

油麻地警署的保育研究 Conservation Study for Yau Ma Tei Police Station

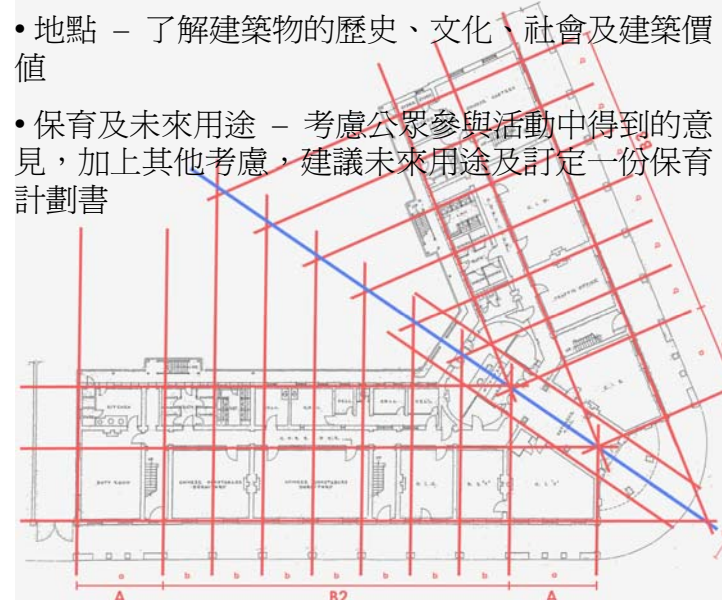
油麻地警署是一座三級歷史建築物，被公認為油麻地地區的主要地標之一。由於中九龍幹線工程可能影響這歷史建築，市民對警署的保存及保育十分關注。

中九龍幹線的首選走線可以避開拆卸警署，但警署的服務仍須搬往重置的新址。

從公眾諮詢和公眾參與活動，我們得悉市民和關注團體都希望藉此機會更深入探討這建築未來的處理方法及用途。其中包括追溯多年來為配合警方不同需要而更改過的建築及內部裝修，隨之再考慮可否將警署原貌還原。有關未來用途方面，市民有不同意見，尤其在新翼應否保留的問題上。有見及此，我們覺得有需要進行一項更深入的研究，用最新的文物保育概念，來更適當地評價這歷史建築，再建議未來用途和訂定一份保育計劃書。

油麻地警署保育研究，在下列研究範圍內進行：

- 歷史 – 包括原來設計及後來改動的資料
- 地點 – 了解建築物的歷史、文化、社會及建築價值
- 保育及未來用途 – 考慮公眾參與活動中得到的意見，加上其他考慮，建議未來用途及訂定一份保育計劃書



The Yau Ma Tei Police Station is a Grade 3 Historic Building and has been recognized as one of the most significant local landmarks. As it may be affected by the CKR construction, the preservation and conservation of this heritage building have attracted concerns from the community.

Although the preferred alignment of CKR allows the Police Station to be preserved, police operation will still be required to be relocated to new premises.

During public consultation and engagement activities, we note that the public and concern groups have aspirations to consider the future treatment and usage of the building in greater depth. The consideration should include studying the modifications carried out through the years to track the adaptations for police operations or to enable the building to be reverted to its original state if considered appropriate. Regarding future use, community views were diverse on how the Police Station could be conserved, particularly regarding demolition or modification of the New Wing. It has hence become apparent that a more involved study, in line with up-to-date conservation practice, would be necessary to give the historic building its due appraisal, and that the future use should be recommended with a corresponding Conservation Plan for adoption.

A conservation study was therefore commissioned with the following scope:

- Historical Study of Police Station – including study of design and subsequent modifications;
- Understanding of the Place – a study of the historic, cultural, social and architectural significance; and
- Conservation and adaptive re-use – taking note of public views gathered in previous engagement activities and other considerations, recommend options for adaptive re-use and prepare a Conservation Plan.

我們重視你的意見 We Value Your Comment

如對本工程有任何疑問及意見，歡迎：
 郵寄 香港皇后大道西421號華明中心4樓 或
 電郵 ckr@hyd.gov.hk 或
 致電 2859 0101 或
 傳真 2540 1580

Should you have any comments on the project, please
 send letter to 4/F Wah Ming Center,
 421 Queen's Road West, HK
 send email to ckr@hyd.gov.hk or
 call 2859 0101 or
 fax to 2540 1580

我們的網站
 Our website : <http://www.central-kowloon-route.com.hk>



中九龍幹線－城市設計及文物保育

Central Kowloon Route – Urban Design and Heritage Conservation



引言

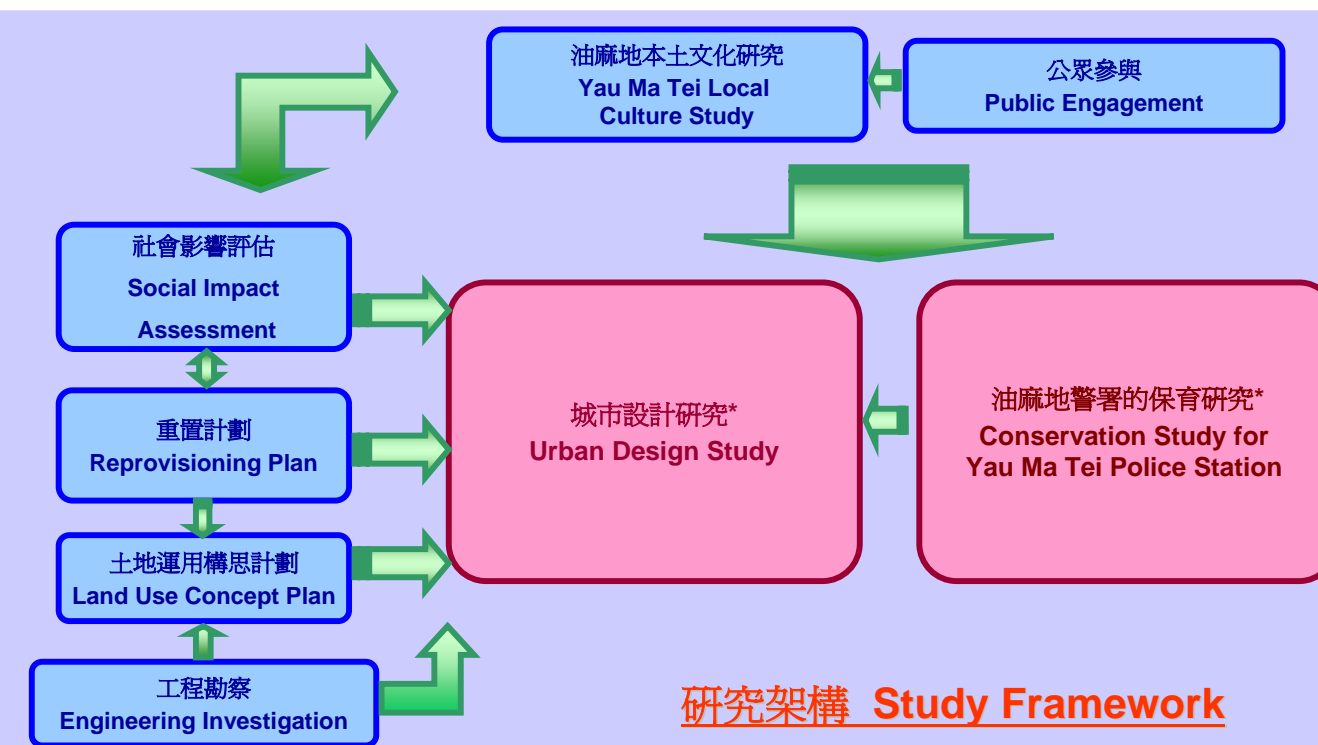
由於擬建的中九龍幹線將會經過油麻地地區，我們誠聘了專業顧問，香港大學嘉道理研究所就工程對油麻地地區的社會影響及油麻地本土文化進行研究。結果將作為中九龍幹線工程規劃及研究的背景資料。

除此之外，因應有關持分者在公眾參與活動中提出的建議，我們亦邀請了專家顧問進行城市設計研究及油麻地警署的保育研究。有鑑於社會現時對高質素及可持續發展的生活環境訴求日增，“城市設計”和“保育計劃”兩個議題受到很大關注。在進行中九龍幹線的勘測過程中，油麻地城市設計研究及油麻地警署的保育研究會配合其他專題研究一併進行，回應上述關注及確保中九龍幹線研究能全面考慮各方面問題。

Introduction

Since the proposed Central Kowloon Route (CKR) will pass through the Yau Ma Tei area, we have invited the specialist consultants – the Kadoorie Institute of the University of Hong Kong to conduct a Social Impact Assessment and a Yau Ma Tei Local Culture Study for the Yau Ma Tei District. The study findings will provide background information for planning and investigation of CKR.

In addition, an urban design study and a conservation study were commissioned to address the views raised by a number of concerned stakeholders during public engagement activities. The concepts of “urban design” and “conservation planning” are becoming increasingly relevant and prominent as the community demands a high-quality and sustainable living environment. The Yau Ma Tei Urban Design Study and Conservation Study for the Yau Ma Tei Police Station are carried out together with other studies under the Central Kowloon Route project in response to this demand and to ensure that the Central Kowloon Route project comprehensively addresses all concerned issues.



研究架構 Study Framework

* 城市設計研究由建港規劃顧問公司及呂元祥建築師事務所（香港）有限公司負責，而油麻地警署保育研究由香港中文大學建築文化遺產研究中心負責

*Urban Design Study conducted by PlanArch Consultants and Ronald Lu & Partners, and Conservation Study on Yau Ma Tei Police Station conducted by Centre for Architectural Heritage Research, The Chinese University of Hong Kong

油麻地本土文化研究及社會影響評估

Local Culture Study and Social Impact Assessment on Yau Ma Tei

中九龍幹線跟油麻地社區可算息息相關，因為社區設施需要重置、工程接近住宅區及市民就業地方而工程亦帶來重整土地用途的機遇。中九龍幹線亦可能影響富有歷史及特色的油麻地本土文化。本土文化研究及社會影響評估可以令我們更深入認識這區。

我們採用了一個參與性的方法，進行這兩項研究。公眾參與活動(包括公眾論壇、導遊參觀、學校外展活動、口述歷史訪問等) 與研究互相配合，收集到的市民意見，就成為中九龍幹線的設計、城市設計及油麻地本土文化保育的基礎。

我們確認了以下的文化和社會經濟的資產：

- **地區性的發展及歷史：**作為香港的舊區之一，油麻地區的街道兩旁，興建了許多比較小型的大廈，表現了典型的方格網規劃模式。
- **建築文物：**天后廟、油麻地警署、油麻地生果批發市場、油麻地戲院及紅屋等是一些油麻地區著名的建築物。
- **文化資產：**街頭表演、粵劇表演、掌相算命、地道街頭美食及售賣日常用品的攤檔等，表現了“平民夜總會”的特色。
- **社會經濟活動：**油麻地是一個有許多不同社會經濟活動，充滿活力的地區。有很多店主及店員都跟油麻地建立了深厚的社會連繫。
- **種族的差異：**地區居民與少數族裔的融合，顯現了油麻地區有趣的動力。
- **地區組織：**由於地區獨特的本質及社會的動力，油麻地區有很多成立已久為居民服務的團體，如救世軍、油麻地街坊福利會等。

可持續發展原則

透過公眾參與，我們提出十個可持續發展原則，作為中九龍幹線項目設計及建造的指引，以幫助保存地區文化及減少對社區的影響。如下：

- 鞏固獨特的地區文化特質
- 保育及活化區內的文物建築
- 確保社區設施能切合地區需要
- 維繫社區網絡
- 鞏固及推廣區內多元化的地區經濟
- 改善行人及交通網絡
- 改善居住環境
- 加強地區治安
- 確保公開透明公眾諮詢過程
- 減少對社區的負面影響



CKR project involves close interface with the public at Yau Ma Tei because of the need for reprovisioning community facilities, proximity to urban residential areas and work places and land-use restructuring opportunities. It may also impact on the unique Yau Ma Tei local culture and lifestyle which is rich and has a long history. The Local Culture Study and Social Impact Assessment were conducted to enable us to better understand the place.

A participatory approach was adopted for the these studies. By integrating public engagement activities (such as forums, visit, outreach, oral history interviews etc.) with the two studies, the public views collected form a solid basis for the design of the CKR, the Yau Ma Tei urban design as well as the preservation of the local culture.

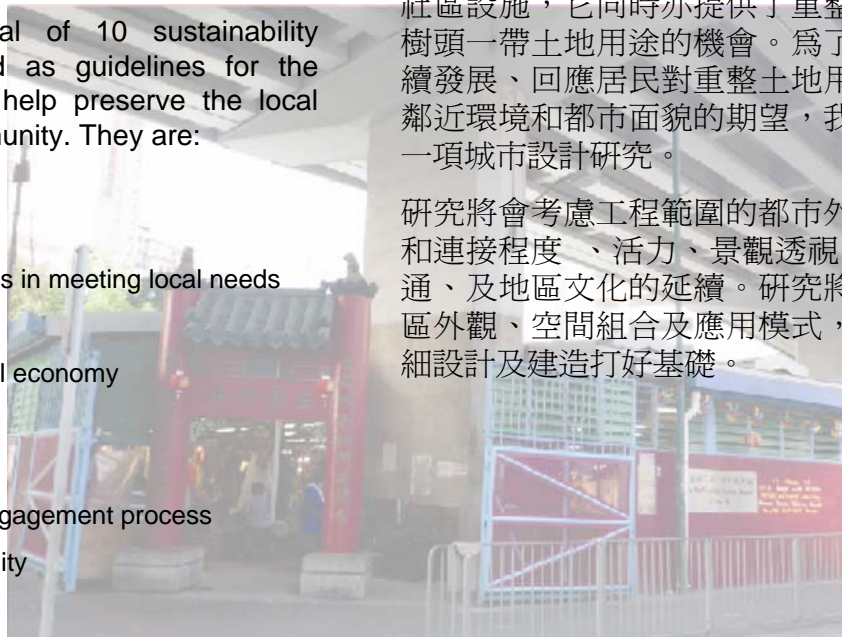
The studies identify a wide range of cultural and socio-economic capitals of Yau Ma Tei:

- **Spatial development & history:** Being one of the oldest districts in Hong Kong, streets in Yau Ma Tei exemplify a typical grid pattern where street blocks are relatively small ;
- **Built heritage:** Tin Hau Temple, Yau Ma Tei Police Station, Yau Ma Tei Wholesale Fruit Market , Yau Ma Tei Cinema and Red Brick House are some well-recognized examples ;
- **Cultural capital:** Singing parlours, Chinese opera, palm reading and sale of food or daily necessities shape the image of “Night Club for the Ordinary People” ;
- **Socio-economic activities:** Yau Ma Tei is such a vibrant place that many socio-economic activities take place in this “sleepless” district. Many shop-owners and shopkeepers grew with Yau Ma Tei and established strong social ties and connections in this area ;
- **Ethnic diversity:** The marriage of ethnic minorities and the existing community proves an interesting dynamics for the area ;
- **Local institutions:** Owing to the area’s unique nature and community dynamics, Yau Ma Tei offers a variety of long-established community services to the locals, such as The Salvation Army, The Yaumati Kaifong Association School, etc.

Sustainability principles

Through public engagement, a total of 10 sustainability development principles were initiated as guidelines for the design and construction of CKR, to help preserve the local culture and reduce impact on the community. They are:

- Enhance the unique local cultural identity
- Conserve built heritage and ensure vitality
- Ensure the provision of community facilities in meeting local needs
- Maintain social networks
- Enhance and promote the diversity of local economy
- Improve living environment
- Ensure district security
- Ensure an open and transparent public engagement process
- Minimize adverse impacts on the community



社會影響評估認為首選走線會帶來一系列的短期、長期及長遠的社會影響，但同時亦會為油麻地區帶來一個重新發展的機會。

利用以上可持續發展原則作為基準，社會影響評估建議報告建議重點處理一系列的措施以避免和減少社會影響。這些措施包括社區設施的臨時及永久重置安排和時間表，確保維持服務；令地區商業活動可以在工程期間繼續經營的措施；提供措施紓緩工程對環境的影響；最重要是保持與公眾的聯繫，以監管工程對社區的影響及與公眾建立共識。

城市設計研究

Urban Design Study



中九龍幹線勘測研究確認了該工程對一些土地用途及油麻地的本土文化和特色關係密切。由於中九龍幹線工程需要重置一些社區設施，它同時亦提供了重整油麻地榕樹頭一帶土地用途的機會。為了達至可持續發展、回應居民對重整土地用途及提升鄰近環境和都市面貌的期望，我們進行了一項城市設計研究。

研究將會考慮工程範圍的都市外形、易達和連接程度、活力、景觀透視、空氣流通、及地區文化的延續。研究將會建議地區外觀、空間組合及應用模式，為將來詳細設計及建造打好基礎。

The Social Impact Assessment identifies that the preferred alignment would result a series of short-term, long-term and cumulative social impacts while at the same time would provide a unique opportunity for regeneration and revitalisation of the Yau Ma Tei area.

Using the sustainability principles as guidelines and benchmarks, the study recommends that emphasis should be placed on a package of measures in order to avoid and reduce the identified social impacts. These include a clear schedule and detailed arrangement for the temporary and permanent re-provisioning of community facilities to ensure continuous service; arrangements that facilitate continuous operation of local businesses during construction; measures to mitigate environmental impacts; and most importantly, an on-going liaison with the public that provides for impact monitoring as well as consensus building.

The investigation study of Central Kowloon Route (CKR) has identified that there will be interface between CKR and land uses and local culture and characteristics in Yau Ma Tei. While CKR will necessitate the relocation and reprovisioning of a number of community facilities, it will at the same time make available opportunities for land use restructuring in Yung Shu Tau area in Yau Ma Tei. In order to achieve sustainable development, to address the public aspiration for better land use restructuring and enhancing the neighborhood and the cityscape, an urban design study for the affected area in Yau Ma Tei is carried out.

The Study will address physical form, accessibility, permeability, vibrancy, visual porosity, air circulation and local culture continuity of the project area. The Study will propose the overall character, composition and amenities of the area to form a solid foundation for the detailed design and construction.