



結合不同市區更新手法 創造鬧市中的綠洲

Creating an Oasis in a Bustling City Through Integrated Urban Renewal Approaches



市建局主席蘇慶和探望早前受火警影響的嘉咸市集檔販，欣聞他們對重建後的新攤檔都十分滿意。

The URA's Chairman Victor So Hing-woh visits stall owners in Graham Market whose stalls have been damaged by the fire, and is pleased to know that they are happy with the new look of the stalls.

八月十五日，嘉咸市集發生火警，幸得消防人員及時撲滅，沒有造成重大財物損毀或人命損傷。事後，市建局同事也迅速反應，隨即到現場接觸檔主了解他們的憂慮和關注，亦連日聯同相關政府部門商討善後工作，並為受影響檔主提供緊急財政支援，資助他們維修或重建攤檔。最近我路過該處，喜見檔主們已在享用新攤檔設施，街坊光顧者眾，市集又再回復昔日風采。和檔主閒聊，得知他們有份參與新攤檔的選色，對新形象都感到很滿意。

事實上，嘉咸市集毗鄰市建局的卑利街／嘉咸街重建項目，即使不在項目範圍內，我們仍然十分重視這個

Since a fire broke out at Graham Market damaging a number of stalls last August, the Urban Renewal Authority (URA) has undertaken an initiative to provide emergency financial assistance for owners to rebuild or repair their stalls. During my recent visit to the market, it was most gratifying to see that the affected stalls have been refurbished with new looks where stall operators were happily doing business with their customers again. It is worth the effort knowing the market has regained its charm.

Although the market is outside the boundary of our Peel Street/Graham Street Development Scheme, the URA still places great emphasis on this 100-year-old market. In helping the stall owners, not only do we want to put people's needs



蘇慶和強調在市區更新中，市建局必須把握「人」的元素，把市民需要放在首要考慮。

Victor So Hing-woh emphasised the importance of taking into account the "people" element in urban regeneration, which includes putting people's need as the URA's top priority.

有逾百年歷史的市集，為檔主提供協助，除了因為在整體地區規劃中要將「人」的需要放在首要考慮外，市建局亦希望保留地方特色，為社區營造更具活力和個性的生活空間，讓它持續發展。

重建與樓宇復修可以為居民帶來一幢幢較合乎現今標準而安全的大廈；然而我們要求的不僅僅如此。根據《市區重建策略》，市區更新的目標除上述兩者外，還體現於能否保存區內的歷史文化元素，以及能否在可行範圍內保留地方特色與居民的社區網絡等因素。要達到這些目標，我們便不能只看個別的發展項目，而是要更宏觀地檢視整個地區，包括街道及公共空間的設計，並仔細考慮當區的歷史文化和社區特色，透過規劃重建、復修、保育、活化等方法，營造出一個有特色的社區環境。

這樣透過規劃重整保留地區特色，並注入新元素令居民可以享用更好的道路基建或

as our top priority in urban regeneration, we also want to retain the market's characteristics, and hope to build a community that has more vitality and personality, making it sustainable in development.

Redevelopment and rehabilitation allow buildings to be built and maintained up to modern standards of quality and safety. Yet apart from redevelopment and rehabilitation, the URA's objectives of urban regeneration are to preserve the historical and cultural elements in the district, as well as retaining the local characteristics and social network of the community. To this end, instead of just focusing on a particular project, we should set our sights on the holistic planning for the whole district, which is inclusive of thoughtful designs of streets and public spaces, taking into consideration the district's historical, cultural and local characteristics. With the adoption of different urban regeneration strategies, namely redevelopment, rehabilitation, preservation and revitalisation, we can then create a community environment with distinctive characteristics.

設施和環境的例子，在外國也很普遍。舉例說，在一九九九年，紐約市政府聯同居民合力將曼哈頓城西區一條已荒廢但具歷史性的高架運輸鐵路，改建成為貫穿多條街道的「高架公園」(The High Line)，自二零零九年起開放後，為居民及遊客提供一個集自然環保、藝術及設計體驗的公共空間。高架公園保留了大量從前鐵道的鐵軌、枕木及鐵製的圍欄，在綠化環境以外，穿梭於大廈間的高架平台亦聚集著小攤販與露天咖啡攤，更備有躺椅，讓遊人或躺或坐地曬太陽，堪稱創意十足的都市規劃重整案例。

在香港，市建局近年亦透過改裝原有設施來增闢公共空間，在市區更新工作中融入「連繫社區、共享空間」的概念。其中，市建局把原本位於中環中心地下、撥作非政府組織辦公室的全層，改建成為「H6 CONET」共享空間，並於去年十月啟用。重整後的「H6 CONET」不僅繼續為非政府組織提供辦公地方，透過重新規劃設計，還騰出空間設置多用途的活動室、展覽和表演場地，供社區、非牟利團體租用；該處亦提供綠化環境、休憩空間、空調恆溫和無線上網，給市民享用。

In fact, the practice of holistic planning with introduction of new elements to enable the preservation of a district's characteristics while providing better roads, infrastructure or facilities and environment, is ubiquitous around the world. One very creative case study of urban planning is the High Line in New York, which in 1999 the city government got together with residents to transform a long defunct but historical elevated freight rail line on Manhattan's West Side into a public park. Since opening in 2009, the park, which criss-crosses many streets, has provided residents and tourists with a public space that combines natural environment, arts and design experience. The park has retained many of the former track rails, wooden ties and metal fencing. Apart from greening the environment, the elevated park which snakes its way past high rises is also home to many hawkers and al fresco coffee stalls, alongside deck chairs for people to lie down or sit to soak up some sun.

In recent years, the URA has successfully opened up more public space for the community through transforming entirely an office area for non-government organisations (NGOs) located on the ground floor of The Center in Central into a public space. After an extensive refit followed by its opening in October last year, H6 CONET not only continues to provide office space for NGOs but also releases a lot of



由已荒廢的高架運輸鐵路改建成公共空間的紐約曼哈頓城西區「高架公園」，是創意十足的都市規劃重整案例。(圖片由Lars Jussaume提供)

The High Line in New York, a public park which was transformed from a long defunct elevated freight rail line on Manhattan's West Side, is one of the known examples of creative urban planning. (Photo: Courtesy of Lars Jussaume)



「H6 CONET」早前提供場地，讓國際崇藝社舉辦一個名為「色彩遊踪」的畫展，展出超過八十幅畫作，供市民免費欣賞。市建局主席蘇慶和（右）亦偕同前行政總監林濬（左）到場參觀，與有份參展的前基督教服務處行政總監吳水麗（中）留影。

The URA's Chairman Victor So Hing-woh and former Managing Director Daniel Lam Chun pose for a photo with former Chief Executive of Hong Kong Christian Service Ng Shui-lai at the "Colour on Tour" exhibition held earlier at H6 CONET.

今年十月適值「H6 CONET」啟用一周年，市建局更加入活化元素，令該處四周的已建設環境與「H6 CONET」做到新舊交融。我們正打算在「H6 CONET」外幾條具歷史意義的中環街道豎立歷史展示板，介紹每一條街的背景及百多年來的演變；另一方面亦聯絡多位藝術家，以本地及中西區文化和社區生活為主題，為街道兩旁的多幅大廈外牆，創作藝術壁畫；同時，我們更主動與「H6 CONET」相連的機利文街、機利文新街、同文街和永安街的小販攤檔商議，資助他們翻新攤檔，及邀請藝術家以檔販的故事或其所售賣的產品為主題，為新攤檔裝飾，增添地區特色面貌。完成後，這些展現地方色彩的小販攤檔、富有當區歷史元素的街道及藝術壁畫，將會和「H6 CONET」的環境相互配合，為這一帶營造具獨特個性的景觀。

此外，樓宇復修亦可在營造社區環境上派上用場。最近市建局已和一幢位於鐵巷里、並且參與了「公用地方維修資助計劃」的商住大廈簽訂協議，讓它成為市建局首間「地區營造」合作大廈伙伴；大廈在進行公用地方維修的同時，會得到額外的資源粉飾外牆，在外牆添上別緻的圖案設計。當這幢大廈完成復修後，將與「H6 CONET」外已活化的街道及藝術壁畫互相協調。

單靠發展硬件並不能完全營造和發揮一個地區的特色。為此，市建局一直與不同的非牟利機構及團體攜手合作，悉心籌劃社區活動，共同營造為居民所樂及

space for multi-function rooms, exhibitions and performance areas for the community and non-profit organisations to hold activities. In addition, it offers a green environment, as well as resting corners with air-conditioning and wifi network for people to use.

This year on the first anniversary of H6 CONET's opening in October, the URA is adding new elements to meld the nearby built environment with the community space in a synthesis of old and new. We are planning to put up display panels on several streets adjoining H6 CONET in Central to explain the historical background of the streets and changes in streetscapes that have occurred over 100 years. We also have invited a number of artists to paint murals depicting the local culture and community life on the exterior walls of buildings on both sides of the street. At the same time, we are actively discussing with stall owners on Gilman Street, Gilman's Bazaar, Tung Man Street and Wing On Street on sponsoring them to renovate their stalls with a new look with themes about either their own stories or the goods being sold, creating a local character to the area. After completion, these newly renovated stalls, along with the streets and murals that have lots of history and culture embedded in them, will further blend with H6 CONET to create a unique streetscape for the area.

In addition, rehabilitation can also be deployed to enhance community environment. Recently the URA has signed an agreement with a composite building on Tit Hong Lane that has joined the "Common Area Repair Works Subsidy Scheme" to become the URA's first "Place-making" building partner. When the building carries out repair works to the

所屬的社區空間。過去一年，「H6 CONET」不單為二十三項社區活動和展覽提供場地，還積極邀請不同的文化藝術團體和年輕音樂藝人到那裏作現場表演，為中環這個商業鬧市提供一個充滿綠化、讓上班族在公餘時間放鬆心情、讓途經中環的市民欣賞表演的社區共享空間。這個我稱它為「鬧市中的綠洲」的地方，每天的人流已高達七千人次。

市區更新並不止於重建，而是結合重建、復修、保育及活化等（統稱「4R」）範疇的工作；既不是硬生生



「H6 CONET」積極邀請不同的文化藝術團體和年輕音樂藝人作現場表演，共同營造為市民所樂及所屬的社區空間。

The URA has actively invited different arts groups and young musicians to give live performances on the spot, so that members of the community can feel a sense of belonging and enjoyment in this space.

地植入新元素來改變當區原有的人文風景，亦非只是「原汁原味」地保留舊貌，而是應該先透過規劃改善硬件設施，再把握「人」的元素，包括市民的需要、地區的特色和歷史文化，以及未來發展的需要等，才能籌劃出各種各樣令社區更具活力和特色的創意，讓社區持續發展、市民有更好的居住、工作及休閒生活的環境。

common areas, it will receive additional funding from the URA to decorate the exterior walls with special patterns. On completion, the building's appearance will stand well together with the revitalised streets and other artistic murals around H6 CONET.

It is worth noting that the characteristics of a district cannot be created or brought out by hardware alone. To create a communal ambience, the URA has been working with different NGOs and other organisations to plan out activities so that residents can feel a sense of belonging and enjoyment in the community space. Over the past year, H6 CONET not only has housed 23 community activities and exhibitions but has also actively invited different arts groups and young musicians to give live performances on the spot. We are pleased that we have provided a public space in the bustling business district of Central that is bursting with greenery, where office workers can go to relax, and people can enjoy live performances. Today H6 CONET is very popular among Hong Kongers with over 7,000 people paying visits to this "oasis of the bustling city" every day.

Urban regeneration isn't just about redevelopment but an integration of four strategies encompassing redevelopment, rehabilitation, preservation and revitalisation. It does not mean rigid additions of new elements for changing the appearance of a local district nor does it mean preserving everything in the original buildings and landscape without any adaptation. To give vitality and characteristics to a community, we must deploy planning strategies to improve the hardware facilities, while taking into account the "people" elements, which includes addressing the needs of residents, retaining the characteristics and culture of the community, as well as making provisions for future development. Only then can we create an environment that encourages sustainable development, and a better one for people to work, live and visit.