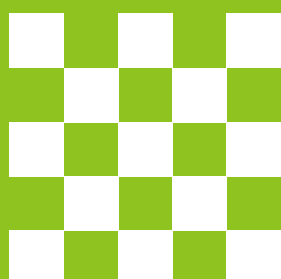


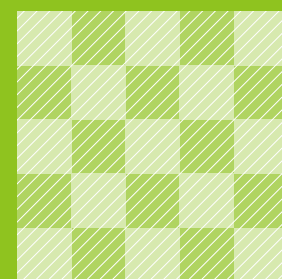
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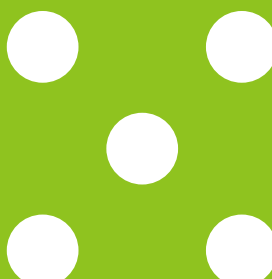
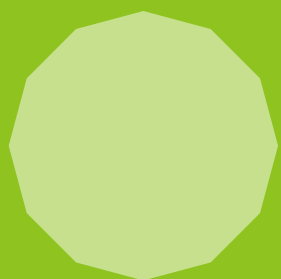
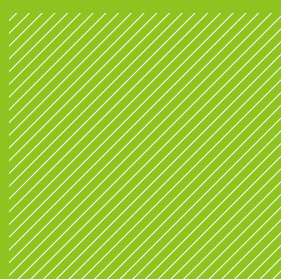
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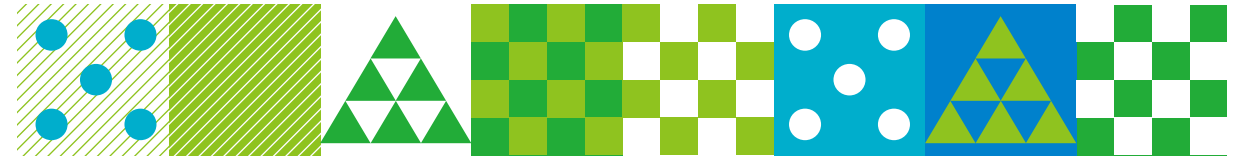


香港



HONG KONG





Book Title 書名  
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空間 × 香港  
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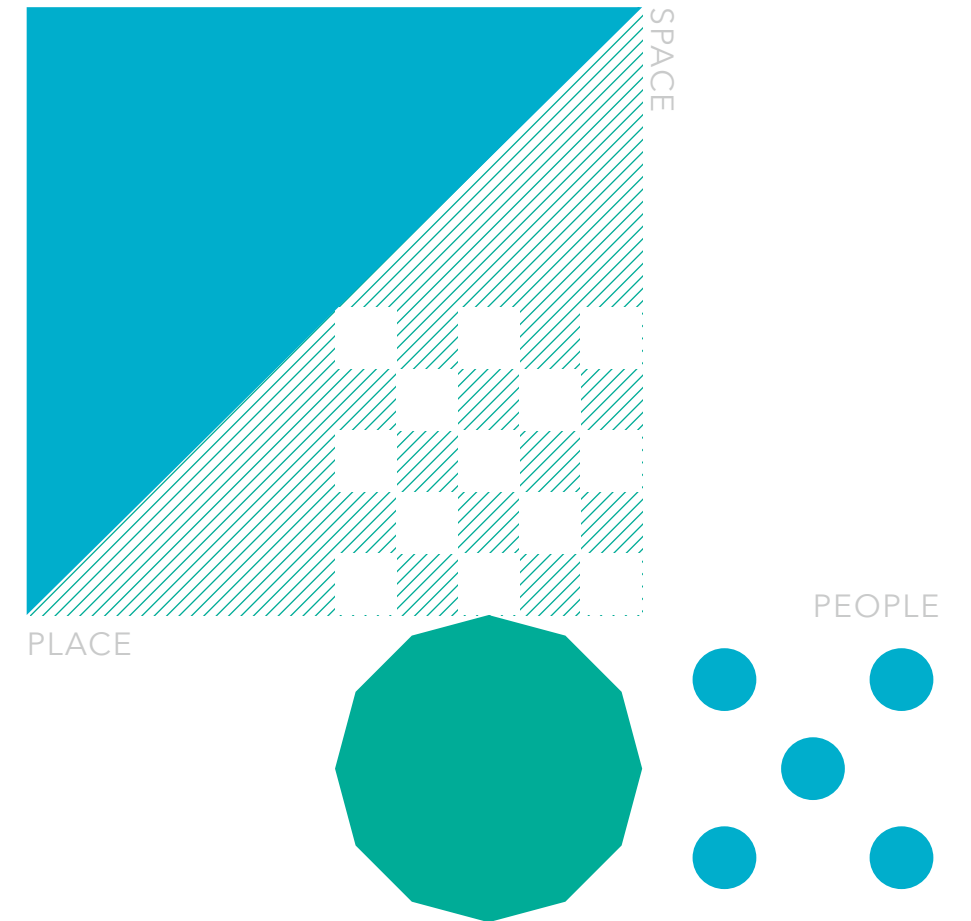
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## Message (1)

### Raymond Lee, JP Director of Planning

Planning is about providing a sustainable environment for people to live and work, and so does the BEAM Plus initiatives in promoting sustainable development. In particular, the BEAM Plus Neighbourhood (BEAM Plus ND), which is the latest addition to the BEAM Plus family, is a tool developed to assess sustainability performance of development project at the masterplanning stage. It is about bringing positive experiences to users of our urban spaces through careful design of the different form and function of them.

The three pioneering urban experiments in Kwun Tong provide good reference on how quality design and innovative ideas can be employed in place-making aesthetic, functional and sustainable public space. The exhibition of public art pieces, incorporation of community-related uses, and creation of quality leisure and recreational outdoor space represent new experiences in facilitating people to interact, connect and strengthen their sense of belongings to the public space.

The making of quality and well-designed public space is one of the core businesses of Planning Department in championing a smart, green, resilient and liveable city. The framework of BEAM Plus ND goes hand in hand with our planning work with the people of Hong Kong.

*SPACE × HONG KONG* will stimulate more dialogues and partnerships among different professionals of the development industry and the general public for the betterment of our public realm. I would like to take this opportunity to congratulate HKGBC and HKPSI in putting together this publication and to thank them for their efforts in bringing together all stakeholders to make Hong Kong a liveable, competitive and sustainable Asia's world city.

## 序一

### 規劃署署長 李啟榮, JP



規劃旨在締造可持續發展的環境，讓人們可安居樂業。「綠建環評」也是以促進可持續發展為目標。綠建環評最近新增的「綠建環評社區」為一項評估工具，用以在總體規劃階段，評估發展項目在可持續發展方面的表現。綠建環評社區通過悉心設計不同形式和功能的城市空間，為城市空間的使用者帶來良好的體驗。

在觀塘推行的三項創新的城市實驗甚具參考價值，展示了如何利用優質設計和嶄新意念，配合地方營造的手法，創造富美感，而且功能兼備及可持續發展的公共空間。在觀塘的公共空間展出公眾藝術作品、加入社區用途，以及開闢優質的戶外文娛康樂活動場地，以促進社區的互動、連繫，加強社區對公共空間的歸屬感，可算是全新的嘗試。

規劃署致力使香港發展成為智慧、環保、具抗禦力及宜居的城市，其中一項主要工作就是開拓設計完善的優質公共空間。綠建環評社區的評估工作與我們和香港市民共同進行的規劃工作息息相關，攜手並進。

《空間 × 香港》將會推動發展業界的不同專業人士及普羅市民更積極交流和合作，以期改善本港的公共空間。我謹藉此機會祝賀香港綠色建築議會和拓展公共空間合力製作了這刊物，並感謝該兩個組織致力連繫所有持份者，以推展香港成為宜居、具競爭力及可持續發展的亞洲國際都會。

## Message (2)

**Cheung Hau-wai, SBS**  
**Chairman**  
**Hong Kong Green Building Council**

Hong Kong is a compact high-density city filled with high-rise buildings in the urban core. The development model enables Hong Kong to be one of the most efficient cities in the world in terms of transport and commerce. In recent years, Hong Kong is facing issues of quality of life and the lack of open space in the urban centres.

The Hong Kong Green Building Council together with the BEAM Society Limited launched, as an extension of Hong Kong's BEAM Plus green building rating system, the BEAM Plus Neighbourhood, in late 2016. It is designed, in line with global trend on urban sustainability to go beyond buildings towards the neighbourhood, the public realm, the community, as well as on health and wellbeing. The tool embraces quality open space, low-carbon transport planning, promotion of sustainable lifestyle, conserving cultural assets and supporting existing communities. The tool, as a part of the BEAM Plus rating tool system, encourages and gives recognition to development which enhances urban liveability and quality of living for all in Hong Kong.

It is the space between buildings where public life happens and communities mingle. Therefore, the tool also promotes the concept of "good neighbour", such that new developments would integrate within the immediate neighbourhood in the provision of common and shared amenities and open space.

The key to sustainable communities does not rest with building practitioners only, the community plays a vital role too. Therefore, we partnered with the Hong Kong Public Space Initiative (HKPSI) to conduct an urban experiment in Yuet Wah Street Playground and Kwun Tong Promenade, known as *Art Connects: Kwun Tong*, to explore the dynamics between public space and the community. I am glad to share with you in this book the experience learned from the urban experiments, and I hope it will inspire building practitioners and community.

I would like to thank HKPSI and their team for their efforts in the urban experiment, as well as other contributors of this book. The launch of the book is just the first step, and we will reach out to more stakeholders and work with other organisations, to help enhance health and wellbeing of citizens, and build a greener and more liveable community.

## 序二

**香港綠色建築議會主席**  
**張孝威, SBS**



香港是一個緊湊高密度且高樓大廈林立的城市。這種發展模式令香港在交通和商業活動方面成為全球首屈一指的高效率城市。近年來，香港面對在市中心地區宜居性及缺乏公共空間的挑戰。

香港綠色建築議會聯同建築環保評估協會在2016年年底推出綠建環評社區，作為香港綠色建築評估工具的一個延伸。評估工具的設計配合全球都市可持續發展的趨勢，由建築走向社區，同時強調公共空間和大眾，以及身心靈健康。這套評估工具涵蓋優質公共空間、低碳交通規劃、推廣可持續生活方式、保留文化遺產以及支持現有社區等。這套工具，聯同綠建環評其他工具，鼓勵和表揚改善香港都市宜居性和生活質素的項目。

公共活動和社區聯繫往往會在樓宇之間的公共空間發生。因此，綠建環評社區推廣「好鄰居」的概念，鼓勵新發展項目融入鄰近現有的社區並鼓勵設施和公共空間共享。

要締造可持續社區不能單靠建築業界，社區也擔當着一個重要的角色。因此我們與拓展公共空間合作，在月華街公園和觀塘海濱進行了一系列名為「地藝觀塘」的城市實驗，去探索公共空間與社區的互動。透過這本書分享城市實驗的經驗，我期望能引發業界和公眾對公共空間的創意。

我在此感謝拓展公共空間及其團隊去籌備這個城市實驗，以及本書的其他作者。這本書只是個引子，議會將繼續接觸不同持份者，以及與其他機構合作，共同推動改善市民的身心健康，建造更綠色、更宜居的社區。

## Message (3)

**Larry Poon**  
**Convenor of Steering Committee for BEAM Plus Neighbourhood V1.0 (2012-16)**  
**Chairman of Roll-out Taskforce for BEAM Plus Neighbourhood (2015-16)**

Not long ago, "sustainability" was the buzzword, by now cities are quickly jumping on the bandwagon of "smart cities" - a solution that has prefaced a wide range of technology - so much so that our cities will likely be transformed into urban machines loaded with sensors, internet of things and digital calibrations of all kinds. However, most of the discourse on smart city solutions focus on people as sources of data feeding the algorithms, and they seldom consider humanity and its point of engagement, e.g. how people would like to experience, interface and interact with the public realm. As artificial intelligence permeates more and more of our daily lives, Stephen Hawkings probably is not the only one to fear a robot takeover.

At the same time, human behaviour has basically unchanged since the Big Bang and we remain the product of our needs, our thoughts and our environment. Thus in any urban transformation process, it is vital to (re)examine the notion of placemaking, as it is this very aspect which helps define or improve the character of our city. Two fundamental principles in any placemaking effort are: first, it must respond and engage with its *genius loci* (or specific physical and cultural context); and secondly, it must relate directly to the public use

and aspirations. Another dimension in placemaking is undoubtedly our understanding of our role in nature and the symbiotic relationship we have with nature and one another. Therefore, we must not allow ourselves to develop such willing ignorance or be obsessed with convenience and efficiency at the expense of nature and humanity.

I was delighted to have the opportunity to be part of the HKPSI's initiative in planning the urban experiment in Kwun Tong. The experiment was also organised as a precursor activity to the 2016 launching of the BEAM Plus Neighbourhood - the first rating tool in Hong Kong for measuring the performance of public realm design beyond the building scale.

Jane Jacobs once put it, *Cities have the capability of providing something for everybody, only because and only when, they are created by everybody.* Whether the HKPSI's city experiment - and its sequel if any - will fulfil this promise should be one many will be watching with much interest.

## 序三

**綠建環評社區 1.0 版督導委員會召集人 (2012-16)**  
**綠建環評社區專責小組主席 (2015-16)**  
**潘智暉**



不久之前，「可持續發展」還是個潮語，現在，各城市都紛紛跳上「智慧城市」這列快車——一種依賴各項不同科技的解決辦法——以至我們的城市都彷彿被轉化成配備着感應器、物聯網和各式各樣的數碼調較裝置的都市機器。然而，大部分有關智慧城市解決方案的論述，都集中將人視作提供大數據的資訊來源，卻鮮有從人性角度出發，或從科技與人的接觸層面去思考，例如，人們想在公共空間有怎樣的經驗、聯繫和交流？正當人工智能已滲透我們日常生活每一個角落，也許霍金不是唯一的人對機械人全面統治的恐懼作出警告。

同時，人類的行為自宇宙大爆炸以來基本上沒有怎樣改變，我們依然是我們的所需、所想和身處環境的產物。所以，任何都市轉化過程，（重新）審視地方營造是必須的，正正是這一範疇幫助我們去界定或改善整個城市的風格。不論是任何地方營造的工夫，都有兩個基本原則：首先，它一定要和「地方精神」或是特有的自然和文化的背景回應和接合；其次，它一定要聯繫着大眾所需的用途和理想。地方營造另一個的層面是我們如何理解我們身處大自然

的角色，以及我們與大自然及彼此相互的共生關係。所以，我們不能任憑這種甘願無知的想法滋長，或沉醉於方便和效率中，而犧牲了大自然和人性。

我很榮幸能有機會參與拓展公共空間在觀塘進行城市實驗的早期規劃工作。這個實驗亦是於2016年推出的綠建環評社區的前奏活動。綠建環評社區是香港首個在建築物以外用作評估公共空間設計表現的工具。

正如珍·雅各說過：「城市有能力為所有人提供一點東西，只因為，亦只有當這個城市是由所有人共同建造出來！」，到底拓展公共空間的城市實驗（以及日後如有類似實驗）能否實現這個承諾，相信這是個很多關心的人想知道的議題！

## Message (4)

**Karl Chan**  
**Founder and Chairman**  
**Hong Kong Public Space Initiative**

*It is place-making,  
not place-made.*  
*It is a process.*  
*You are never finished.*

### — Project for Public Spaces

When we first started the Hong Kong Public Space Initiative (HKPSI), we strived to improve public spaces with "our vision"— a free space that teems with lawn, busking, art, and perhaps a few food trucks. Yes, that is my ideal public space, and I thought that would be everyone's dream too.

I was wrong. Through our subsequent community engagement projects in Yau Ma Tei and Kwun Tong, I came to realise everyone has his/her own vision for public space. I, as a young adult, might only want to sit on a lawn, but for the elderly, benches with a back is a must, and some do not even want any music as they prefer a quiet environment to chat with their old friends.

In the process, there were lots of conflicting values, but this is exactly the diversity of preferences and thus the debates that define a public space, and this is why we value any experiments that explore what people want and how we can balance the interest of different people in a "public" space.

I am very proud of our team who went beyond the standard framework and explored myriad possibilities in the community of Kwun Tong. Now we know what worked, what didn't. We, however, are not done. Community engagement is always an ongoing process, and I hope our findings this time will inspire more to get involved in the place-making process, empowering Kwun Tong with more sense of public participation.

Last but not least, I would like to thank the Hong Kong Green Building Council, District Council members Mr Cheng Keng-ieong and Mr Hsu Hoi-shan, our partners in the urban experiment, including Terence Leung, Hour25, Yuet Wah Street Resident Association and Mr Ng, Think Tank 1 of HKPSI, Long and flowBOOKS, as well as all volunteers who have made this happen with us. It has been a pleasant journey but I believe this is only the first chapter of our book.

## 序四

**拓展公共空間創會主席**  
**陳文浩**



*這是空間營造，  
而非營造了的空間。*  
*這當中需要一個過程，  
你永遠沒有完工的一天。*

### — Project for Public Spaces

當我們著手籌劃組織「拓展公共空間」之時，我們一心想著要改善公共空間，以達致我們的願景——一個有着綠油油的草皮，有不同街頭表演者駐足，有藝術，甚至有數輛美食車的自由空間。沒錯，這就是我心目中的理想公共空間，我以為人人都這麼想。

我錯了。透過先前在油麻地和在觀塘一連串的社區參與項目，我發現每個人也有自己心目中理想的公共空間。我身為一個年輕人，可能喜歡坐在草皮上。但對老年人來說，有靠背的長椅是不可或缺的。有些甚至連音樂也不想聽，因為他們只想有個安靜環境與老友攀談。

在參與項目過程中會發現很多互相衝突的價值觀，但公共空間正是由這些不同的喜好及討論構建出來，因此我們珍惜每個實驗機會，探索到底人們想要甚麼，以及怎樣去平衡不同人在公共空間的利益。

我為我們的團隊能跨越既定框架在觀塘社區尋求無數可能性而感到驕傲。現在我們知道哪些可行，哪些不可行。但是，我們的工作尚未完結，社區參與是一個持續的過程。我寄望我們這次的經驗可以啟發更多同行者參與地方營造的過程，鼓勵觀塘人有更強的公共參與意識。

最後，我衷心感謝香港綠色建築議會、區議員鄭景陽先生和徐海山先生，我們的實驗伙伴：梁曉然、佰刻制作、月華街居民協會、吳培疆老師、拓展公共空間智庫（一）、Long、漂書店，以及所有義工令這項目得以圓滿完成。這是一段美妙的旅程，但這只是個開始，更多精彩歷程將由此展開！

## Green Buildings – Better for Your Health, the Environment and Business 綠色建築 為個人、商業及整體環境注入健康新動力



### How is Link making the portfolio future-fit? 領展如何確保旗下物業組合可持續發展?



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### How is Link leading the way on green buildings? 領展如何在業界帶動綠色建築?

On average, we spend nearly 90% of our day indoors, highlighting the influence and importance a building has on our daily lives – including health, well-being and productivity. Developing green properties is Link's way of ensuring we create environments that are good for - and improve the lives of - our tenants, shoppers and the community.

At **The Quayside**, Link's flagship commercial property currently under development, a joint venture with Nan Fung Development, we have introduced the WELL Building Standard which focuses specifically on health and well-being of building occupants. The Quayside, targeting a completion date of late 2019, has received **LEED Platinum, BEAM Plus Provisional Platinum** and **WELL Gold pre-certifications**.

我們平均有九成時間在室內活動，故建築物的設計對我們的健康、身心和生產力相當重要。領展注重綠色建築的發展，為商戶、顧客和社區帶來一個健康與愉快的環境。

領展與南豐集團合作發展的旗艦商業項目**海濱匯**現正處於施工階段，為了業戶的健康和福祉，其設計引入了健康建築標準(WELL)。海濱匯預計 2019 年落成，已獲得 **LEED 鉑金級、BEAM Plus 暫定鉑金級及 WELL 金級** 的前期認證。

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太陽能板



Green walls  
垂直綠化外牆



Electric vehicle  
charging stations  
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The Quayside  
海濱匯



Bicycle storage  
單車儲存室



A jogging path  
緩跑徑



Harbor views and  
natural daylighting  
維港景觀及自然光



Ample open spaces  
充足休憩用地

#### Health Features 康體設施



THINK  
SUSTAINABLE  
(TO MAKE IT  
LIVEABLE)

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## Serving the world's community with the highest level of dedication

From our base in Hong Kong, the MTR Corporation has steadily expanded overseas. With operations in Shenzhen, Beijing, Hangzhou, Stockholm, Melbourne and London, we are serving communities and connecting people in these cities with the same level of dedication and heartfelt service that you enjoy in Hong Kong.



香港公開大學賽馬會校園於2015年獲頒最高評級的綠建環評新建建築最終白金級環保建築認證，使該校成為本港少數獲此殊榮的大專院校。校園大樓採用多項節能及環保設施，建築設計靈感來自電腦遊戲「俄羅斯方塊」，象徵大學提供創新、靈活的高等教育。

The OUHK Jockey Club Campus was accredited with the BEAM Plus New Buildings Final Platinum rating for its green campus design in 2015, making the University one of the few tertiary institutions to have received this honour. The Campus building incorporates many energy-saving and environmentally friendly facilities. Its architectural concept is inspired by Tetris, a tile-matching puzzle video game, symbolizing the innovativeness and flexibility of higher education offered at the OUHK.

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## 優質為尚 創新路向 Charting a New Course for Quality



### Master of Science in Environmental Management, The University of Hong Kong 香港大學環境管理理學碩士



Programme Details



#### Programme Highlights

- ▶ Accredited by the **Institute of Environmental Management and Assessment (IEMA)**
- ▶ Strong and substantial **alumni network**
- ▶ Courses taught by **environmental professionals, engineers, ecologists, lawyers, planners, and economists** from HKU, as well as **local practitioners** in the field

#### Application

- ▶ Non-local application: January to April
- ▶ Local application: January to June

#### Programme Admissions Advisor

Dr Billy CH Hau  
✉ chhau@hku.hk

Dr Janet KY Chan  
✉ chanjky@hku.hk



Courtesy of West Kowloon Cultural District Authority

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