

# 中九龍幹線通訊

## Central Kowloon Route Newsletter

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### 油麻地本土及社會影響評估

### Yau Ma Tei Local Culture and Social Impact Assessment

#### 通告 Message

中九龍幹線的油麻地本土文化及社會影響評估經已分別完成。

我們將會在今期通訊介紹本土文化影響評估報告。

Both the CKR local culture and social impact studies on Yau Ma Tei have been completed.

In this issue, we will introduce the impact assessment of CKR on Yau Ma Tei local culture.

油麻地是一個歷史悠久和擁有很多本土文化的地方，當中更有榕樹頭文化之稱。中九龍幹線工程可能會為這個獨有的本土文化及生活特色帶來影響。而且，由於公共設施須要重置、接近居住及工作的地方、影響交通及運輸、和土地用途重整，因此，中九龍幹線工程與油麻地市民是有著緊密的連繫。

在中九龍幹線工程的勘測研究中，路政署委派香港大學嘉道理研究中心就中九龍幹線工程可能帶來的本土文化及社會影響作出評估。

The Yau Ma Tei area has a long history and is rich in local culture, sometimes known as Yung Shu Tau culture. The Central Kowloon Route (CKR) project may impact on this unique local culture and lifestyle. Also, the CKR project will involve 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, traffic and transport implication and land-use restructuring opportunities.

Under the CKR investigation study, Highways Department appointed Kadoorie Institutes of the University of Hong Kong to conduct local cultural study & social impact assessment to examine the socio-cultural impacts that the CKR may bring.



## 研究方法：

- 資料研究、實地考慮歷史背景、建築形式、人口統計學、地區特色及現有土地用途；
- 集合有關地區文化的意見及透過公眾論壇在各地區持份者中得到的遠景、當中包括28個深入訪問及23個口述歷史訪問和調查，及；
- 收集專家意見及識別社區資本

## 油麻地的本土文化 YMT Local Culture

油麻地是九龍其中一個最早期的華人聚居地，至今仍然保存不少具建築和文化價值的古蹟，包括天后廟、油麻地警署大樓、前水務署抽水站工程師辦公室，以及油麻地果欄，它們都反映著油麻地的發展和特色。

區內地區商業活動是香港和東亞地區重要的非物質文化遺產。不少具特色的商業活動，如廟街夜市和大排檔、玉器市場、水果批發市場及餐館、廚具、佛具和傳統婚禮用品店舖等，均有助勾畫出油麻地的獨特文化並增強地區的活力。

油麻地的人口十分多元化，包括本地居民和其他少數族裔。油麻地也是其中一個受歡迎的著名旅遊景點。

Yau Ma Tei was one of the earliest Chinese settlements in Kowloon and a number of architecturally and culturally significant monuments can be found within Yau Ma Tei. These include the Tin Hau Temple, Yau Ma Tei Police Station, the Engineer's Office of the Former Water Pumping Station, and the Wholesale Fruit Market – all reflect Yau Ma Tei's development and character in great detail.

Local businesses within the district have always played a significant role within Hong Kong and the East Asia as an intangible heritage. Some of these appealing activities such as the night market at Temple Street and roadside dining, the Jade Market, the Wholesales Fruit Market, and local businesses which include shops for cutlery, kitchenware, Buddhist goods, wedding accessories, all help identifying culture of Yau Ma Tei and add vibrancy to the area.

Yau Ma Tei is home to a diverse population including local Hong Kong citizens and ethnic minorities. It is one of favourite and famous tourism attractions.

## 影響 Impact

中九龍幹線帶來的顯注影響包括：清拆現時九龍政府合署和多層停車場、搬遷郵政局、圖書館、自修室和社會福利署的社會保障辦事處、以及可能影響分科診所和美沙酮診所。由於油麻地人口老化，醫療需求很大，故此有關設施必須及早重置。中九龍幹線工程亦會臨時搬遷廟街的路邊攤檔，影響玉器市場和廟街北小販的生意。工程期間亦無可避免地滋擾油麻地的居民和遊客，繼而影響生活素質。另外，中九龍幹線會影響油麻地的歷史和文化資產，例如油麻地警署新翼和操場、廟街夜市，以及在榕樹頭的粵劇演唱和風水占卜算命攤檔等，如不小心保育，又或者重置安排不善，這些特色就會消失。

居民和持份者在三個階段的公眾參與過程中取得有關工程的資料，繼而透過此平台積極參與規劃和設計中九龍幹線走線以及重置受影響設施的安排。儘管參與者擔心工程滋擾環境並影響油麻地的社會經濟活動，但許多持份者亦同意工程後的土地利用安排能加強連繫社區設施和社會資產。一連串的公眾參與活動減輕了居民和持份者對工程的疑慮和訂立保育區內文化特色的方向。

Some of the most notable impacts that CKR may bring include the demolition of current Kowloon Government Offices and the Multi-storey Car Park Building. The post office, library, study room, and social security office of the Social Welfare Department will be relocated. Specialist clinic and methadone clinic may also be affected. Medical care is in heavy demand since Yau Ma Tei possesses an old and ageing population. Such facilities need to be re-provisioned urgently. Business operators of the Jade Market and hawkers/stalls of northern Temple Street will be temporarily affected as well due to CKR's involvement in displacing street-side stalls. Nuisance during construction will also inevitably have effects on quality of life for residents and visitors in Yau Ma Tei. Besides, this project will affect historical and cultural assets such as the new wing of Yau Ma Tei Police Station and its compound, Temple Street Market stalls, Chinese opera singing and fortune-telling at Yung Shu Tau. These aspects were threatened to be vanished if they are not conserved, or if the relocation operation is not managed satisfactorily.

A three-stage public engagement approach was taken where locals and stakeholders were involved in planning and design of the CKR alignment and the to-be-provisioned land area. Participants were provided with discussion platform to obtain project information and to participate actively. They voiced concerns over environmental nuisance and possible impacts to the socio-economic activities and artifacts in Yau Ma Tei. However, many stakeholders have come to an agreement that despite the negatives, there will be a better linkage between social facilities and assets after the re-structuring of land. A series of public engagement exercise have eased fears amongst the local population and stakeholders and has confirmed the way forward for the conservation of various local cultural attributes.

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## Study methodology :

- desktop study, field visits to research history, built-form, demographics, local characteristics and current land-use;
- gathering views on local culture and aspiration from local stakeholders through public forums, in-depth (28 stakeholders) or oral history (23 tradition business operators) interviews and surveys ;and
- acquiring expert view and identification of social capitals.

## 建議 Recommendations

- 強化地區資源，方法包括：一) 避免清拆古物和影響傳統活動；二) 增強本土特色和可持續性；三) 採取措施以紓緩古物或傳統活動受影響的程度。
- 綜合規劃可將新舊區連繫，從而產生協同效應以促進社區共融和改善地區形象。為確保中九龍幹線項目得以成功進行，在工程動工前必須訂立周詳的重置規劃。
- 繼續與公眾和持份者的公開對話，並依從可持續發展原則減少工程的影響。
- enhance local culture and heritage assets of the district by a) avoiding demolition of artefacts and disturbance to traditional activities; b) enhancing local characters for sustainability; and c) providing mitigation measures when any disturbances occur.
- An integrated plan should be used to link up old and new areas to achieve synergy effects to boost the district's integration and image. Proper relocation plans need to be considered carefully before the project commences, while ensuring that the CKR project is successful.
- Maintain engagement with the public and stakeholders. Appropriate measures based on sustainable principles need to be taken to ensure that necessary construction will not unnecessarily deteriorate the environment.

## 文化影響評估 Cultural Culture Impact Assessment



有關本土文化影響評估的行政摘要已上傳到中九龍幹線網站供市民參閱。  
The executive summary has been uploaded to project website for reference by public.

<http://www.central-kowloon-route.com.hk>