

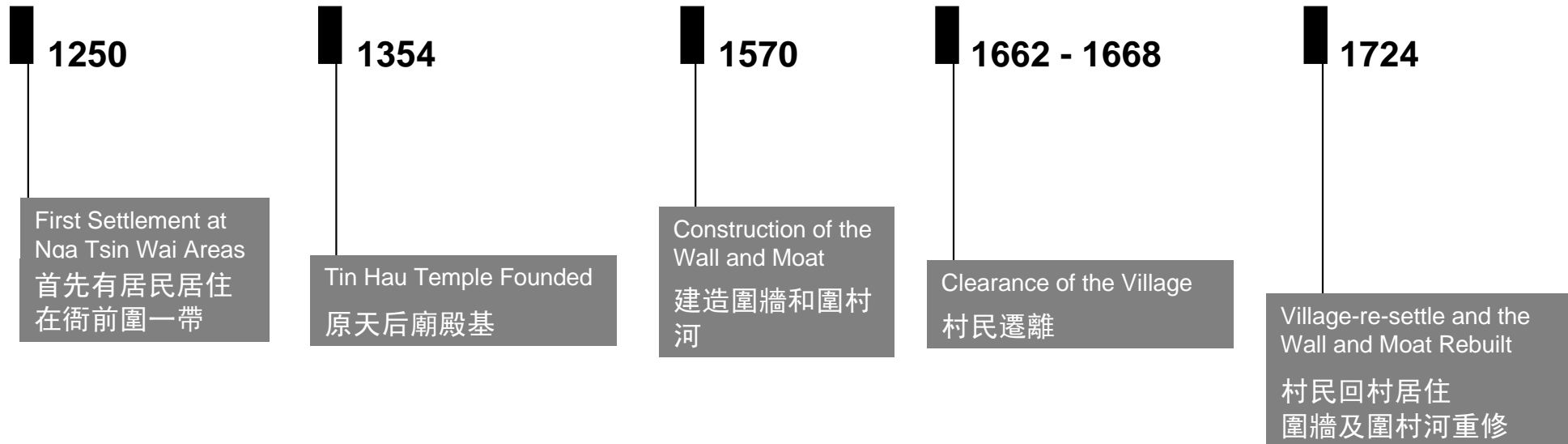
衙前圍村項目 NGA TSIN WAI VILLAGE PROJECT

立法會 CB(2)2782/06-07 號文件
LC Paper No. CB(2)2782/06-07

衙前圍村



Historical Development 歷史演變



Recent Development 近期發展

1991



2000



2002



2005



2007



Consultation Sought 公眾諮詢

- 1994年，古物諮詢委員會已表示不反對衙前圍村重建項目，並建議發現的遺物應再用或修復，亦應妥善保存完整的測量圖和相片記錄。
- 於1999，2000和2006年古物諮詢委員會再重新確定不反對重建的決定。
- 於2005年11月8日，黃大仙區議會要求加快衙前圍村的重建計劃，而「慶有餘」牌匾，門樓和天后宮應該予以保留。



- In 1994, AAB had no objection to redevelopment and recommended to preserve most historic house in-situ. Detailed cartographic and photographic recording of the village should be conducted.
- AAB re-confirmed their decision on no objection to the redevelopment in 1999, 2000 and 2006.
- On 8 November 2005, Wong Tai Sin District Council requested to expedite redevelopment of the village and preserve the embedded stone tablet "Hing Yau Yu", the gatehouse and the Tin Hau temple.

Recent Discussions on the Conservation and Design Concept

近期對保育及設計概念的討論

14 September 2007: Briefing and discussion with Village Representatives and Villagers of Nga Tsin Wai Village

- The scheme was favorably accepted by Representatives of Nga Tsin Wai Village
- Villagers urged for early project announcement and implementation

2007年9月14日：向衙前圍村村代表及村民作諮詢

- 衙前圍村村代表及村民贊同方案
- 市民要求項目盡早開展及實行

27 September 2007: Meeting and Discussion at Wong Tai Sin District Council

- The scheme was endorsed by a great majority of 30 to 1 at the meeting of the Council. The Council also agreed for its expedited implementation.

2007年9月27日：向黃大仙區議會簡介

- 黃大仙區議會以30對1通過該方案，並敦請市建局盡快啟動該項目及早日落實設計方案。

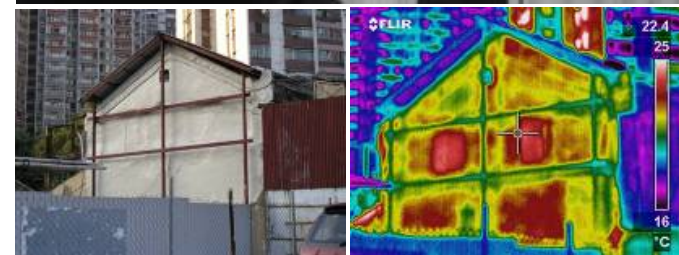
現時實況 Existing Condition



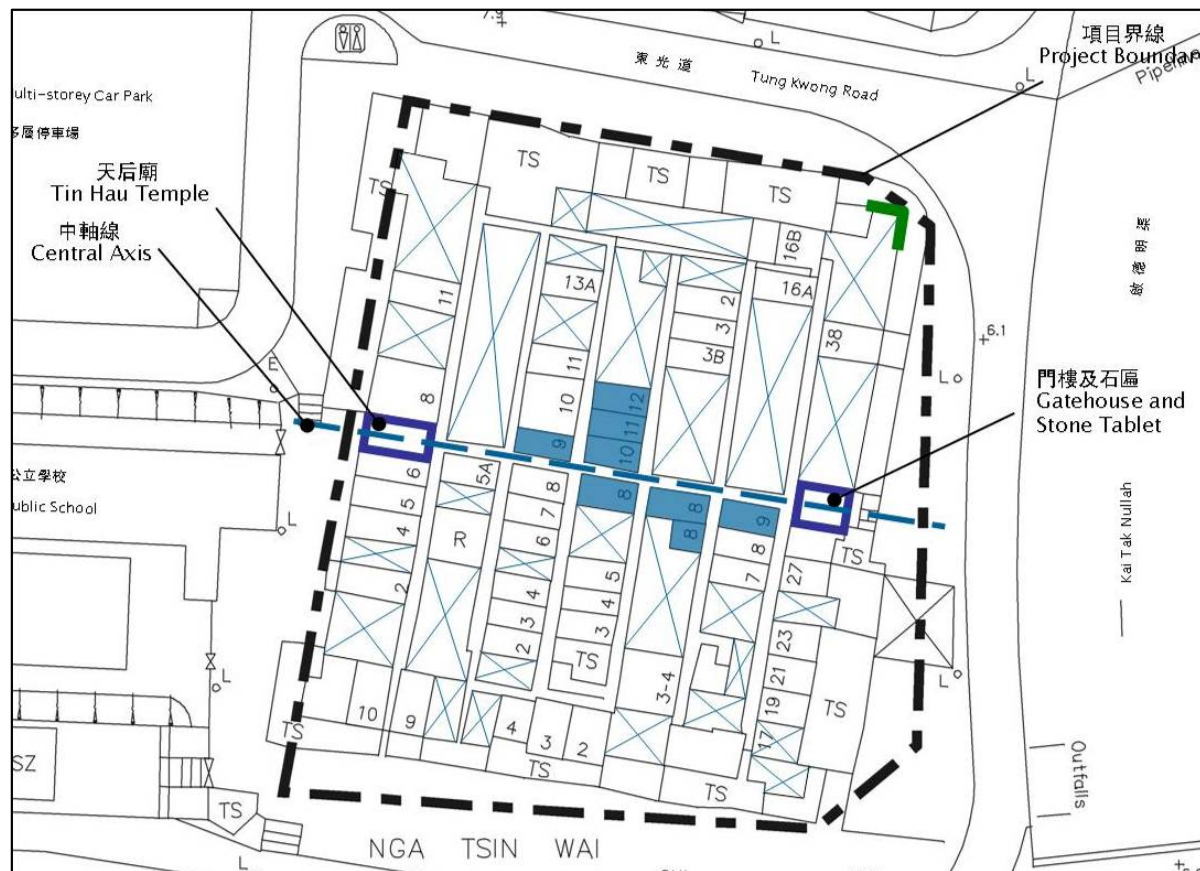
- 現有近七成的村屋由單一發展商擁有，其餘由政府 and 原居民擁有。
- 約有三分之二的建築已被清拆，並已被金屬圍板分隔起來，餘下的建築都是較為破舊又或是荒廢已久的。現存圍村生活環境衛生條件都十分差，而且有不少違例建築和僭建物。
- 現存的原建築只有少於12% 為原歷史遺留下來。
- Nearly 70% of the interests owned by a single land owner. The rest are owned by villagers and Government
- About 2/3 buildings demolished and surrounded by metal hoarding. Remaining structures are very dilapidated and decrepit. Poor living conditions due to lack of sanitation facilities and uncontrolled proliferation of illegal structures.
- Only less than 12% of existing remaining fabric is genuine.

現時實況 Existing Condition

- 實地考察以收集地盤資料。公共地方下的情況亦經過雷達掃描。
- 在東面地界的一邊，或有可能遺留有瞭望塔地基原建築。
- 根據初步地盤評估，有八間老房子是比較完整和值得保留。
- Site visits were held to collect site data for assessment. Initial radar scanning survey was carried out at public areas to investigate underground condition.
- Possible footings of the demolished watch towers were detected in the eastern boundary.
- According to preliminary assessment, only 8 village houses contains sufficient original fabric to warrant conservation.



- 由於大部份的老屋子已被清拆或改建，太多的文物價值已遺失，不能修補，已被永久性破壞。
- 以現存有的圍村情況來看，把它重建成為舊貌一般似乎意義不大。相反，圍村過去的歷史和城市演變的過程更為值得保留。
- Integrity of original village compromised due to demolition and alteration and addition of houses. Heritage value is permanently lost.
- Under existing conditions, it is not worthwhile to rebuild the whole village. Heritage value rests in its past settlement history and its witness of the modern urbanization process. This should be developed as the alternative.



- 保留之廟宇，門樓與「慶有餘」牌匾
- 狀態較良好之老屋子 (具較多原來建築元素)
- 可能為原有瞭望塔原建築
- 已清拆之村屋
- TS 臨時建築物

- Temple, Gatehouse and Stone Tablet "Hing Yau Yu" to be Retained
- Village Houses Comparatively More Intact (With More original Fabrics)
- Possible Location of Watch Tower Ruins
- Demolished Village Houses
- Temporary Structures

專家提議

- 為回應社會上保育的訴求，市建局在2006年初聘請聯合國教科文組織保育專家小組成員，馬來西亞籍世界著名保育專家Mr. Laurence Loh 進行搜挖原建築研究。
- 專家建議重建方案採取「保育為本，新舊交融」去設計保育方案。
- 以下的範疇會集中考慮來進行基地分析和融合現代環境：
 - 古建築
 - 考古遺蹟
 - 城市規劃
 - 園境
 - 本土文化和信仰
 - 社區及歷史
- 保育分為實體和虛體兩方面，實體有天后宮、門樓，「慶有餘」牌匾等。虛體為以建築設計營造圍村風格和氣氛。
- 用本土特有的樹木和建築設計語言令到新建築和保育後的文物能夠和社會配合。

Expert Recommendation

- In response to community concerns on conservation, URA engaged internationally renowned Malaysian conservation expert, the member of UNESCO conservation expert panel, **Mr. Laurence Loh**, to carry out conservation study in early 2006.
- He proposed the concept of “**Conservation by Design**” as a mediated solution to balance the old and the new.
- Consideration was given for the following aspects for site analysis and integration with the modern environment:
 - Historic buildings
 - Ruins and relics
 - Town planning
 - Landscape design
 - Local culture and religious
 - Community and history
- Tangible conservation elements include the Tin Hau Temple, the gatehouse and the “Hing Yau Yu” embedded stone tablet; for intangible elements, village layout and ambience would be re-created through architectural design.
- Special tree species and landscape design concepts ensure new buildings and conserved elements will match with community aspirations.

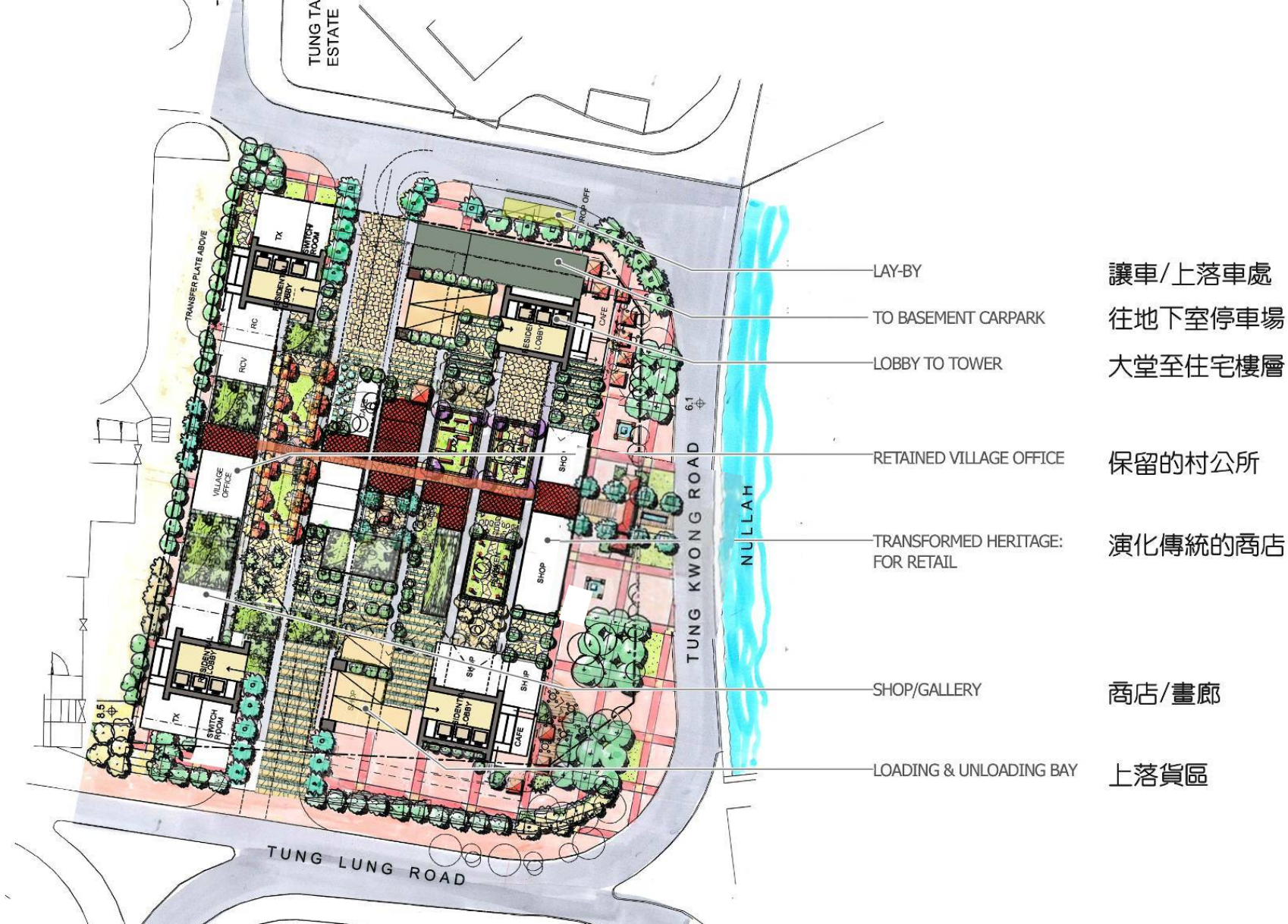
保育方案 Conservation Proposals

Although the village fabrics have long gone, it is our intention to endeavour to preserve the remaining historic relics and re-create the village ambience. URA has, therefore, decided that the design of the Project should be “Conservation Paramount”.

雖然圍村原貌已支離破碎，但市建局會盡最大努力，保育剩餘遺蹟和再創造圍村氣氛，市建局因而決定採用「保育為主題」為此項目的設計主題。

保育方案目的 Objective of Conservaion Proposals

- Preserve historic relics and re-create the village ambience;
- Retain the original village layout;
- Preserve the Tin Hau Temple, the gatehouse, the “Hing Yau Yu” stone tablet, the Central Axis and the lane pattern, and the old houses along the Central Axis;
- Retain existing trees as far as practically possible and create green buffer zones through vertical greening; and
- Preserve underground relics excavated.
- 保育剩餘遺蹟和再創造圍村氣氛；
- 保存圍村風貌；
- 保存天后宮、門樓、「慶有餘」牌匾、中軸線、原有村內街巷及中軸線兩旁的老房子；
- 在可行的情況下，保留原有樹木及透過垂直綠化建立綠化緩衝；及
- 保存地底發掘出來的遺蹟。



讓車/上落車處
往地下室停車場
大堂至住宅樓層
保留的村公所
演化傳統的商店
商店/畫廊
上落貨區

保育公園概念 Conservation Park Concept

約28至20層式遞減梯級式設計
About 28-20 storey stepped height design

淨空高度的本地例子
Local Example of Vertical Clearance



機鐵香港站大堂
Lobby of Airport Railway
Hong Kong Station

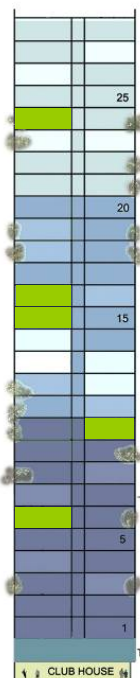


香港國際機場大堂
Hong Kong International
Airport Lobby

彩東樓 27層
Choi Tung House
27 storeys

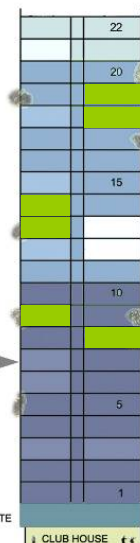
28 storeys
including clubhouse & transfer plate

南座
South Tower



約22至20層式遞減梯級式設計
About 22-20 storey stepped height design

北座
North Tower



耀東樓 26層
Yiu Tung House
26 storeys

22 storeys
including clubhouse & transfer plate

About 40m 約40米

古建築、天后宮、慶有餘
CONSERVATION PARK

15m clear
TUNG LUNG STREET

15m clear
TUNG KWONG STREET

淨空高度的本地例子
Local Example of Vertical Clearance



匯豐銀行總行地下大堂
HSBC Headquarter Ground Floor
Lobby



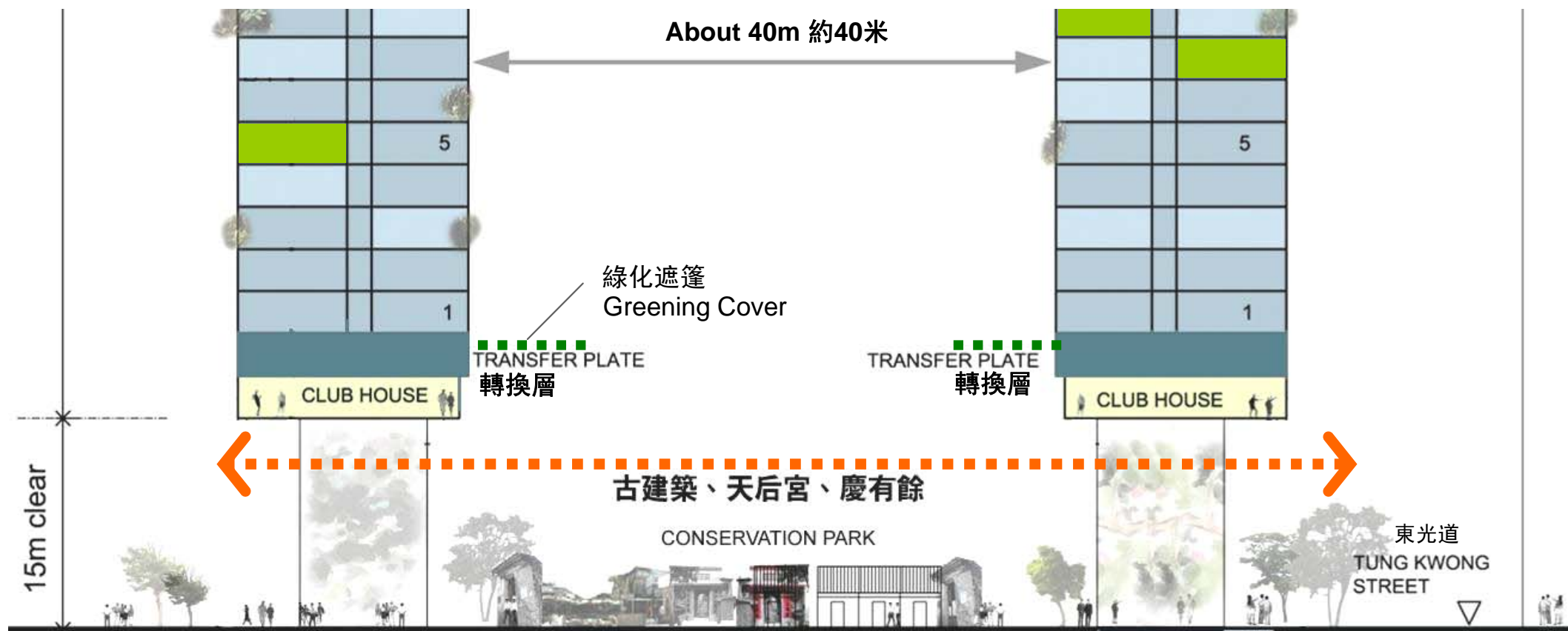
東鐵紅磡站大堂
East Rail Hung Hom
Station Lobby

示意圖表述藉把住宅建築托高，以使新舊能並存
Diagrammatic section showing elevated residential blocks
to conserve the site as a historical entity on the ground

示意標準樓層平面圖 Indicative Typical Layout Plan



剖面圖展示住宅建築托高之部份 Section showing the Raised Tower Design Concept



畫家筆下的衙前圍村保育公園 Artist Impression of Conservation Park



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