

Putting People First 以人為本

Transitional Social Housing Action Project: Ma Wan Old Village

過渡性社會房屋行動項目：馬灣舊村



Exploring land resources for transitional social housing (TSH) triggers re-imagination in the use of idle sites and dilapidated but robust buildings.

To illustrate how the deserted Ma Wan Old Village can be transformed through community building and urban integration strategies, the project has devised a TSH-included prototype scheme to systematically document the technical solutions and wider considerations that need to be taken into account in reactivating idle sites to create sustainable communities.

While the developer is obliged to complete the development and continue the operations of Ma Wan Park in accordance with the terms set out in the Heads of Agreement, planners' ability to envision Phase II of the Park as a vibrant mixed-use community is the key to re-adjusting the approach for revitalising the Old Village. Ma Wan's complex planning history and local context, rapidly deteriorating building structures and inadequate infrastructure have posed compelling challenges to supporting sustainable growth and development. Nonetheless, the relative intactness of village houses in the Old Village provides an opportunity to reintroduce village living and inject vibrancy and new purpose in the otherwise purely commercial development. The complex interplay of challenges and opportunities makes this site a unique case for a demanding 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.

在尋求土地資源以提供過渡性社會房屋的過程中，我們得以對一些閒置用地和外表殘舊卻堅固的建築物重新審視和想像。

為了說明如何通過社區建設和城市融合策略來改造荒廢的馬灣舊村，項目發展了一套容納過渡性社會房屋的原型方案，系統地記錄技術性解決方案和重新激活閒置地地點的考慮因素，以創建可持續的社區。

在發展商必須按協議去完成發展及持續營運馬灣公園的合約責任的前提下，規劃師發揮重大的作用，前瞻地建議重新調整活化馬灣舊村方案，將公園第二期發展成為一個充滿活力的混合用途社區。馬灣的規劃歷史和背景複雜，樓宇結構急速惡化，而且基礎設施不足，這對支持馬灣的可持續增長和發展構成了重大挑戰。儘管如此，舊村內相對完整的村屋提供了重新引入村落生活的機會，為原本純粹的商業發展注入活力和新意義。選址內各種機遇和挑戰的相互作用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。

Gist of Adjudicators' Comments:

- The submission illustrates a well thought-out approach to transform an existing village in Ma Wan into a TSH development and other beneficial uses by community building and urban integration strategies. Apart from addressing the housing aspect comprehensively, it will create significant public benefits through revitalisation of an old village with outdated and obsolete land uses, preservation of physical and cultural heritage, adaptive reuse of existing buildings, place making, future-proofing of the village against climate change, and provision of essential infrastructures.
- A people-oriented approach, including stakeholder and public consultation, co-creation workshop and social innovation symposium, is adopted in the planning process. Its master planning process showcases how the housing needs of Hong Kong and the community needs of the existing and future population can be fulfilled in a pragmatic and sensible way.
- The tremendous and meticulous efforts of the study team have resulted in some original, sustainable and resilient planning proposals. In gist, the study deserves high commendation and could serve as a model for other village developments to follow.

評審意見撮要：

- 該項目經過深思熟慮，透過社區建設和城市融合策略將馬灣現有的村落改造為過渡性房屋及其他有益的公眾用途。除了全面地解決房屋問題，它通過活用廢置土地、保護自然和文化遺產、活化再利用現有建築物、地方營造、對應未來氣候變化和提供必要的公共設施來活化村落，為公眾帶來重大裨益。
- 在規劃過程中採用了以人為本的方案，包括諮詢相關持份者和公眾，舉辦協作工作坊和社會創新研討會。它的總體規劃過程展示如何以實際和合適的方法滿足香港的住房需求以及現有和未來人口的社區需要。
- 研究團隊展示巨大及細緻的努力，提出了一些原創、可持續和具抗禦力的規劃建議。總的來說，這項研究值得高度讚揚，並可以作為其他鄉村發展的典範。