & Partners, C-lab (HK) Limited and WSP. They generated many innovative and practical solutions in executing this social innovation research project for more than one year with no spared efforts. On behalf of JCDISI, I would also like to thank each member of the co-creation teams and participants of the Season 1 Social Innovation Symposium, as well as all the attendees of the five consultation meetings. We cherish and are grateful

一年多的社創行動項目不遺餘力進行研究和設計，並提供各項切實可行的解決方法。我也代表本院向第一季社創研討會的每位共創團隊成員和研討會的參與者，及五場諮詢會的出席者致謝，我們珍惜和重視各項意見和批評。我希望本報告能為社會上有意實行過渡性社會房屋以造福香港的人士，提供有用的參考。

香港理工大學  
賽馬會社會創新設計院總監  
實務教授(規劃)  
凌嘉勤 銀紫荊勳賢  
2020年10月

for all opinions and comments. I hope these reports would become useful reference for all parties interested in implementing TSH for the benefit of Hong Kong.

**K. K. Ling, SBS**  
Director of Jockey Club Design Institute for Social Innovation  
Professor of Practice (Planning)  
The Hong Kong Polytechnic University  
October 2020

**項目團隊 PROJECT TEAM****賽馬會社會創新設計院 Jockey Club Design Institute for Social Innovation (JCDISI):**

凌嘉勤·銀紫荊勳賢	總監	Ling Kar-kan, SBS	Director
陸永康博士	空間項目經理 I	Dr Calvin Luk	Project Manager I (Spatial)
李雅筠	空間項目經理 II	Karen Lee	Project Manager II (Spatial)
林淑莉	社區協作主任	Elie Lam	Community Engagement Officer
鍾卓霖	項目協理	Alfie Chung	Project Associate
劉妙君	項目協理	Micki Lau	Project Associate

**免責聲明**

在JCDISI同意的前提下，可免費使用原型設計方案與規劃及設計報告中的其他研究結果和資料，條件是不論部分或整體地使用設計方案都應用於教育及非牟利用途。使用者應明確地說明鳴謝和免責聲明如下：

「設計方案是JCDISI和(行動項目顧問姓名)的共同設計成果。雖然JCDISI事先協定可用於作教育和非牟利用途，但其內容由使用者完全負責。JCDISI及其顧問將不會承擔任何使用的責任或後果。」

香港賽馬會慈善信託基金於2018年撥款予香港理工大學(理大)推行「理大賽馬會社創『騷·In·廬』」。計劃下所有的活動及報告，包括社創行動項目，均由理大賽馬會社會創新設計院策劃及推行，香港賽馬會並無參與。

**引用**

希望引用此報告的人士可註明參考如下：  
香港理工大學賽馬會社會創新設計院：《理大賽馬會社創「騷·In·廬」—過渡性社會房屋行動項目報告》(香港：賽馬會社會創新設計院，2020年)。

**Disclaimer**

The use of the prototype Design Scheme and other related findings and information in the Planning and Design Report is available free of charge subject to agreement of JCDISI on the condition that the use of the Design Scheme in part or in whole should be for education and non-profit making purposes. Acknowledgement and disclaimer shall be clearly stated as follows:

“The Design Scheme is a co-design product of JCDISI and (name of the Action Project Consultant(s)). While the Design Scheme is used with the prior agreement of JCDISI for education and non-profit making purpose, the use of its contents is solely the responsibilities of the user. JCDISI and its Consultant shall not bear any responsibility or consequence on its use.”

PolyU Jockey Club “Operation Solnno” is a project funded in 2018 by The Hong Kong Jockey Club Charities Trust and operated under The Hong Kong Polytechnic University (PolyU). The events and reports under this project, including the Action Projects, are solely organised and implemented by JCDISI. The Hong Kong Jockey Club is not involved in the process.

**Citation**

Parties who wish to cite this report may insert the reference as follows:  
Jockey Club Design Institute for Social Innovation, 2020. PolyU Jockey Club “Operation Solnno” - Transitional Social Housing Action Project Report, Hong Kong: Jockey Club Design Institute for Social Innovation, The Hong Kong Polytechnic University.

# 過渡性社會房屋發展： 建議及指導原則

## TRANSITIONAL SOCIAL HOUSING DEVELOPMENT： RECOMMENDATION AND GUIDING PRINCIPLES

### 1

#### 項目背景

為構建過渡性社會房屋的創新方案，理大賽馬會社會創新設計院(JCDISI)於2018年9月和10月舉辦社創研討會以及研討會前期共同創作工作坊，探索社會如何善用一些閒置或未被充分利用的土地資源，以應對「雙老化」問題對香港社會未來發展的挑戰。JCDISI選擇了一個「個別住宅單位」和五個在社會經濟及實體環境上有不同的限制和潛力的選址作為討論案例。

透過參與社創工作坊，86位參加者獲得42位來自不同界別專家的建議和意見，構思出七個發展過渡性社會房屋的概念設計方案<sup>[2]</sup>。除了增加住屋供應外，過渡性社會房屋方案中還加入了古蹟及文化保育、建設社區及地方營造等主要設計考慮，務求促進社會共融、加強社區關係，幫助租戶及現有居民建立歸屬感和自豪感，推動社區凝聚。

#### PROJECT BACKGROUND

Aiming to create the innovative scheme of transitional social housing (TSH), the Jockey Club Design Institute for Social Innovation (JCDISI) organised a social innovation symposium with pre-symposium co-creation workshops in September and October of 2018 to explore how our society can make better use of idle or under-utilised land resources to tackle the future development challenges brought by “Double Ageing” in Hong Kong society. One topical case of individual flats and five sites with different socio-economic and physical constraints and potentials were chosen as case studies.

Through this participatory social innovation process, 86 workshop participants benefited from the advice and suggestions of 42 experts from various fields and developed seven conceptual design schemes for TSH development<sup>[2]</sup>. Beyond the provision of housing accommodations, key design considerations such as heritage and cultural preservation, neighbourhood enhancement and placemaking have been embedded in every TSH scheme to foster social integration, strengthen community relationship and help tenants and local residents develop a sense of belonging and pride at becoming part of a cohesive community.

[2]  
有關共創工作坊和社創研討會的更多資訊：  
<https://www.polyujcsainno.hk/zh/topics-zh/s1>

More information on the co-creation process and the Symposium can be found here: <https://www.polyujcsainno.hk/en/topic/s1/>



## 2

### 從研討會到行動項目

JCDISI根據每個地方獨特的社會及環境特性，揀選了三個選址（即深水埗通州街及欽州街西交界用地、前聖公會赤柱小學和馬灣舊村）進入行動項目階段研究。

行動項目旨在發展可行的項目原型，以說明及有系統地記錄在計劃及設計過渡性社會房屋的過程中，需要的技術方案及社區建設考慮。各選址的特質令團隊面對不同的挑戰，這些討論案例可供過渡性社會房屋發展者及營運者作為有價值的參考。為了提供彈性，各研究團隊在分配組裝合成組件和可用面積去組成不同類型的住戶單位時，都一般地採用了單人單位、雙人單位及家庭單位約各佔三分一的比例。將來的營運機構可按他們估算的住戶構成，靈活地調整各類單位比例。

### FROM SYMPOSIUM TO ACTION PROJECTS

Three sites, namely the site at the intersection of Tung Chau Street and Yen Chow Street in Sham Shui Po, the former SKH Stanley Village Primary School and Ma Wan Old Village, were chosen by JCDISI to enter into the “Solnno Action Projects” phase. They were selected for their unique social and environmental characteristics.

The aim of the Action Projects is to develop implementable prototype schemes to illustrate and systematically document the technical solutions and community building considerations that need to be taken into account in the planning and designing of TSH. The distinctive features of each site present us with different challenges that could be translated into useful case studies for reference for TSH developers and operators. When allocating the Modular Integrated Construction (MiC) units and usable space to create different types of living units, the Design Teams have generally adopted a proportion of approximately one-third each for singleton, double-person and family units in developing the TSH schemes to demonstrate design feasibility. The future operating NGOs may adjust this ratio to suit the anticipated tenant mix.

## 行動項目一： 深水埗通州街及欽州街西 交界用地

深水埗選址屬短租地皮，是支援不同城市功能的短期租用地皮之一。本個案展示了在急速轉變的社區中發展過渡性社會房屋需要作出的考慮。選址的臨時性質意味著，方案必須盡可能供應最多數量的單位，同時顧及實施項目的便利性，並需考慮在選址租期完結後重用過渡性社會房屋單位的可能性。

在發展項目原型時，設計團隊利用組裝合成建築法，將過渡性社會房屋組件興建在筏式地基上，使建築更便利，並令整體項目實行更具成本效益。設計團隊亦強調如何利用被動設計策略來克服交通噪音問題，以及巧妙的公共空間設計如何能夠推動地方營造，並為社區增值。同時，團隊更仔細考慮把地盤的限制轉化為機遇，例如把從未被使用過的行車匝道發展成公園，拆除已被停用行人天橋的環型連接斜路以增加地盤的可用發展空間。這些設計意念都有助增加開放空間、提供無障礙通道，促進更廣泛的社區共融機遇。

## ACTION PROJECT 1: SITE AT THE INTERSECTION OF TUNG CHAU STREET AND YEN CHOW STREET WEST, SHAM SHUI PO

The Sham Shui Po site is one of the many short-term tenancy sites used to support different city functions. This case illustrates the considerations that need to be taken to deliver TSH in a community undergoing a rapid transition. The temporary nature of using the site for TSH implies a reasonable balance must be attained between the maximum number of units that can be provided, the expediency of the project implementation, and the possibility of reusing the TSH units once the site's tenancy period is over.

In developing this prototype scheme, the Design Team used MiC to build TSH clusters on raft foundation, aiming to achieve expediency in construction and cost-effectiveness in the overall project implementation. The Design Team also placed special emphasis on demonstrating how traffic noise issues may be overcome with a passive design approach, and how wisely designed public spaces could promote placemaking and bring added value to the community. Careful consideration has been given to turn site constraints into design opportunities, such as using the de-commissioned vehicular ramp as a landscaped public park and demolishing the circular pedestrian ramp of the unused footbridge to increase development space. These design ideas will help increase the provision of open space in the neighbourhood, enhance universal access and support opportunities for community integration.

運輸署建議在選址興建地下智能停車場，促使設計團隊以更具彈性的方式考慮空間佈局、建築體量、建築物的座向，以及支援相關土地使用的設施。因此，團隊就「包括」與「不包括」地下停車場作出了兩個設計方案。儘管團隊強烈建議「不包括地下停車場」的方案，團隊在兩個設計中均提供了技術方案，在解決選址限制的同時，亦盡量利用選址的發展潛力。

「包括」及「不包括」地下停車場的方案分別能提供約129及213個過渡性社會房屋單位。

The Transport Department's proposal to introduce a new underground smart carpark within the same site also encouraged the Design Team to be more flexible in terms of the spatial layout, massing, building orientation and infrastructure required to support the competing land uses. Design solutions for options "with" and "without" underground carpark have been examined. Whilst the Design Team strongly prefers the "without underground carpark" option, both options highlighted technical solutions that could be employed to overcome the constraints and optimise the development potential of the site.

129 and 213 TSH units can be provided under the "with" and "without" underground carpark options respectively.

## 行動項目二： 赤柱佳美道5號 前聖公會赤柱小學

赤柱不僅是世界知名的香港旅遊景點，更是高級別墅林立的住宅區。然而，在低層低密度的豪宅之間，也設有大型公共屋邨項目，展現出赤柱其實是一個有寬大包容力的社區。這些條件為推行過渡性社會房屋提供了獨特的社會環境。

前聖公會赤柱小學是香港多個閒置校舍之一。由於選址位於赤柱的中心位置，徒步即可到達兩個巴士總站，多個機構曾經嘗試將空置校舍活化作社區用途。然而，多片相鄰斜坡互不統屬的維修責任，選址亦並無車路直接可達，皆嚴重影響了選址的可用性和建築工程的物料運送，增加了非牟利機構就短期用途為建築物大舉翻新的難度。

儘管如此，校舍仍然有值得改建為過渡性社會房屋的潛力。校舍結構穩固，只需少量翻新及升級設施工程即可改建成過渡性社會房屋。雖然校舍受空間及地形限制只能供應少量單位，但校舍的操場容許設計團隊使用組裝合成建築組件來增加單位供應，以實現項目的規模經濟。

## ACTION PROJECT 2: FORMER SKH STANLEY VILLAGE PRIMARY SCHOOL, 5 CARMEL ROAD, STANLEY

Stanley is not only a world-renowned tourist area of Hong Kong, it is also a township dominated by high-class villa-type residences. Nevertheless, there is a large public housing development located amid the low-rise low-density deluxe houses, indicating that Stanley is indeed an inclusive community. Such situation provides a unique social environment for contemplating TSH in this setting.

The former SKH Stanley Village Primary School is one of the many idle school sites in Hong Kong. As the site is located in the centre of the township and is within walking distance from two bus terminals, various organisations have tried to revive the vacant school site for community uses. However, the fragmented maintenance responsibilities of the adjoining slopes and the lack of direct vehicular access from nearby roads to the school premises have heavily impeded site utilisation and delivery of construction equipment and material. This has made it difficult for NGOs to retrofit the building for short term uses.

Nonetheless, the vacant school site makes an interesting case for TSH. The robust building structure of the Former SKH Stanley Village Primary School implies that TSH can be provided relatively quickly with retrofitting and utilities upgrading works. The limited space and topographic constraints imply that only a small number of units can be produced from the former school building. However, the vacant school playground allows the Design Team to explore using MiC units to increase TSH provision to optimise the economy of scale of the project.

受限於選址的社會和物理環境，本個案的挑戰包括：建築管理、在狹隘的空間運送組裝合成建築組件、優化可供應的過渡性社會房屋數量、因為未符標準的緊急車輛通道帶來的限制、增加當地就業、加強社區凝聚，並透過共用空間促進共融。項目原型有助說明如何將校舍活化再用，透過利用支援設施改造課室為過渡性社會房屋，以及令項目融入鄰近社區的規劃和設計考慮。

設計方案總共能提供47個過渡性社會房屋單位，其中26個是改裝自原有校舍和21個來自操場加建的三層高組裝合成建築結構。

Given its unique social and physical environment, challenges that this case brings forward include construction management and MiC unit delivery within a constricted site, optimum amount of TSH units to be provided, constraints caused by sub-standard emergency vehicular access, local employment opportunities and strengthening community cohesion and social integration through the creation and reconnection of communal spaces. This prototype scheme helps to illustrate the planning and design considerations for adaptive reuse of school buildings by converting the classrooms into TSH units with supporting facilities and how to make this scheme harmonious with the nearby community.

A total of 47 TSH units can be produced in the design scheme, including 26 units from retrofitting the existing school building and 21 units via erecting a 3-storey MiC structure on the playground.

### 行動項目三： 馬灣舊村

馬灣舊村擁有豐富的歷史和文化古蹟以及大量空置的舊村建築物，為活化計劃提供了良好的條件。設計團隊認為，馬灣舊村有潛力發展為一個活躍的現代生活社區，以回應目前的社會需要。

馬灣舊村的規劃歷史複雜，現有的建築結構日漸失修，加上基建不足，令活化計劃充滿挑戰。選址的潛力和挑戰使其成為一項獨特的個案，考驗設計團隊如何憑藉啟發性的願景、綜合總體規劃、古蹟保育，以及務實的工程和社會經濟發展方案，將舊村活化為生機活現的社區。

行動項目三的設計總圖為對此感興趣的團體提供了框架，來重新想像和思考舊村的活化方針。將部分現有構築物活化再用為過渡性社會房屋是關鍵的保育策略。過渡性社會房屋可產生正面價值的土地利用元素，能夠為從活化計劃中創造的社區增加活力。垂直土地利用混合模式被採納為規劃策略，可讓現有地下臨街一層用作商業活動和提供社會服務，而上層則可用作居住單位。下舖上居的模式有利於重構一個可持續的社區。當地持份者的憂慮、歷史文化保育、提升基建及設

### ACTION PROJECT 3: MA WAN OLD VILLAGE

With rich historical and cultural heritage together with the availability of large number of vacant village buildings, Ma Wan Old Village presents good opportunities for revitalisation. The Design Team considers that the Ma Wan Old Village has the potential to become a vibrant community for modern living, which can respond to today's societal need.

Its complex planning history and local context, rapidly deteriorating conditions of the existing building structures and inadequate infrastructure posed compelling challenges. The complex interplay of opportunities and challenges makes this site a unique case for a test on how an inspiring vision, integrated master planning, heritage conservation, pragmatic engineering and socio-economic development solutions may help revitalise an old village into a vibrant community.

The masterplan produced under Action Project 3 provides a framework for interested parties to re-imagine and critically re-think the revitalisation approach for old villages. Adaptive reuse of some of the existing building structures as TSH is a key conservation strategy. TSH is regarded as a land use element that can generate positive value and add vibrancy to a community to be created through revitalisation. Vertical land use mix is adopted as a planning strategy to ensure that shops and social services can be introduced on the ground floor of the existing shop houses and new buildings, while upper floors can be used as living units to create a sustainable community. Multiple factors, including concerns expressed by local stakeholders, historical and cultural preservation, infrastructure and utility upgrades, protection against extreme weather conditions such as

施、防備極端天氣如颱風及洪水、改善交通、提供緊急車輛通道、混合土地利用、提升社區設施、增加當地就業，以及促進社區、環境及經濟的可持續發展等多重因素，在建議容納過渡性社會房屋的活化馬灣舊村方案中已被全面考慮。

透過改裝現有村屋為下舖上居式屋宇的上居樓層大約能提供172個過渡性社會房屋單位。在D區(參考第116至118頁)內建議興建的五至六層高的組裝成構築物也能提供約158個居住單位，這些單位可由將來營運的非牟利機構考慮用作老人宿舍、青年宿舍及/或過渡性社會房屋。

typhoon and flooding, connectivity improvements, provision of emergency vehicular access, mixed land use, enhanced community facilities provision, local employment opportunities and community, environmental and economic sustainability, have been considered holistically in suggesting the TSH-included revitalisation scheme for the Ma Wan Old Village.

It is estimated that about 172 TSH units can be provided on the upper floors by retrofitting existing village buildings as shophouses. An additional 158 living units can be produced from the 5 to 6-storey MiC structure proposed to be erected in Zone D (refer to p.116 - p.118), which could be used as elderly homes, youth hostels and/or TSH, depending on the service targets of the future operating NGOs.

# 3

## 建議及指導原則

JCDISI和跨界別的設計團隊在三個選址的行動項目中探索了如何以更全面的方式促進過渡性社會房屋的供應。我們總結了規劃、設計和實行過渡性社會房屋項目的建議及指導原則，作為供應過渡性社會房屋的參考：

### 建議

1. **確認過渡性社會房屋為另一房屋類型：**在可見的將來，住屋短缺的壓力仍為香港帶來重大挑戰。即使過渡性社會房屋的供應對於整體房屋需求十分有限，過渡性社會房屋仍可舒緩部份房屋需求。過渡性社會房屋可被考慮為公私營房屋之外的另一房屋類型，成為整體房屋政策的一部份。
2. **協助非牟利機構克服技術問題：**推行過渡性社會房屋是一項複雜的過程，在這個過程中包含許多對非牟利機構而言難以克服的技術問題。讓非牟利機構自行解決這些問題，對過渡性社會房屋的供應並無助益。故此，相關部門可考慮主動協助解決這些技術問題，特別是斜坡保養、改善及提供交通和基建設施等。

## Recommendation and Guiding Principles

The Action Projects on the three selected sites have allowed JCDISI and our multi-disciplinary design teams to explore how to expedite TSH delivery in a more holistic manner. The following recommendation and guiding principles for the planning, design and implementation of TSH projects are summarised for consideration in the delivery of TSH:

### Recommendation

1. **Recognise TSH as an Alternative Housing Type:** The pressure of housing shortage will remain a big challenge for Hong Kong for the foreseeable future. Even though the supply of TSH is limited compared with the overall housing demand, there will be a prolonged need for TSH as an essential relief to housing pressure. TSH could be considered as an alternative housing type, on par with private housing and public housing. TSH could become part of the overall housing policy.
2. **Assist the NGOs To Overcome Various Technical Issues:** The implementation of TSH is a complicated process that needs to overcome many technical issues unfamiliar to NGOs. Leaving these issues to be resolved by the NGOs is not conducive to efficient provision of TSH units. Relevant departments could provide assistance in overcoming these issues, particularly on matters related to slope maintenance, vehicular access and infrastructure provision and upgrading.



3. **提升供應過渡性社會房屋的成本效益**：採用組裝合成建築技術，能夠有效提升供應過渡性社會房屋的成本效益。然而，這些效益需視乎：(i) 組裝合成建築組件的標準化取得政府的預先認可；(ii) 為取得認可的組裝合成建築組件提供更多彈性，以適應不同選址的限制及佈局要求；及 (iii) 確保過渡性社會房屋對組裝合成建築組件的需求，以促進有效供應鏈的發展，從而達至規模經濟生產。如相關規管及支援能得以調節及協調，將有助提升供應過渡性社會房屋的成本效益。
4. **資助項目的全面發展及社會服務**：過渡性社會房屋除了能夠供應住屋單位外，更可為基層家庭建立一個得到支援的環境，協助他們建立自立能力，從而有機會打破跨代貧窮的循環。非牟利機構可重組社區聯繫，讓過渡性社會房屋的住戶能夠融入更廣泛的社區。對過渡性社會房屋項目的資助亦可包括社會服務，使過渡性社會房屋的住戶與鄰近及更廣泛的社區都可受惠。
3. **Enhance Cost-effectiveness in TSH Production**: Adoption of the MiC method would help enhance cost-effectiveness in TSH production. However, such benefits can only be realised by (i) achieving standardisation of MiC units with pre-approval by relevant government authorities; (ii) allowing flexibility for pre-approved MiC units to be adaptable to various site constraints and layout requirements; and (iii) providing certainty in the demand of TSH units in order to foster the development of efficient supply chains to enable economies of scale in production. Adjustments to relevant regulations and support mechanism will help to increase the cost effectiveness of TSH delivery.
4. **Funding for a Holistic Development and Social Service Package**: Apart from providing housing accommodations, TSH can also provide a supportive environment to empower underprivileged families to establish their self-reliance capacity, increasing their chance to break away from the poverty cycle. The NGOs could explore the opportunity to re-stitch the urban fabric by connecting TSH residents with the wider community. Funding for TSH projects could also include the cost of social service programmes that are targeted to benefit the TSH residents, the local neighbourhood and the wider community.

5. 為推動過渡性社會房屋供應制定行動計劃：總括而言，制定一個更完善的行動計劃可全面向社會顯示多個過渡性社會房屋項目的進度，讓過渡性社會房屋的供應更有系統和更可預測，展現政府、非牟利機構及其他參與團體的效率、透明度和效能。

5. **Need a Structured Action Programme to Drive TSH Provision:** Generally, coordinating the formulation of a more structured action programme helps to show a comprehensive picture of the progress of various TSH projects. The provision of TSH would thus become more programmable and predictable by demonstrating the efficiency, transparency and effectiveness of concerted efforts made by the government, the NGOs and other contributing parties.

## 規劃及設計過渡性社會房屋項目的指導原則

**1. 功能實用原則：**過渡性社會房屋的主要功能為向基層家庭和人士提供快速、廉宜、適切的居所，解決他們的住屋問題。過渡性社會房屋更可為租戶建立一個得到支援的環境，協助他們建立自立能力，期望可打破跨代貧窮的循環。共用設施如洗衣區、廚房及開放空間不止為提供生活便利而設，更應促進過渡性社會房屋社區的歸屬感。此外，亦應設有多用途室，讓營運項目的非牟利機構可提供支援性社會服務。

**2. 實際可行原則：**首先，在決定發展過渡性社會房屋的選址時，有否可供運用的基建設施，包括交通連繫及公用設施接駁，是主要的考慮因素。然後，現有的建築物能否活化再用，其結構是否完整，以及翻新的難易度，則是決定過渡性社會房屋能否轉為中長期項目的考慮因素。就短期租用的選址而言，使用組裝合成建築技術最為符合建築周期成本效益。過渡性社會房屋項目的建築設計必須合理可行，並符合香港現行的建築規例。簡單平實的設計可提升過渡性社會房屋項目在整個項目周期的運作效率，同時亦易於管理和保養。此外，以下要點也值得考慮：(i) 組裝合成建築組件標準化可實現規模經濟生產；(ii) 具

## Guiding Principles on Planning and Design of TSH Projects

**1. Principle of Functionality:** The primary function of TSH projects is to provide relatively quick, affordable and decent accommodation solution as a relief to the acute housing problem of grass-root families and individuals. It can also provide a supportive environment to enable tenants to establish their self-reliance capacity and break the cycle of poverty. Facilities for shared use such as communal laundrette, communal kitchen and open communal areas should be provided not only to enable convenient daily living but also to foster a sense of belonging to the TSH neighbourhood. Multi-purpose function room would also be an essential feature to enable operating NGOs to run their supportive social services.

**2. Principle of Practicality:** At the outset, the availability of infrastructure including traffic and utilities connections is the key consideration to determine the practicality and suitability of sites for TSH development. For adaptive reuse of existing buildings, structural integrity and ease of retrofitting are key factors when assessing the feasibility for conversion to TSH as a medium to a long-term project. For short-term tenancy sites, MiC may be a pragmatic choice given its life-cycle cost-effectiveness. Building design schemes for TSH projects must be technically sound, implementable and in full compliance with prevailing planning and building regulations of HKSAR. Simple and plain design would enhance the TSH project's operational efficiency, ease of management and maintenance throughout the project cycle. Furthermore, it is worth noting that (i) standardisation of MiC units would enable economies of scale in production; (ii) controlled customisation would allow the flexibility to meet requirements for varied operational missions of different NGOs; (iii) raft foundation usually may support staggering of MiC units up to 4 or 5 storeys, avoiding costly substructure

- 可操作的彈性設計組件則可滿足非牟利機構不同營運用途的要求；(iii) 利用筏式地基可支撐至4 或5層高的組裝合成建築組件，從而免去昂貴的地基工程；及 (iv) 闊度限於2.8米的組裝合成建築組件能夠符合設計彈性，用家便利以及道路限制，在建築地盤內也便於移動。
- 3. 美觀設計原則：**利用設計創新的建築群，加入和諧的配色和綠化元素，可讓過渡性社會房屋項目成為令社區自豪的正面地標，而設計良好的開放空間和園景更能有效提升過渡性社會房屋項目的美感。
- 4. 適切宜居原則：**過渡性社會房屋項目提供的居住空間應符合公共屋邨的標準，即平均每人75平方呎，並設有獨立浴廁、無火煮食的開放式廚房，以及晾衣架。為讓租戶擁有適切宜居的現代家居，需要提供空調、電視、寬頻和無線上網等基本設備。
- 5. 鄰里包容原則：**由於租戶可能包括長者、殘疾人士、孕婦，以及有小孩的家庭，因此團隊建議過渡性社會房屋項目採納年齡友善、家庭友善設計，以及為殘疾人士提供無障礙設施，包括裝設電梯，方便租戶上落。過渡性社會房屋項目的設計亦可鼓勵共享生活模式，讓不同年齡組別的人共同生活。
- works under normal site conditions; and (iv) MiC unit not wider than 2.8m is considered a convenient balance for design flexibility, user convenience, road traffic constraints and manoeuvring within constrictive construction sites.
- 3. Principle of Aesthetics:** Innovative and creative design covering building mass, colour scheme and greening features may enable a TSH project to become a positive icon that the entire community could be proud of. Well-designed open areas with soft landscaping are effective in enhancing the aesthetic quality of a TSH project.
- 4. Principle of Decency:** The living space provision of TSH project could be comparable to the standard for public rental housing, i.e. 75 sq. ft. /person on average. Units featuring bathroom, kitchenette for no open flame cooking and cloth-drying rigs could be designed. Enabling a decent and modern living for tenants, basic necessities like air-conditioning, TV, broadband connection, and Wi-Fi need to be provided.
- 5. Principle of Inclusive Neighbourhood:** Since the tenants are likely to include elderlies, disabled persons, pregnant women and families with children, a TSH project is suggested to be age-friendly, family-friendly and with barrier-free design for people with disabilities. Provision of lift is preferred to enable convenient vertical accessibility for tenants. A TSH project may also encourage co-living across different age cohorts.

**6. 社區共融原則：**過渡性社會房屋提供一個良好的機會，來重組社區聯繫、促進社會融合。過渡性社會房屋項目不應被發展為封閉的鄰里小區，應將其視為一個服務更廣泛社區的機會。在尊重租戶的私隱和安全的同時，過渡性社會房屋項目亦應設有具地方營造元素的公共空間及設施，與社區共享資源，例如提供社會服務、公眾休憩用地、共享工作間、周末市集、市區農圃等。這樣不但令過渡性社會房屋項目更易為所在社區接受，亦可促進社區共融，甚至透過發展本土經濟，創造就業。

**7. 凝匯努力原則：**過渡性社會房屋項目的規劃、設計、實施及運作需要跨界別具不同專業背景的專家共同參與，例如社會工作、社會設計、城市規劃、建築、工程及測量、物業管理等。組裝合成建築的專門承建商在早期設計過程中應發揮積極作用，以充分優化生產效率，並實現預期的時間--品質--成本效益。倘若在項目開展以至在整個項目周期期間，都能夠得到專業人士的共同參與和支持，對於營運項目的非牟利機構必定事半功倍。

**6. Principle of Community Integration:** TSH projects have huge potential to re-stitch the urban fabric and facilitate community building. A TSH project should not be developed as a gated neighbourhood, it should be taken as an opportunity to meet some of the identified needs of the wider community. Whilst duly respecting the privacy and sense of security of its tenants, a TSH project should include communal spaces and facilities with placemaking elements that can be shared by the community, e.g. social services, public open spaces, co-working spaces, weekend market, community farm, etc. Not only this would make a TSH project more acceptable to the community where it is located, it may also benefit its tenants by fostering social integration and perhaps even creating jobs by helping to grow the local economy.

**7. Principle of Cohesive Effort:** The planning, design, implementation and operation of a TSH project require multi-disciplinary efforts and expertise from various professions, such as social work, social design, town planning, architecture, engineering and surveying, estate management, etc. The MiC specialist contractors shall also play a pro-active role in the early design process in order to fully optimise manufacturing efficiency and deliver the expected time-quality-cost benefits. It would be very helpful and useful to the NGO responsible for operating the TSH project if professional input and support could be pulled together at the outset and continued throughout the whole cycle of the project.

8. **可持續原則**：以可持續原則設計及營運過渡性社會房屋項目有助樹立正面形象，使項目成為在香港推行可持續發展的榜樣。例如，透過復修具歷史價值的建築物、採納綠色設計、提供可產生再生能源的設施、雨水收集重用、以被動設計減輕環境問題、推行水平綠化及垂直綠化，以及透過為租戶賦權來強化社會資本。
9. **彈性設計原則**：在過渡性社會房屋項目上，並無適用於任何情況的單一設計方案。除了提供住屋外，過渡性社會房屋的設計應具彈性，以迎合及回應不同家庭住戶和租戶組合的需要、選址不同的物理環境以及社區的社會環境，營運的非牟利機構向租戶提供服務和配套設施的需要。
10. **可重置原則**：過渡性社會房屋往往只佔用地盤用作永久發展前的臨時時段。倘若過渡性社會房屋的設計和建築可重置到其他地點，使其組件能夠再度利用，則可大幅提升其成本效益，同時更可保護環境。仔細考慮採用的建築材料，例如鋼材和混凝土以及建築結構也可以減少重整地盤的費用。
8. **Principle of Sustainability**: Designing and operating a TSH project with the principle of sustainability in mind would help develop a positive image, making it a showcase to demonstrate Hong Kong's efforts in pursuing sustainable development. This may be achieved, for example, through restoration of degrading buildings with historical interest, adoption of green building design, provision of facilities for generating renewable energy and rainwater harvesting, adoption of passive design to mitigate environmental issues, exploring opportunities for horizontal and vertical greening, and enriching social capital through tenant empowerment.
9. **Principle of Flexibility**: There is no "one-scheme-fits-all" design solution to TSH projects. Apart from meeting housing demand, the design of a TSH project should be flexible to accommodate and respond to different household sizes and tenant mix, the specific physical environment of the site, the social environment of the community, and the objectives of the operating NGO in providing required services and ancillary facilities for the tenants.
10. **Principle of Relocatability**: A TSH project tends only to occupy a site temporarily before the site is used for permanent development. If the design and building of the TSH units would enable their relocation to another site, this would greatly enhance the cost-effectiveness and environmental friendliness of TSH projects as their parts and units would be re-used. Careful consideration of building materials to be used, eg. steel and concrete, and the building structure may also reduce the cost of site reinstatement.



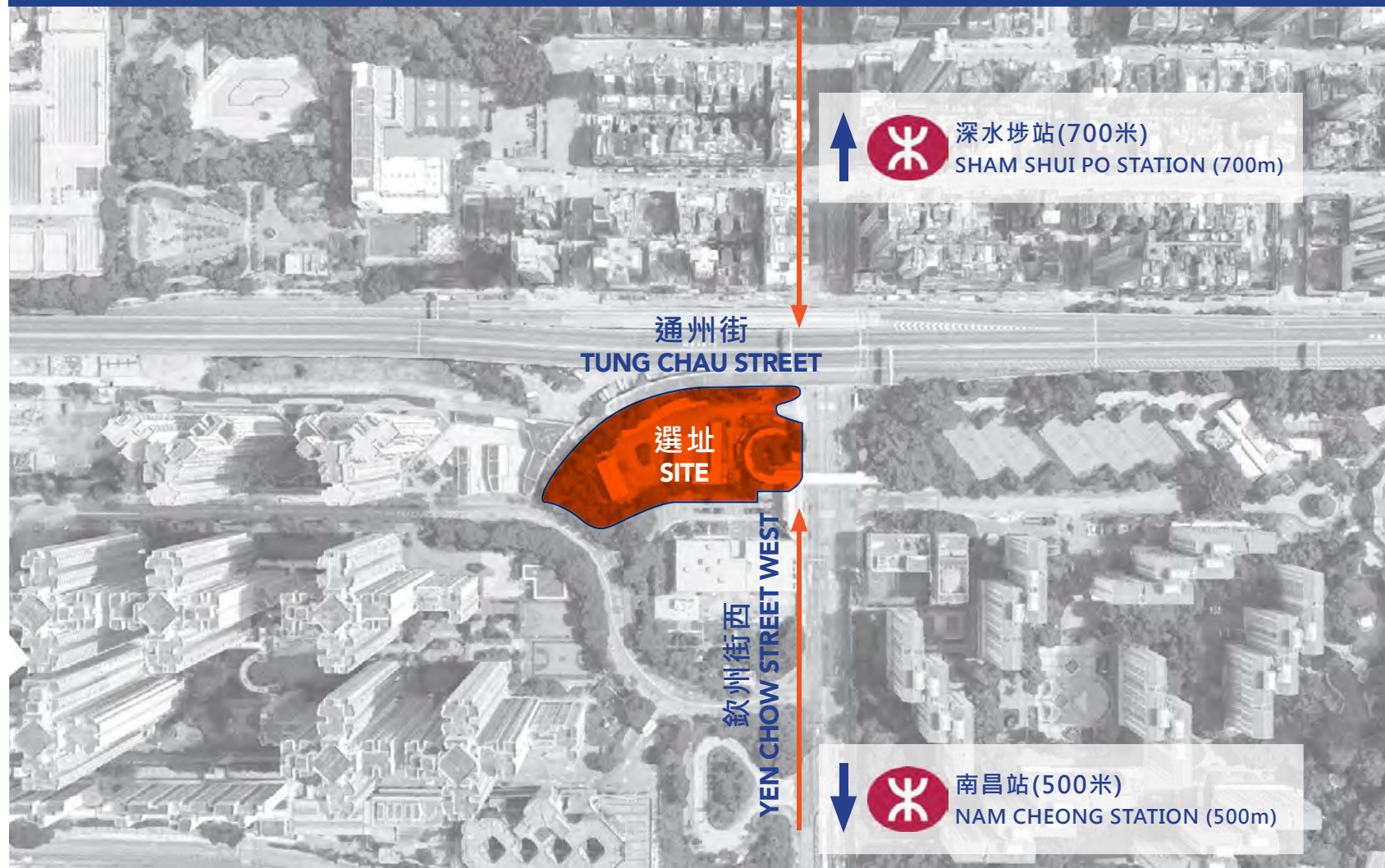
深水埗通州街及欽州街西交界用地  
SITE AT INTERSECTION OF TUNG  
CHAU STREET AND YEN CHOW  
STREET WEST, SHAM SHUI PO

社創行動項目夥伴 Partners for Action Project



# 選址背景 SITE CONTEXT

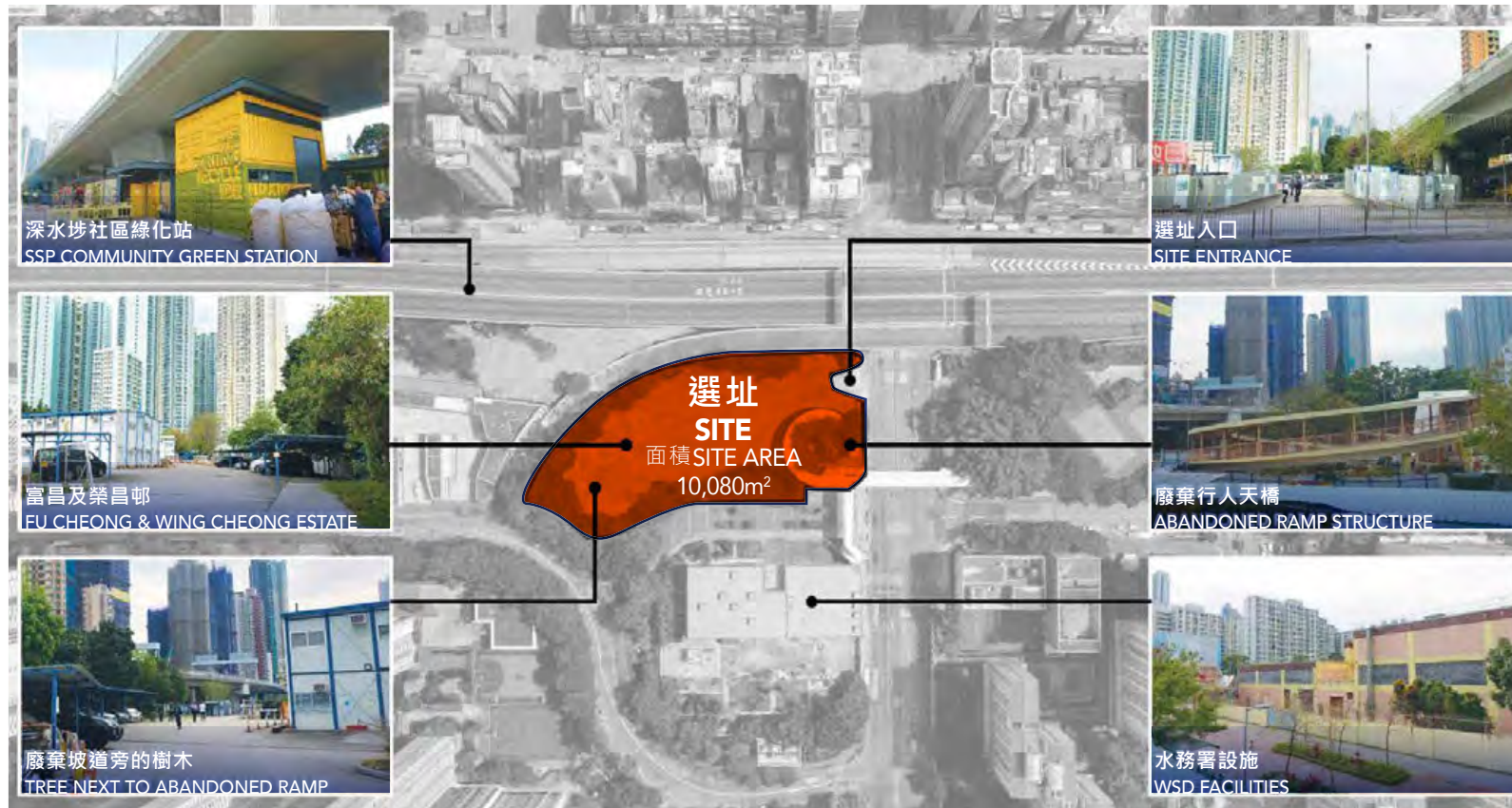
深水埗通州街及欽州街西交界  
Intersection of Tung Chau Street and Yen Chow Street West,  
Sham Shui Po



項目選址位於通州街及欽州街西交界，北面鄰近西九龍走廊，與深水埗站和南昌站距離10分鐘路程。

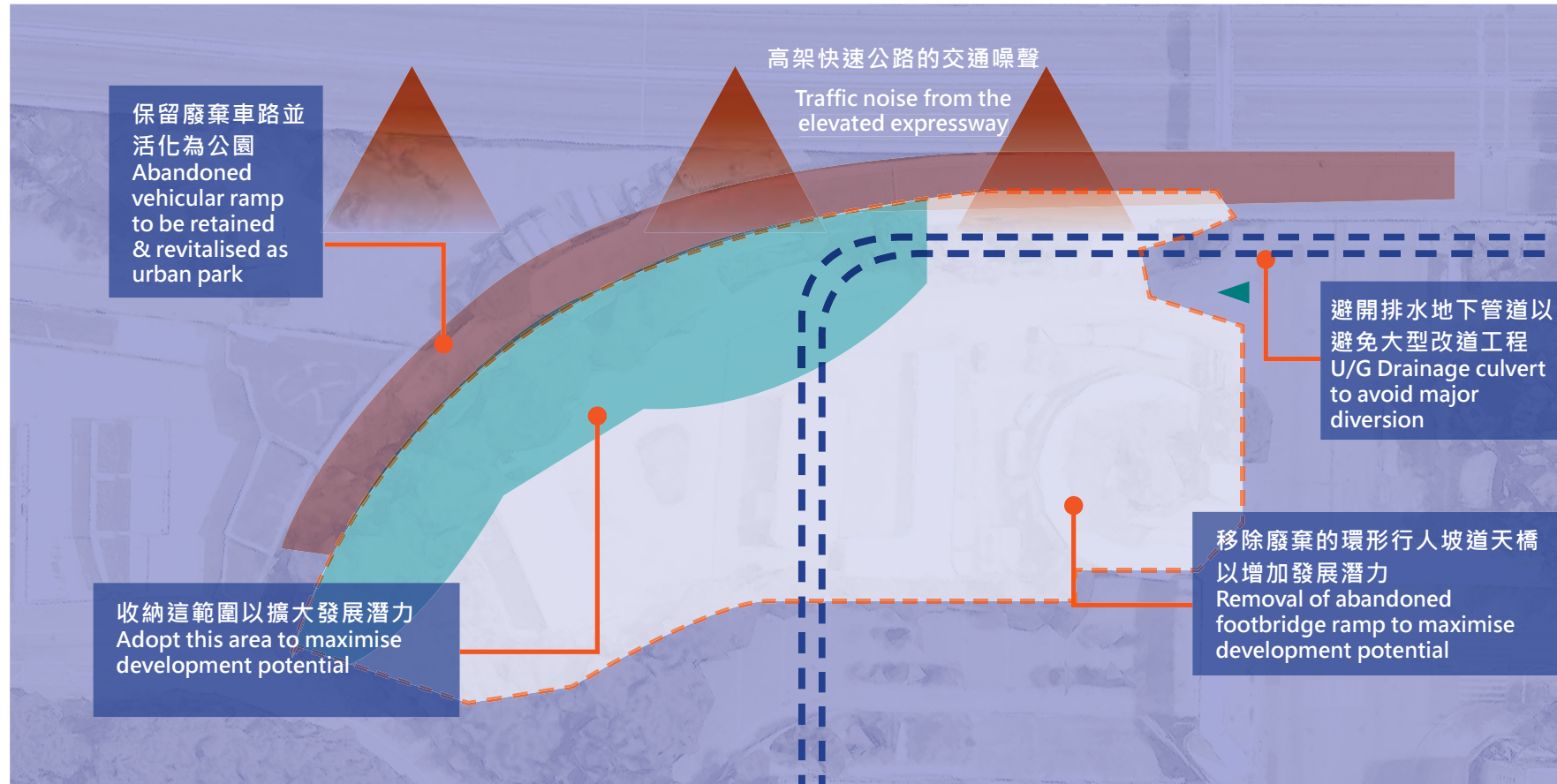
The project site is at the intersection of Tung Chau Street and Yen Chow Street West, with the West Kowloon Corridor to its immediate north. Both the Sham Shui Po and Nam Cheong MTR stations are within 10 minutes' walk.





根據《城市規劃條例》第9(1)(a)條於2014年10月3日刊憲的西南九龍分區計劃大綱核准圖No.S/K20/30中，選址的大部份土地被劃為公共空間。而選址北面另一幅較小的地塊，則在西南九龍分區計劃大綱核准圖及根據《城市規劃條例》第9(1)(a)條於2016年12月16日刊憲的長沙灣分區計劃大綱核准圖No.S/K5/37中，被劃為道路。

The majority of the site is zoned as Open Space (O) in the Approved South West Kowloon Outline Zoning Plan (OZP) No.S/K20/30 gazetted under section 9(1)(a) of Town Planning Ordinance (TPO) on 03/10/2014. Another small portion of the site, to the north, is zoned as Road in both Approved South West Kowloon OZP and the Approved Cheung Sha Wan OZP No.S/K5/37 gazetted under section 9(1)(a) of TPO on 16/12/2016.



西九龍走廊的交通噪音以及排水地下管道是影響建議設計中結構佈局的兩個區位因素。建議設計旨在善用附近的已有基建，包括移除廢棄行人天橋的環形坡道以增加選址的發展潛力，並將廢棄車路活化為社區公園。

The traffic noise from the West Kowloon Corridor and the underground drainage culvert are two locational factors that influenced the structural layout in the proposed design. The proposed design also aimed to make use of the existing infrastructure nearby, including removal of the circular ramp structure of the closed pedestrian footbridge to increase the development potential of the site and transforming an unused vehicular ramp into a community park.

# 諮詢總結

## CONSULTATION SUMMARY



# 持份者諮詢

## STAKEHOLDER CONSULTATION

日期 DATE :  
2019/03/15

時間 TIME :  
7:00 – 9:00pm

地點 VENUE :  
香港理工大學賽馬會創新樓12樓  
12/F, Jockey Club Innovation  
Tower, The Hong Kong Polytechnic  
University

主辦單位 ORGANISER :  
賽馬會社會創新設計院及  
呂元祥建築師事務所  
Jockey Club Design Institute for  
Social Innovation (JCDISI) and  
Ronald Lu & Partners (RLP)

參加者 ATTENDEES :  
專業人士、非牟利機構和共創工作坊成員  
Professionals, NGOs, co-creation  
team members

### 整體意見

諮詢會上討論了過渡性社會房屋的多個建議佈局，而主要的討論則聚焦在挑選合適的住戶，以及如何避免過渡性社會房屋的負面形象。根據深水埗區議會和當地社區的意見，普遍均認為在深水埗區推行過渡性社會房屋有迫切性，並一致表示支持。此外，深水埗項目會考慮到的因素亦包括生活質素、交通噪音影響、提供開放空間、改善負面形象、住戶及社區支援等。

### 意見分項

#### 1. 結構及設計

儘管建議佈局已盡量減低來自西九龍走廊的噪音，仍可能需要安裝減音窗或隔音屏以進一步減輕交通噪音的影響。每座建築均建議安裝升降機，安裝費用將計入開發成本中。項目所提供的室內和室外的互動空間應根據單位數目作出適當平衡。

### OVERALL OPINION

Throughout the Sham Shui Po Transitional Social Housing (TSH) stakeholder consultation, alternative layout of the TSH structure were considered. The main discussion was focused on the selection of suitable residents and destigmatising TSH. There was an overall support and a sense of urgency for TSH to be implemented in the Sham Shui Po district among the existing communities, as reflected by the views of the Sham Shui Po District Council. Considerations on living quality, impact of traffic noise, provision of open space, privacy, reducing the stigma, resident and community support were aspects of the Sham Shui Po scheme that were brought to attention.

### OPINIONS BY CATEGORIES

#### 1. Structural and Design

While the proposed layout would aim to minimise traffic noise from the West Kowloon Corridor, acoustic windows or noise reducing barriers might also be needed to further mitigate traffic noise impact. Elevators would need to be provided for each block and this would add to the development cost. The provision of indoor and outdoor interaction space should be carefully balanced with the provision of numbers of units.

## 2. 住戶組合

該區的無家者(約200人)被視為一個較為嚴重的問題。諮詢會上亦有討論到項目中單身單位及家庭單位的比例。參加者普遍同意交由未來的非牟利機構營運者決定合適的比例。

## 3. 社會及社區影響

參加者認為，透過整合社區服務，以支援住戶過渡到穩定的生活及就業條件，是一個非常重要的環節。對過渡性社會房屋的標籤和負面形象也是另一個值得關注的問題。參加者亦同意，過渡性社會房屋會除了幫助住戶外，亦可為該區增值。此外，採用富有藝術或美學性的建築設計，亦有助改善過渡性社會房屋的形象。

## 4. 住戶就業問題

倘若過渡性社會房屋住戶能夠在該區就業，他們就可省下交通費用。透過支援社區，住戶亦可獲得自信，擴闊屬於自己的安舒區。這也是一種促進精神健康的正面方法，幫助未來住戶建立信心及能力，面對困難。

## 2. Resident Mix

Homeless people were regarded as a severe problem in the area (around 200). There was discussion on the proportion of singleton units and family units in the project. It was generally agreed that an appropriate balance should be decided by the future operating NGO.

## 3. Social and Community Impact

It was considered important to integrate community service to support the residents to transition into a stable living and employment condition. Labelling and stereotyping were also regarded as a matter worthy of attention. It was generally agreed that the TSH should bring value beyond its residents and to the district. Adopting a reasonably artistic or aesthetically pleasing building design will also help.

## 4. Issue of Residents Employment

Local employment for the TSH residents could lower the transportation cost. Providing support to the community would also help TSH residents gain confidence and capacity, and broaden their own comfort zone. This would also become a means of promoting positive mental wellbeing to help the future residents build confidence in dealing with difficulties.

# 公眾諮詢 PUBLIC CONSULTATION

日期 DATE :  
2019/04/14

時間 TIME :  
2:00 – 5:00pm

地點 VENUE :  
九龍保安道373號港青西九龍耀信發展學習中心禮堂A  
Hall A, YMCA of Hong Kong  
Beacon Centre Lifelong Learning  
Institute, 373 Po On Road, Kowloon

主辦單位 ORGANISER :  
賽馬會社會創新設計院及呂元祥建築師事務所  
Jockey Club Design Institute for  
Social Innovation (JCDISI) and  
Ronald Lu & Partners (RLP)

參加者 ATTENDEES :  
非牟利機構、當地居民、當地持份者、  
當地社區團體和共創工作坊成員  
NGOs, local residents, local  
stakeholders and local community  
groups, co-creation team members

## 整體意見

出席會議的當區居民和非牟利機構對選址用作過渡性社會房屋表示非常支持。討論集中於如何修改計劃建議，以滿足未來住戶的日常需要。參加者提出建議計劃設計中與預期生活質素直接相關的問題，如單位面積、公共空間、私隱、交通噪音和洗衣區等。非牟利機構代表亦分享了過渡性社會房屋可如何為其住戶及深水埗區帶來正面的社會影響。

## 意見分項

### 1. 結構及設計

項目的建議佈局能夠增加單位供應，並可透過改變窗戶的方向以提高私隱度。由於預期該區對過渡性社會房屋的需求較高，非牟利機構和社區成員均表示希望能夠在選址興建更多單位。

## OVERALL OPINION

The local residents and NGOs attended the meeting showed strong support for using the site for TSH development. The discussion centred on how the proposed scheme could be refined to meet the daily needs of future residents. Questions directly relating to the expected living quality of the proposed design scheme were raised, such as unit size, provision of public space, privacy, traffic noise, laundry areas, etc. NGO representatives shared ideas on how the TSH scheme could offer more positive social impact to its residents and the Sham Shui Po community.

## OPINIONS BY CATEGORIES

### 1. Structural and Design

The alternative layout that could increase unit provision and provide more privacy by changing the orientation of windows was generally preferred. With the expected high demand for TSH in the area, both NGOs and members of the community favoured building more units.

## 2. 擬建地下停車場

運輸署建議在地盤範圍內興建一個建於平台之下的地下停車場。如建議落實，停車場將會佔去選址大面積的可用空間，並對單位數目及佈局設計造成重大影響。參與人士對此表達了強烈的關注。

## 3. 公用設施及無障礙設施

由於住戶組合尚待非牟利機構營運者決定，可能有需要安裝方便輪椅和長者使用的無障礙設施。若目標住戶為年青人，則建議興建公用浴室，盡量擴大每個單位的居住空間。出席會議的家庭主婦表示安裝在窗外的晾衣杆和獨立浴室都是生活的必需品；而共享廚房則比較容易接受，但需要安裝足夠的煮食爐，以避免衝突。

## 4. 組裝合成建築法組件規格

社區成員和建築系學生對於項目將以「組裝合成建築法」建成均表示興趣，並問及組件的實際居住尺寸和可重用性。

## 2. Proposed Underground Carpark

An underground carpark with an above ground podium/platform had been proposed by the Transport Department. If implemented, it would take up a significant amount of the available space on the site, causing significant impact on the provision of TSH units and the layout design. Participants had serious concerns on the impact caused by this carpark proposal.

## 3. Facilities and Accessibility

Depending on the residential mix to be determined by the NGO operator, wheelchair and elderly accessibility would be important. If youths would be the intended residents, communal washrooms were proposed to maximise living area in each modular unit. Housewives that attended the meeting opined that hangers to hang clothes outside window and individual bathrooms were important living amenities to have, while shared kitchen would be acceptable if there are given enough stoves to avoid any potential conflicts.

## 4. MiC Units Specifications

Knowing that the project would use MiC construction methods, members of the community and architecture students attending the consultation were interested in the actual living size and reusability of the MiC units.

### 5. 開放及共用空間

在討論過程中，參加者普遍關注如何善用項目的開放及共用空間，以滿足住戶和社區的需要；包括開設超級市場、街市和售賣日用品的商店。參加者對於將開放空間用作閒聊或予兒童玩耍和做家課的地方反應正面。

### 6. 支援服務

有意見表示，應清晰界定公共及私人地方、使用屋宇管理服務以提升未來住戶的安全感，並不時舉行活動以增強社會凝聚力。另外，也可為兒童提供補習和學習服務，以及為長者住戶提供復康服務和設施。

### 5. Open Space and Communal Area

Over the course of discussion, there were common concerns on the use of the open space and communal area that would best fit the needs of the residents and community. There were views that supermarkets, wet markets, and shops for daily necessities would be needed. Consultation attendees also responded positively to open space for bonding and children to play or do homework.

### 6. Supportive Services

There were views that a clear demarcation of public and private area would be necessary to enhance the sense of security of the future residents. Estate management service was considered essential. Tutoring and learning services for the children are welcome. Events and activities promoting social cohesion was considered important. The provision of rehabilitation services and facilities would also benefit the elderly residents.



# 設計方案 DESIGN SCHEME



# 設計方案 DESIGN SCHEME

## 受限制下的計劃建議 (配合停車場方案) Proposed Scheme (Option With Carpark)

有建議認為應在選址中興建地下停車場，但這將會大幅度影響建議設計的可行性。為此，團隊就興建地下停車場的建議作出評估。經考慮交通噪音、生活質素、住宅單位、開放空間及其他已有基建等多項因素後，沒有地下停車場的方案明顯較佳，因此團隊沒有再就地下停車場作詳細跟進。

It is noted that an underground carpark has been proposed on the site and will heavily affect the feasibility of the proposed design. An option with the proposed underground carpark had been worked out for evaluation. After weighing the various factors, such as traffic noise, living quality, living unit and open space provision and other existing infrastructure, this option was considered obviously inferior when compared to the option without the underground carpark, and thus was not adopted for detailed work.





### 善用選址的計劃建議 (推薦方案)

#### Proposed Scheme (Recommended Option)

推薦方案中，所提供的開放空間可當作居民和鄰近地區的「社區大道」，從而增強社區凝聚力。此外，開放空間也可作為促進地區活動和本地就業的場所。

In the recommended scheme, the open space provided can function as a "social boulevard" for the residents and the surrounding community as a means of enabling community cohesion. It can also serve as a venue for local events and local employment.

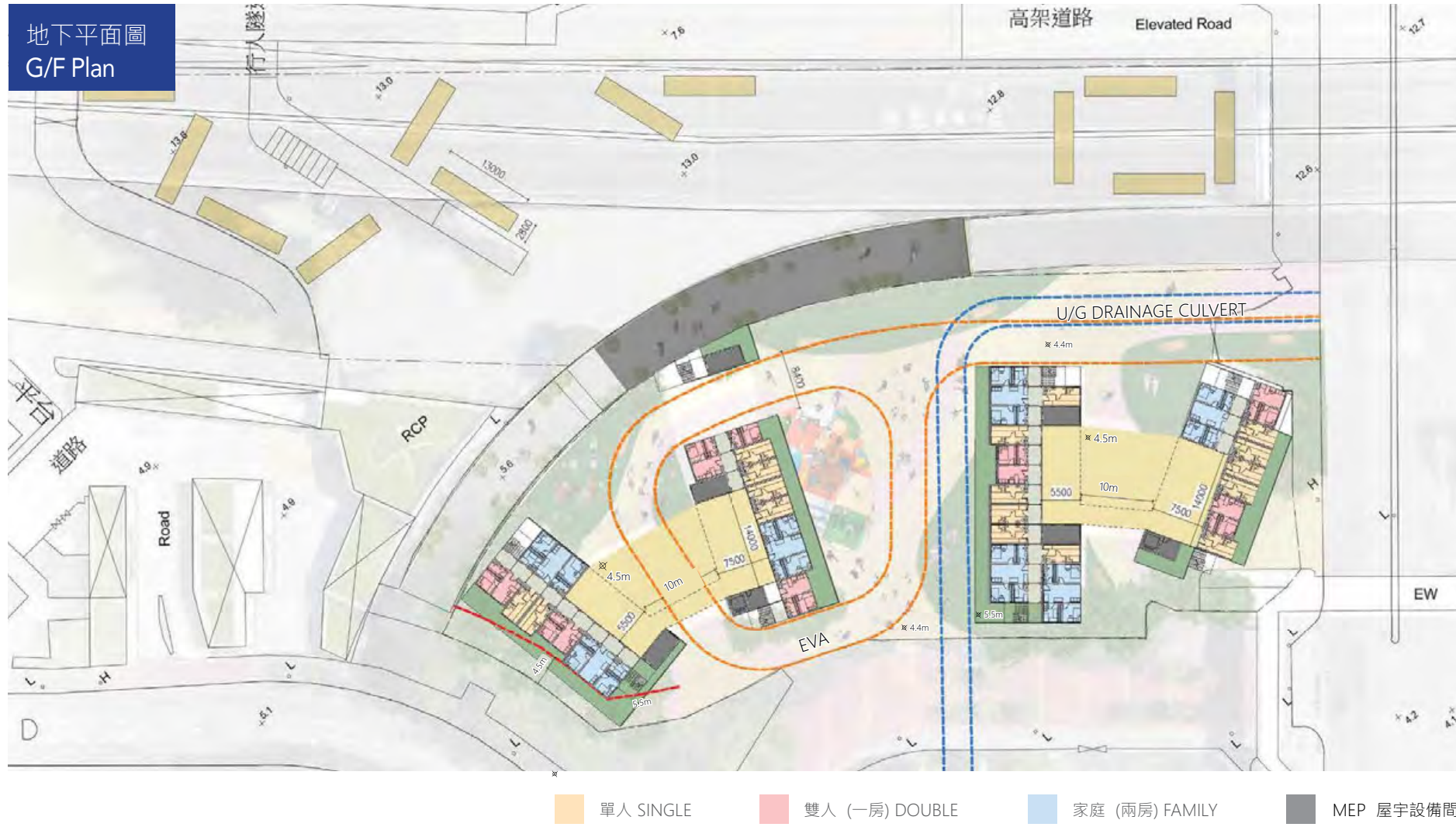


## 整體佈局設計 Master Layout Plan

位於中央的社區大道可作為整個社區的活動空間，更是串連選址四周多項社區設施的通道。社區大道的設計有助全面地提升過渡性社會房屋住戶和整體社區的生活質素。

The Social Boulevard in the middle serves as an event space and a thoroughfare for the entire community to access the various community facilities around the site. This would enhance the overall living quality of the TSH residents and the whole neighbourhood.





四座過渡性社會房屋構築物的坐向乃根據不同的地盤及環境限制而定，包括排水地下管道、緊急車輛通道以及西九龍走廊的交通噪音。

The four TSH blocks are orientated in direct response to the different site and environmental constraints such as the underground drainage culvert, inclusion of EVA and reduce exposure to the traffic noise from the West Kowloon Corridor.

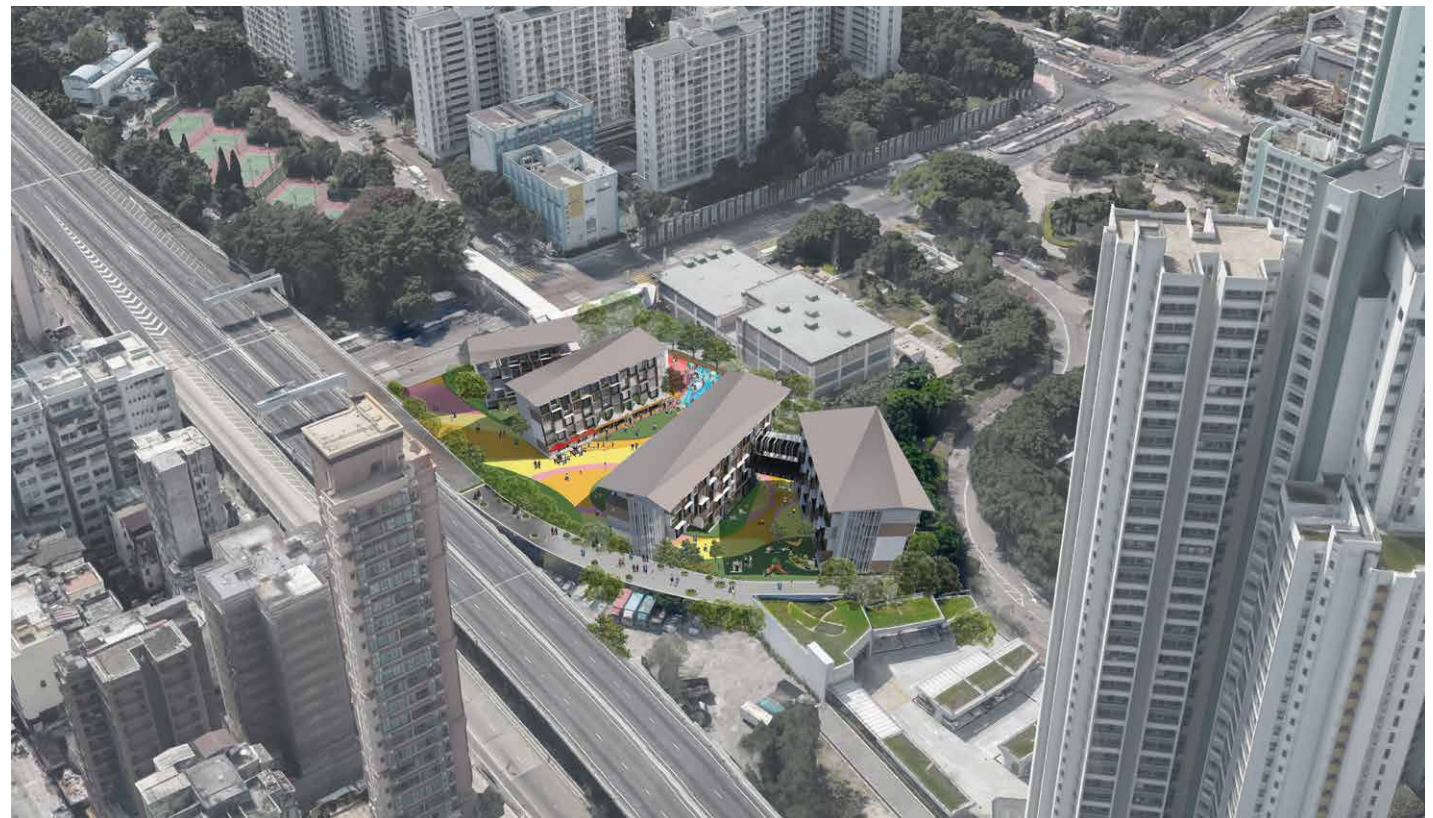
配置圖  
Typical Plan (1/F - 4/F)



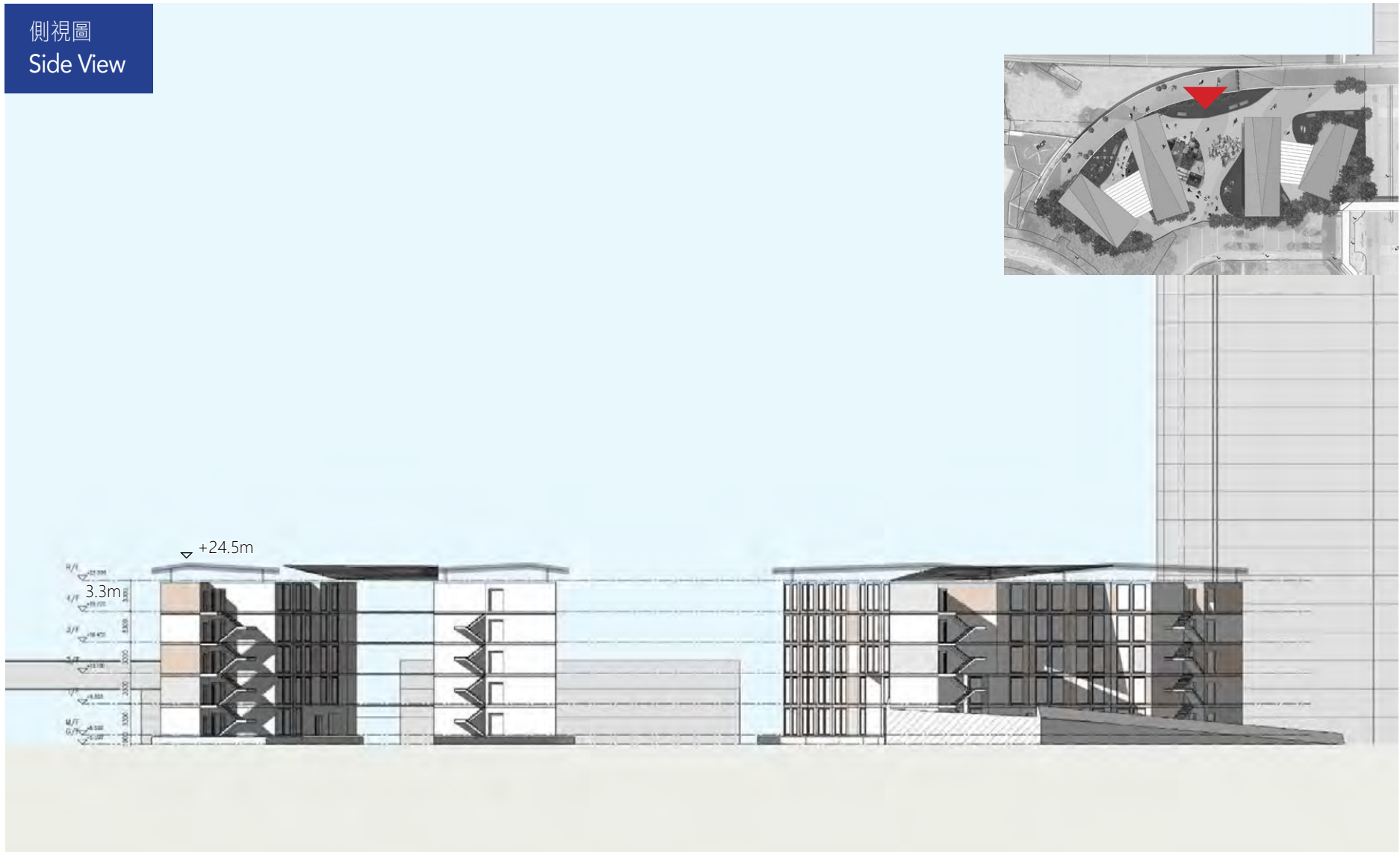
- 單人 SINGLE
- 雙人 (一房) DOUBLE
- 家庭 (兩房) FAMILY
- MEP 屋宇設備間

推薦方案著重將美觀的建築融入四周的環境，使選址能夠成為一項美化社區的地標，從而改善過渡性社會房屋的形象。此外，將廢棄車路活化為高架公園亦對交通噪音有緩沖作用。

The recommended scheme placed strong emphasis on pleasing, well-integrated architecture and becoming a pleasant landmark in the neighbourhood. This works towards removing the stigma of TSH. It also activates the idle vehicular ramp as an elevated park which contributes to mitigating the traffic noise.



側視圖  
Side View

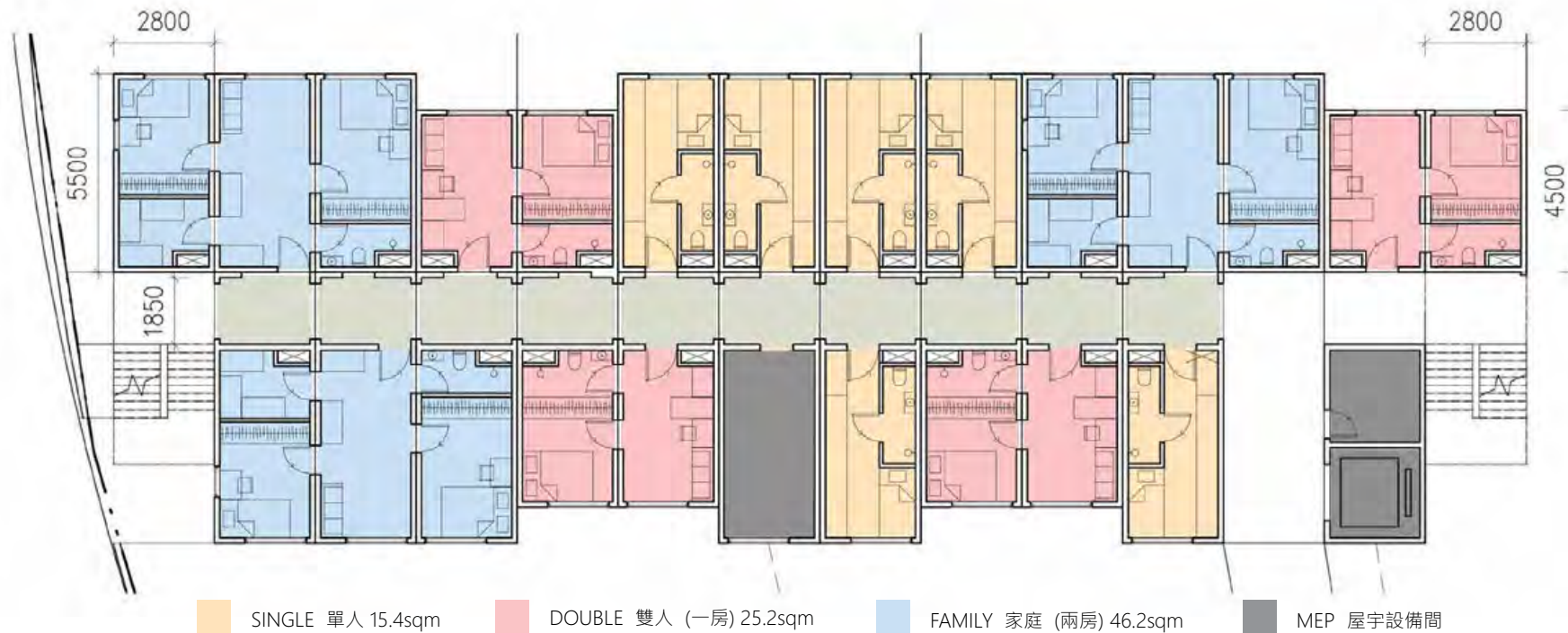




單位尺寸及佈局  
Unit Dimensions and Layout

平面圖及數據只作概念展示用途。  
Plans and figures are provided for concept illustration only.

數目 No. of	Without Underground Carpark (Recommended Option) 不配合停車場 (推薦方案)				選址範圍 Site Area 10,080m <sup>2</sup>	配合停車場方案 Scheme with Underground Carpark 選址範圍不包括停車場範圍 Carpark site excluded in the site area				選址範圍 Site Area 9,180m <sup>2</sup>
	每層單位 Units per floor	單人單位 Single units	雙人單位 Double units	家庭單位 Family units		總面積 GFA	每層單位 Units per floor	單人單位 Single units	雙人單位 Double units	
4/F	46	27	12	7	1,650m <sup>2</sup>	28	15	8	5	1,000m <sup>2</sup>
3/F	46	27	12	7	1,650m <sup>2</sup>	28	15	8	5	1,000m <sup>2</sup>
2/F	46	27	12	7	1,650m <sup>2</sup>	28	15	8	5	1,000m <sup>2</sup>
1/F	43	26	11	6	1,650m <sup>2</sup>	28	15	8	5	1,000m <sup>2</sup>
G/F	32	13	13 (including 6 BFA* units)	6	1,900m <sup>2</sup>	17	6	6 (including 4 BFA units)	5	1,200m <sup>2</sup>
總數 Total	213	120	60	33	8,500m <sup>2</sup>	129	66	38	25	5,200m <sup>2</sup>



\* BFA: 無障礙通道 Barrier Free Access

剖視圖  
Section View

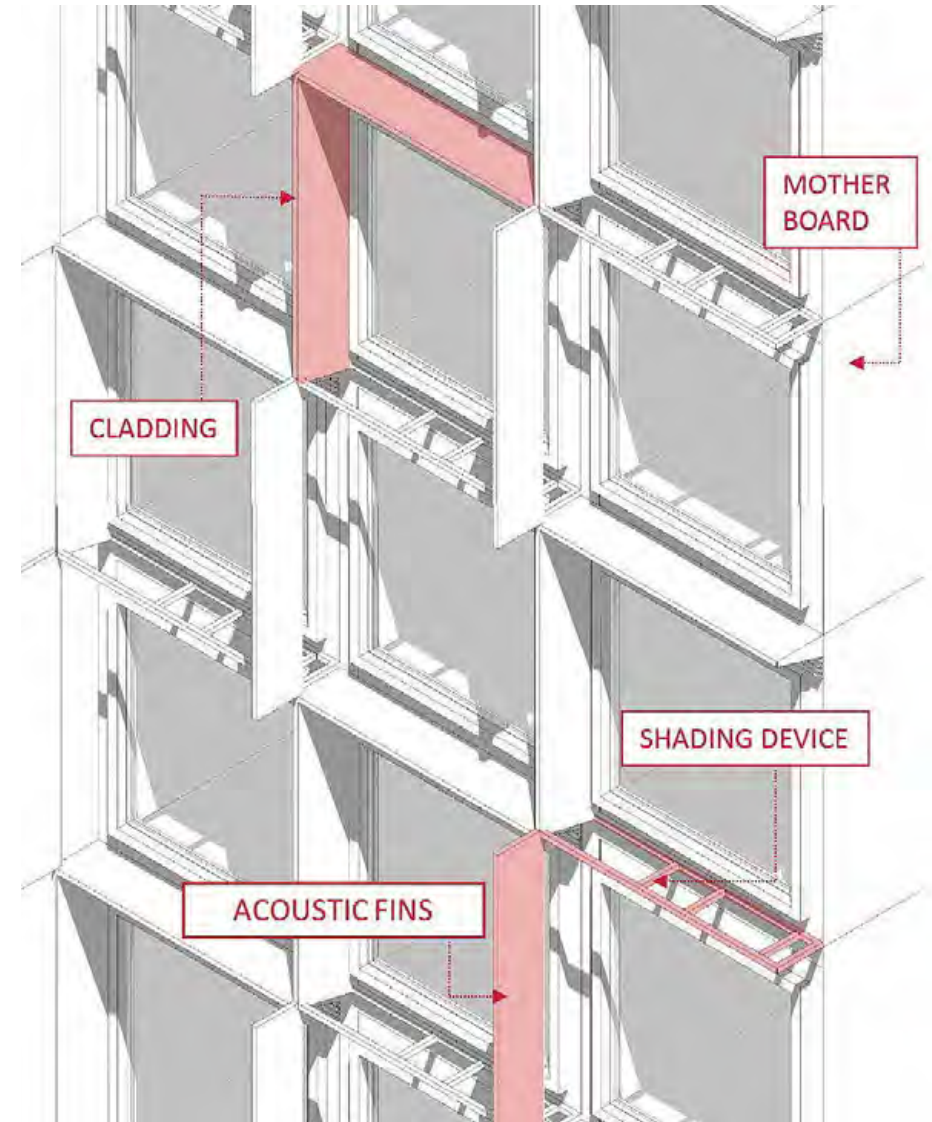
社區 COMMUNAL 住宅 RESIDENTIAL



梁水步通州街及欽州街西交界  
Intersection of Tung Chau Street and Yen Chow Street West, Sham Shui Po

### 具特色及彈性的創意設計: 勘入式隔音板及遮陽裝置

Innovative Design with Identity and Flexibility: Adaptive Plug-in Acoustic & Shading Devices



### 社區大道用途: 週末市集

#### Social Boulevard Function: Weekend Market

建築物之間的地面開放公共空間可以按不同時間及需要，營造為具有地區特色的周末市集。

The open communal area on the G/F between buildings may be used with flexibility and according to different needs to create a vibrant weekend market of distinct character.



### 社區大道用途: 社區工作坊 Social Boulevard Function: Community Workshop

這些空間也可用作聯繫社區及建立居民鄰舍關係的社區工作坊。

Alternatively, the area may be used for community building and neighbourhood events, such as community workshops for various needs of residents.



# 附件 APPENDIX: SPECIFICATION



報告的這部分只以英文顯示，並不提供中文翻譯。  
*This part of the report only shows in English. Chinese translation is not provided.*

### Reference Guide for MiC (Modular Integrated Construction) Modules

Total Number of MiC Modules	210-355*	
Number of MiC Module Types	12	
Number of MiC Modules per Unit Type	50-60*	
Module Size (Overseas)	30m <sup>2</sup>	2.5-2.7m x 11-12m
Module Size (HK)	22-23m <sup>2</sup>	2.5-2.8m x 8-9m
Module Width - Logistic/ Application Challenge	2.5m	Always permitted
	2.8m	Reasonable for SSP
	>2.8m	Challenging for SSP
Building Height with Raft Foundation	4 - 5 Storey	SSP

\*Depending on the scheme

### Construction Cost Estimate

Based on this proposed design with shallow footing, basic interior fitout and facade design, the cost would be around HKD25,000 - 30,000 per m<sup>2</sup> Construction Floor Area (CFA).

CFA of Sham Shui Po Action Project = ~8500m<sup>2</sup>

Estimated cost = HKD212,500,000 - 255,000,000 (External works and landscape are not included)

*Considering that the proposed design may exceed 15m, reducing the site coverage and increasing plot ratio have to be observed.*

## Statutory Requirements

<b>Buildings Ordinance</b>	
<b>Site Area</b>	About 10,080 m <sup>2</sup>
<b>Class of Site</b>	A
<b>Use</b>	Residential
<b>Site Coverage</b>	<ul style="list-style-type: none"> <li>- 66.6%, for height of building not exceeding 15m</li> <li>- 60%, for height of building over 15m but not exceeding 18m</li> <li>- 56%, for height of building over 18m but not exceeding 21m</li> </ul>
<b>Plot Ratio</b>	<ul style="list-style-type: none"> <li>- 3.3, for height of building not exceeding 15m</li> <li>- 3.6, for height of building over 15m but not exceeding 18m</li> <li>- 3.9, for height of building over 18m but not exceeding 21m</li> </ul>
<b>Outline Zoning Plan</b>	
<b>Zoning</b>	<ul style="list-style-type: none"> <li>- Portion near West Kowloon Corridor is "Road" Zone</li> <li>- Remaining portion is "O" Zone</li> </ul>

## Statutory Requirements

<b>Statutory Requirements</b>	<b>3-Storey Residential Building</b>	<b>4-Storey Residential Building</b>	<b>5-Storey Residential Building</b>
<b>Use Classification</b>	- Residential - Flats	- Residential - Flats	- Residential - Flats
<b>Means of Escape</b>	<p><b>Required Staircase</b></p> <ul style="list-style-type: none"> <li>- Minimum two required staircases</li> <li>- Protected lobby to staircase not required if the highest floor is not more than 20m above ground level</li> </ul> <p><b>Deadend travel distance</b></p> <ul style="list-style-type: none"> <li>- 24m from any points within a flat to the exit door of that flat</li> <li>- 15m from the flat exit door to the required staircase or to a point which 2 or more exits is available</li> </ul> <p><b>Maximum travel distance</b></p> <ul style="list-style-type: none"> <li>- 24m for internal corridor approach</li> <li>- 45m for balcony corridor approach</li> </ul>	<p><b>Required Staircase</b></p> <ul style="list-style-type: none"> <li>- Minimum two required staircases</li> <li>- Protected lobby to staircase not required if the highest floor is not more than 20m above ground level</li> </ul> <p><b>Deadend travel distance</b></p> <ul style="list-style-type: none"> <li>- 24m from any points within a flat to the exit door of that flat</li> <li>- 15m from the flat exit door to the required staircase or to a point which 2 or more exits is available</li> </ul> <p><b>Maximum travel distance</b></p> <ul style="list-style-type: none"> <li>- 24m for internal corridor approach</li> <li>- 45m for balcony corridor approach</li> </ul>	<p><b>Required Staircase</b></p> <ul style="list-style-type: none"> <li>- Minimum two required staircases</li> <li>- Protected lobby to staircase not required if the highest floor is not more than 20m above ground level</li> </ul> <p><b>Deadend travel distance</b></p> <ul style="list-style-type: none"> <li>- 24m from any points within a flat to the exit door of that flat</li> <li>- 15m from the flat exit door to the required staircase or to a point which 2 or more exits is available</li> </ul> <p><b>Maximum travel distance</b></p> <ul style="list-style-type: none"> <li>- 24m for internal corridor approach</li> <li>- 45m for balcony corridor approach</li> </ul>

Statutory requirements for Means of Escape and Fire Resisting Construction are identical for 3 to 5-storey residential buildings.



<b>Fire Resisting Construction</b>	<p><u>Fire Resistance Rating</u></p> <ul style="list-style-type: none"> <li>- 60 minutes minimum</li> </ul> <p><u>Protection of Flats</u></p> <ul style="list-style-type: none"> <li>- Common internal corridor should be provided with fire barriers (FRR of -/60/60 min.)</li> <li>- doors of each flat leading to the common internal corridor should have an FRR of -/60/60 min. with smoke seal</li> <li>- Fire barriers between flats with different occupancies (FRR of -/60/60 min.)</li> </ul>	<p><u>Fire Resistance Rating</u></p> <ul style="list-style-type: none"> <li>- 60 minutes minimum</li> </ul> <p><u>Protection of Flats</u></p> <ul style="list-style-type: none"> <li>- Common internal corridor should be provided with fire barriers (FRR of -/60/60 min.)</li> <li>- doors of each flat leading to the common internal corridor should have an FRR of -/60/60 min. with smoke seal</li> <li>- Fire barriers between flats with different occupancies (FRR of -/60/60 min.)</li> </ul>	<p><u>Fire Resistance Rating</u></p> <ul style="list-style-type: none"> <li>- 60 minutes minimum</li> </ul> <p><u>Protection of Flats</u></p> <ul style="list-style-type: none"> <li>- Common internal corridor should be provided with fire barriers (FRR of -/60/60 min.)</li> <li>- doors of each flat leading to the common internal corridor should have an FRR of -/60/60 min. with smoke seal</li> <li>- Fire barriers between flats with different occupancies (FRR of -/60/60 min.)</li> </ul>
------------------------------------	---	---	---

Statutory Requirements	3-Storey Residential Building	4-Storey Residential Building	5-Storey Residential Building
<b>Means of Access</b>	<p><u>Fireman's lifts</u></p> <ul style="list-style-type: none"> <li>- Not required for domestic buildings exceeding 1 storey but not exceeding 30m above mean level of lowest street</li> </ul> <p><u>Emergency Vehicular Access</u></p> <ul style="list-style-type: none"> <li>- Provision of EVA required</li> </ul>	<p><u>Fireman's lifts</u></p> <ul style="list-style-type: none"> <li>- Not required for domestic buildings exceeding 1 storey but not exceeding 30m above mean level of lowest street</li> </ul> <p><u>Emergency Vehicular Access</u></p> <ul style="list-style-type: none"> <li>- Provision of EVA required</li> </ul>	<p><u>Fireman's lifts</u></p> <ul style="list-style-type: none"> <li>- Not required for domestic buildings exceeding 1 storey but not exceeding 30m above mean level of lowest street</li> </ul> <p><u>Emergency Vehicular Access</u></p> <ul style="list-style-type: none"> <li>- Provision of EVA required</li> </ul>
<b>Barrier Free Access</b>	<ul style="list-style-type: none"> <li>- Not applicable for domestic flat</li> <li>- Not applicable for common areas of building not more than four storeys</li> </ul>	<ul style="list-style-type: none"> <li>- Not applicable for domestic flat</li> <li>- Not applicable for common areas of building not more than four storeys</li> </ul>	<ul style="list-style-type: none"> <li>- Not applicable for domestic flat</li> <li>- Applicable for common areas</li> </ul>
<b>Fire Service Installations</b>	<p><u>Provisions for Domestic Buildings - low rise (up to and including three storeys in height)</u></p> <ul style="list-style-type: none"> <li>- Portable hand-operated approved appliance</li> </ul>	<p><u>Provisions for Domestic Buildings - low rise (over three storeys in height)</u></p> <ul style="list-style-type: none"> <li>- Fire alarm system</li> <li>- Fire hydrant/hose reel system</li> <li>- Portable hand-operated approved appliance</li> </ul>	<p><u>Provisions for Domestic Buildings - low rise (over three storeys in height)</u></p> <ul style="list-style-type: none"> <li>- Fire alarm system</li> <li>- Fire hydrant/hose reel system</li> <li>- Portable hand-operated approved appliance</li> </ul>

*Barrier Free Access requirements are becoming more stringent in a 5-storey residential building.*





前聖公會赤柱小學  
FORMER SKH STANLEY VILLAGE  
PRIMARY SCHOOL

社創行動項目夥伴 Partners for Action Project



# 選址背景

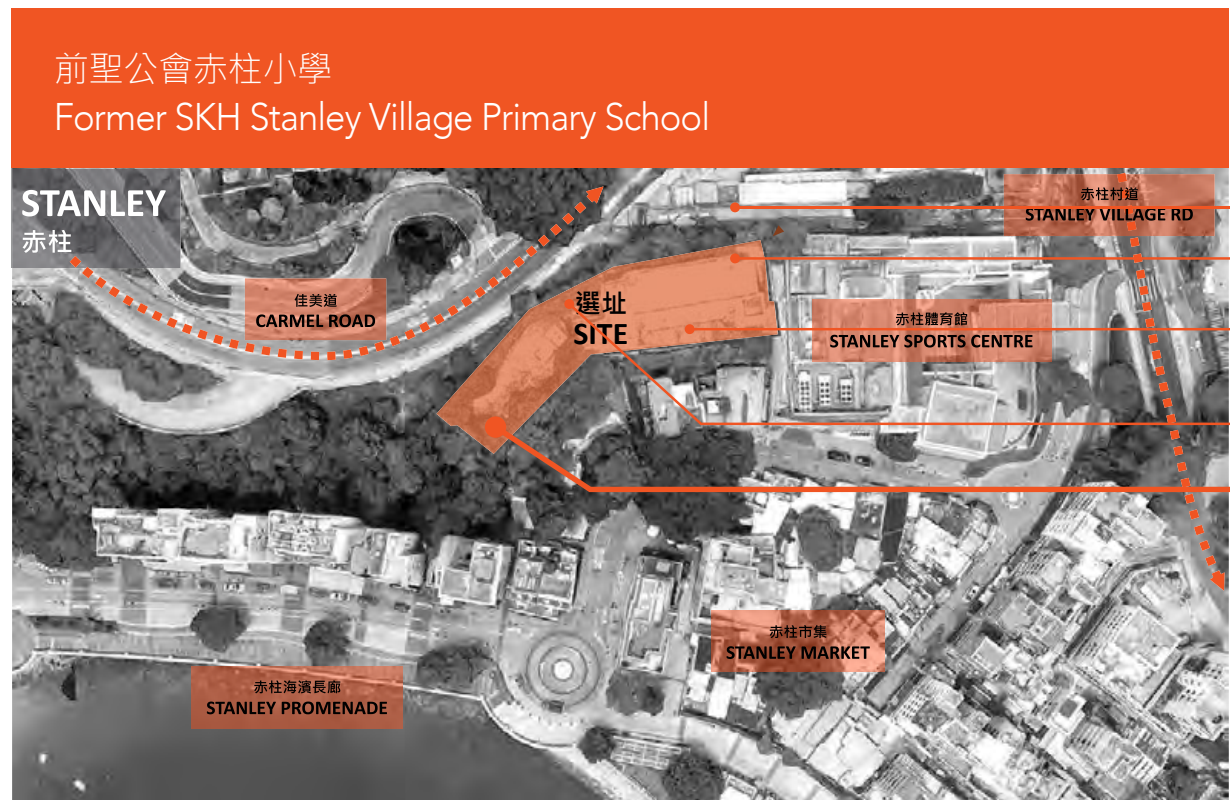
## SITE CONTEXT

選址位於赤柱市集北面以及佳美道南面，其入口位於赤柱體育館後面的小路。

The site is situated north of Stanley Market and south of Carmel Road. An entrance is located along the path behind the Stanley Sports Centre.

選址在赤柱分區計劃大綱核准圖編號 S/H19/12 中，被劃作「政府、機構及社區」用途。

The site is zoned as Government, Institution or Community (GIC) in the Approved Stanley Outline Zoning Plan (OZP) No. S/H19/12.



入口斜坡 Entrance ramp



入口 Entrance



走廊露台 Corridor and terrace



現有樹木 Existing trees

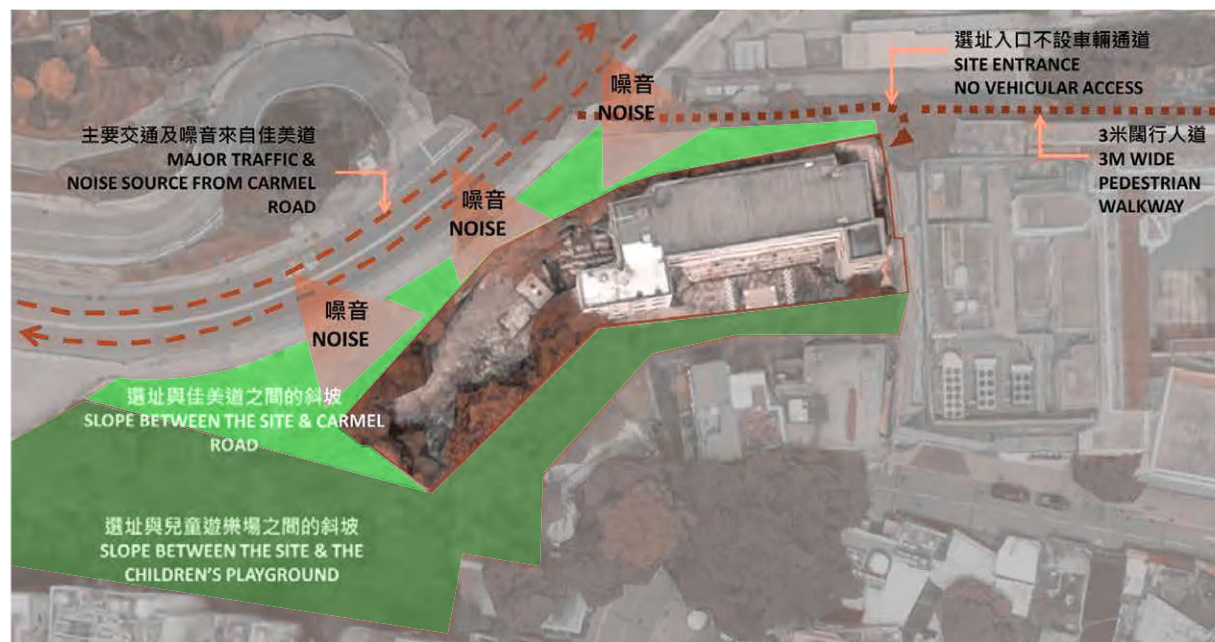


護土牆 Retaining wall



選址需面對的挑戰包括來自佳美道的交通噪音、四周斜坡引起的潛在工程和成本影響，以及如何加強可達性，以方便住戶、施工團隊和緊急車輛出入。

The site is exposed to traffic noise from Carmel Road. There are engineering and cost implications from the surrounding slopes. Accessibility for prospective residents, construction and emergency vehicles must be overcome.



現有的校舍結構可快速改裝為住宅單位，但可供應的單位數目卻相對較少。因此，團隊建議在校舍西面使用預製組件建設新翼大樓。經考慮四周斜坡構成的多項因素後，新翼大樓將由近斜坡兩旁後退4-5米的筏式地基作支撐。

While the existing school structure can be retrofitted relatively quickly for living, the unit provision is low. A new wing, constructed of pre-fabricated units, is proposed in the space west of the school. After considering various factors of the surrounding slope, the wing would be supported by raft foundation with a setback of 4 - 5 metres.



# 諮詢總結 CONSULTATION SUMMARY



# 持份者諮詢

## STAKEHOLDER CONSULTATION

日期 DATE :  
2019/03/15

時間 TIME :  
7:00 – 9:00pm

地點 VENUE :  
香港理工大學賽馬會創新樓12樓  
12/F, Jockey Club Innovation  
Tower, The Hong Kong  
Polytechnic University

主辦單位 ORGANISER :  
賽馬會社會創新設計院及  
呂元祥建築師事務所  
Jockey Club Design Institute for  
Social Innovation (JCDISI) and  
Ronald Lu & Partners (RLP)

參加者 ATTENDEES :  
專業人士、非牟利機構和共創工作坊  
成員  
Professionals, NGOs,  
co-creation team members

### 整體意見

諮詢會上集中討論過渡性社會房屋住戶與社區的融合，及其對赤柱現有社區的潛在影響。參加者的整體意見認為前聖公會赤柱小學（選址）比較適合年輕住戶，以其(1)較不受選址較偏遠位置所影響；及(2)可為赤柱社區帶來創意和年輕活力，從而盡量減低過渡性社會房屋的負面形象。此外，選址的地面低層空間被視為社區資產，因此應劃作公共空間並對外開放。

### 意見分項

#### 1. 結構及設計

整體而言，現有建築物的結構狀況、外觀和佈局均屬良好並可作重用。若改動地面低層的佈局以創造展覽、表演和互動空間會對社區將更為有利，但可能會增加管理的營運成本。需要就天台的承載能力和可行性進行詳細分析，以確定其作為居民天台花園的用途。

### OVERALL OPINION

Throughout the Stanley transitional social housing (TSH) stakeholder consultation, the primary focus of the dialogue was the social mix of the residents of the proposed TSH scheme and its potential impact on the existing Stanley community. The overall view was that the Former SKH Stanley Village Primary School (the site) might be more suitable for relieving the housing needs of youths who would be (1) less affected by the site's relatively distant location, and (2) might be able to bring a creative, youthful energy to the Stanley community, thereby also help in eliminating stigma of TSH in general. The ground floor space was appreciated as a community asset that should be used as a communal space and open to the public.

### OPINIONS BY CATEGORIES

#### 1. Building Structure and Design

The existing building's structural condition, appearance and layout were generally sound for reuse. A more interesting layout arrangement to create space for exhibition, performances and interaction could be beneficial but might increase the recurrent cost of management. Loading capacity and accessibility of a roof level require detailed analysis to determine its use as a roof garden for residents.



## 2. 住戶組合

參加者對選址的最佳住戶組合作出了詳細的討論。許多參加者均認為青年人的適應能力較強，因此更為適合；亦有參加者認為由於附近已有發展完善的公共屋村，因此也適合家庭住戶。大部份參加者均同意交由負責營運的非牟利機構來決定合適住戶。

## 3. 本土經濟

發展出能夠創造收入的營運模式對選址的可行性至關重要。地面的低層空間可作為增值型的公用設施，為過渡性社會房屋的住戶提供當地就業機會，並開放予赤柱社區使用。

## 4. 社會及社區影響

參加者認為需要注意並消除過渡性社會房屋的負面形象。過渡性社會房屋不僅是一個臨時的居所，它可提供機會讓住戶展現才能，以及發展對未來生活的期望。此外，過渡性社會房屋亦可為現有社區增值。

## 5. 交通及生活成本

新增的居住人口可能會對來往赤柱的交通系統造成壓力。此外，當地就業機會的創造和赤柱相對較高的生活成本亦應計入考慮。

## 2. Resident Mix

There was a lengthy discussion on what might be the optimal resident mix for the site. While many agreed that youths might be more suited due to their adaptability, some contended that families would also be suitable, taking into account that public housing development had been established nearby. It was generally agreed that this would ultimately be the decision of the operating NGO.

## 3. Local Economy

A revenue generating operation model may be vital for the site's feasibility. The ground floor space might function as a value-adding communal facility to create local employment opportunities for the TSH residents and open for use by the Stanley community.

## 4. Social and Community Impact

It would be important to remove the stigma of TSH. Rather than just a place for temporary residence, the TSH would provide opportunities for developing the residents' capacity and aspirations on their future life. It could also contribute to adding value to the existing community.

## 5. Transport and Living Cost

The new tenant population might add pressure on the existing transportation system to and from Stanley. Opportunities for local employment would need to be considered. The relatively high cost of living in Stanley should also be taken into account.

**日期 DATE :**

2019/03/31

**時間 TIME :**

2:00 – 5:00pm

**地點 VENUE :**

赤柱市場道6號赤柱體育館大活動室  
Large Activity Room, Stanley  
Sports Centre, 6 Stanley Market  
Road, Stanley

**主辦單位 ORGANISER :**

賽馬會社會創新設計院及  
呂元祥建築師事務所

Jockey Club Design Institute for  
Social Innovation (JCDISI) and  
Ronald Lu & Partners (RLP)

**參加者 ATTENDEES :**

非牟利機構、當地居民、當地持份者、  
當地社區團體  
NGOs, local residents, local  
stakeholders, local community  
groups

## 整體意見

儘管當地居民並非過渡性社會房屋的目標使用者，他們對過渡性社會房屋引起的問題亦相當關注。這些問題包括計劃對赤柱現有社區、公共交通及社區服務可能會造成的影響。有意見認為由於選址位置相對偏遠，而且赤柱區內小學教育設施不足，所以青年人入住會較為適合。地面的公共空間可能會對赤柱現有社區扮演重要角色，這有助爭取社區支持。

對非牟利機構營運者而言，主要的關注點為圍繞選址斜坡的管理成本和責任。高昂的成本會構成營運挑戰和負擔，因此，參加者建議由政府承擔管理斜坡的責任和成本，以增加將來各種用途的可行性。

## 意見分項

### 1. 結構及設計

選址並無緊急車輛通路連接，可能會影響過渡性社會房屋的發展規模及目標住戶。選址的天台也有承重和通達性問題，應詳細研究把天台改裝為花園作共用空間的可行性。

## OVERALL OPINION

Whilst not objecting to using the site for TSH, the local residents and local community raised a number of concerns related to the possible impact on the existing Stanley community, its public transportation services and community services. There was opinion that youths might be more suited to the site, considering its relatively remote location and the inadequate primary education services in Stanley. The ground floor communal space might play an important role in the site's function and impact on the existing Stanley community. This may help the TSH project gain local support.

For NGO operators, the main concern was the maintenance cost and responsibility of the slope surrounding the site. Its high cost would be an operating challenge and burden. It was suggested that the government could take up the responsibility and cost of maintaining the slope to increase the viability of future uses.

## OPINIONS BY CATEGORIES

### 1. Building Structure and Design

The site was not served by a standard emergency vehicular access (EVA). This might affect the scale of TSH development and the suitable target resident. There was also concern about the loading and inadequate accessibility to the roof. The feasibility of using the rooftop for communal garden should be carefully investigated.

## 2. 斜坡管理

斜坡對任何營運者而言都是重大的財政負擔，因此，建議由政府承擔管理斜坡的責任和成本。

## 3. 社區考慮

空置的地方應予盡量善用，地面低層可作共用空間供過渡性社會房屋的住戶及赤柱現有社區使用。參加者亦建議應針對現有社區需要而發展空間用途，如週末農夫市集、健身室及共享工作間等。

## 4. 交通問題

應詳細研究計劃的施工階段和運作階段對道路系統造成的壓力，以避免使現有社區的公共交通網絡出現問題。

## 2. Slope Management

Slope management would be a major financial burden for any operator. It was suggested that the government could bear the responsibility and cost of slope maintenance.

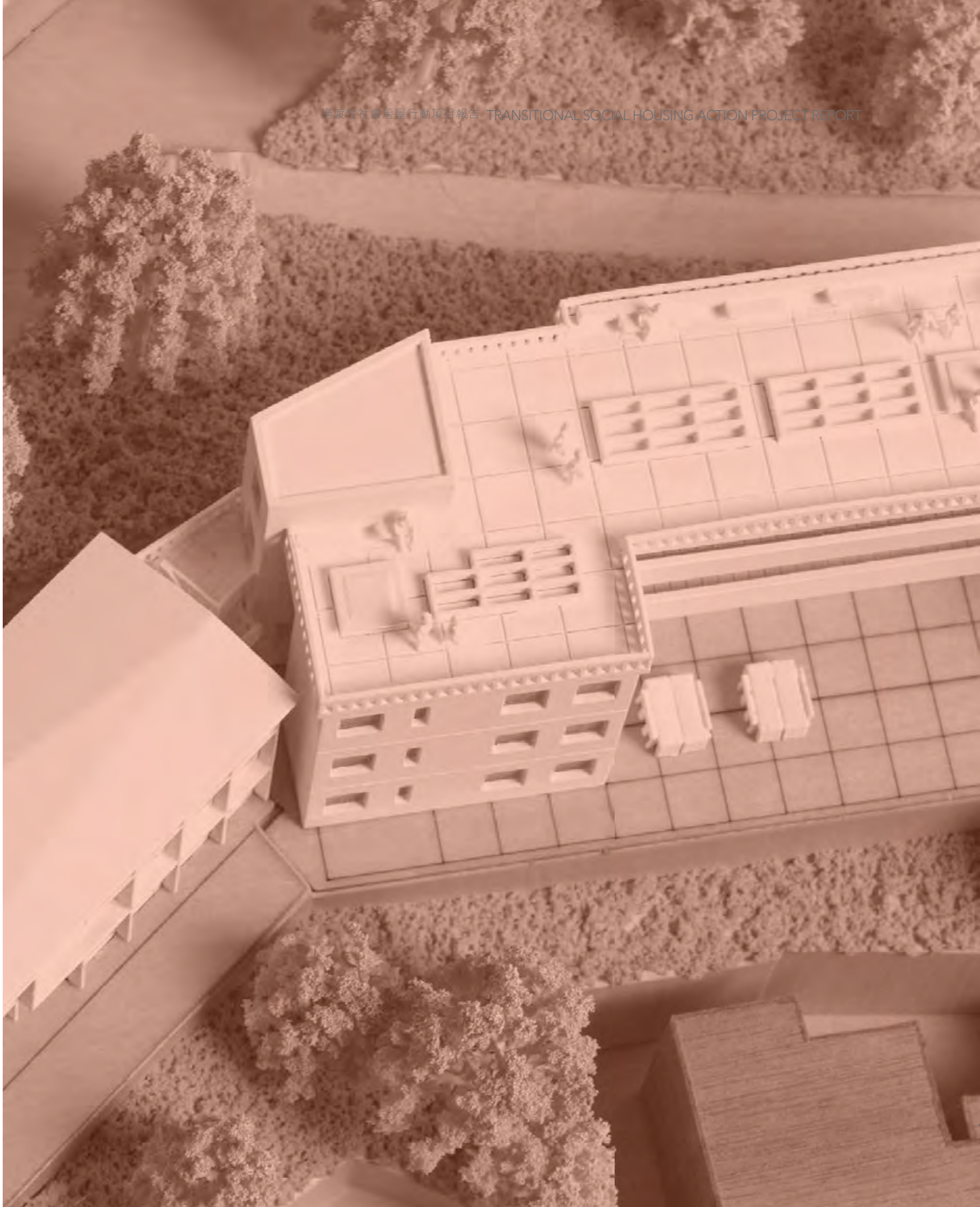
## 3. Impact on Community

The site should be beneficially utilised. The ground floor might be used as a communal space available for both the TSH residents and the existing Stanley community. There were suggestions of using it as a weekend farmers' market, a gym and a co-working space to address the needs of the existing community.

## 4. Transportation

The pressure on the road system during the construction stage and the operation stage of the project should be carefully examined to avoid causing problems to the existing community's public transport network. The delivering of MiC units to the site would be a challenge to be overcome.

# 設計方案 DESIGN SCHEME



# 設計方案 DESIGN SCHEME

## 整體佈局設計 Master Layout Plan

舊校舍的地下空間以及天台可轉型為舒適宜人的社區共用空間，而新翼則可提供額外的單位數目。

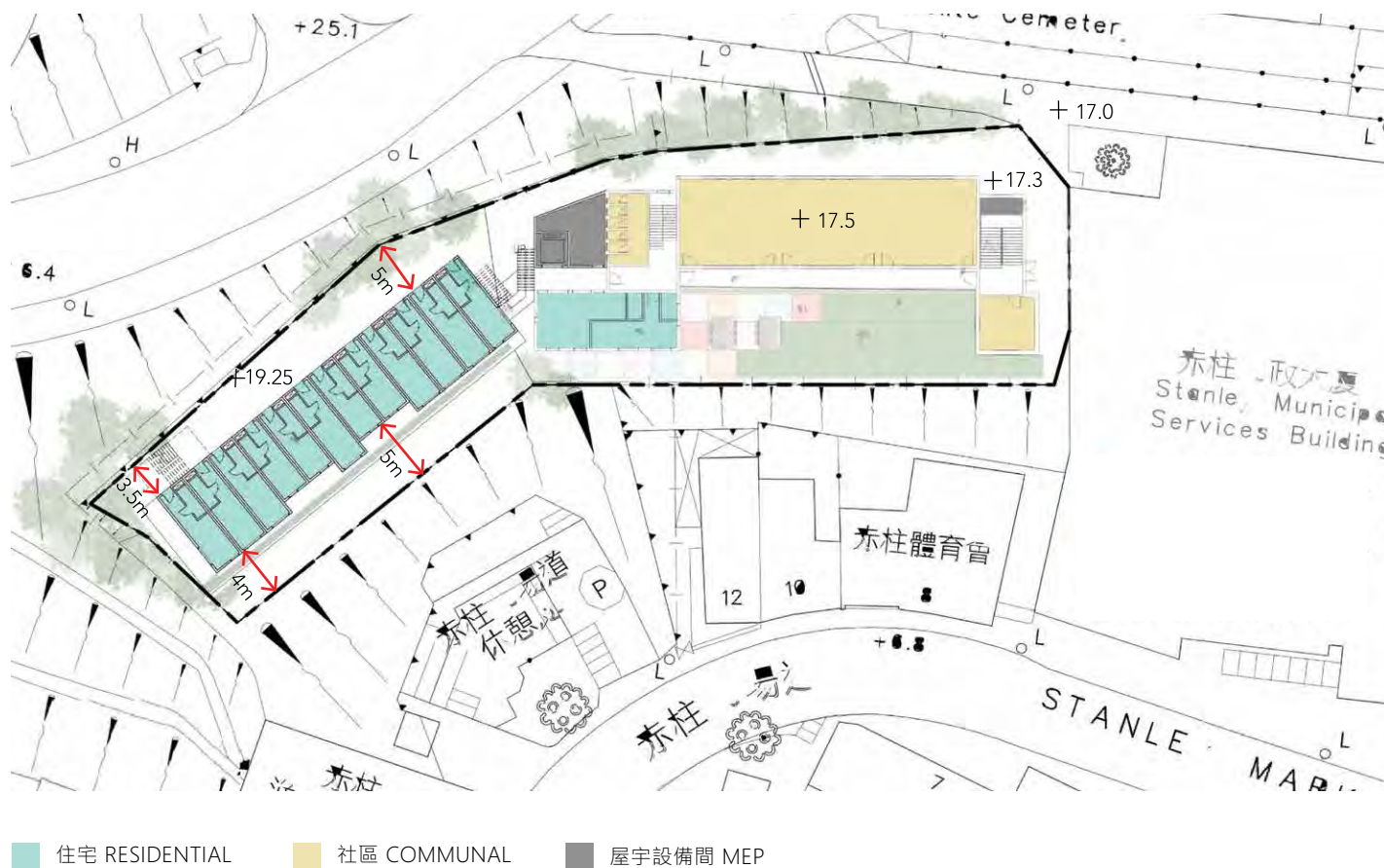
The ground floor space and the rooftop of the former school building can be transformed into a pleasant communal space for the neighbourhood, while the new wing can provide additional units.



**地下平面圖**  
**G/F Plan**

經考慮各持份者在諮詢會上表達的意見，校舍的地下將預留作公共空間用途。這片空間能夠服務廣大的赤柱社區，有助於爭取社區支持。因此，這個空間必須用於促進社區共融，同時為住戶和社區增值。

After considering the views expressed by different stakeholders throughout the consultations, the ground floor of the main school building would be reserved for communal use. This communal space may serve the wider Stanley community and would be important for garnering local support. The communal space must be used for adding value for both the residents and the local community.



**配置圖**  
**Typical Plan (1/F & 2F)**

由於新翼大樓受到斜坡和建築後移的限制，所以只能採用「單邊走廊式」的結構。

With the constraints of the slope and setback, the new wing is limited to a single loaded structure.



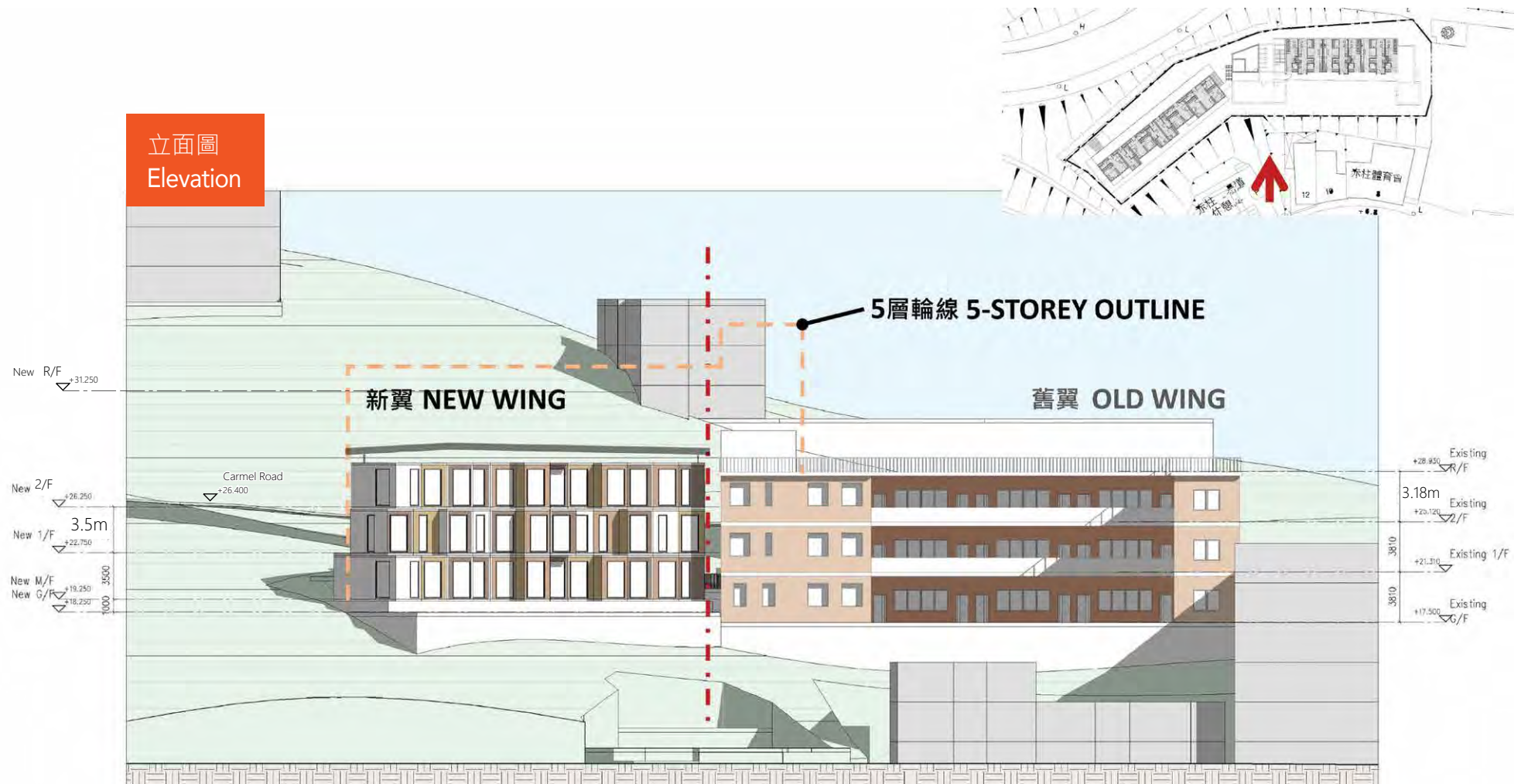
- |   |   |   |
|---|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #f4a460; border: 1px solid black;"></span> 單人 SINGLE | <span style="display: inline-block; width: 15px; height: 15px; background-color: #66b3ff; border: 1px solid black;"></span> 家庭 FAMILY   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #666666; border: 1px solid black;"></span> 屋宇設備間 MEP |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #f08080; border: 1px solid black;"></span> 雙人 DOUBLE | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ffff00; border: 1px solid black;"></span> 社區 COMMUNAL |   |

團隊經考慮及比較新翼大樓不同高度方案的優劣後，亦已在赤柱的諮詢會上向持份者展示各個方案。一般而言，筏式地基可支撐5層高的建築（以土地勘測為準），但若在選址興建如此高度，會產生較大的景觀及視覺影響，尤以佳美道北的居民最受影響。因此，在平衡可供應單位數量及附近環境的美觀融合後，最終決定新翼大樓的結構為三層式建築。

Different heights of the new wing were considered and compared, all of which were shown to stakeholders who attended the consultation meeting at Stanley. While the raft foundation could usually support up to 5 storeys (subject to ground investigation), this would generate significant landscape and visual impact, particularly on those development located to the north of Carmel Road to the north. A 3-storey construction was ultimately decided to provide a balance between unit provision and aesthetic integration with the surrounding environment.







建議的三層式新翼既可配合舊校舍的建築，亦不會對佳美道居民產生重大的景觀及視覺影響。

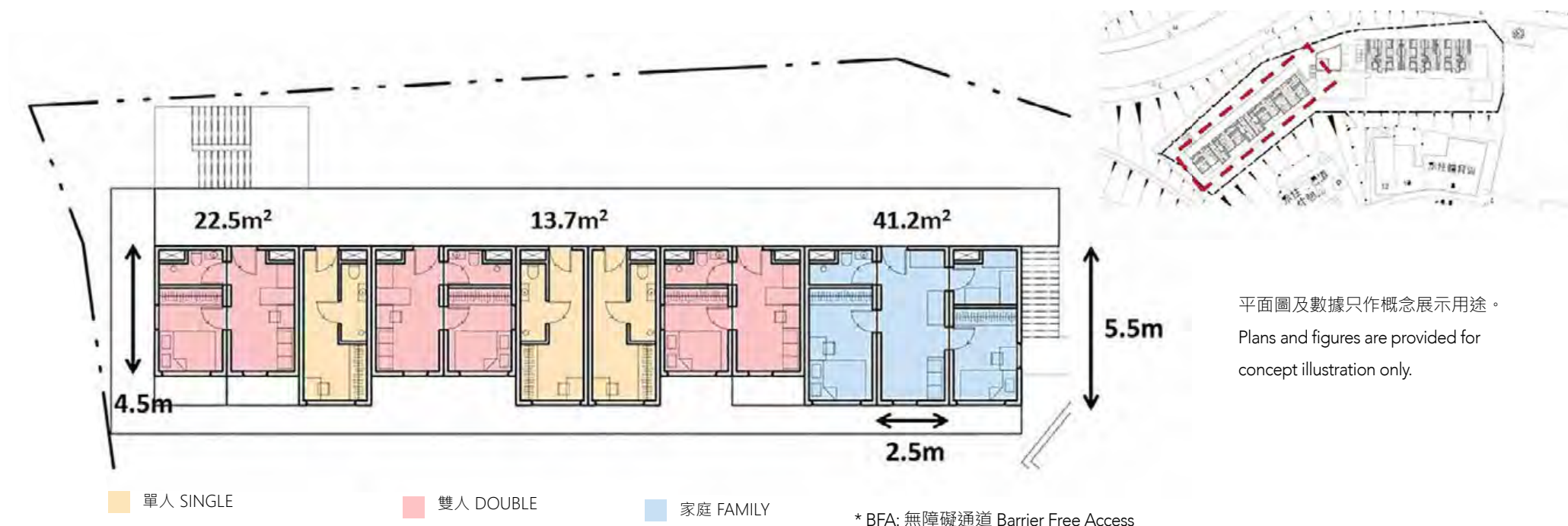
The proposed three-storey new wing matches the former school building. This will not create significant landscape and visual impact on those development located to the north of Carmel Road.

### 單位尺寸及佈局 Unit Dimensions and Layout

組裝合成建築令新翼大樓的單位設計更靈活，能夠容納單人、雙人或家庭等各種單位組合，而無需大幅改動整體佈局設計。

MiC allows flexibility for planning the new wing for variable mix of single, double or family without drastically changing the master layout design.

數目 No. of	新翼 (組裝合成單位) New Wing (MiC Units)				舊翼 (改建單位) Old Wing (Remodeled Units)				選址範圍 Site Area 1,300m <sup>2</sup>
	每層單位 Units per floor	單人單位 Single units	雙人單位 Double units	家庭單位 Family units	單位 Units	單人單位 Single units	雙人單位 Double units	家庭單位 Family units	
2/F	7	3	3	1	12	7	3	2	575m <sup>2</sup>
1/F	7	3	3	1	12	7	3	2	575m <sup>2</sup>
G/F	7	3	3	1	2	0	0	2 (including 2 BFA* units)	650m <sup>2</sup>
總數 Total	21	9	9	3	26	14	6	6	1,800m <sup>2</sup>



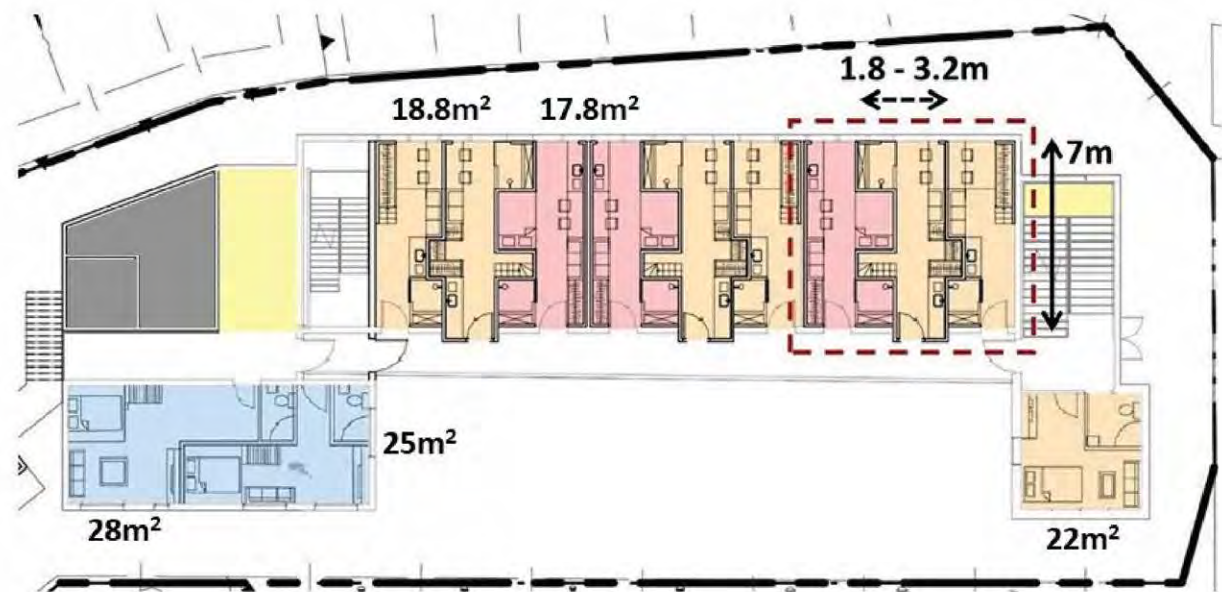
### 活化舊翼 Old Wing Revitalisation

設有閣樓的單位設計方案可善用舊校舍的高樓底特式。

Units with a loft is a design solution that makes use of the high headroom of the former school building.



數目 No. of	新翼 (組裝合成單位) New Wing (MiC Units)				舊翼 (改建單位) Old Wing (Remodeled Units)				選址範圍 Site Area 1,300m <sup>2</sup>
	每層單位 Units per floor	單人單位 Single units	雙人單位 Double units	家庭單位 Family units	單位 Units	單人單位 Single units	雙人單位 Double units	家庭單位 Family units	
2/F	7	3	3	1	12	7	3	2	575m <sup>2</sup>
1/F	7	3	3	1	12	7	3	2	575m <sup>2</sup>
G/F	7	3	3	1	2	0	0	2 (including 2 BFA* units)	650m <sup>2</sup>
總數 Total	21	9	9	3	26	14	6	6	1,800m <sup>2</sup>



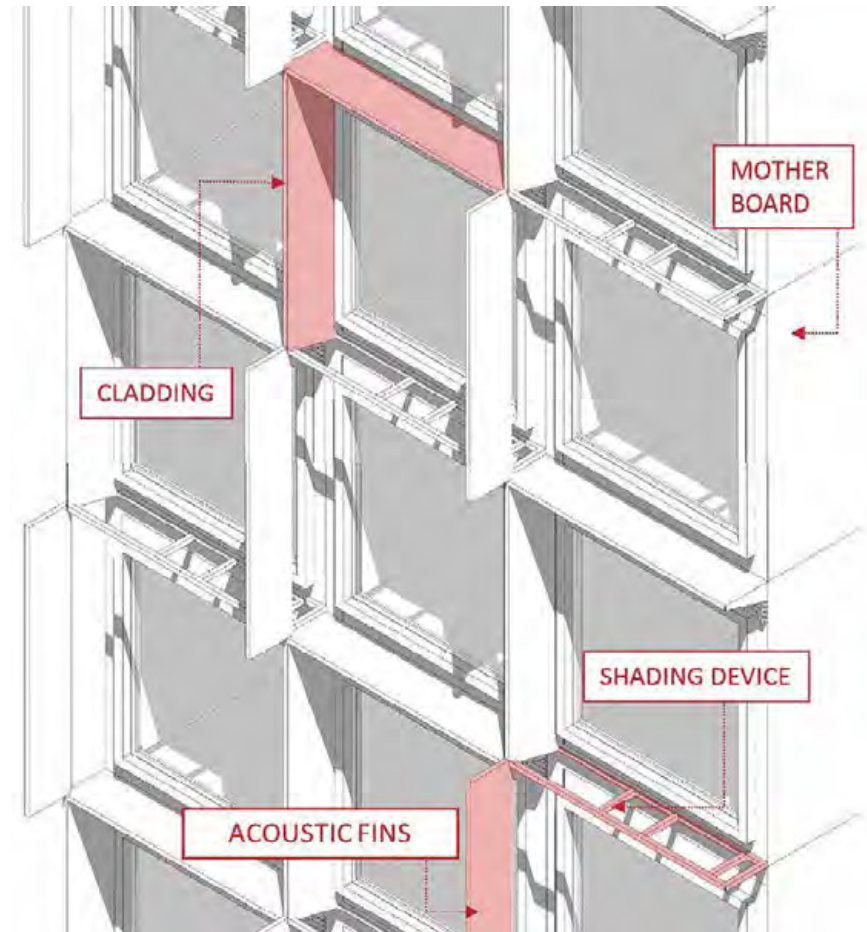
- 單人 SINGLE
- 家庭 FAMILY
- 屋宇設備間 MEP
- 雙人 DOUBLE
- 社區 COMMUNAL

平面圖及數據只作概念展示用途。

Plans and figures are provided for concept illustration only.

具特色及彈性的創意設計: 勘入式隔音板及遮陽裝置

Innovative Design with Identity and Flexibility: Adaptive Plug-in Acoustic & Shading Devices



**地面公共空間用途：  
創業培育/共享工作室**  
G/F Communal Space Function: Incubation  
Hub / Co-working Space

地面空間可轉型為年青住戶的創業培育平台，  
或供當地社區使用作共享工作室。

The ground floor can be transformed into an  
incubation hub for aspiring young residents or  
a co-working space for the local community.



地面公共空間用途: 市集 / 街坊茶座  
G/F Communal Space Function:  
Market / Neighbour's Cafe

地面空間可轉型為街坊茶座，並使用由天台農莊直接供應的農產品。

The ground floor can be transformed into Neighbour's Cafe, where produce from the rooftop farm is served directly.



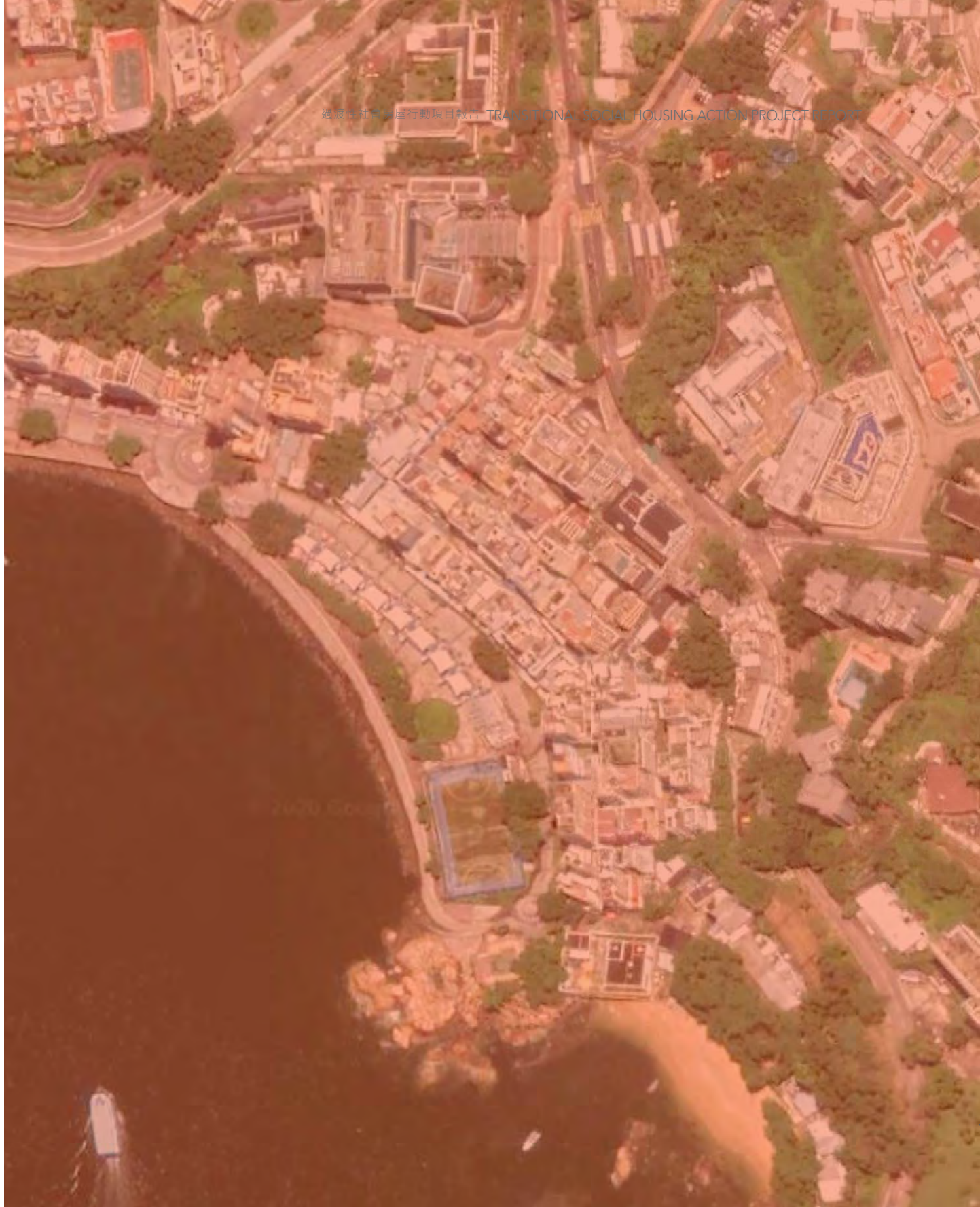
### 天台都市農莊 Rooftop Urban Farm

根據荷載評估，將天台營造為天台都市農莊，推廣綠色生活和可持續發展企業。

The rooftop becomes accessible and is transformed into an urban farm to promote green living and sustainable business subject to loading assessment.



# 附件 APPENDIX: SPECIFICATION



報告的這部分只以英文顯示，並不提供中文翻譯。  
*This part of the report only shows in English. Chinese translation is not provided.*



### Reference Guide for MiC (Modular Integrated Construction) Modules

Total Number of MiC Modules	36	
Number of MiC Module Types	9	
Number of MiC Modules per Unit Type	3-6	Not effective for Stanley
Module Size (Overseas)	30m <sup>2</sup>	2.5-2.7m x 11-12m
Module Size (HK)	22-23m <sup>2</sup>	2.5-2.8m x 8-9m
Module Width - Logistic/ Application Challenge	2.5m	Always permitted
Building Height with Raft Foundation	>2.5m 2 - 3 Storey	Challenging for Stanley Stanley
Building Height with Mini Piles	> 4 Storey	Stanley

### Construction Cost Estimate

Based on this proposed Action Project with shallow footing, basic interior fitout and facade design, the MiC cost would be around HKD25,000 - 30,000 per m<sup>2</sup> Construction Floor Area (CFA).

CFA of Stanley Action Project MiC = ~1800m<sup>2</sup>

Estimated cost for MiC = HKD45,000,000 - 54,000,000  
(Site formation, external works and landscape are not included)

### Statutory Requirements

Buildings Ordinance	
Site Area	About 1,300 m <sup>2</sup>
Class of Site	Unclassified, to be determined by Building Authority, assume to be Class A site
Use	Residential
Site Coverage	<ul style="list-style-type: none"> <li>- 66.6%, for height of building not exceeding 15m</li> <li>- 60%, for height of building over 15m but not exceeding 18m</li> <li>- 56%, for height of building over 18m but not exceeding 21m</li> </ul>
Plot Ratio	<ul style="list-style-type: none"> <li>- 3.3, for height of building not exceeding 15m</li> <li>- 3.6, for height of building over 15m but not exceeding 18m</li> <li>- 3.9, for height of building over 18m but not exceeding 21m</li> </ul>
Outline Zoning Plan	
Zoning	- "G/IC" Zone

*Considering that the proposed design may exceed 15m, reducing the site coverage and increasing plot ratio have to be observed.*

### Statutory Requirements

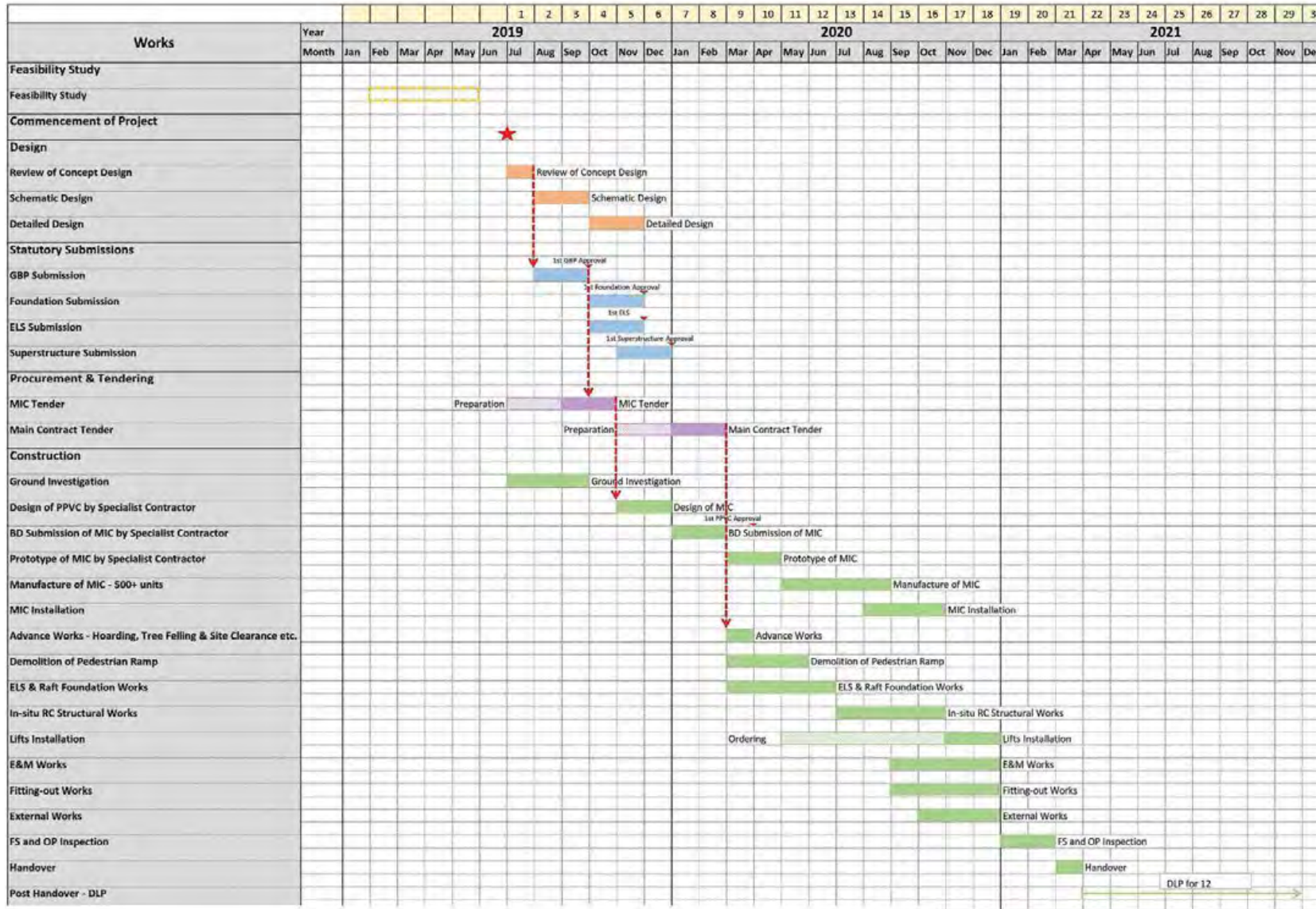
Statutory Requirements	3-Storey Residential Building	4-Storey Residential Building	5-Storey Residential Building
<b>Use Classification</b>	- Residential - Flats	- Residential - Flats	- Residential - Flats
<b>Means of Escape</b>	<u>Required Staircase</u> - Minimum two required staircases - Protected lobby to staircase not required if the highest floor is not more than 20m above ground level <u>Deadend travel distance</u> - 24m from any points within a flat to the exit door of that flat - 15m from the flat exit door to the required staircase or to a point which 2 or more exits is available <u>Maximum travel distance</u> - 24m for internal corridor approach - 45m for balcony corridor approach	<u>Required Staircase</u> - Minimum two required staircases - Protected lobby to staircase not required if the highest floor is not more than 20m above ground level <u>Deadend travel distance</u> - 24m from any points within a flat to the exit door of that flat - 15m from the flat exit door to the required staircase or to a point which 2 or more exits is available <u>Maximum travel distance</u> - 24m for internal corridor approach - 45m for balcony corridor approach	<u>Required Staircase</u> - Minimum two required staircases - Protected lobby to staircase not required if the highest floor is not more than 20m above ground level <u>Deadend travel distance</u> - 24m from any points within a flat to the exit door of that flat - 15m from the flat exit door to the required staircase or to a point which 2 or more exits is available <u>Maximum travel distance</u> - 24m for internal corridor approach - 45m for balcony corridor approach
<b>Fire Resisting Construction</b>	<u>Fire Resistance Rating</u> - 60 minutes minimum <u>Protection of Flats</u> - Common internal corridor should be provided with fire barriers (FRR of -/60/60 min.) - doors of each flat leading to the common internal corridor should have an FRR of -/60/60 min. with smoke seal - Fire barriers between flats with different occupancies (FRR of -/60/60 min.)	<u>Fire Resistance Rating</u> - 60 minutes minimum <u>Protection of Flats</u> - Common internal corridor should be provided with fire barriers (FRR of -/60/60 min.) - doors of each flat leading to the common internal corridor should have an FRR of -/60/60 min. with smoke seal - Fire barriers between flats with different occupancies (FRR of -/60/60 min.)	<u>Fire Resistance Rating</u> - 60 minutes minimum <u>Protection of Flats</u> - Common internal corridor should be provided with fire barriers (FRR of -/60/60 min.) - doors of each flat leading to the common internal corridor should have an FRR of -/60/60 min. with smoke seal - Fire barriers between flats with different occupancies (FRR of -/60/60 min.)

Statutory requirements for Means of Escape and Fire Resisting Construction are identical for 3 to 5-storey residential buildings.

Statutory Requirements	3-Storey Residential Building	4-Storey Residential Building	5-Storey Residential Building
<b>Means of Access</b>	<u>Fireman's lifts</u> - Not required for domestic buildings exceeding 1 storey but not exceeding 30m above mean level of lowest street <u>Emergency Vehicular Access</u> - Provision of EVA required	<u>Fireman's lifts</u> - Not required for domestic buildings exceeding 1 storey but not exceeding 30m above mean level of lowest street <u>Emergency Vehicular Access</u> - Provision of EVA required	<u>Fireman's lifts</u> - Not required for domestic buildings exceeding 1 storey but not exceeding 30m above mean level of lowest street <u>Emergency Vehicular Access</u> - Provision of EVA required
<b>Barrier Free Access</b>	- Not applicable for domestic flat - Not applicable for common areas of building not more than four storeys	- Not applicable for domestic flat - Not applicable for common areas of building not more than four storeys	- Not applicable for domestic flat - <b>Applicable for common areas</b>
<b>Fire Service Installations</b>	<u>Provisions for Domestic Buildings - low rise (up to and including three storeys in height)</u> - Portable hand-operated approved appliance	<u>Provisions for Domestic Buildings - low rise (over three storeys in height)</u> - Fire alarm system - Fire hydrant/hose reel system - Portable hand-operated approved appliance	<u>Provisions for Domestic Buildings - low rise (over three storeys in height)</u> - Fire alarm system - Fire hydrant/hose reel system - Portable hand-operated approved appliance

Barrier Free Access requirements are becoming more stringent in a 5-storey residential building.

Programme





# 馬灣舊村 MA WAN OLD VILLAGE

社創行動項目夥伴 Partners for Action Project

**c-lab** **wsp**

# 馬灣舊村現況

## MA WAN OLD VILLAGE AT PRESENT



### 馬灣舊村簡介

#### Introduction of Ma Wan Old Village

- 馬灣是一個面積0.96平方公里的海島, 人口密度約1,135每平方公里
- 鄰近青衣、大嶼山東北部分
- 通往馬灣的車路交通受管制, 渡輪可通往荃灣及中環
- Ma Wan is an island with area of 0.96 km<sup>2</sup>, population density is approx. 1,135/km<sup>2</sup>
- Close to Tsing Yi and Lantau Island
- Land traffic to Ma Wan is subject to access control. There is a ferry service to Tsuen Wan and Central

#### 地盤總面積

#### Total Site Area

- 約176,200平方米 (馬灣公園一期及二期範圍包括政府用地面積)  
Approx. 176,200 m<sup>2</sup> (Site Area in Ma Wan Park Phase 1 and Phase 2, including government land)

[A/I-MWI/45 文件資料]

[A/I-MWI/45 document information]

#### 舊村內建築物佔地面積 (約)

#### Building Coverage area in Ma Wan Old Village (Approximate)

- 其中沿海建築、舊屋建築群及山頂漁民新村佔地面積有約12,500平方米 (佔地盤面積的7%)  
The area of buildings located along the sea, old village building clusters and Fisherman Village is approx. 12,500 m<sup>2</sup> (approx. 7% of the total site area)

[顧問於測量圖中估算] [Consultant estimate from survey plan]

#### 現有樓宇情況

#### Current Building Situation

- 每幢的樓宇高度為一至三層  
Each building has between one to three floors
- 約92幢樓宇 (76幢村屋及16幢公共設施建築物)  
Approx. 92 buildings (76 village houses and 16 communal buildings)

(平均每幢佔地面積約70-100平方米)  
(Coverage of each building is approx. 70-100 m<sup>2</sup>)



## 馬灣舊村全貌 Overview of Ma Wan Old Village



## 天后廟前地 Front Yard of Tin Hau Temple



## 馬灣避風塘 Ma Wan Typhoon Shelter



### 馬灣舊村現存建築物 Ma Wan Old Village Existing Buildings



## 馬灣舊村 (馬灣二期公園)

### Ma Wan Old Village (Ma Wan Phase 2 Park)



#### 1998

1998年 - 城市規劃委員會在附帶條件下批給發展計劃，其中條件包括申請人\* 要分兩期在馬灣興建康樂公園附帶零售設施、康樂用途和博物館，第一期需在五年內落成，第二期位於馬灣村的位置，需於馬灣村的村民遷出後興建。

1998 - Town Planning Board granted development plans under a number of conditions, one of which requires the applicant\* to build a leisure park with retail facilities, recreational uses and museums in Ma Wan in two separate phases. The first phase is to be completed within five years. The second phase affecting the Ma Wan Village to start after Ma Wan villagers move out.

#### 2003

2003年 - 申請人提交更改發展藍圖為馬灣主題公園。

2003 - The applicant submitted a change of development blueprint to Ma Wan Theme Park.



#### 2005

2005年 - (A/I-MWI-35) 城市規劃委員會在有附帶條件下批給擬議的康樂公園計劃，包括自然公園、娛樂場所、博物館、展覽中心、表演場地、零售商店、餐廳、旅館/酒店、休憩寓所、其他短期住宿和其他景點。

2005 - (A/I-MWI-35) Town Planning Board granted for the proposed leisure park with conditional planning permission, covering the proposed nature park, entertainment venues, museum, exhibition centre, performance venues, retail stores, restaurants, hostels / hotels, holiday homes and other short stay accommodation, and other attractions.

\*申請人為新鴻基地產 \*The applicant is Sun Hung Kai Properties



## 2013

2013年 - (A/I-MWI-45) 城市規劃委員會在附帶條件下批給擬議的康樂公園(馬灣公園),擬議的康樂公園(馬灣公園)包括娛樂場所·展覽中心·零售商店·餐廳·旅客住宿·其他景點·附屬設施及旅遊車·停車場·馬灣公園及馬灣其他發展的後備旅遊車停車場。

2013 - (A/I-MWI-45) Town Planning Board granted conditional planning permission for the proposed leisure park (Ma Wan Park), covering proposed entertainment venues, exhibition centre, retail stores, restaurants, tourist accommodations, other attractions, additional facilities and coaches, parking lots, and reserve coach parking lots for Ma Wan Park and other Ma Wan developments.

## 2002

2002年至今 - 馬灣舊村作為二期公園範圍至今一直未有動工發展。

2002 - present - The Phase Two park development affecting Ma Wan Village has yet to begin.

# 選址背景 SITE CONTEXT



1. 無緊急車輛通道
2. 由於青馬大橋的車輛限制和渡船班次疏落，導致對外交通不便
3. 村內未有車路連接
4. 堤壩脆弱，可能會容易水浸
5. 需要維護選址內重要的古蹟、特色建築和文物
6. 先天地形限制加上村屋群落令選址內部連繫並不方便
7. 需要拆除已損壞的建築物 and 結構
8. 島內交通需要改善
9. 一些斜坡需要修輯及管理
10. 基建不足以應付現代生活，例如缺乏無線上網設備，以及電力供應不足

1. No Emergency Vehicle Access (EVA)
2. Restricted connectivity due to restriction from Tsing Ma Bridge and limited ferry services
3. No vehicular access within the village
4. Weak seawall and potential flooding risks
5. Sites with significant historical, architectural and cultural heritage
6. Weak connectivity within the village due to topography and the settlement pattern
7. Damaged buildings and structures require demolition
8. Accessibility with the rest of the Island needs enhancement
9. A number of slopes need maintenance and management
10. Utilities not adequate to support modern usage e.g. no Wi-Fi, poor power supply

# 諮詢總結及回應 CONSULTATION SUMMARY AND RESPONSE



# 持份者諮詢

## STAKEHOLDER CONSULTATION

### 日期 DATE :

2019/03/08

### 時間 TIME :

7:00 – 9:00pm

### 地點 VENUE :

香港理工大學賽馬會創新樓12樓  
12/F, Jockey Club Innovation  
Tower, The Hong Kong  
Polytechnic University

### 主辦單位 ORGANISER :

賽馬會社會創新設計院及 C-Lab  
Jockey Club Design Institute for  
Social Innovation (JCDISI) and  
C-Lab

### 參加者 ATTENDEES :

非牟利機構、共創工作坊成員和專業  
人士  
NGOs, co-creation workshops  
members and professionals

## 整體意見

對活化馬灣舊村和過渡性社會房屋發展持正面態度，並認為在城規會的核准總綱藍圖中建議的商業、旅遊及文化發展以外，馬灣舊村有潛力作為兼容社區發展元素的地方。他們大致認同選址具備不同機遇作多元用途設計，但同時面對一些現實環境和技術上的挑戰。諮詢會上集中討論馬灣舊村活化項目的設計元素、非牟利機構的協作、選址的易達性、營運及管理模式和技術上考慮等，從不同角度探討合適馬灣舊村的設計方向。

## 意見分項

### 1. 非牟利機構(NGOs)的角色

非牟利機構的專業領域在於社會服務，在推行過渡性社會房屋事宜上更適宜擔任營運者的角色，建造房屋的統籌工作和物業管理事務適宜由相關專業人士帶領，過程中需要盡早加強跨界別工作的溝通和了解，令設計能符合用家的需要。

## OVERALL OPINION

Generally held a positive attitude towards the revitalisation of Ma Wan Old Village and the transitional social housing (TSH) development. In addition to the commercial, tourism and cultural development recommendations as set out in the Master Layout Plan approved by the Town Planning Board, Ma Wan Old Village offers compelling opportunities for community development. While many participants pointed to the site's flexibility as a key driver for multi-purpose design projects, they also considered several environmental constraints and technical challenges. On topics such as the design features of the Ma Wan Old Village revitalisation, the need for better collaboration between NGOs, the site's accessibility as well as operational, management and technical considerations, participants debated the optimal design direction for the Ma Wan Old Village project from different angles.

## OPINIONS BY CATEGORIES

### 1. The Role of Non-Governmental Organisations (NGOs)

It would be more appropriate for the NGOs to play the role as operator of the TSH scheme. The role of coordinating building construction and property management should be left to respective professionals. Cross-sector communication and coordination at an early stage is fundamental to ensure that the project can meet the needs of its users.

### 2. 基建設施

現時馬灣舊村的基建設施老化，包括電力供應、排水設施及網絡信號不足等。在考慮活化馬灣舊村時，必須改善基建配套設施，配合將來地方發展的需要。

### 3. 技術考慮

關於新提出的組合屋方案，設計過程須考慮運送、存放和安裝組件的途徑，而經碼頭水路運輸是其中可考慮的方法；有建築界人士提出設計組裝的類型和數量要考慮使用組合屋技術的單位成本效益。

### 4. 交通問題

實行過渡性社會房屋計劃前，需要注意現時馬灣交通問題，必須研究增加巴士及渡船班次、改善交通擠塞等問題，並考慮如何提高將來居民遷入的意願，如提供交通津貼。

### 5. 經濟可持續性

設計須考慮將來營運機構在財政上的可持續性，可考慮企業投資機制及發展本地就業，並提供零售服務及推廣馬灣歷史文化旅遊。

### 2. Infrastructure

Currently, Ma Wan Old Village's infrastructure is obsolete, with insufficient power supply, poor drainage facilities and weak telecommunication signals. Its successful revitalisation requires substantial improvements in infrastructure capable of meeting future developmental needs.

### 3. Technical Considerations

With regards to the proposed Modular Integrated Construction (MiC) scheme, the design process must consider how to transport, store and install the components. While maritime transportation via the dock may be considered, experts from the architectural industry cautioned about the cost-effectiveness in using MiC for the project.

### 4. Traffic Issues

Before implementing the TSH plan, Ma Wan's existing traffic situation needs to be addressed. Increasing the number and frequency of bus routes and ferry services, alleviating traffic congestion, and offering transportation subsidies to the future TSH residents are all measures that should be considered.

### 5. Economic Sustainability

The design must consider the financial sustainability of the operators, who could generate income and support local employment by investing in retail and tourism businesses geared towards promoting Ma Wan's history and culture. Should the overall design scheme create different functional areas, it would

當整體設計劃分不同功能區域時，適宜設定共同的目標和理念，成為每個營運機構就此推廣其服務計劃的基礎。

### 6. 歷史文化及藝術

馬灣本身具備多元豐富的歷史文化背景，天后廟前地可作文化活動空間，而漁民新村山上風景優美，適合加入文化創作藝術元素活動。

### 7. 整體連接性

馬灣舊村未有車路連接，任何發展都必須提供合乎標準的道路連接，同時必須提供緊急車輛通道貫通舊村以應付救急服務的需求及區內住戶商店的運輸需要。連接舊村路段可能涉及其他私人地段，將來需要與相關持分者協調。

### 8. 道路易達性

馬灣舊村內漁民新村山上的易達性較低，若作為住宿用途並不方便長者和幼童進出。設計應重新考慮村內的整體道路的易達性，改善路面工程。

be appropriate to set common goals and visions as basis for collaboration among different operating agencies.

### 6. History, Culture and Arts

Ma Wan has a rich and diverse historical and cultural background. The front yard of the Tin Hau Temple could be used to hold cultural activities while the scenery of the fishermen's new village on the knoll would be an ideal area for cultural and artistic activities.

### 7. Connectivity

At present, there are no road connections in Ma Wan Old Village. Any development would require the construction of standard roads to enable residents and visitors to circulate to and from the village while ensuring accessibility of emergency vehicles. As building new road links to the old village may affect private lots, coordination with all stakeholders will be necessary.

### 8. Road Accessibility

Accessibility to old Ma Wan's new fishermen village is severely constrained, making it extremely inconvenient for the elderly and young children if the building structures were to be upgraded for housing accommodation. The design should improve the overall accessibility of the village road and upgrade the pavement.

### 9. 綠色建築

馬灣舊村亦有潛力發展綠色建築，建議於活化計劃中採用社區綠建環評的設計指引。

### 10. 跨代共住

馬灣的自然環境適合健康情況穩定的長者，於社區內建立生活圈子，而長幼的互動能促進身心健康，加強社區服務的效益。

### 9. Green Building

Ma Wan Old Village offers the potential to develop green buildings. It is recommended to adopt the Hong Kong Green Building Council design guidelines as part of the revitalisation plan.

### 10. Intergenerational Co-living

For healthy elderlies, Ma Wan's natural environment is considered suitable to nurture a new community where the elderly can interact with youngsters while benefitting from the range of community services needed to support the physical and mental health of all residents.

# 公眾諮詢 PUBLIC CONSULTATION

日期 DATE :  
2019/03/23

時間 TIME :  
2:00 – 5:00pm

地點 VENUE :  
馬灣太陽館  
Ma Wan Solar Tower

主辦單位 ORGANISER :  
賽馬會社會創新設計院及 C-Lab  
Jockey Club Design Institute for  
Social Innovation (JCDISI) and  
C-Lab

參加者 ATTENDEES :  
當地居民及地區持份者，包括來自馬灣  
的地區組織和非政府機構的成員  
Local residents and local  
stakeholders including attendees  
from local organisations and  
NGOs of Ma Wan

## 整體意見

參與者普遍不支持在活化馬灣舊村項目中加入過渡性社會房屋計劃，擔心發展商可藉此過渡性社會房屋計劃，免除履行與政府於1997年6月23日所簽署的協議綱要的合約責任。對馬灣的交通及社區服務非常不足表示關注，來自過渡性社會房屋計劃的新增人口將無助紓緩問題，反而會令現有情況加劇；亦有意見認為，低收入人士會無法應付馬灣偏高的交通及生活成本。

## 意見分項

### 1. 項目方向

不認同馬灣舊村是過渡性社會房屋的合適選址。馬灣公園二期的發展計劃尚未落實，故不建議將馬灣舊村視作閒置土地而建議發展過渡性社會房屋。研究團隊應加強了解當區居民的民生問題和當區的發展背景。

## OVERALL OPINION

The attendees generally do not support including TSH in revitalising Ma Wan Old Village. Some attendees were worried that the inclusion of TSH may let the developer exempt themselves from the contractual obligations set out in the Heads of Agreement signed with the government on 23 June 1997. They were concerned that transportation and community services in Ma Wan are already very inadequate, new population added from TSH would not help alleviate the existing problems but would worsen the present situation. Participants also opined that given the high traffic and living costs, Ma Wan is considered not suitable for low-income residents.

## OPINIONS BY CATEGORIES

### 1. Project Direction

Do not agree that the Ma Wan Old Village is suitable for TSH. As the Ma Wan Park Phase II Development Plan has yet to be realised, Ma Wan Old Village should not be considered as idle land suitable for TSH development. The study team should focus on better understanding of the livelihood issues of local residents and the development background of the area.



## 2. 研究過程

有出席者表示研究團隊應舉辦更多的地區諮詢，以更深入地理解馬灣地區的民生問題。他們亦指出JCDISI 於2018年11月發表題為《「十萬分之一」社創研討會第一季「過渡性社會房屋」總結報告》的標題，無意錯誤地傳達此共創設計報告為馬灣舊村最終決定方案的訊息，建議研究團隊發表該報告前應事先諮詢當區居民。會議之後，一些參加者繼續以電郵向JCDISI反映當區民生問題，並對馬灣舊村作為過渡性社會房屋的研究計劃表達不滿及憂慮。

## 3. 民生問題

馬灣的交通問題積存已久，包括巴士和渡輪班次不足，等候時間過長，車費昂貴，及青馬大橋公路時有擠塞，而且馬灣現時的救護車到達時間亦時有延誤。居民過去曾多次向相關部門反映卻未有改善，巴士和渡輪班次更被刪減。馬灣的生活成本高，過渡性社會房屋的住客難以應付。

## 4. 發展商的合約責任

由於政府及發展商尚未落實於1997年6月23日所簽署的協議 (Heads of Agreement)

## 2. Study Process

Attendees at the local consultation noted that more consultations should be organised by the study team in order to sufficiently understand various livelihood issues of Ma Wan residents. They also pointed out that the title of the “Summary Report on ‘One from Hundred Thousand’ Season 1 Transitional Social Housing” published by JCDISI in November 2018 had unknowingly misconveyed an impression that it was a final plan decided for Ma Wan Old Village. Suggested that the study team should consult the local residents before the report was published. After this meeting, some attendees continued to email JCDISI giving their views on the local livelihood issues and expressing dissatisfaction and strong concerns about including TSH in the proposal under study.

## 3. Livelihood Issues

Ma Wan had long suffered from severe traffic problems, including reduced frequency of buses and ferries, long waiting time, expensive fares, congestion on the Tsing Ma Bridge and ambulance delays. Residents had made many complaints to the relevant authorities to no avail, services of buses and ferries had continuously been cut. The cost of living in Ma Wan is high. It would be difficult for residents of TSH to cope with.

## 4. Developer's Liability under the Agreement

The government and the developer have not implemented the terms of the Heads of Agreement signed on June 23, 1997 to develop and continuously operate Ma Wan Park Phase I and Phase II. Worried that this TSH study

去完成發展及持續營運馬灣公園一期及二期。擔心此過渡性社會房屋研究成為政府及發展商不再遵行對馬灣公園二期發展責任的藉口。

### 5. 案例參考性

研究團隊分享的過渡性社會房屋和舊村活化成功案例，未必適用於馬灣舊村。馬灣有複雜的歷史及發展背景，加上交通不便和生活費用昂貴，參加者對過渡性社會房屋及相關的社區設施的營運可持續性存疑。

### 6. 地區人士的持續關注

馬灣坊會於2019年6月中去信JCDISI，再次表達他們不認同在馬灣舊村活化計劃中加入過渡性社會房屋，並附上名為「激活馬灣—公民社區活化馬灣舊村方案」的社區規劃工作坊的報告。<sup>[3]</sup> 報告內容闡述了參加者對馬灣活化方案的原則、考量及意念，也列出參加者對馬灣未來活化方案的構想和選擇。最多人選擇的元素為運動/休憩、漁農、藝術及文創，其次為生態村、旅遊/消費及社區設施，選項排列最低則是興建高層樓宇及過渡性社會房屋。

would give an excuse for the government and the developer to drop their obligations relating to the development of Ma Wan Park Phase II.

### 5. Reference Cases

The successful cases of TSH and old village revitalisation as shared by the study team might not be applicable to Ma Wan Old Village. Given Ma Wan's complex history and development background, coupled with inconvenient transport and high cost of living, participants question the operation sustainability of TSH and the associated community facilities.

### 6. Continued Concern from Locals

The Ma Wan Neighbourhood Association sent a letter to JCDISI in mid-June 2019 reiterating their disagreement to integrating TSH as part of the revitalisation plan for Ma Wan Old Village. The letter was also enclosed with a community planning workshop report named "Activating Ma Wan – Citizen Community's Man Wan Revitalisation Plan".<sup>[3]</sup> The report explained the participants' principles, considerations and ideas relating to the revitalisation of Ma Wan Old Village. It included popular items related to sports/recreations, fishing and farming, cultures and art creation, followed by ecological villages, tourism/consumer and community facilities. Construction of high-rise buildings and TSH were of the lowest priorities.

[3]

馬灣坊會·激活馬灣—公民社區活化馬灣舊村方案·來函日期: 20/6/2019

"Activating Ma Wan – Citizen Community's Man Wan Revitalisation Plan", The Ma Wan Neighbourhood Association, email received from 20/6/2019

# JCDISI的考慮及回應

## CONSIDERATIONS AND RESPONSES OF JCDISI

是次關於馬灣舊村的研究項目，屬香港理工大學賽馬會社會創新設計院(JCDISI)，以過渡性社會房屋為主題的三個「社創行動項目」中的一個。目的是研究在不同的空間環境和社會環境下，探索能否及如何用「過渡性社會房屋」為有需要的基層市民建立一個得到服務支援的環境，以改善他們的居住質素，及協助他們克服生活上遇到的挑戰。完成研究後公開報告內容，供社會人士參閱。

馬灣舊村的發展歷史漫長而且複雜。研究團隊知悉政府和發展商(新鴻基地產)於1997年6月23日所簽署的協議(Heads of Agreement)，發展商須按協議去完成發展及持續營運馬灣公園一期及二期的合約責任，及核准總綱藍圖(Approved Master Layout Plan)的內容。這些都是公開的資料。<sup>[4]</sup>

研究團隊了解馬灣地區持份者極為重視政府與發展商在馬灣公園第一及二期的合約責任：即提供基礎設施、保育和翻修村屋群，提供水陸公共交通服務，並營運馬灣公園第一及二期等。本研究是建基於以上的公開資料及發展商必須履行的合約責任的前提下，檢視馬灣公園第二期的發展方向，思考有沒有改善的可能，及能否容納一些社區發展元

This study on Ma Wan Old Village was initiated by JCDISI. It is one of the three “Solnno Action Projects” focused on TSH. The purpose is to investigate whether and how “TSH” may be used to establish a supportive environment back up by necessary services would be able to empower grassroots citizens to improve their quality of living and overcome challenges. Upon completion of the study, the study will be published for public reference.

Ma Wan Old Village’s history is long and complex. The study team is aware that the government and the developer signed an agreement (Heads of Agreement) on June 23, 1997. The developer must complete the development and continue the operations of Ma Wan Park Phase I and Phase II in accordance with the terms set out in the Heads of Agreement and the Approved Master Layout Plan. All this information is in the public domain.<sup>[4]</sup>

The study team understands that Ma Wan Park’s stakeholders attach great importance to the contractual responsibilities of the government and the developer with regards to both phases of the Ma Wan Park. These include responsibilities on providing infrastructure facilities, preserving and renovating village houses, providing land and water public transport services, and operating Ma Wan Park Phases I and II. Based on the above public information and the premise that the developer will fulfil its contractual obligations, the study team examines the development direction of Ma Wan Park Phase II and consider whether the project could be enhanced by the inclusion of some elements of community development in order to make the reborn Ma Wan Old Village more vibrant and more responsive to the needs of both the society and its community.

[4] 立法會發展事務委員會「綜合發展區」、地契修訂及換地安排(CB(1)2165/07-08(01)) 附錄, 2008年7月18日

Administration’s paper on planning and land lease arrangements regarding the private residential development and the provision of a theme park on Ma Wan

[CB(1)1668/07-08(01)] (18 July 2008 and 27 May 2008)

下載連結：<https://www.legco.gov.hk/yr07-08/chinese/panels/plw/papers/dev0718cb1-2165-1-c.pdf>

Download link：<https://www.legco.gov.hk/yr07-08/english/panels/plw/papers/dev0527cb1-1668-1-e.pdf>

素，使將來重生的馬灣舊村更具活力，更能回應社會及社區的需要。

研究團隊非常重視居民反映的民生情況，並認為如要推行本院報告中的設計方案，必須改善馬灣現時的交通服務、社會服務和基建配套，以有效發揮設計方案所倡議達致的社會效益。

是次研究報告亦建議，在原有的「公眾康樂發展項目，包括娛樂設施、康樂設施、遊樂設施、購物及餐飲店舖、小食亭、廣告及經地政總署署長批准的商業設施」<sup>[5]</sup>外，探索增加文化歷史步行徑、藝術村、下舖上居式樓宇、餐飲及商業街、青年及長者住宿、社區設施及過渡性社會房屋等設計元素，把馬灣公園二期塑造成一個混合用途的社區，而非一個純以「商業原則經營」<sup>[6]</sup>的商業/旅遊/娛樂/康樂項目。

研究團隊了解居民對過渡性社會房屋的憂慮及反對。研究團隊並不認為整個馬灣舊村的村屋羣都應該被用作過渡性社會房屋，而認為過渡性社會房屋應該與原有的商業/旅遊/娛樂/康樂和其他社區元素融合共生，產生良性的互惠互補效應，使馬灣公園二期最終

The study team attaches great importance to the livelihood issues reflected by the residents. The team believes that should the design plan included in this report be implemented, Ma Wan's existing transportation service, social service and infrastructure facilities would need to be improved in order to deliver the advocated social benefits.

In addition to developing the place into "a public recreational development which shall include features for entertainment, recreation, amusement, shopping, restaurants, kiosks, catering, advertising and other commercial facilities as may be approved by the Director of Lands (the Director)" <sup>[5]</sup>, the study team proposes to examine the inclusion of design elements like walking trails, art villages, shopping houses, catering and commercial streets, youth and elderly accommodations, community facilities and TSH. This could help transform Ma Wan Park Phase II into a vibrant mixed-use community rather than just another business/tourism/entertainment/recreation project to be operated on "commercial basis" <sup>[6]</sup>.

The study team appreciates residents' concerns and opposition to this TSH proposal. The study team does not consider that the entire village housing complex in Ma Wan Old Village should be used solely for TSH, but believes that TSH should instead complement the original commercial/tourism/entertainment/recreation and other community elements so as to develop the Ma Wan Park Phase II into a more diverse and vibrant community.

Past experiences in Hong Kong and abroad have shown that successful TSH projects are operated by specific non-governmental organisations. They are

[5]  
2008年6月11日 立法會二題：珀麗灣及馬灣公園 (三) (b)

Para. 3(b) in Legislative Council Question 2 -- LCQ2: Development of Park Island and Ma Wan Park, 11 June

網站: <https://www.info.gov.hk/gia/general/200806/11/P200806110183.htm>

Website: <https://www.info.gov.hk/gia/general/200806/11/P200806110186.htm>

[6]  
2008年6月11日 立法會二題：珀麗灣及馬灣公園 (三) (g)

Para. 3(g) in Legislative Council Question 2 -- LCQ2: Development of Park Island and Ma Wan Park, 11 June

網站: <https://www.info.gov.hk/gia/general/200806/11/P200806110183.htm>

Website: <https://www.info.gov.hk/gia/general/200806/11/P200806110186.htm>

能發展成一個更有多元活力的地方。

從香港和外國過渡性社會房屋的經驗可見，成功的過渡性社會房屋項目，都由特定的非政府組織營運，持續向居民提供社區服務及支援，改善他們的居住及生活質素，協助他們在一個時段內重組個人及家庭生活後，重回一般的社區生活或遷入輪候到的公共房屋。就馬灣舊村而言，發展商也可與社會服務機構合作，由社會服務機構營運那些具社會功能的項目。

本社創行動項目的建議對政府與發展商並無制約性，雙方仍可按原有Heads of Agreement的方向推動馬灣公園二期的發展。

馬灣舊村的村屋群，是香港一個寶貴的機遇，能夠把一整條古老村落保育和更新成一個有香港特色，能持續發展，也能為社會、社區和個人增值的地方。經過不同方面的考慮，本社創行動項目探討可如何把馬灣舊村活化成為一個多元化及充滿活力的社區，並在本報告內整合有關的規劃及設計建議供公眾參考。

dedicated to deliver community services and support to residents, improve their quality of life, and committed to assisting them in their personal lives, from reintegrating with the community again or settle into public housing. In the case of Ma Wan Old Village, the developer could also cooperate with social service agencies to help manage these social functions.

The proposal of Action Project is not binding on the government or the developer. They can still continue to implement the Ma Wan Park Phase II proposal as stipulated in the Heads of Agreement.

Ma Wan Old Village offers an unique opportunity in Hong Kong to conserve and renovate an entire old village into a Hong Kong-style sustainable development generating benefits for the society, the community and the individuals. After considering all aspects, this Action Project is only to explore how to revitalise the Ma Wan Old Village into a diverse and vibrant community, and consolidates the planning and design proposals in this report for public reference.

# 規劃及設計考慮 PLANNING AND DESIGN CONSIDERATIONS



## 規劃及設計考慮

# PLANNING AND DESIGN CONSIDERATIONS

為了等待土地收回程序完成，馬灣舊村已被空置近二十年。在這段期間，某些結構不夠穩固的建築物有部份已倒塌，為了公眾安全而必須拆除。建築物長期暴露在自然環境中，亦加快了破損的速度，對村屋內的別緻特色造成了無法補救的破壞，例如原有的斜屋頂和木梯、建築物外觀上的店鋪名稱，還有下舖上居內精細的瓷磚等。

自賽馬會社會創新設計院於2018年5月開始研究選址以來，馬灣舊村已因颱風山竹而受到嚴重破壞，尤其是接近海旁的已受損建築物、結構和樹木。這也帶出了極端天氣如颱風和水浸對舊村的威脅。升級基建和加固結構的工程對保育和活化計劃刻不容緩，更重要的，是令馬灣舊村在未來有足夠能力應付天氣變化。

設計團隊認為，根據政府與發展商於1997年簽訂的協議，馬灣舊村有潛力發展為一個超越商業、零售和休閒的項目。避免人工地複製另一個商業化的旅遊景點，由不同界別組成的設計團隊更支持以人為本的「生活博物館」概念，透過可持續的鄰里關係來創造社區的地方感、歸屬感和自豪感。

Ma Wan Old Village has been vacated for twenty years pending the completion of land resumption procedures. During this period some buildings that are less structurally sound have partially collapsed and need to be demolished for the protection of public safety. Exposure to the natural environment has also sped up decay of buildings and causing irreversible damage to the intricate details giving character to the village houses, such as the original pitched roof and timber stairwell, names of shops on the building façade and delicate tiles inside the shophouses.

Since JCDISI started studying the site in May 2018, Ma Wan Old Village has already suffered significant damage from Typhoon Mangkhut, causing major impact to deteriorating buildings, structures and the trees in the Ma Wan Old Village, especially those close to the waterfront. This highlights the Old Village's poor resilience against extreme climatic conditions such as typhoon and flooding. Urgent infrastructure upgrade and structural reinforcement works are necessary to kickstart the conservation and revitalisation plan and future proof the Old Village against climate change.

The Design Team believes that the deserted village has the potential to be more than a commercial, retail and leisure project as per the Heads of Agreement signed between the government and the developer in 1997. Keen to avoid cloning a commercialised tourism spot, the inter-disciplinary Design Team champions a people-centric "living museum" concept to create a sense of place, belonging and pride in the community by creating a sustainable neighbourhood.

包含過渡性社會房屋特性的活化計劃旨在保育和建設社區，著重為馬灣舊村注入生命和活力，將其重建為可持續的社區。提案不只針對馬灣低密度和寧靜的性質，更引入了自給自足的營運模式，以減低對馬灣公園二期的旅遊、商業、零售、休閒和娛樂活動的依賴。更重要的是，這樣可緩解為支持旅遊活動而作出的交通和基建升級壓力，並減輕馬灣的交通流量，從而讓馬灣重拾寧靜的小島風情。

在馬灣舊村提案的詳細設計方案中，採納了下列的設計原則，可作為相似性質的過渡性社會房屋原型計劃的參考：

### 1. 對歷史建築和文化古蹟作出保護、保育和提升

設計團隊中的古蹟專家對馬灣舊村的古蹟進行了詳細研究，以為基建升級工程及其後的詳細設計計劃作準備。根據2013年國際文物保護憲章及公約《巴拉憲章》<sup>[7]</sup>，針對馬灣舊村的保育策略如下：

i. 根據詳細設計方案，對有形的歷史和文化古蹟如宋朝時期指示馬灣古名的文物、海關

With conservation and community building in mind, the TSH-included revitalisation scheme focuses on injecting life and vibrancy in Ma Wan Old Village to rebuild a sustainable community. This proposal does not only respect the nature of the island as a low-density and quiet island, it also introduces an additional operation model that is self-sustainable and, thus, reduce reliance on tourism, commercial, retail, leisure and recreation activities to sustain the operation of Ma Wan Park Phase II. More importantly, this will also alleviate the need to undergo massive transport and infrastructure upgrades to support tourism-related activities and reduce constant high-volume traffic into Ma Wan, which may bring significant disruption to the quiet residential island.

The following design principles have been adopted in developing the detailed design scheme for the Ma Wan Old Village proposal, which could be used as a reference for future prototype TSH schemes of similar nature:

### 1. Protection, Preservation and Enhancement of Historical, Building and Cultural Heritage

A detailed study of the historical and building heritage of Ma Wan Old Village had been carried out by the heritage experts of the Design Team to prepare for the infrastructure upgrade works and, subsequently, the development of the detailed design scheme. Based on the Conservation Principles: Burra Charter by International Council on Monuments and Sites in 2013<sup>[7]</sup>, the general conservation strategy adopted for Ma Wan Old Village is as follows:

i. Tangible historical and cultural heritage such as the remaining relics signifying the designation of Ma Wan to key officials in Sung Dynasty, the

[7] 2013 國際文物保護憲章及公約《巴拉憲章》

“Burra Charter”(2013), International Council on Monuments and Sites

網站 Website: <https://australia.icomos.org/publications/charters/>



古石碑及天后廟作出保護、保育和提升。在活化工程進行期間，更需實施特別建築管理，以保護建築物和結構的結構完整性。

ii. 對於具保育及重要建築價值的建築物，例如展示了商業、機構及公共活動痕跡的建築物和較具歷史的舊建築將會致力進行保護工作，以保存其特色。至於建築價值較低但可作零售、住宅及社區用途的建築物和結構，則主要採用翻新及活化再用為策略。

iii. 馬灣舊村內的無形文化資產，包括水上人和客家人的生活、蝦醬工業和龍舟習俗將會融入城市建築中。建議進行口述歷史，記錄在馬灣舊村內生活和工作的故事，並展覽在藝術村及漁民生活體驗館中。

## 2. 改善基建及升級設施

馬灣舊村內的多項基建如化糞池，已過時及不能運作。這是建設舊村的常見問題。需要對設施作大型升級，使其達至標準，以支援現代生活，尤其是電力供應、食水供應、污水處理及鋪設無線網絡。

本社創行動項目設計內的建議電力用量將較協議內之馬灣公園二期電力用量為少，為支

Chinese Customs Station tablet and the Tin Hau Temple are protected, preserved and enhanced under the detailed design scheme. Special construction management plans would need to be put in place to protect the structural integrity of those buildings and structures during the village revitalisation works.

ii. Buildings with conservation value and significant architectural interest, such as village houses showing traces of commercial, institutional and communal activities and buildings with old building form, will be preserved to showcase their unique character. Retrofitting and adaptive reuse will be used as a key strategy to retain buildings and structures with less architectural value but contributing to the character of the village to support retail, residential and community uses.

iii. The intangible heritage of the Ma Wan Old Village, such as the life of boat people and Hakka people, the shrimp paste industry and the dragon boat custom in the Ma Wan Old Village will be weaved into the urban fabric. It is recommended that oral history be conducted to unearth the livelihood and stories of those that lived, worked and did business in the Ma Wan Old village and exhibit in the Artist Village and the Fisherman Life Experience Centre in the Ma Wan Fisherman's Village.

## 2. Infrastructure Improvements and Utilities Upgrade

A lot of basic infrastructure in Ma Wan Old Village, such as septic tanks, are out-dated and no longer functioning. This is a common issue across old village establishments. To support modern living, utilities will require extensive

持設計方案所載之用電量，建議裝設兩座變電站，增加馬灣舊村的電力供應。此外，亦需作進一步的基建升級工程包括渠道、垃圾收集及照明，以支持未來社區的生活。

為增加馬灣舊村對颱風和水浸的抵禦能力，必須強化堤壩，保護海旁。堤壩強化工程亦會增建道路，以連接海旁及建成文物徑，從而改善島內的連接性。

### 3. 發展土地混合使用，為活化舊村注入生命

土地混合使用可平衡各方面的土地需要，包括保育、社區發展、環境保護以及支持馬灣舊村可持續發展的經濟活動。馬灣舊村的村屋可重新用作「下舖上居」，為急需活化的舊村注入生命。

下舖上居的老樓房經加固及翻新後可支持垂直型的土地混合使用，為馬灣引進欠缺的日常服務，例如茶座、診所、理髮店、日間幼兒及長者中心和雜貨店。計劃提供靈活性，讓非牟利機構及服務供應商可為不同群體提供服務，支持社區凝聚，並促進馬灣舊村的活化。地下樓層可作商業、零售和長者服務用途，而過渡性社會房屋及其他社區服務則

upgrades to bring it up to standard, especially in terms of power supply, water supply, sewage treatment and Wi-Fi provision.

To support the power usage recommended for the Action Project design, which should consume less energy than the original Ma Wan Park Phase II scheme set out in the Heads of Agreements, it is recommended that two substations be erected to increase power supply to the Ma Wan Old Village. Further infrastructure upgrade works, including drainage, refuse collection system and lighting, are needed to support the future community.

To increase Ma Wan Old Village's resilience against extreme climatic conditions such as typhoon and flooding, there is a need to strengthen the seawall to enhance and protect the waterfront. The strengthening works will also create room for road access, connect the disjointed waterfront and enable the implementation of the heritage walk to improve connectivity to the rest of the island.

### 3. Mixed-Use Development to Inject Life and Purpose in the Revitalised Village

Mixed-use development is key to balancing conservation, community development, environmental protection and accommodating economic activities to support the sustainable development of the Ma Wan Old Village. The intactness of the village houses in the Ma Wan Old Village provides an excellent opportunity to reinstate the 'shophouse' concept in a village in urgent need of an injection of new purpose and life.

With strengthening and retrofitting, the old generation shophouses will be able to support vertical land use mix and reintroduce daily services missing

設於2樓和3樓，以增加活化計劃的社會經濟可行性，並支持當地就業。這樣亦可為馬灣現有居民創造更多元化的服務，以及帶來更多休閒和零售選擇。

雖然馬灣漁村的樓房結構完整度成疑，從樓宇安全的角度而言亦不值得保留，然而，歷史文件中卻點出了馬灣漁村對馬灣發展歷史的重要性(見附件I)。設計團隊建議採取活化再用的方式，將馬灣漁村部份重新發展為藝術村及漁民生活體驗館，以增加藝術及文化元素，支持本地藝術家，並為青年企業家提供機會。除了保留舊漁村的歷史和無形文化資產外，享有廣闊海景的建築群亦將成為文物徑的主要地標，以吸引本地遊客，並為租戶創造商機。

on the Ma Wan Island, e.g. village café, healthcare, hairdresser, day centres for children and seniors and grocery stores. The scheme provides flexibility and enables NGOs and service providers to deliver their services in different clusters to support community cohesion and contribute to the revitalisation of the Ma Wan Old Village. Commercial, retail and elderly services can be introduced on the ground floor with TSH and other community services on 2/F and 3/F to increase the socio-economic viability of the revitalisation scheme and support local employment. This will also create a more diverse mix of services, leisure and retail options for existing residents on Ma Wan Island.

While the structural integrity of the Ma Wan Fisherman's Village is questionable and not worth preserving from a building safety point of view, historical documents highlights the significance of the Fisherman's Village in the Ma Wan development history (see Appendix I). The Design Team recommends using an adaptive reuse approach to part-redevelop the Fisherman's Village into an Artist Village and a Fisherman Life Experience Centre to increase the art and cultural components, support local artists and create youth entrepreneurship opportunities. Besides celebrating the history, the intangible heritage of the old fishing village and enjoying a panoramic sea view, the complex will be a key landmark of the heritage walk to attract local tourism and create business opportunities for tenants.

#### 4. 地盤平整及創造樓面空間

為使2014年獲批的整體佈局計劃中所載的基建升級工程及緊急車輛通道建設得以進行，必需加固天后廟前的堤壩，以創造空間讓緊急車輛能夠調頭。因此，建議拆除歷史及建築價值較低的少數建築物。地盤平整工程將會創造興建新建築物的空間，為活化舊村提供服務。

團隊建議利用組裝合成建築技術而非傳統建築方法來興建新建築物，以供應額外樓面空間予政府、機構或社區及旅舍，為馬灣提供增值服務。這項建築方法可減少對附近舊村屋和結構的結構完整性的影響，以及縮短建築周期，從而減輕對馬灣造成的建築和環境影響。

#### 5. 改善連接性

海旁前的現有道路應予擴闊，以增加舊村以及島內的可步行性和連接性。由於一般車輛的出入會受到限制，A區商業及餐飲街（參考第110至111頁）的道路應有足夠空間予小型貨車運送貨物到村內。道路工程應與堤壩強化工程同時進行。

#### 4. Site formation and creation of new floor space

To facilitate the necessary infrastructure upgrade works and provide the Emergency Vehicle Access (EVA) route set out in the approved 2014 Master Layout Plan, the seawall in front of the Tin Hau Temple will need to be strengthened to create adequate space for emergency vehicles to turn around. A few buildings with less historical and architectural value are suggested to be demolished to implement the works. The site formation process will create room to erect new buildings and provide new services in the revitalised village.

Instead of erecting new buildings through traditional construction methods, MiC is recommended as a solution to provide additional floor space for G/IC land use, hostel facilitates and deliver value-added services for Ma Wan. This construction method will reduce disturbance to the structural integrity of the old village houses and structures nearby. This will have the added benefit of shortening the construction cycle and minimising the construction and environmental impact to Ma Wan Island.

#### 5. Connectivity enhancement

The existing footpath in front of the waterfront should be widened to enhance walkability and connectivity within the Old Village, and with the rest of the island. While regular vehicular access will still be restricted, the footpaths in Zone A (retail and commercial) (refer to p.110 - p.111) should be adequately widened to allow small vans to deliver goods to the village. This could be done alongside the seawall strengthening works.

建議設立一條配有觀景臺的步行徑，以紀念馬灣對香港海防歷史的重要性。觀景臺是觀察香港西面水域的有利位置，反映出馬灣在海防方面的策略地位。文物徑可連接馬灣上的主要地標和開放空間，創造出地方感和認同感。文物徑不止改善了馬灣舊村的內部連接性，更可透過與島內其他地點同城化而促進社區凝聚。建議政府投放額外資源予文物徑，讓馬灣的旅遊環線更為完整。

## 6. 創造公共空間

創造公共空間是重新規劃城市建築的關鍵。在一般情況下，都會在保留的建築和古蹟周圍創造新的公共空間，以展示地標予公眾，並帶出它們對馬灣舊村的重要。這樣更可創造公共空間供社區享用，支持社會凝聚。

為進一步增加地方感，建議在E區興建園景花園(參考第119至121頁)，展覽馬灣舊村的紀念碑和文物，提升地方營造。花園內亦會設有公共空間，有助改善村內連接性。同時，花園更可將舊漁村內的藝術村以及碼頭旁的藝術工作坊連接起來。

A new walkway with viewing deck facilities is introduced to celebrate Ma Wan's role as a site of strategic importance in Hong Kong's maritime history. The viewing deck is a key surveillance site of the west coast of Hong Kong waters, which reflects Ma Wan as a key maritime defence zone and a site of strategic importance. The heritage walk linking up the key landmarks and open space on Ma Wan Island will create a sense of place and identity. The heritage walk not only improves internal connectivity within the Ma Wan Old Village, it will also facilitate urban integration with the rest of the island and encourage community cohesion. It is recommended that the government put extra resources to deliver this heritage walk and complete the tourist spots loop on Ma Wan Island.

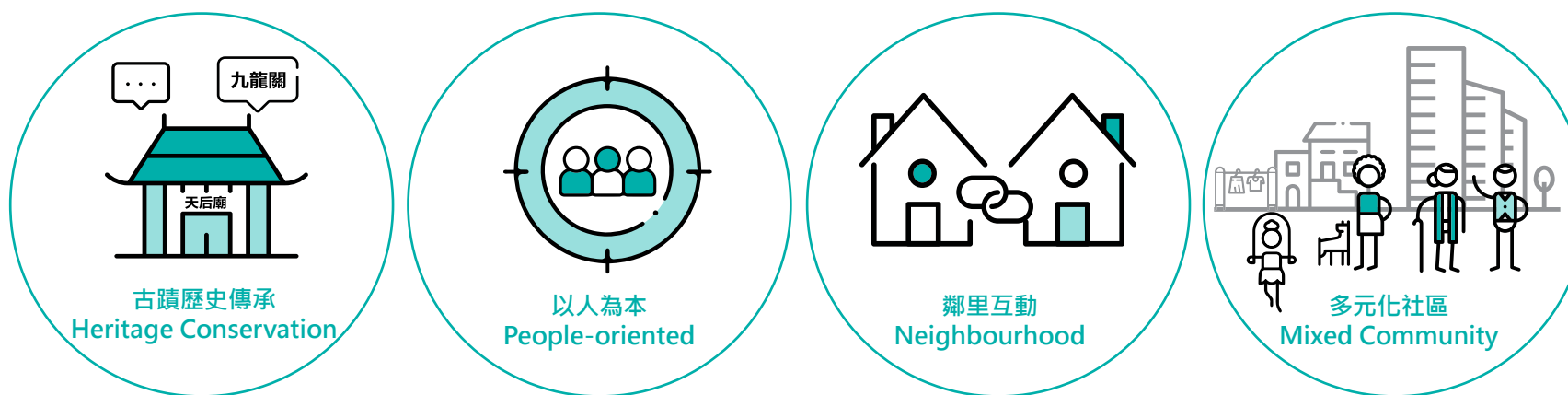
## 6. Creation of public open space

Creation of public space is key in re-stitching the urban fabric. In all cases, new open spaces are introduced around the preserved structures and relics to open up and showcase the landmarks and celebrate their presence in the Ma Wan Old Village. This will also create open space for the community's enjoyment and support social cohesion.

To further enhance the sense of place, a landscaped garden showcasing the commemorative tablet and relics of the historical significance of the Ma Wan Old Village will be introduced in Zone E (refer to p.119- p.121) as part of the placemaking efforts. The garden will also create new open space and improve connectivity with the rest of the village. It will also connect the artist village in the former Fisherman's Village with the artist workshops by the ferry pier.

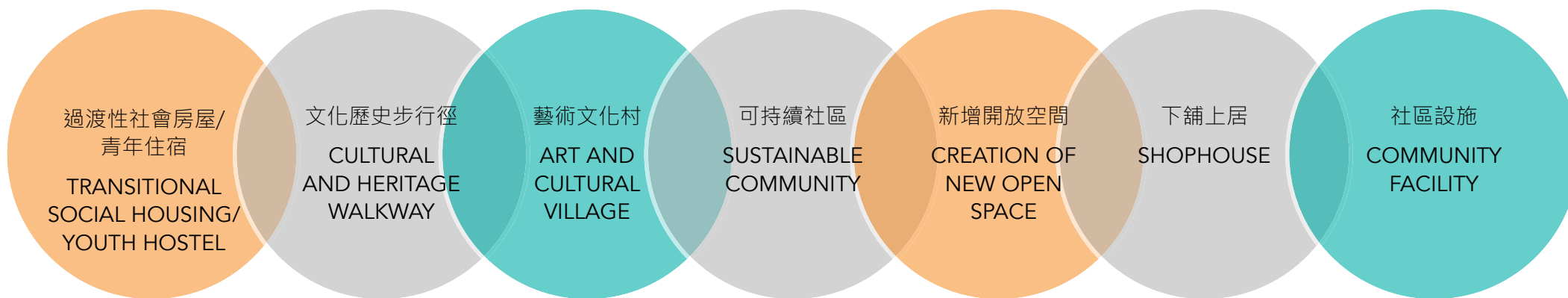
### 原則及策略

### Principle and Strategy

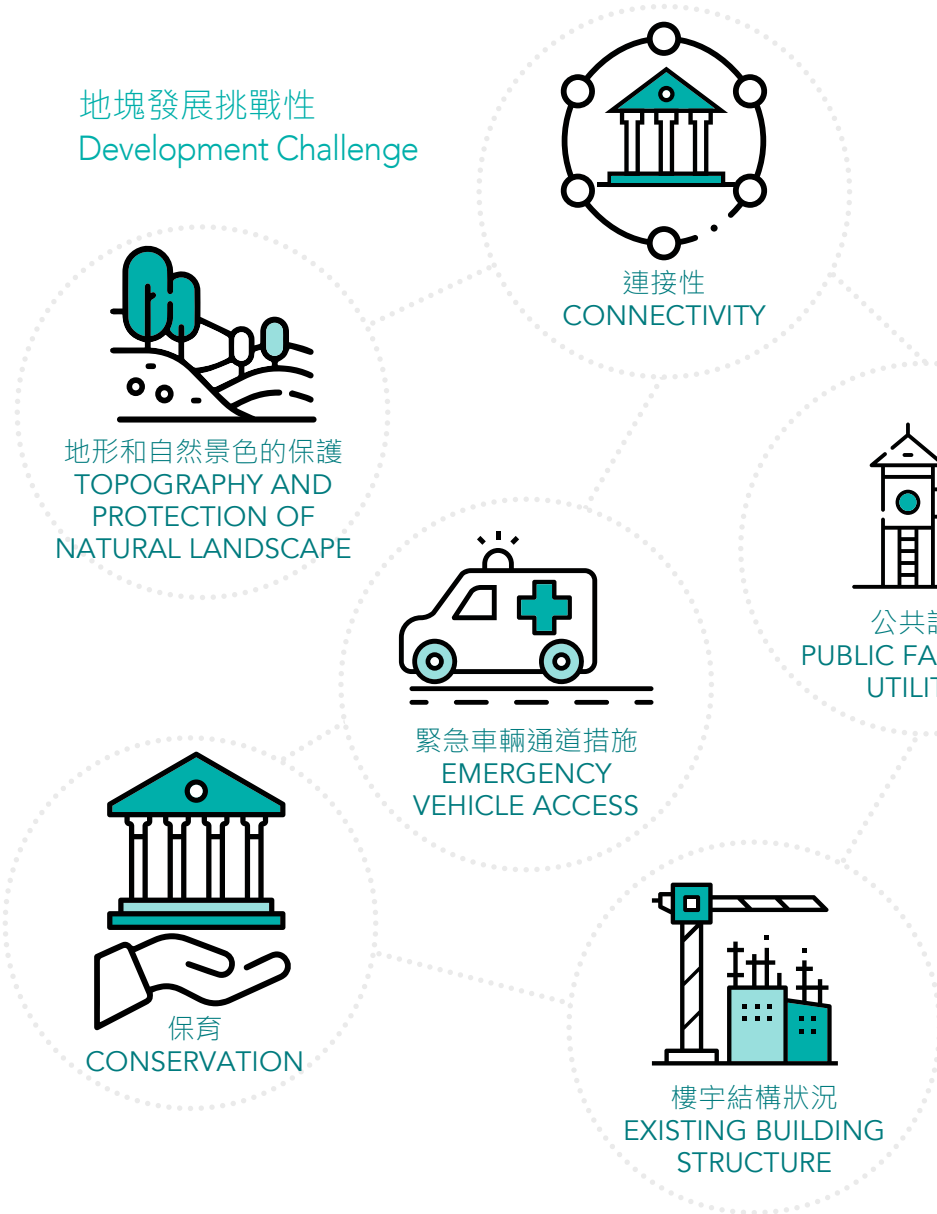


### 為馬灣舊村注入新的社區形態

### Inject New Form of Community in Ma Wan Old Village

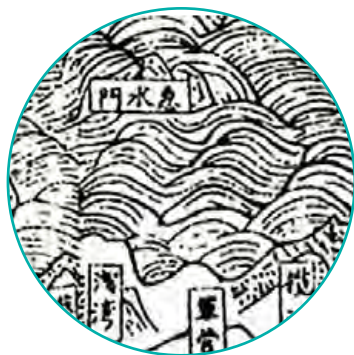


地塊發展挑戰性  
Development Challenge



社區形態及願景  
Community Form and Vision





研究馬灣歷史及建築特色  
Historical research and study of the architecture



總結馬灣文物價值  
列出需著重保育的特色元素  
Statement of Cultural Significance  
Character-Defining Elements



制定保育策略和指引的大綱  
To outline the conservation policies and guidelines

歷史價值

- 在香港罕見的稅關遺址
- 客家人和水上人生活的見證
- 鄉都市鎮的好例子

Historical Value

- Rare evidence and relics of Chinese Customs Station;
- Signifies the life of boat people and Hakka people
- Good example of village town in Hong Kong



建築價值

- 馬灣可見舊式鄉村唐樓的例子

Architectural Value

- Rare examples of older generation of village shophouses



社會價值

- 馬灣舊村每年的傳統習俗和酬神儀式仍是維繫村民關係的重要節目

Social Value

- Rituals and activities held in Ma Wan Old Village still help foster a strong bond among the villagers



保育原則：聯合國教科文組織國際古蹟遺址理事會的布拉憲章 (2013)  
Conservation Principles: Burra Charter by International Council on Monuments and Sites (2013)



# 設計方案 DESIGN SCHEME



# 設計方案 DESIGN SCHEME

## 馬灣舊村 - 保育及社區建設主導的舊村活化方案

### Proposed Master Layout Plan Conservation and Community Building-led Village Revitalisation Scheme

考慮到保育及社區建設，容納過渡性社會房屋的活化方案著重注入生命和活力，以重整和加強馬灣舊村的都市定位，可宜居性和可持續性，增加其適應力並保留本身的特色。

With conservation and community building in mind, the TSH-included revitalisation scheme focuses on injecting life and vibrancy to restore and boost Ma Wan Old Village's identity, liveability and sustainability to increase its resilience and preserve its character.






- 保育建築 Conservation buildings
- 現有舊村屋 Existing village housing
- 漁民新村改建藝術村 Artist village reconstructed by Fisherman's Village
- 附近社區 Surrounding community

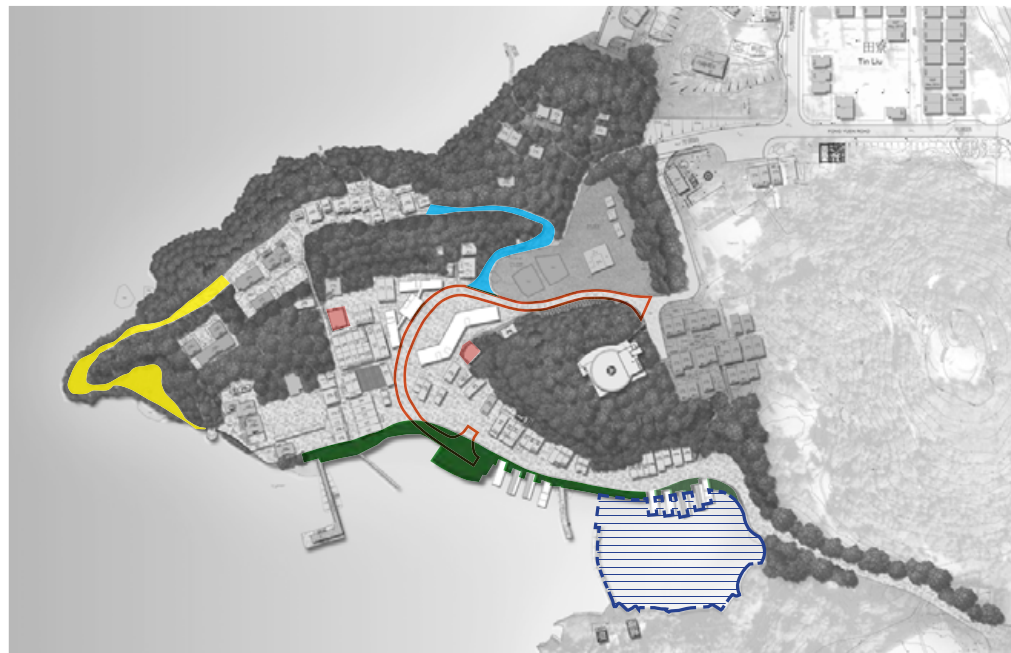
灰色區域非研究範圍以內。  
The grey area is not within the scope of study.

## 開展活化馬灣舊村必要的基建更新 Necessary infrastructure upgrades to kickstart the revitalisation of Ma Wan Old Village



-  現有構築物拆卸配合發展  
Existing structure to be demolished to suit new development
-  新緊急消防通道  
New emergency vehicle access
-  現新建建築  
New Buildings

## 馬灣舊村 (改善工程) Ma Wan Old Village (Improvement Works)



- |   |  |   |  |
|---|--|---|--|
|  | 新增變電站<br>New Substations                   |  | 新增步行徑及觀景平台<br>New Walkway and Viewing Deck |
|  | 新增緊急車輛通道<br>New Emergency Vehicular Access |  | 海岸邊優化工程範圍<br>Improvement of coast edge     |
|  | 原有路徑加寬優化<br>Widening of Existing Pathway   |  | 清淤工程<br>Desilting Works                    |

為配合未來發展的改善工程

1. 在避風塘進行清淤工程，以減低水浸的風險，並保護生物多元化；
2. 優化海岸，包括拆除已倒塌的棚屋；
3. 加寬行人路，提供開放而優美的公共空間；
4. 新增馬灣大街廣場至天后廟前地的緊急車輛通道，該路段亦可作行人路使用；
5. 加寬山坡至馬灣大街廣場的路徑，以改善島內的道路連接；
6. 在馬灣舊村西面新增步行徑及觀景平台；
7. 升級基建設施，特別是供水、電力、污水、垃圾收集及無線上網；
8. 增建兩個變電站；
9. 修復及保護建築物和結構，為古蹟、文物和特色建築進行保育。

Improvement Works to be carried out for future development

1. Desilting works to be carried out at typhoon shelter to reduce potential flooding risk and preserve biodiversity;
2. Improvement works to coast edge, including the removal of the collapsed stilt house;
3. Widening of the coastal walkway to provide an open and pleasant public space;
4. Enhance emergency vehicle access to Ma Wan plaza and Tin Hau Temple front yard which also serves as a pedestrian path;
5. Widen the pathway from hillside to Ma Wan Plaza to improve connectivity and access to the rest of the island;
6. Provide a hillside walkway and observation deck to the west side of the village;
7. Carry out necessary utilities upgrades, especially water, power supply, sewage, waste collection and Wifi provision;
8. Erection of two substations;
9. Restoration and protection of building, structure and relics of historical, cultural and architectural significance.

## 馬灣舊村(建議混合用途) Ma Wan Old Village (Proposed Land Use Mix)



- A 商業及餐飲街  
Retail and F&B Street
- B 天后廟前地假日市集  
Sunday Market in Tin Hau Temple Front yard
- C 舊村活化  
Village Revitalisation
- D 青年住宿、老人宿舍及社區設施  
Youth Hostel, Elderly Home and Community Facilities
- E 社區設施、藝術工作坊及休憩公園  
Community Facilities, Artist Workshop and Recreational Garden
- F 步行徑及觀景平臺  
Walkway and Viewing Deck
- G 藝術村及漁民生活體驗館  
Artist Village and Fisherman Cultural Centre

方案建議根據地形、村屋分布及建築物群組，將選址分為七個部份，以帶出整個地點的獨特個性，從而提升活化村落的地方感。

將現時位於A區、B區、C區、D區和E區的建築，以下舖上居的形式活化作商業零售用途，或藝術工作坊和社區設施等，來迎合馬

Based on topography, settlement patterns and building clusters, it is recommended that the site be divided into seven zones to bring out the individual character of the land pockets and increase the sense of place in the revitalised village.

The existing buildings in Zones A, B, C, D and E will be revitalised as shophouses housing commercial, retail, artist workshops and community

灣居民的需要。為配合基建升級工程，於A區和D區興建新的大廈，提供零售及商業服務、日間活動中心及住宿設施。鑒於天后廟前地為重要性的地標，方案建議優化位於B區的公共開放空間，以支援不同的文化活動及社區功能。此外，建議在F區增設新的文物徑，連接馬灣漁村至山坡的路段；並在G區設立藝術村及漁民生活體驗館，以配合漁民新村的結構和紀念並特有價值。

一般而言，在翻新的下舖上居建築內，會採用垂直土地用途混合的策略，以支援建築的多元用途。地下的樓層會提供商業、零售、社會及長者服務，以提升馬灣舊村的經濟和社會活力。二樓和三樓則會劃作過渡性社會房屋，以增加下舖上居的功能性，並為居住環境欠佳的住戶提供所需的房屋及社會服務。

facilities to meet Ma Wan residents' needs. Following necessary infrastructure upgrade works new buildings will be introduced in Zone A and D to provide retail, commercial, daycare and hostel facilities. Recognising the significance of front yard in front of Tin Hau Temple, the public open space will be enhanced in Zone B to support different cultural activities and community functions. A new heritage walk will be introduced in Zone F to connect the former Ma Wan Fisherman's Village and the settlement downhill. Alteration and addition works will be carried out in the Ma Wan Fisherman's Village structures in Zone G to deliver a new artist village and museum.

As a general rule, the vertical land-use mix is adopted as a strategy to support multiple uses within the retrofitted shophouse buildings. Commercial and retail, social services and age-friendly services will be located on the ground floor to enhance the economic and social vibrancy of the revitalised Ma Wan Old Village. TSH services can be introduced on the second and third floor to increase the functionality of the shophouses and providing the much-needed housing cum social support services for the inadequately housed.

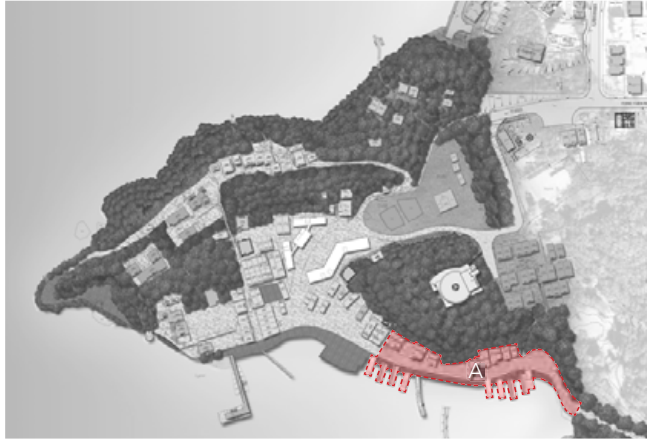


為保護公眾安全，建議清除呈嚴重頹敗情況的棚屋，其複製的結構在海岸邊優化工程後重建，形成活化舊村中新的商業及餐飲街。海邊改善工程亦有助吸引本地旅遊業和增加馬灣島的娛樂及休憩選擇。

Stilt houses in obsolete conditions will be cleared for the protection of public safety. Replica structures will be rebuilt following seawall strengthening works and form the retail and F&B street of the revitalised village. The waterfront improvement works will help to attract local tourism and increase the recreational and leisure offer of Ma Wan Island.

### A區:商業及餐飲街 Zone A : Retail and F&B Street





A區:商業及餐飲街 Zone A : Retail and F&B Street







B區:天后廟前地及假日市集  
Zone B : Sunday Market in Tin Hau Temple Front Yard



「天后廟」建於清朝1796-1820年，傳聞於清朝嘉慶年間由海盜張保仔斥資所建。廟宇於1860年、1881年、1924年及1961年進行分階段修葺。

天后廟是馬灣重要的地標，具有顯著的歷史和文化價值。擴闊道路和改善天后廟前地等地方營造效果有助創造地方感，並提供更多空間以支持不同的文化活動和社區功能。

“Tin Hou Temple” was built in 1796-1820 of the Qing Dynasty. It was suspected to be built by the pirate Zhang Baozai during the Jiaqing years. The temple was repaired in stages in 1860, 1881, 1924 and 1961.

Tin Hau Temple is a key landmark and a site with significant historical and cultural value to Ma Wan. Placemaking effects such as widening of access route and improving the front yard in front of the Tin Hau Temple will create a sense of place and provide more open space to support different cultural activities and community functions.



C區:舊村活化  
Zone C : Village Revitalisation



「祥合茶樓」由1920年代開始，祥合茶樓（東主為林氏）運營，出售茶及熟食，並以糕點聞名，乃馬灣舊村最著名商店。

“Cheung Hop Tea House” began life in the 1920s. The proprietor, the Lam’s, operated the tea house selling tea and cooked food. As the most famous shop in Ma Wan, Cheung Hop is particularly famed for cakes and dim sum.

C區:舊村活化  
Zone C : Village Revitalisation



為重現馬灣的舊村風情，建議在馬灣大街的地下開設支援當地及過渡性社會房屋住戶日常生活的店舖，例如鮮貨市場、診所、家庭茶座，及零售業務如餐廳、理髮店及雜貨店等，以提升地方營造及支持當地旅遊業。

In an attempt to restore the village life atmosphere in the old village, the ground floor of the Ma Wan Main Street will house shops supporting the daily lives of local residents and TSH tenants, e.g. fresh food market, clinic, family cafe. It is recommended that retail businesses such as restaurants, hairdresser and grocery shops be reintroduced in the same location to enhance placemaking efforts and support local tourism.

C區:舊村活化  
Zone C : Village Revitalisation

下舖上居模型展示 Model Presentation of Shophouse





D區:青年住宿、老人宿舍及社區設施  
Zone D : Youth Hostel, Elderly Home and Community Facilities



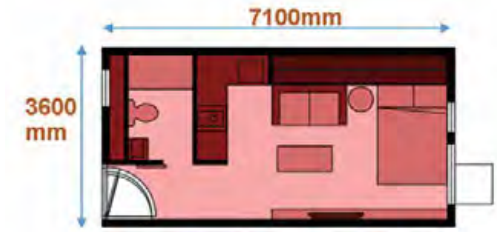
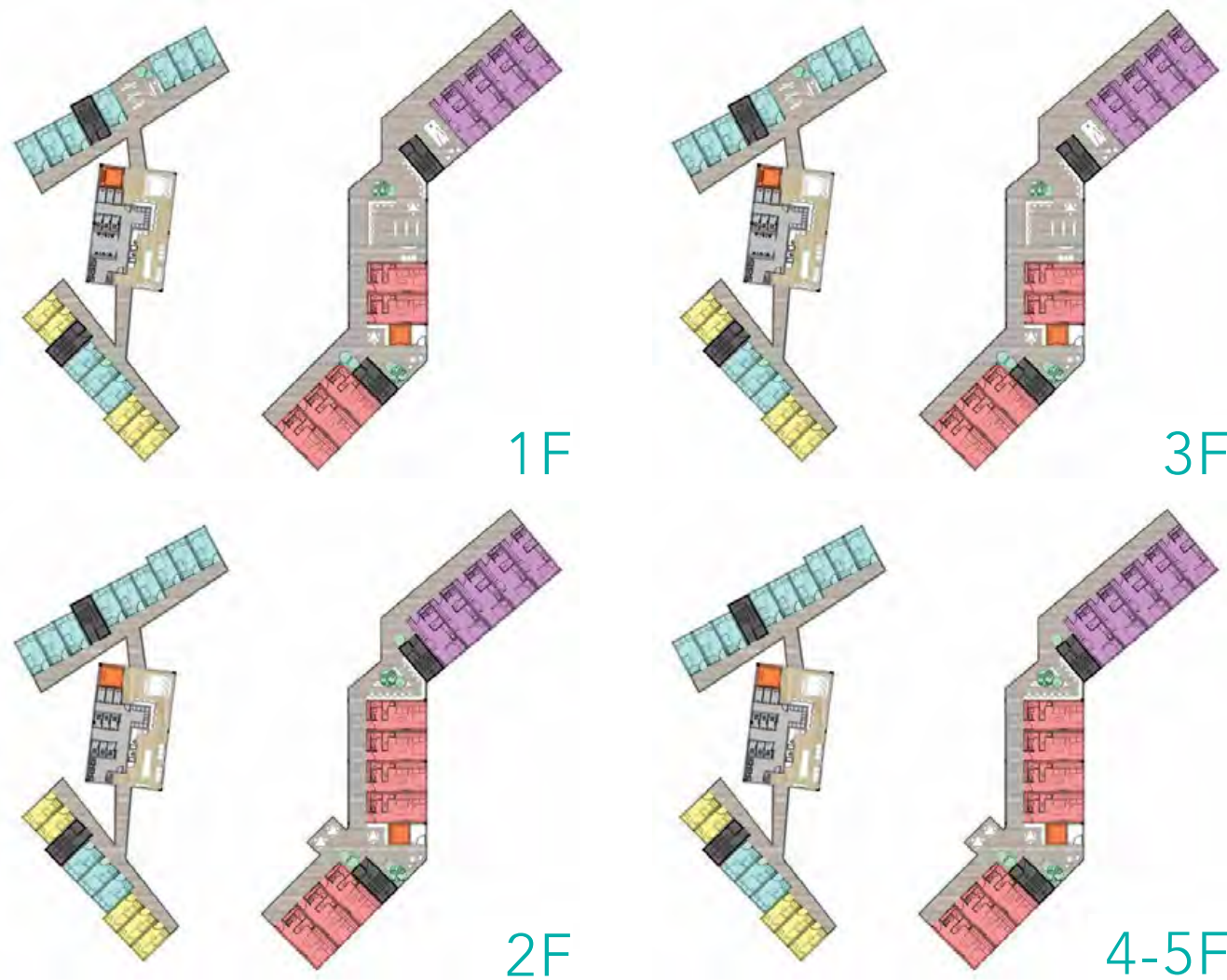
D區:青年住宿、老人宿舍及社區設施  
Zone D : Youth Hostel, Elderly Home and Community Facilities



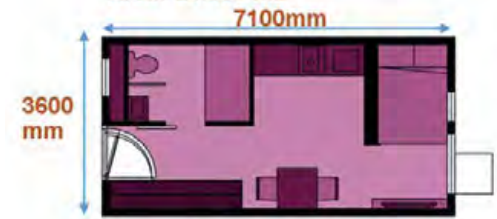
方案建議使用組裝合成建築技術興建兩幢高17.5米的五層式建築，提供老人宿舍及青年住宿服務。除了為馬灣提供社區設施及支持當地旅遊業外，過渡性社會房屋租戶可獲服務提供者保障就業，並接受專業照護及住宿管理訓練。這樣既可增強過渡性社會房屋租戶的就業能力，當亦有助租戶在租期結束後重新融入社會。

MiC technology will be employed to erect two 17.5m high five-storey buildings to provide an elderly home and a youth hostel facility. Aside from increasing community facilities provision in Ma Wan and supporting local tourism, TSH tenants can secure employment with the service providers and receive specialist caretaking and hostel management training. This will increase TSH tenants' employability and help them to re-integrate in society once they graduate from the TSH tenancy.

GF



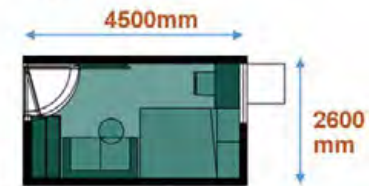
Typical Flat in Daycare Centre  
Area: 24.536 m<sup>2</sup>



Barrier Free in Daycare Centre  
Area: 24.536 m<sup>2</sup>



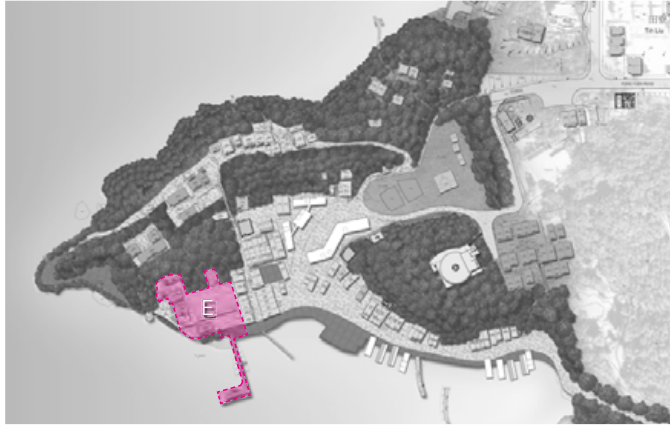
Single Bed in Hostel  
Area: 10.35 m<sup>2</sup>



Double bed in Hostel  
Area: 11.7 m<sup>2</sup>

新建建築高度 NEW BUILDING HEIGHT	17.5M
建築總樓層數 STOREY OF TOTAL FLOOR	5 層STOREY
單位總數 NO. OF TOTAL MIC UNITS	158

建議個人單位數目 NO. OF PROPOSED SINGLE UNIT	96
建議雙人單位數目 NO. OF PROPOSED DOUBLE UNIT	62
建議戶型總數 NO. OF TYPES OF UNIT	4



E區:社區設施、藝術工作坊及休憩公園  
 ZONE E : Community Facilities, Artist Workshop and Recreational Garden



馬灣稅關遺址 Old Chinese Customs Station, Ma Wan

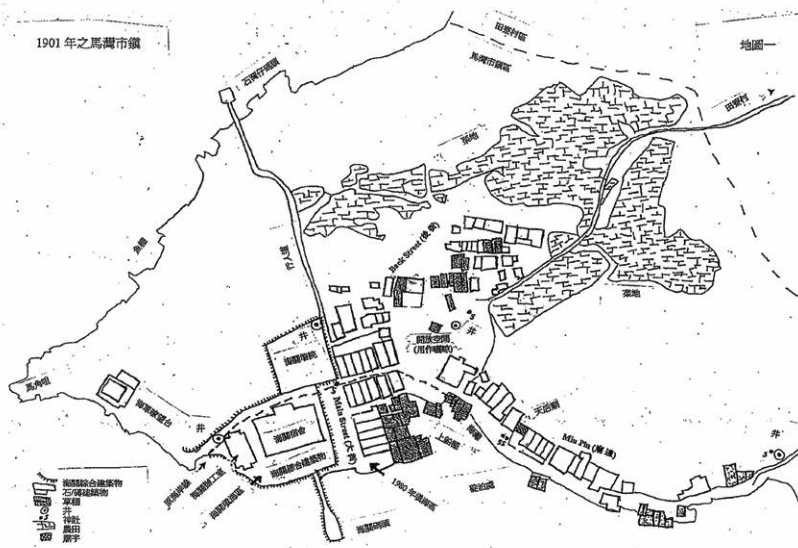
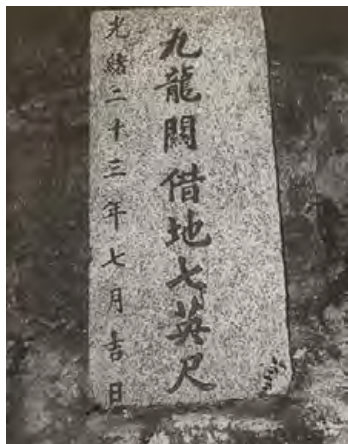


「梅蔚」大嶼山地名梅窩的早期稱謂。宋末幼主宋帝昺曾於1277年停留於梅蔚暫居此地，當代文獻認為梅蔚位於九龍西南方的一個小島，可能是大嶼山。於1256年把大嶼山賜予高官李昞英為食邑，此為李氏食邑的界石。<sup>[8]</sup>

“Mei Wei” was the old name of Lantau’s Mui Wo. Emperor Bing of Song Dynasty stayed in Mei Wei temporarily in 1277. According to contemporary literature, Mei Wei was believed to be located on a small island southwest of Kowloon, which could be Lantau Island. In 1256, Lantau Island was granted to the senior official Li Yiying as his feudal estate, which explains the origin of the boundary stone named after Li’s estate.<sup>[8]</sup>

[8] 《新安縣志》記載。呂烈 (2002)。《大嶼山》。





[9] 許舒(1999)。《滄海桑田話荖灣》。滄海桑田話荖灣出版委員會。

中國海關接管廣州地方海關工作，並與馬灣村民產生嚴重分歧，事緣九龍海關需建設道路通往後山及海濱，未有知會村民便即動工。當局肆意占用私人土地，還擬在此新建海關一所，對村民之抗議置若罔聞。最終制定條件調停：

1. 可租地予海關作建路之用，但地之寬度不得超過七英尺。所取路線不得迂回；
2. (新建)海關關址須緊靠山邊，關址四角立界石標志。這是「九龍關借地七英尺」字樣石碑及產生當時九龍海關的由來。 [9]

China's customs assumes control over Guangzhou, which led to serious conflicts among Ma Wan villagers. It began with Kowloon Customs' demand to build a road leading to the back of the mountain and the seafront, with constructions beginning without warnings for villagers. The authorities not only occupied private land, but planned a new customs onsite ignoring protests by the villagers. Ultimately, it could only be resolved through mediation, which stipulated that:

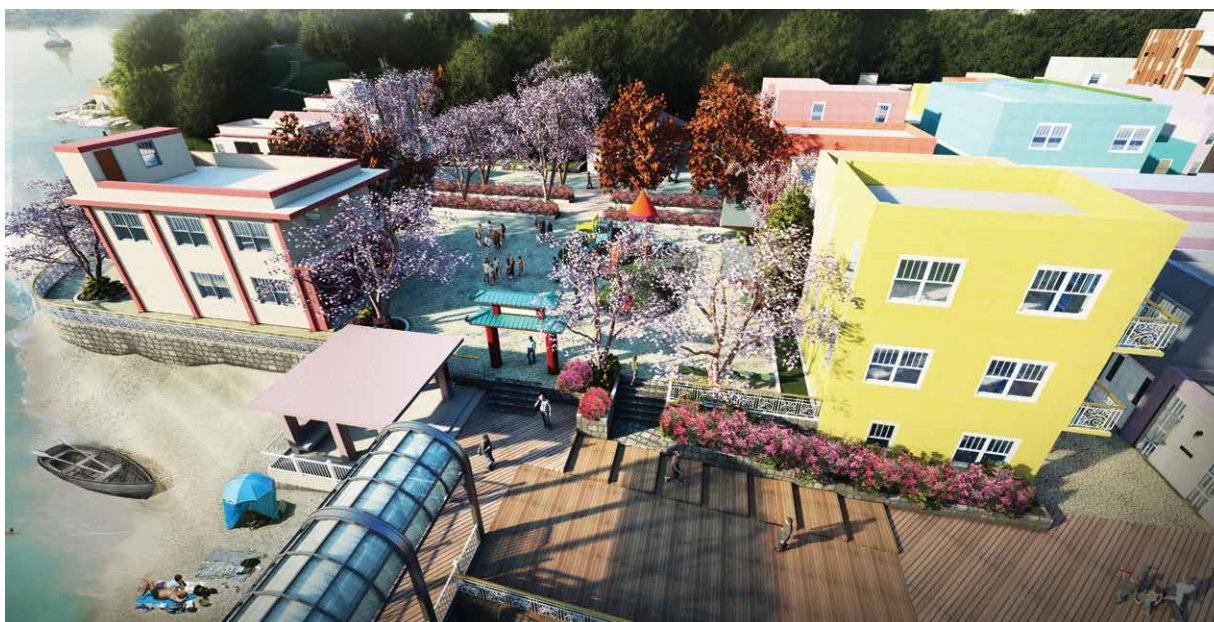
1. The land could be leased to the customs for road construction, but it must not exceed seven feet, and must be a direct route;
2. The (newly built) customs clearance site must be close to the mountainside, and the site's corners to be marked by stone signs. This explains the origin of the stone plaque engraved with these wordings "Seven-feet of borrowed land from Kowloon Customs", as well as the birth of Kowloon Customs. [9]

為了進一步加強地方感，方案引入園景花園，展現馬灣舊村中具有重要歷史意義的九龍關稅遺址，作為地方營造的效果之一。花園亦會創造新的開放空間，改善與村內其餘部分的連接性。E區的藝術村將能為租戶和現有居民造就創業機會，並在G區的藝術工作坊工作。

To further enhance the sense of place, a landscaped garden showcasing the Commemorative Tablet and relics of historical significance of the Ma Wan Old Village will be introduced as part of the placemaking efforts. The garden will also create new open space and improve connectivity with the rest of the village. Artist Village in Zone E will generate entrepreneurship opportunities for tenants and existing residents to work at art workshops in Zone G.



E區:社區設施、藝術工作坊及休憩公園  
 ZONE E : Community Facilities, Artist Workshop and Recreational Garden





F區:步行徑及觀景平台  
ZONE F : Walkway and Viewing Deck



由於汲水門水流急速，常生意外；附近村民於是在兩岸大嶼山及馬灣立下四塊鎮流碑，祈求海上平安。馬灣的兩塊分別位於馬角咀及龍蝦灣。當中馬角咀一塊於馬灣公眾碼頭附近，非常易找。但另一塊則早已倒塌，埋藏於龍蝦灣沙石之中。<sup>[10]</sup>

新的步行徑設有觀景平台設施，改善馬灣舊村的內部連接性，並串連多個馬灣島上的重要景點和開放空間，進一步加強地方營造效果，完成觀光環線。

Due to the rapid water flow at Kap Shui Mun, accidents are common; hence villagers living nearby set up four town stream monuments on Lantau Island and Ma Wan on both sides of the waterfront to pray for safety at sea. The two Ma Wan monuments are located in Ma Kok Tsui and Lobster Bay. Ma Kok Tsui's can be found easily near Ma Wan Public Pier. The other had already collapsed and is now buried under the sands of Lobster Bay.<sup>[10]</sup>

A new walkway with viewing deck facilities is introduced to improve connectivity within the village and link up the key landmarks and open space on Ma Wan Island to further strengthen the placemaking efforts and complete the tourist loop.

[10] 蕭國健(1985)。《香港離島史蹟志》。顯朝書室。

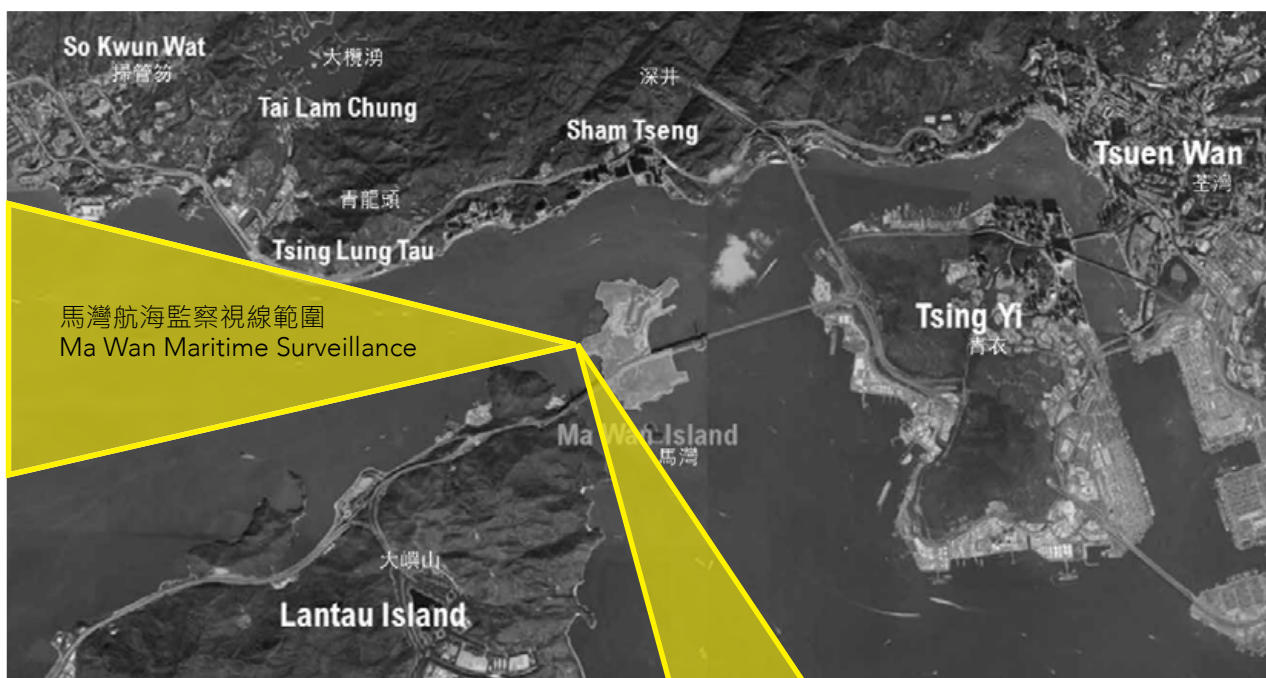
稅關遺址曾對軍事海防有重大的意義，屢次被建為軍事哨站和海關站，這與馬灣舊村的地理位置有關。馬灣西面靠近水流較急的汲水門，往返廣州及珠三角必經之處，具有地理優勢可在馬灣西面以廣闊的視線監測進出水路的海事情況。觀景平台的設立亦有助重構馬灣當年監察汲水門水道的戰略性位置。

The tax customs site held great significance for coastal military defence, and had been repeatedly built as military outposts and customs station due to the village's advantageous geographical location. The west of Ma Wan Village faces Kap Shui Mun, where current is rapid, and supports a significant number of voyagers between Guangzhou and the Pearl River Delta. Kap Shui Mun offers panorama views towards the west which was perfect for monitoring the maritime movements in and out of the waterway. The provision of a viewing deck helps to re-establish the strategic position of Ma Wan in surveilling the water channel of Kap Shui Mun.



1898 馬灣島海關站  
1898 Ma Wan island old customs station

F區:步行徑及觀景平台  
ZONE F : Walkway and Viewing Deck



馬灣航海監察視線範圍  
Ma Wan Maritime Surveillance



## 「馬灣漁民新村」 Ma Wan Fisherman's Village

1965年9月20日建成，由美國經援會捐款十七萬興建，建村所需土地由政府撥用，約二十萬平方米，並由理民府興建自來水設備。它由馬海洋行的唐保勞先生設計，建有兩層新村屋12間，可容漁民24戶，村內建有一間改善漁民生活合作社社址，並有一座垃圾爐，以及一間公廁。<sup>[1]</sup>

Designed by Mr. Tong of Moorhead & Halse, the village was completed on September 20, 1965 with HK\$170,000 funding from the US Economic Relief Society. 200,000 square meters of land was allocated by the government with the water supply facilities set up by District Office. 12 two-storey village houses could house 24 fisherman families. The village also ran a community co-operative centre aimed at improving the lives of fishermen, as well as a refuse furnace and a public toilet. <sup>[1]</sup>

G區:藝術村及漁民生活體驗館  
ZONE G : Artist Village and Fisherman Life Experience Centre



[1] 《華僑日報》1965年9月20日



G區:藝術村及漁民生活體驗館  
ZONE G : Artist Village and Fisherman Life Experience Centre

為了誌念漁民新村於馬灣發展歷史的特有價值，方案提出將其結構加以翻新和復修，並引入藝術村及漁民生活體驗館，從而在馬灣提供更多休憩和娛樂設施。

Restoration of the Ma Wan Fisherman's Village structures is a celebration of its significance in Ma Wan's development history. An artist village and Fisherman Life Experience Centre will be introduced in the former Fisherman's Village to increase the art and culture, recreation and leisure offer of Ma Wan Island and create entrepreneurship opportunities.



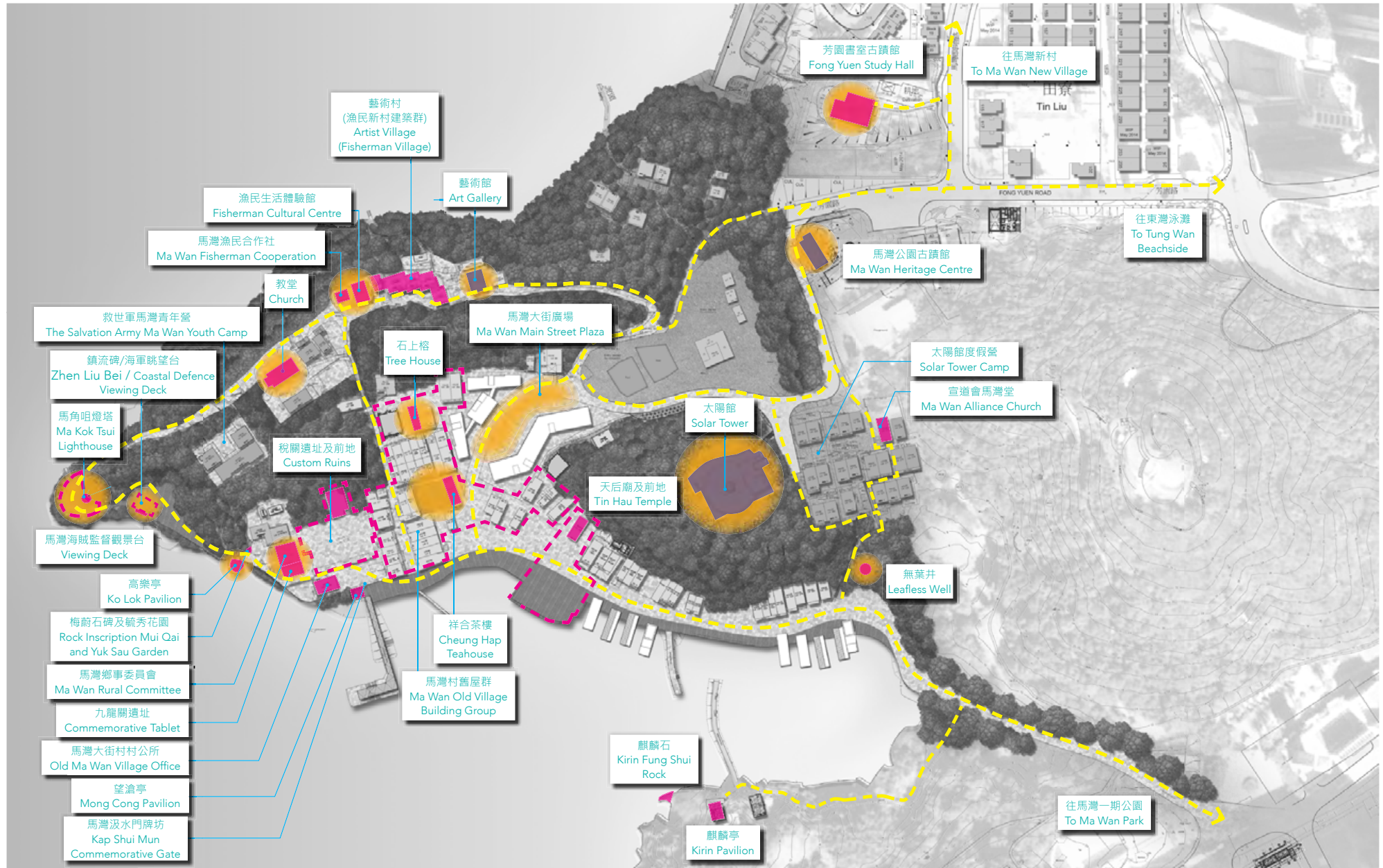
## 連接性增強和社區發展 Connectivity enhancement and community development

設計團隊建議政府應考慮改善連接馬灣舊村和島內的道路，以增加馬灣舊村活化計劃的可行性。道路改善工程亦有助連接馬灣島內的景點，使旅遊路線更為完整，從而推廣綠色旅遊活動。影響較小的旅遊活動在保育馬灣的文物和古蹟方面可作出無形和有形的貢獻，同時更能夠改善馬灣的經濟活力。

The Design Team recommends that the government should consider improving access connecting the Ma Wan Old Village and the rest of the island to increase the feasibility of the Ma Wan Old Village revitalisation scheme.

The works will also help to connect the sites of interests on Ma Wan Island and complete the tourist loop to promote green tourism activities. The low impact tourism would contribute significantly to preserving the cultural and historical heritage of Ma Wan, both tangible and intangible, and improve the economic vibrancy of Ma Wan Island.

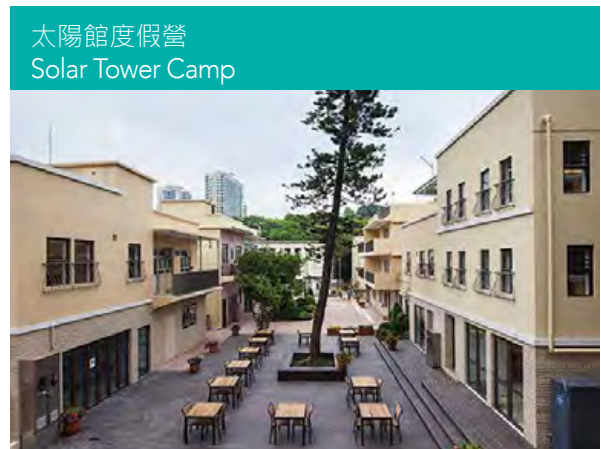
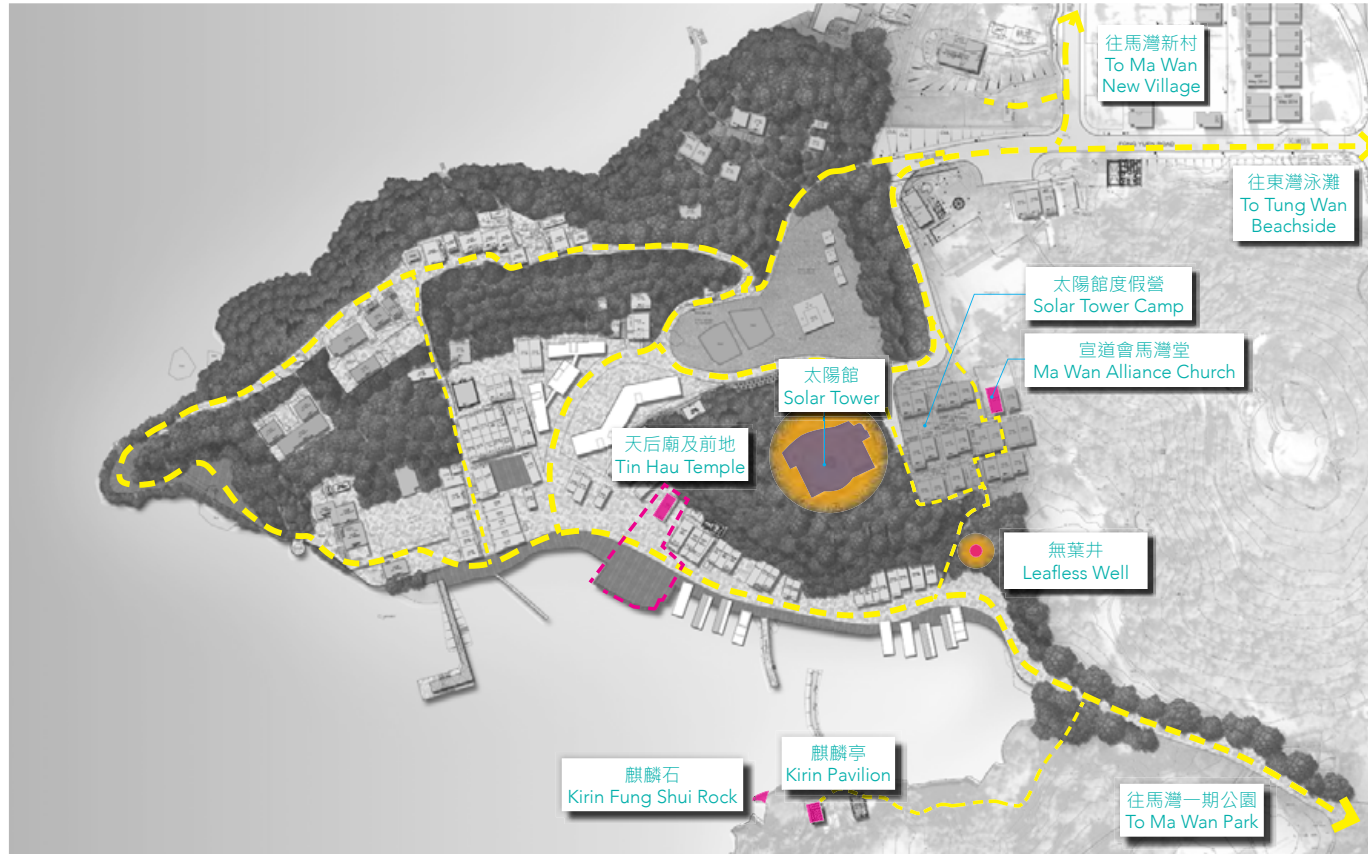


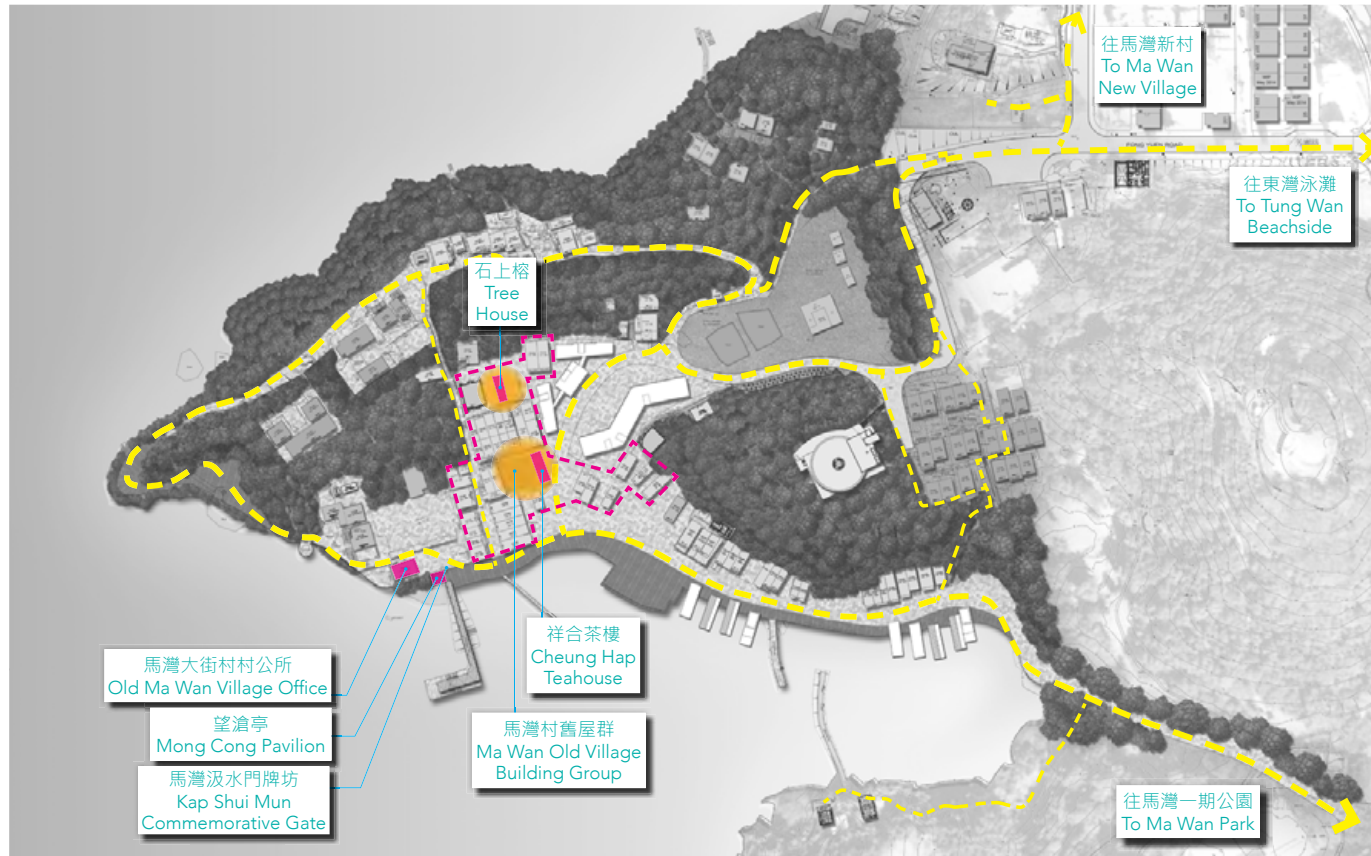


建築及文化遺產 Architectural and Cultural Heritage
  遊客景點 Tourist Spots
  建議觀光環線 Proposed Tourist Loop

馬灣舊村  
Ma Wan Old Village







祥合茶樓  
Cheung Hap Teahouse



馬灣村舊屋群  
Ma Wan Old Village Building Group





稅關遺址及前地  
Custom Ruins



九龍關遺址  
Commemorative Tablet



高樂亭  
Ko Lok Pavilion



梅蔚石碑及毓秀花園  
Rock Inscription Mui Qai and Yuk Sau Garden



馬灣鄉事委員會  
Ma Wan Rural Committee





芳園書室 Fong Yuen Study Hall



馬灣公園古蹟館 Ma Wan Heritage Centre



馬角咀燈塔  
Ma Kok Tsui Lighthouse



鎮流碑  
Zhen Liu Bei



救世軍馬灣青年營  
The Salvation Army Ma Wan Youth Camp



漁民新村  
Fisherman Village

## 規劃設計概覽 Planning Proposal Overview





## 居住單位的數量及用途 Number and Usage of Living Units

根據建議保留舊屋的實際樓面面積(撇除最低層的面積)，估計能夠興建大約172 個過渡性社會房屋單位，當中的單位面積參照房委會現行的公屋編配標準<sup>[12]</sup>，並平均分配一至二人單位，二至三人單位及三至四人單位。新組合屋建築提供的158個單位可用作青年宿舍、老人住宿等其他社區用途，預留彈性讓營運機構決定實際分配和種類。

Based on the exact floor area of kept houses (except the G/F area), it is estimated that about 172 TSH units could be provided. The household unit area is in line with the Housing Authority's current allocation standard for Public Rental Housing. <sup>[12]</sup> Even distribution is applied for household units with 1 - 2 persons, 2 - 3 persons and 3 - 4 persons. An additional 158 living units produced from the new MiC building can be used for youth hostels, elderly homes or other community purposes. Flexibility is reserved for operators to decide on the exact distribution and purpose.

[12] 2017 年 1 月 9 日會議，立法會 CB(1)371/16-17(01)號文件，香港房屋委員會為充份和合理運用公屋資源而實行的措施，附件 A 中 C.12 項 Part C(12), Annex A in Administration's paper on Hong Kong Housing Authority's measures to maximise the rational use of public rental housing resources - CB(1)371/16-17(01) - 9/1/2017

下載連結：<https://www.legco.gov.hk/yr16-17/chinese/panels/hg/papers/hg20170109cb1-371-1-c.pdf>  
Download link：<https://www.legco.gov.hk/yr16-17/english/panels/hg/papers/hg20170109cb1-371-1-e.pdf>

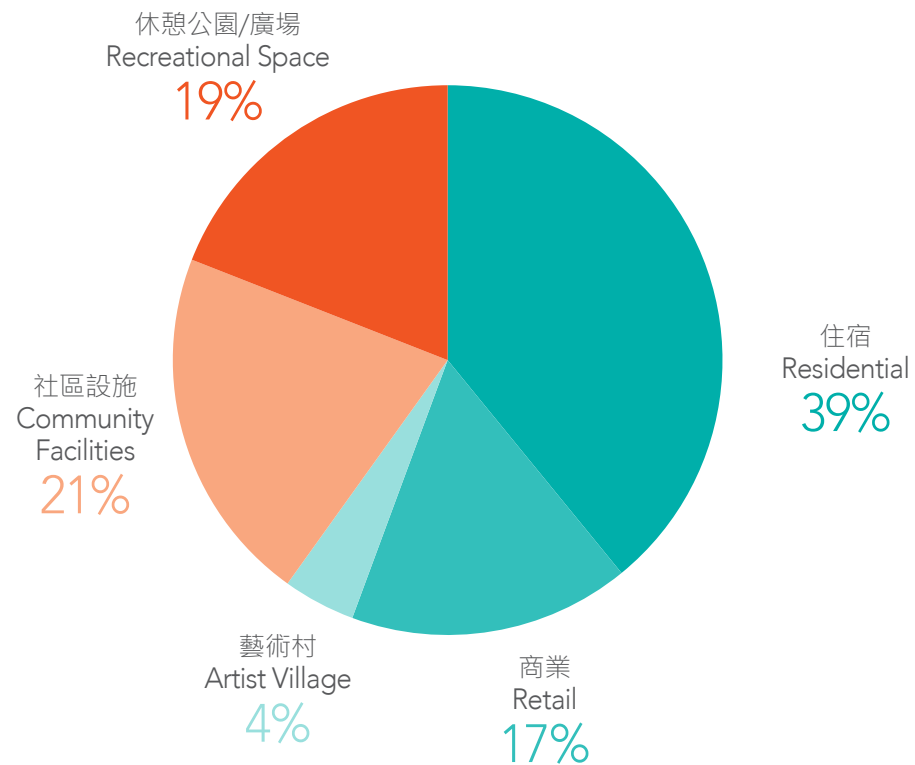
\*舊屋群當中5 幢拆卸配合興建緊急消防通道，2幢拆卸改建新發電所，6幢拆卸配合興建馬灣大街新型建築。  
\*In the old building group, 5 houses are proposed to be demolished for EVA erection, 2 houses demolished for new transformer room/substations and 6 houses demolished for new MiC building.

## 現存建築物的初步測量研究 Preliminary Survey of Existing Buildings

	原住宅用途村屋 Houses originally for residential use	原社區設施建築物 Buildings originally for ancillary facilities	建議舊屋改建 *保留舊屋數目 Proposal for old buildings *Houses to keep
村屋數目 No. of Blocks	76	16	63

### 建議的混合土地用途和規劃用途比例 Proposed Land Use Mix and Planning Usage

建議規劃用途 Proposed Use	面積 Area
住宿 Residential	約 7800 平方米 Approx. 7800 sqm.
商業 Retail	約 3300 平方米 Approx. 3300 sqm.
藝術村 Artist Village	約 850 平方米 Approx. 850sqm.
社區設施 Community Facilities	約 4200 平方米 Approx. 4200 sqm.
休憩公園/廣場 Recreational Space	約 3800m 平方米 Approx. 3800 sqm.





# 總結與展望 CONCLUSIONS AND WAY FORWARD



# 總結與展望

## CONCLUSIONS AND WAY FORWARD

設計團隊感謝持份者持續提供回饋意見和建議，引導了詳細項目原型設計的發展。收到持份者的意見後，設計團隊大幅減少了過渡性社會房屋在整體佈局設計中的百分比，以消除他們的疑慮。設計團隊其後在馬灣舊村項目中添加了零售、藝術和社區設施，以增加項目的多樣性，從而改善馬灣現有居民的生活質素，並吸引潛在的過渡性社會房屋租戶遷入馬灣。我們希望這份計劃書可達至雙贏，以促進馬灣舊村活化，並為馬灣公園二期引入社會元素，改善偏重商業主導的方向。

以下的先決條件可改善詳細項目原型設計的可行性，並為1997年協議所載的計劃增值：

1. 進行詳細的測量工作，驗證建築物和結構的結構完整性，以確定修復和升級建築物的所需工程。在進行任何改裝工程前，先檢查建築物現有設施的狀況。
2. 於施工階段向私人土地地主申請路權，以建設載於整體佈局設計中的緊急車輛通道；改善馬灣大街廣場至A區的道路，以管理建築工程，並使輕型車輛可在計劃的未來運作階段通行。

The Design Team would like to express their gratitude to stakeholders who continued to provide feedback, suggestions and comments which steered the development of the prototype detailed design scheme. Following the views received from stakeholders, the Design Team has greatly reduced the percentage of TSH in the Master Layout Plan (MLP) to address their concerns. The Design Team has subsequently increased the diversity of retail, art and culture and community facilities in the Ma Wan Old Village to support local tourism, improve the quality of life of existing Ma Wan Island residents and attract potential TSH tenants to move to Ma Wan Island. We hope this will become a Win-Win-Win proposal that can bring a catalytic effect to revitalising the Ma Wan Old Village and introducing social elements in the Ma Wan Park Phase II project which would otherwise be operated under prudent commercial principles.

There are a number of pre-requisites to improve the implementability of the prototype detailed design scheme and add value to the scheme set out in the 1997 Heads of Agreements:

1. Complete detailed survey works to examine the structural integrity of the buildings and structures to ascertain interventions required to restore and upgrade the buildings. Conduct investigation on the conditions of utilities in the existing buildings prior to any modification works.
2. Obtain right of way from private land owners to deliver the EVA set out in the approved MLP and improve road access from Ma Wan Plaza to Zone A for construction management during the works stage, and light vehicle delivery for the future operation of the scheme.

3. 開展堤壩強化工程，以保護海岸和海旁。建設緊急車輛通道及完成道路改善工程，以增加馬灣舊村的連接性。

4. 於九龍關碑石開展任何工程前，先進行考古研究。

5. 九龍關碑石於土地註冊處中被登記為私人土地。由於該地塊對地盤平整工程至關重要，可改善村落的連接性及計劃的可達性，因此，團隊強烈建議政府根據《收回土地條例》(第124章)收回土地作公共用途。這樣除了有助創造新的公共空間以支持社會凝聚外，亦可建設新的園景花園，增添馬灣舊村的文化和歷史價值。

需注意，以過渡性社會房屋為主要土地用途的詳細項目原型設計僅為參考計劃。其中展示了以新角色及用途來活化舊村的計劃及設計考量。

為確保過渡性社會房屋計劃的可持續性，必須發展出蓬勃的經濟模式，以支持計劃的運作。建議非牟利機構與當地持份者緊密合作，發展合作模式共同管理活化村落，並幫助租戶適應當地社區的生活。

3. Carry out seawall strengthening works to protect the shoreline and waterfront, improve EVA access and complete the road enhancement works to enhance connectivity within Ma Wan Old Village.

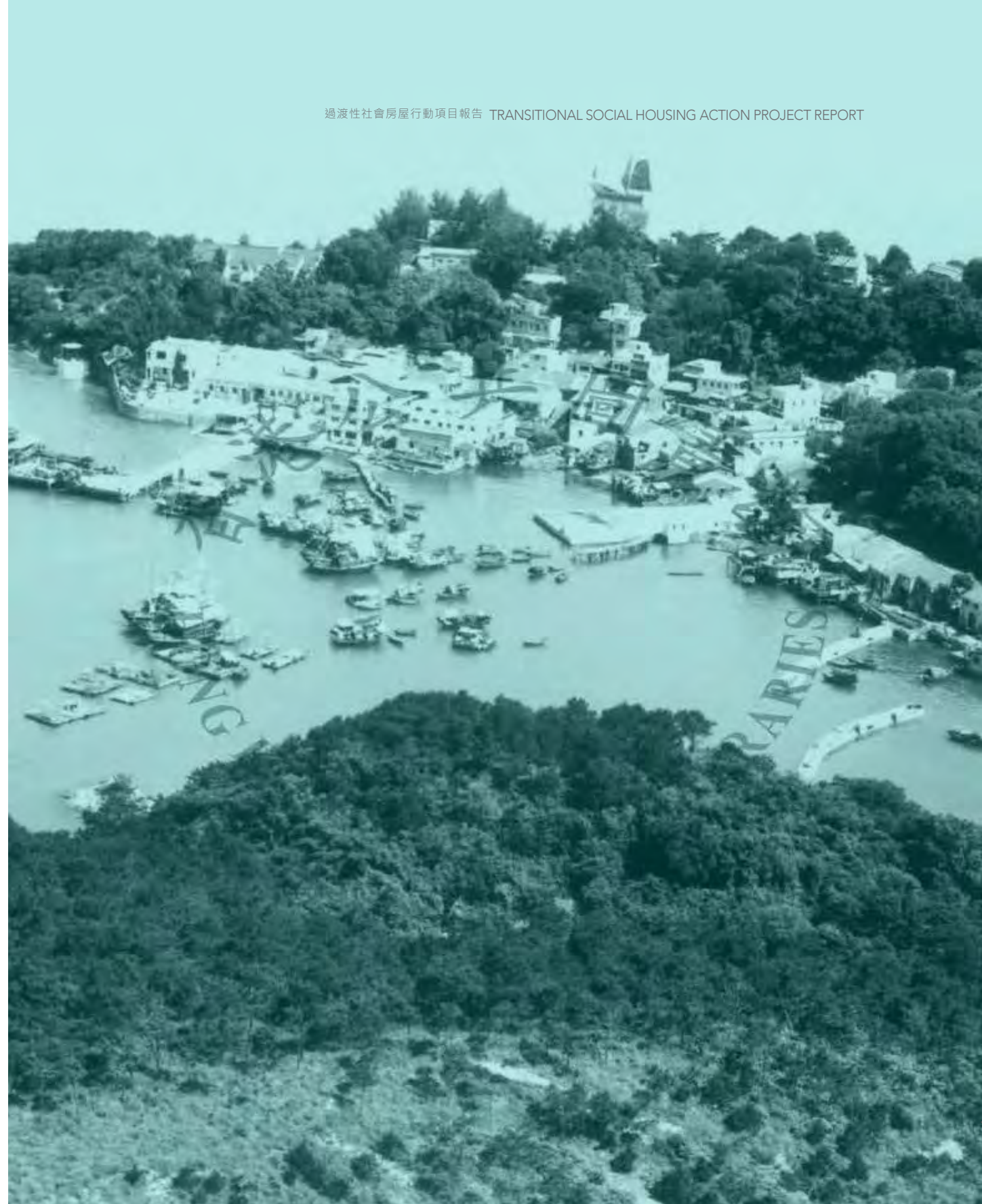
4. Conduct archaeological investigation works in the Old Custom Station ruins site prior to any works.

5. The Old Custom Station ruins is listed as private land under the Land Registry. The lot is of paramount importance in the site formation process to improve the connectivity of the village and enhance the feasibility of the scheme. It is strongly recommended that the government resumes the land under Cap. 124 Lands Resumption Ordinance for public purpose. This will also help to create new public space to support social cohesion and deliver the newly landscaped garden to celebrate Ma Wan Old Village's rich cultural and historical heritage.

It is important to note that the prototype detailed design scheme with TSH as an essential land use element is only a reference scheme. It illustrates the planning and design considerations for revitalising the old village with a new sense of identity and purpose.

To ensure the sustainability of the TSH scheme, it is important to develop a robust financial model to sustain its operation. It is recommended that the NGOs work closely with local stakeholders to develop a partnership model to co-manage the revitalised village and help the tenants re-adopt to living in the local community.

附件I：  
馬灣簡史  
及古蹟文化遺產  
APPENDIX I：  
MA WAN BRIEF  
HISTORY AND  
CULTURAL  
HERITAGE





馬灣洲·古稱急水門及銅錢灣。該島之得名·疑與島上天后古廟有關。該廟原名『急水門天后古廟』·鄉人稱之為「娘媽」·粵音「娘馬」·故稱廟前之海灣為馬灣·並成為該島的名稱。

新石器時代 1000 B.C. - 1997年在馬灣東灣仔北發掘古蹟遺址·證實馬灣早於新石器時代中晚期(4000多年前)已有人聚居。

唐朝 (618 - 907年) - 遺址出土石灰窯。

宋朝 (1200前) - 遺址出土陶片標誌著馬灣有常駐人口居住。

明朝 - 有村民群結聚居·明萬曆年間有官船巡哨設立戰船區·保護經過汲水門一帶的沿海運輸。

Ma Wan Island was known as "Rapids Gate (Kap Shui Mun)" and "Copper Coins Bay" in the old days. It's current naming is suspected to be related to the ancient temple on the island. Originally called "Rapids Gate Tin Hau Temple", the temple was also knick-named "Leung Ma" by villagers, therefore the bay in front of it was called Ma Bay, and hence Ma Wan in Cantonese.

Neolithic 1000 B.C. - The excavation of historic sites in North Wan Chai, Ma Wan, in 1997 confirmed that Ma Wan was already inhabited since the middle to late Neolithic period (more than 4,000 years ago).

Tang Dynasty (618-907) - Lime kiln unearthed from the site.

Song Dynasty (1,200 years ago) - pottery unearthed at the site marks permanent residence existed in Ma Wan.

Ming Dynasty - Villagers live in groups; during Ming's Wanli period, official ship patrolled and warship areas set up to protect coastal transportation throughout the Rapids Gate area.

## 1794

清朝1794年 - 英國駐華大使偵查馬灣，目的在於尋找一個港口，作為對中國貿易之昂貴大型商船隊庇護所；其報告指出馬灣約有十英畝耕地，分兩處耕作。漁民小屋5-6間；馬灣島西南部有足以容納十至十二艘巨輪的港灣，有大嶼山作為屏障。

Qing Dynasty 1794 - British ambassador to China inspected Ma Wan with the aim of finding a port as a refuge for expensive large merchant fleets trading with China. The report stated that Ma Wan had about ten acres of arable land, two farms and five to six fishermen shacks. The southwestern part of Ma Wan Island had a harbour big enough to accommodate ten to twelve giant ships, with Lantau Island as a natural barrier.

## 1810-22

清朝 (1810-1822年) - 清代為海盜張保仔其中一個活動基地。

Qing Dynasty 1810-1822 - One of the bases for the pirate Cheung Po Tsai in the Qing Dynasty.

## 1868

清末1868年 - 海盜版收編後，馬灣被用作軍事及海關站。廣州地方海關在馬灣設立徵稅站（汲水門稅關）以打擊香港往內地的走私活動；由廣州海關使用至1898年。

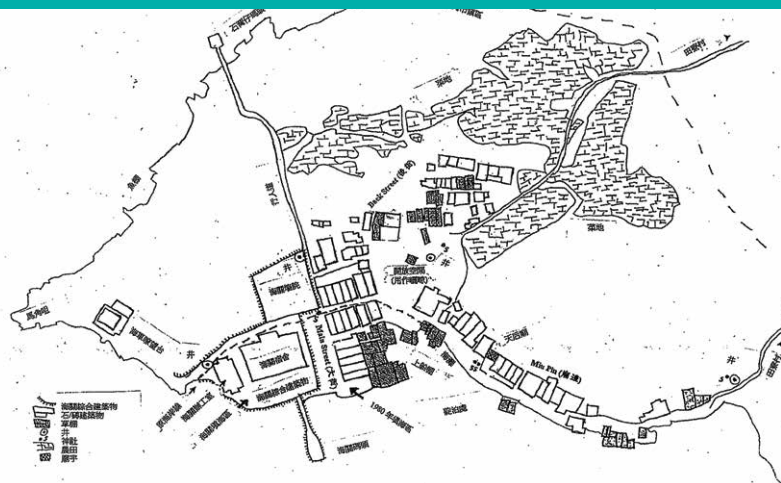
End of Qing Dynasty, 1868 - Ma Wan was used as a military base and customs station. The Guangzhou Customs established a taxation station (Kap Shui Mun Customs Clearance) in Ma Wan to combat smuggling activities from Hong Kong to the Mainland. It was in operation until 1898.

## 1886

1886年9月13日 - 中英兩國簽訂《香港鴉片協定》。

September 13, 1886 - China and Britain signed the Hong Kong Opium Agreement.

1901年馬灣舊村 1901 Ma wan old village



1976年馬灣舊村 1976 Ma wan old village



- 1887** 1887年 - 汲水門稅關改隸九龍關。  
1887 - The Rapids Gate Customs Clearance now grouped under Kowloon Customs.
- 1897** 1897年 - 中國海關接管廣州地方海關工作，並與馬灣村民產生嚴重分歧，事緣九龍海關需建設道路通往後山及海濱，未有知會村民便即動工。當局肆意占用私人土地，還擬在此新建海關一所，對村民之抗議置若罔聞。最終制定條件調停：  
1) 可租地予海關作建路之用，但地之寬度不得超過七英尺。所取路線不得迂回；  
2) (新建)海關關址須緊靠山邊，關址四角立界石標志。這是“九龍關借地七英尺”立碑及“九龍關”地界界石的由來。  
1897 - China's customs assumed control over Guangzhou, leading to serious conflicts among Ma Wan villagers. It began with Kowloon Customs' demand to build a road leading to the back of the mountain and the seafront, with constructions beginning without prior notice. The authorities not only occupied private land, but planned a new customs on-site ignoring protests by the villagers. Ultimately, it could only be resolved through mediation, which stipulated that: 1) The land could be leased to the customs for road construction, but it must not exceed seven feet, and must be a direct route; 2) The (newly built) customs clearance site must be close to the mountain side, and the site's corners to be marked by stone signs. This explained the origin of the stone plaque engraved with these wordings "Seven-feet of borrowed land from Kowloon Customs", as well as the birth of Kowloon Customs.
- 1898** 1898年 - 有村英政府以保衛香港為理由，強迫清政府簽訂《展拓香港界址專條》租借新界；馬灣成為英國殖民地的一部分。  
1898 - British government forced the Qing government to sign the "The Convention Between Great Britain and China Respecting an Extension of Hong Kong Territory" to lend it New Territories on the grounds of defending Hong Kong; Ma Wan became part of British Territory.
- 1908** 1908年 - 香港政府宣告海關大樓出售，並開設了“義德隆鹽廠”。  
1908 - The Hong Kong Government announced the sale of the Customs Building and the opening of the "Edward Leung Salt Factory".
- 1920** 1920年 - 祥合茶樓(為林氏所有)運營，出售茶及熟食，並以糕點聞名，馬灣舊村內規模最大的商店。  
1920 - "Cheung Hop Tea House" (owned by the Lams) was in operation, selling tea and cooked food. As the biggest store in Ma Wan, Cheung Hop was particularly famed for cakes and dim sum.
- 1941-45** 1941-1945年 日佔時期 - 日本當局在馬灣後山上建立軍事據點，並在碇泊處部署了炮艦。  
1941-1945 Japanese Occupation Period - Japanese authorities established a military stronghold on the back mountain of Ma Wan with gunboats deployed at the berth.
- 1950** 1950年 - 舊街坊會重新成立馬灣鄉事委員會，並重新修建被日軍破壞的校舍，校舍成為鄉事委員會辦事處。  
1950 - The old Neighbourhood Association re-established the Ma Wan Rural Committee and rebuilt the school destroyed by the Japanese army.

- 1990

1990年7月 - 中國同意當時香港政府興建新機場的計劃。

July 1990 - China agreed to the then Hong Kong Government's plan to build a new airport.
- 1991

1991年 - 政府與新鴻基達成換地協議，獲得政府同意發展馬灣，新鴻基協助政府將居民遷至島北部新建的村屋。

1991 - The government and Sun Hung Kai Properties reached a land exchange agreement. The government agreed to develop Ma Wan while Sun Hung Kai Properties agreed to assist the government in relocating residents to new village houses in the northern part of the island.
- 1998

1998年 - 城市規劃委員會在附帶條件下批給發展計劃，其中條件包括新鴻基要分兩期在馬灣興建康樂公園，第一期需在五年內落成，第二期位於馬灣村的位置，需於馬灣村的村民遷出後興建。

1998 - Town Planning Board granted approval to development plans with conditions, stipulating that Sun Hung Kai Properties must build a recreation park in Ma Wan in two phases. The first phase would need to be completed within five years, and the second after villagers departed.
- 2002

2002年 - 珀麗灣建成開售。

2002 - Park Island was completed and sold.
- 2007-12

2007-2012年 - 第一期公園陸續落成，包括大自然公園，挪亞方舟，太陽館等設施。

2007-2012 - The first phase of Ma Wan Park was completed including facilities such as Nature Garden, Noah's Ark and Solar Tower.

1982年馬灣舊村舊照 1982 Ma wan old village



1983年馬灣舊照 1983 Ma wan old village





附件II：  
馬灣舊村現存  
建築物的痕跡  
APPENDIX II：  
TRACE OF EXISTING  
BUILDINGS IN MA  
WAN OLD VILLAGE



保育分析藍圖 - 建築特色、建築物外形及材料  
Conservation Inventory Mapping -



- 斜屋頂 Pitched roof
- 木地板/木樓梯 Timber flooring or timber staircase
- 平屋頂 Flat roof
- 露台 Balcony

### 建築特色、建築物外形及材料 Architectural Feature, Building Form and Material



典型村屋：露台和平屋頂  
Typical village house : With balconies and flat roof



### 建築特色,建築物外形及材料 Architectural Feature, Building Form and Material



磚牆  
Brick walls



石牆  
Stone walls



木地板欄柵  
Timber floor joists



第二代的村屋：上方正面有商鋪名稱  
2<sup>nd</sup> generation of village shophouse: with shop name at the top of facade

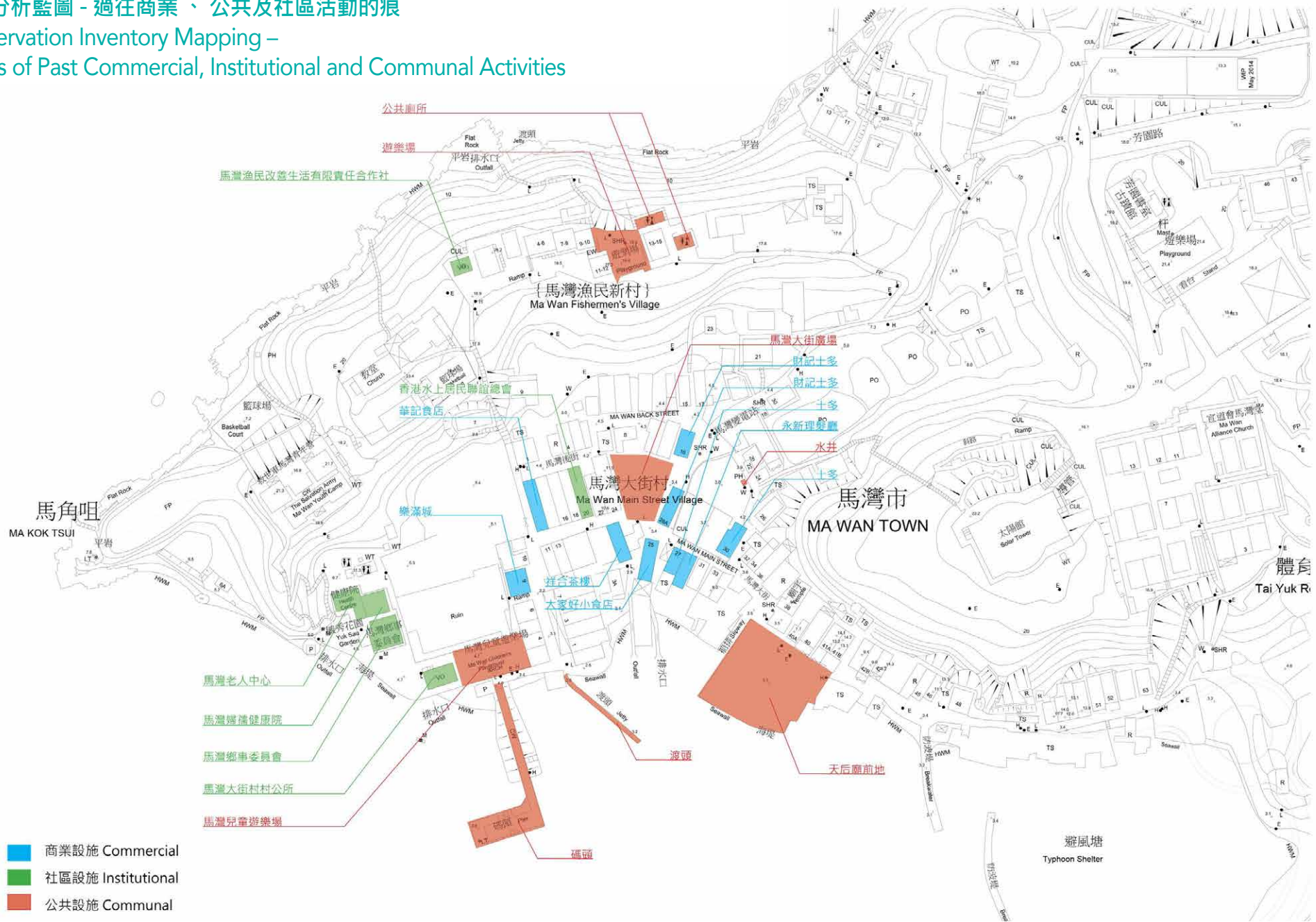


第一代村屋的斜屋頂  
Pitched roof of 1st generation of village shophouse



馬灣漁民新村  
Ma Wan Fishermen's Village

保育分析藍圖 - 過往商業、公共及社區活動的痕  
 Conservation Inventory Mapping –  
 Traces of Past Commercial, Institutional and Communal Activities



## 過往商業、公共及社區活動的痕跡 Traces of Commercial, Institutional and Communal Activities



店鋪招牌 Shop signs



無葉井 Leafless Well



土地公神壇 Earth God Shrine

### 過往商業、公共及社區活動的痕跡 Traces of Commercial, Institutional and Communal Activities



馬灣大街村公所  
Ma Wan Main Street Village Office



馬灣老人中心  
Ma Wan Elderly Centre



香港水上居民聯誼總會  
Fraternal Association of  
The Floating Population of  
Hong Kong

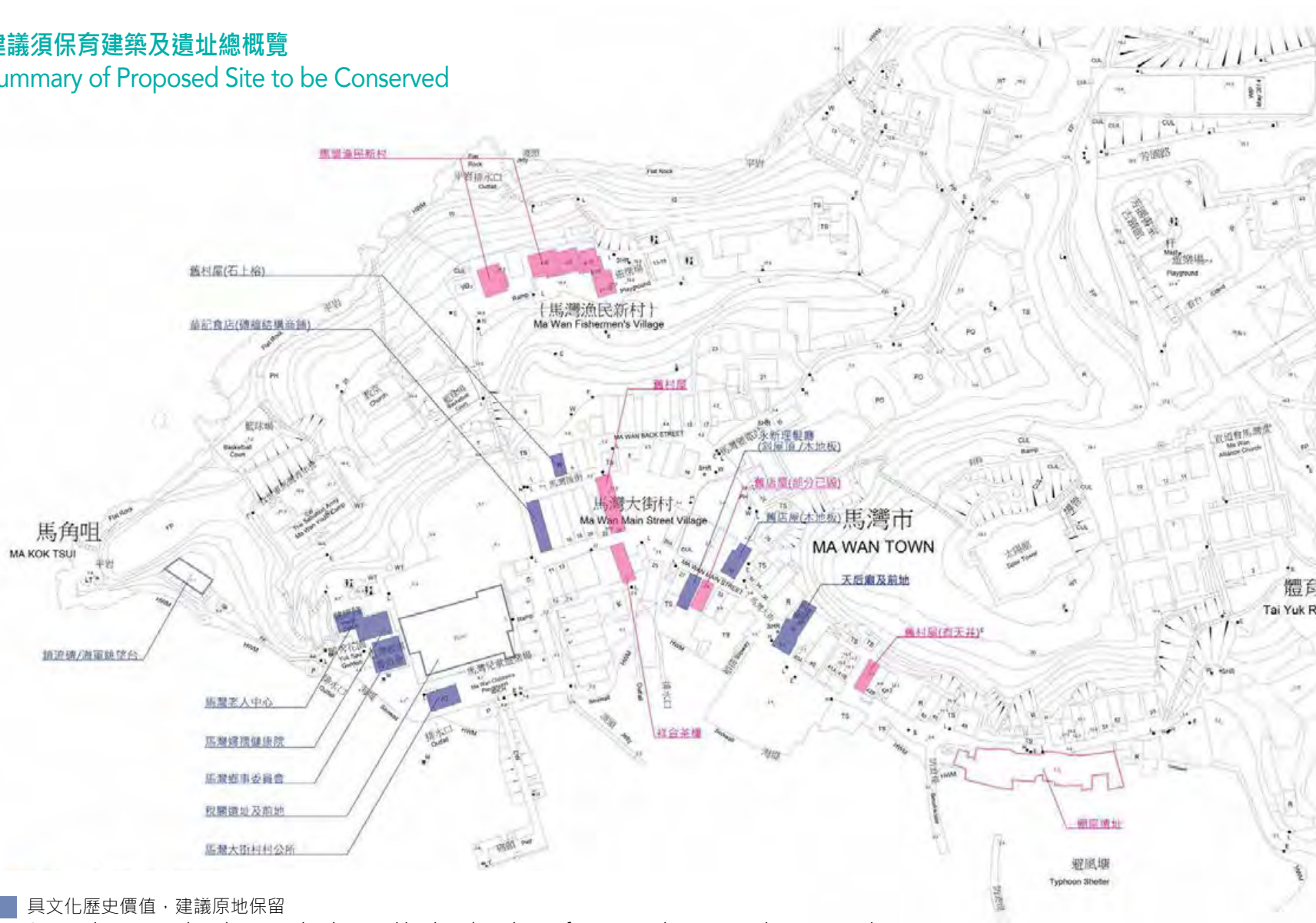


馬灣鄉事委員會  
Ma Wan Rural Committee



馬灣漁民改善生活有限責任合作社  
The Ma Wan Fisherman's Better Living Co-operative Society

建議須保育建築及遺址總概覽  
Summary of Proposed Site to be Conserved



- 具文化歷史價值·建議原地保留  
 Site with outstanding historical value and high cultural significance, to be restored or retained in-situ
- 具建築特色價值·建議進行復修及內部改造  
 Site with architectural features contributing to the overall significant of the place, can be alternated and retained partially



參考 References:

1. 許舒(1999)。《滄海桑田話荃灣》。滄海桑田話荃灣出版委員會。
2. 郭嵩、魯丁(1980)。《離島導遊》。南針出版社·香港。
3. 呂烈 (2002)。《新安縣志》記載。《大嶼山》。
4. 蕭國健(1985)。《香港離島史蹟志》。顯朝書室。
5. 馬灣鄉事委員會(1982)。《馬灣鄉事委員會第廿六屆執行委員就職典禮特刊》。馬灣鄉事委員會。
6. 鄭錦鈿(2012)。《一個水上人家庭的故事 - 從水上人空間運用的生活文化尋找被遺忘的歷史》。MCS 年度研討會。
7. 周興華。《香港沙柳塘灣新石器時代遺址考古收穫》。下載連結：[https://www.lordwilson-heritagetrust.org.hk/filemanager/archive/project\\_doc/10-9/chp40.pdf](https://www.lordwilson-heritagetrust.org.hk/filemanager/archive/project_doc/10-9/chp40.pdf)
8. 萬興之友 (GoToWalk)·坐言集·馬灣九龍關。下載連結：<http://www.somanhing.com/gotowalk/dist/tsuenwan/mawan/kowlooncustoms.pdf>
9. 東方日報報導·網址：[https://orientaldaily.on.cc/cnt/news/20140501/00176\\_097.html](https://orientaldaily.on.cc/cnt/news/20140501/00176_097.html)
10. James W. Hayes (1993), 'Tsuen Wan: Growth of a 'New Town' and Its People', Oxford University Press
11. J. L. Cranmer-Byng and A. Shepherd (1964), 'A RECONNAISSANCE OF MA WAN AND LANTAO ISLANDS IN 1794', Royal Asiatic Society Hong Kong Branch
12. Environmental Resources Management (2014), 'Replacement and Rehabilitation of Water Mains Stage 4 Phase 2: Archaeological Watching Brief Report'
13. Intangible Cultural Heritage Office (2014), 'First Intangible Cultural Heritage Inventory of Hong Kong'
14. ANTHONY SIU KWOK-KIN (1994), 'NOTES ON CHEUNG PAO TSAI', Royal Asiatic Society Hong Kong Branch
15. W. SCHOFIELD (1983), 'THE ISLANDS AROUND HONG KONG', Royal Asiatic Society Hong Kong Branch
16. Solomon Bard (2002), 'Voices from the Past: Hong Kong, 1842-1918', Hong Kong University Press
17. Antiquities Advisory Board, website: <https://www.aab.gov.hk/en/aab.php>
18. R.J. Sewell and J.C.W. James (1995), Geology of North Lantau Island and Ma Wan.  
Download link: [https://www.cedd.gov.hk/eng/publications/geo/hong-kong-geological-survey/sheet\\_g4/index.html](https://www.cedd.gov.hk/eng/publications/geo/hong-kong-geological-survey/sheet_g4/index.html)

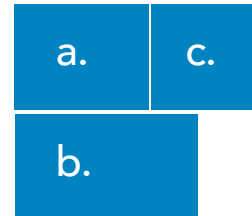
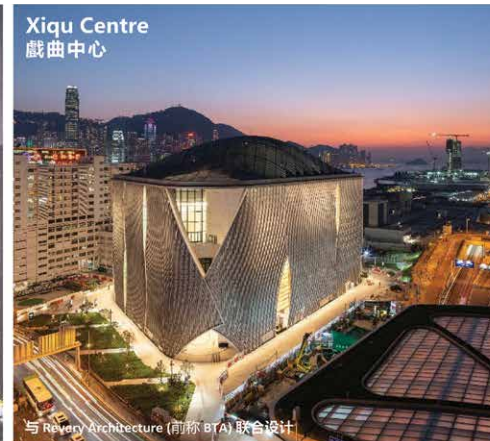


呂元祥建築師事務所是以設計為主導的建築和室內設計事務所，在香港、深圳、上海和北京設有工作室，也是提供高密度和綜合發展的專家，以回應亞洲快速增長的經濟環境。

Ronald Lu & Partners (RLP) is a design-led architectural and interior design firm with offices in Hong Kong, Shenzhen, Shanghai and Beijing and has become a specialist in delivering super high-density and mixed-use developments in response to the demands of Asia's fast growing economies.



RLP  
Ronald Lu & Partners



- a. 亞洲國際博覽館 Asia World-Expo
- b. 星光大道 Avenue of Stars
- c. 戲曲中心 Xiqu Centre

# 企業社會責任 Corporate Social Responsibility



RLP  
Ronald Lu & Partners



a.	c.	f.
b.	d.	g.

- a. 與聖雅各福群會協辦義工活動 Provide volunteer services with St. James Settlement
- b. 與來自澳洲新南爾士大學學生分享 Share with students from UNSW, Australia
- c. 活化藍屋建築群 Support B4B Challenge competition for the development of Big Data in Hong Kong
- d. 與來自廣州美術學院學生分享 Share with students from Guangzhou Academy of Fine Arts
- e. 與基督教勵行會協辦環保樂 Co-organise Green Fun Day with Christian Action
- f. 與專業團體分享項目成功之處 Share the project success with professional bodies
- g. 贊助鼠戰中環為思健籌款 Support Central Rat Race for Mindset



c-lab (HK) Limited

c-lab (HK) Limited “c-lab” 是一家社會創新和社區設計工作室。我們的目標是為非政府組織和政府提供有關文物保育、城市活化和生活環境改善項目的社區相關設計服務。

作為社區的一員，c-lab旨在為社區創造更舒適的生活環境以及為跨代創造更美好的共融未來。我們會繼續跟不同組織攜手推動更多社會創新項目。

**c-lab**，在不斷的可能性中，  
我們關心，我們創造

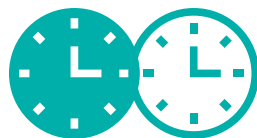
c-lab (HK) Limited (“c-lab”) is a social innovation and community design studio. We target to provide community related design service to NGOs and government on heritage preservation, urban revitalisation and living environment improvement projects.

As a member of the community that we live in, c-lab aims to bring hope of creating a better living environment for local community as well as brighter future all age group. We will keep joining hands with different organisations to develop social innovation projects.

At c-lab, we Care, we Create with  
Constant possibilities.

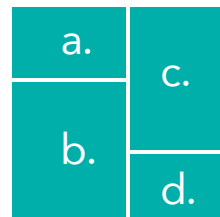


義工人次 **300+**  
Number of Volunteers



義工時數 **3000+**  
Volunteer Service Hours

## 文化保育及活化 Heritage Conservation and Revitalisation



- a. 深井光屋 The Light Home of Hope
- b. 東華三院文物館 Tung Wah Museum
- c. 活化藍屋建築群 The Blue House Cluster
- d. 玄關帝廟 Yuen Kwan Tai Temple



c-lab (HK) Limited

c-lab在建築設計、文物保育、城市活化、社區設計等專業服務有豐富經驗，這有助對於就馬灣舊村活化設計可以從多角度進行分析及研究。馬灣存有含歷史價值古蹟遺址，團隊針對本次研究參考了多方面的歷史報告及文獻，建議的活化發展的設計同時兼顧了社區發展及文化特色的元素。

With the rich experience on architectural design, heritage conservation, urban revitalisation and community design services etc, c-lab examines Ma Wan Old Village from different perspective. Our team conducted a comprehensive historic reserach and came up with an alternative design proposal to suit future community development demands with significant local character and community value.

## 關懷社區 Caring for the Community



- a. 共建 共用活動日 Together We Build Event Day
- b. 活化藍屋建築群 The Blue House Cluster
- c. 探訪老人活動 Elderly Visit
- d. 香港高等教育科技學院景觀學生就業訪問 THEi landscape students career visit

## 文化承傳 Cultural Heritage



- e. 林村「許願林」展館  
Lam Tsuen Wishing Forest Pavilion
- f. 山水 相逢-沙田X西貢  
Fusion of Horizons – Shatin & Sai Kung
- g. 山下我城  
Our Rocking City



WSP are at the forefront of a worldwide revolution that is taking place within the construction industry. As industry leading experts in the field of offsite and modular construction we are assisting our clients across the globe to develop new and modern methods of construction. In North America, Europe and Asia we are using digital engineering and offsite construction methodologies to address the needs of global urbanisation and global population growth to deliver much needed housing and infrastructure.

This part of the report only shows in English. Chinese translation is not provided.  
報告的這部分只以英文顯示，並不提供中文翻譯。

POLYU JOCKEY CLUB  
OPERATION SOINNO  
理大賽馬會社創「騷·In·廬」

## 關於理大賽馬會社創「騷·In·廬」 ABOUT POLYU JOCKEY CLUB "OPERATION SOINNO"

由香港理工大學(理大)賽馬會社會創新設計院主辦及香港賽馬會慈善信託基金捐助，於2018年開展，計劃為期三年，以期匯集社會各方，以創新理念和務實可行的社會創新方案，應對多項社會挑戰，共同改善香港的生活。以應對香港「雙老化」〔即人口老化及住屋老化〕的複合效應為工作的策略焦點，聯合學術界、非政府組織、專業團體、熱心的社會人士、企業和政府，攜手構建創新方案，並按此制訂建議的實際行動。

Organised by the Jockey Club Design Institute for Social Innovation (JCDISI) at The Hong Kong Polytechnic University (PolyU) and funded by The Hong Kong Jockey Club Charities Trust, the 3-year social innovation project commenced in 2018 aims to innovate solutions, in collaboration with a wide spectrum of stakeholders, to respond to social challenges with a view to improving life in Hong Kong.

JCDISI puts its strategic focus on tackling the combined impact of "Double Ageing" (ageing of people and building) in Hong Kong, the programme would engage the trans-disciplinary forces of academia, non-governmental organisations, professional bodies, members of the public, corporations and the government to generate innovative ideas and practical actions.



## 項目四大範疇 THE FOUR PILLARS OF THE PROJECT



ONE FROM HUNDRED THOUSAND  
「十萬分之一」社創研討會

「十萬分之一」社創研討會 - JCDISI 相信，假若每十萬人之中有一人，即香港七百多萬人口當中的七十多名市民，能貢獻時間、熱誠、知識與創意，攜手合作，定能為特定的社會議題帶來創新的解決方案。透過一系列的參與式研討會及工作坊，收集市民對社會議題的意見、促進討論，並共同設計務實和創新的方案。

“One from Hundred Thousand” — to organise a series of participatory symposia and workshops open to the public to collect views on social issues, facilitate discussion and co-create solutions. JCDISI names the platform based on the belief that if one person from every 100,000 people (i.e. 70+ persons from the 7 million+ population of Hong Kong) can sit together and contribute their time, passion, knowledge and creativity, they can innovate solutions for a specific problem.



DESIGN EDUCATION  
啟迪創新習作

啟迪創新習作 - 將社會創新和設計思維引入中學課程，培育青年成為社會創新推動者，內容包括為中學師生開設社會創新工作坊、製作多媒體互動教材等等。

“Solnno Design Education” — to introduce social innovation and design thinking into the curriculum of secondary school education to nurture students as social innovators. Social innovation workshops will be organised for students and teachers and multi-media interactive teaching kits will be developed in this regard.



ACTION PROJECTS  
社創行動項目

社創行動項目 - 聯合非政府組織、專業團體和學術界，把「十萬分之一」社創研討會上衍生出來的創新理念，轉化成可以執行的設計及專案原型。

“Solnno Action Projects” — to collaborate with non-government organisations, professional bodies and academia for developing innovative ideas generated at “One from Hundred Thousand” into designs or prototypes.



KNOWLEDGE PLATFORM  
社創知識平台

社創知識平台 - 以不同形式（如學術論文、短片、設計與指引、個案報告、工作坊、地區及國際會議、展覽等），記錄是項計劃的各環節，包括社會創新過程、創造的方案與知識等等，並公開予公眾參考應用。

“Solnno Knowledge Platform” — to document and disseminate for public use the social innovation experience and knowledge generated from the programme through various formats, including academic papers, videos, design and practice guidelines, case study reports, workshops, regional and international conferences and exhibitions.

# 鳴謝 ACKNOWLEDGMENTS

理大賽馬會社會創新設計院衷心感謝以下人士，單位及機構在過渡性社會房屋社創行動項目一、二和三的研究過程中提供知識、意見及所付出的時間。

PolyU JCDISI would like to express our heartfelt gratitude to the following persons, parties and organisations for their knowledge, opinion and time in the study process of the Action Projects 1, 2 and 3 on Transitional Social Housing.

## 社創行動項目夥伴 PARTNERS FOR ACTION PROJECT

### 呂元祥建築師事務所 Ronald Lu & Partners :

張文政	Anthony Cheung	(建築設計 Architectural Design)
龔翊豪	Alvin Kung	(建築設計 Architectural Design)
黎永灝	Victor Lai	(建築設計 Architectural Design)

### C-lab (HK) Limited :

李仲明	Eric CM Lee	(保育及建築設計 Conservation & Architectural Design)
潘緻美	Anika Poon	(建築設計及總體規劃 Architectural Design & Masterplanning)
路揚	Jennifer Lu	(建築設計 Architectural Design)
龍文菁	Carla Lung	(保育及建築設計 Conservation & Architectural Design)

### 科進 WSP :

唐耀南	Thomas Tong	(組裝合成建築法及建築結構 MiC & Structural)
劉伯全	Patrick Lau	(建築機電 Mechanical, Electrical and Plumbing)
黃漢華	Henry Wong	(建築結構 Structural)

## 行動項目理大學術夥伴 ACTION PROJECT POLYU ACADEMIC PARTNERS\*

應用社會科學系	Department of Applied Social Sciences
建築及房地產學系	Department of Building and Real Estate
屋宇設備工程學系	Department of Building Services Engineering
國家鋼結構工程技術研究中心 (香港分中心)	Chinese National Engineering Research Center for Steel Construction (Hong Kong Branch)
土地測量及地理資訊學系	Department of Land Surveying and Geo-Informatics
設計學院	School of Design

## 行動項目技術支援 ACTION PROJECT TECHNICAL SUPPORT\*

建造業議會	Construction Industry Council
地政總署	Lands Department
運輸及房屋局 過渡性房屋專責小組	Task Force on Transitional Housing, Transport and Housing Bureau

# 鳴謝 ACKNOWLEDGMENTS

## 持分者諮詢及公眾諮詢參加者來自的機構

### STAKEHOLDER CONSULTATION AND PUBLIC CONSULTATION PARTICIPANTS FROM THE FOLLOWING ORGANISATIONS\*

香港仔坊會	Aberdeen Kai-fong Welfare Association Social Service Center	深水埗區議會	Sham Shui Po District Council
建築環保評估協會	BEAM Society Limited	香港社區組織協會	Society for Community Organisation
香港明愛	Caritas Hong Kong	太陽館	Solar Tower
創建香港	Designing Hong Kong	南區區議會	Southern District Council
發展局	Development Bureau	南區東分區委員會	Southern District East Area Committee
伸手助人協會	Helping Hand	赤柱石澳發展關注組	Stanley and Shek O Development Concern Group
香港社會服務聯會	Hong Kong Council for Social Services	運輸及房屋局 過渡性房屋專責小組	Task Force on Transitional Housing, Transport and Housing Bureau
導盲犬協會	Hong Kong Guide Dogs Association Limited	香港社會服務聯會	The Hong Kong Council of Social Service
香港聖公會福利協會	Hong Kong Sheng Kung Hui Welfare Council Limited	香港房屋委員會	The Hong Kong Housing Authority
ImpactHK	ImpactHK	香港建築師學會	The Hong Kong Institute of Architects
啓愛共融基金有限公司	JLife Foundation Limited	香港園境師學會	The Hong Kong Institute of Landscape Architects
九龍樂善堂	Lok Sin Tong Benevolent Society, Kowloon	香港規劃師學會	The Hong Kong Institute of Planners
宣道會馬灣堂	Ma Wan Alliance Church	香港規劃師學會 轄下青年規劃師組	The Hong Kong Institute of Planners - Young Planners Group
馬灣坊會	Ma Wan Neighbourhood Association	香港測量師學會	The Hong Kong Institute of Surveyors
馬灣鄉事委員會	Ma Wan Rural Committee	香港城市設計學會	The Hong Kong Institute of Urban Design
宣道會北角堂	North Point Alliance Church	香港工程師學會	The Hong Kong Institution of Engineers
鄭泳舜立法會議員辦事處	Office of Legislative Councillor Vincent Cheng Wing Shun	香港理工大學	The Hong Kong Polytechnic University
譚凱邦議員辦事處	Office of Roy Tam, District Councillor	蒙特梭利國際學校 (赤柱)	The International Montessori School (Stanley)
團結香港基金	Our Hong Kong Foundation	救世軍	The Salvation Army
珀麗灣業主委員會	Park Island Owners' Committee	救世軍 - 馬灣青年營	The Salvation Army - Ma Wan Youth Camp
民主思路	Path of Democracy	香港大學	The University of Hong Kong
香港中文大學建築學院	School of Architecture, The Chinese University of Hong Kong	荃灣區議會	Tsuen Wan District Council

\* 按英文字母順序排列 In alphabetical order

主辦機構 ORGANISER



捐助機構 FUNDED BY



香港賽馬會慈善信託基金  
The Hong Kong Jockey Club Charities Trust  
同心 同步 同進 RIDING HIGH TOGETHER

---

查詢 ENQUIRY

賽馬會社會創新設計院

**Jockey Club Design Institute for Social Innovation**

香港九龍紅磡香港理工大學  
賽馬會創新樓 V1218  
V1218, Jockey Club Innovation Tower  
The Hong Kong Polytechnic University  
Hung Hom, Kowloon, Hong Kong

T: (852) 3400 3433  
E: [disi.enquiry@polyu.edu.hk](mailto:disi.enquiry@polyu.edu.hk)  
<https://www.polyujcsoinno.hk>

