

# Sai Kung Catholic Churches and Villages Cultural Walks Construction Program

## 西貢天主教教堂及鄉村 「文化古道」建設計劃

### Sharing of Findings on Feasibility Study

12 February 2023

二零二三年二月十三日



PLANNING LIMITED  
規劃顧問有限公司

### 可行性研究成果分享

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# Content

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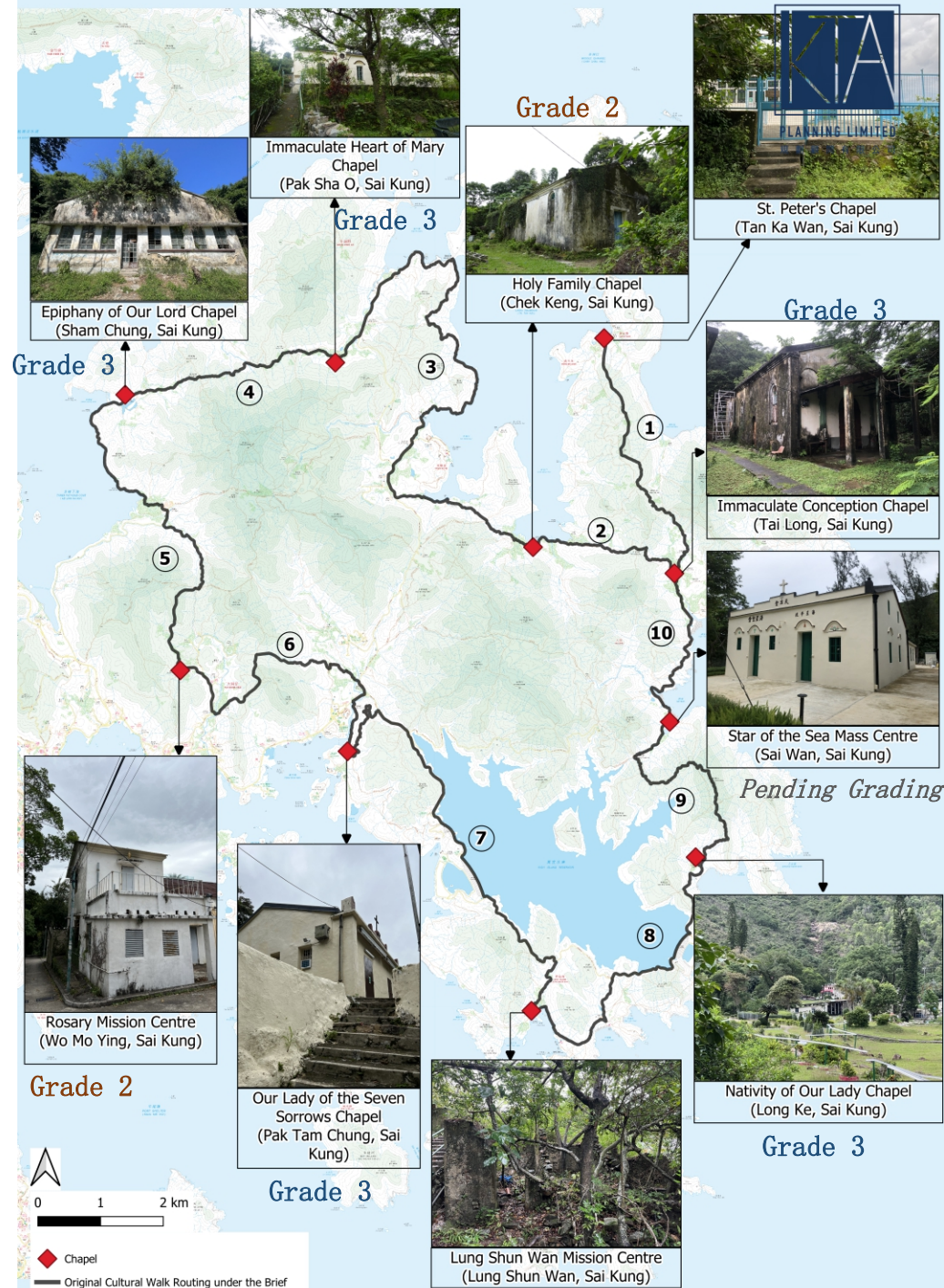
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總長度：約58公里連接10個小堂

Among the 10 chapels:  
於10個教堂中：

- 2 nos. of Grade 2 Historic Buildings;  
2個為二級歷史建築;
- 5 nos. of Grade 3 Historic Buildings;  
5個為三級歷史建築;
- 1 no. pending grading; and  
1個待評級; 及
- 2 nos. not listed.  
2個未被評為歷史建築。





# 1. Routing of the Cultural Walks

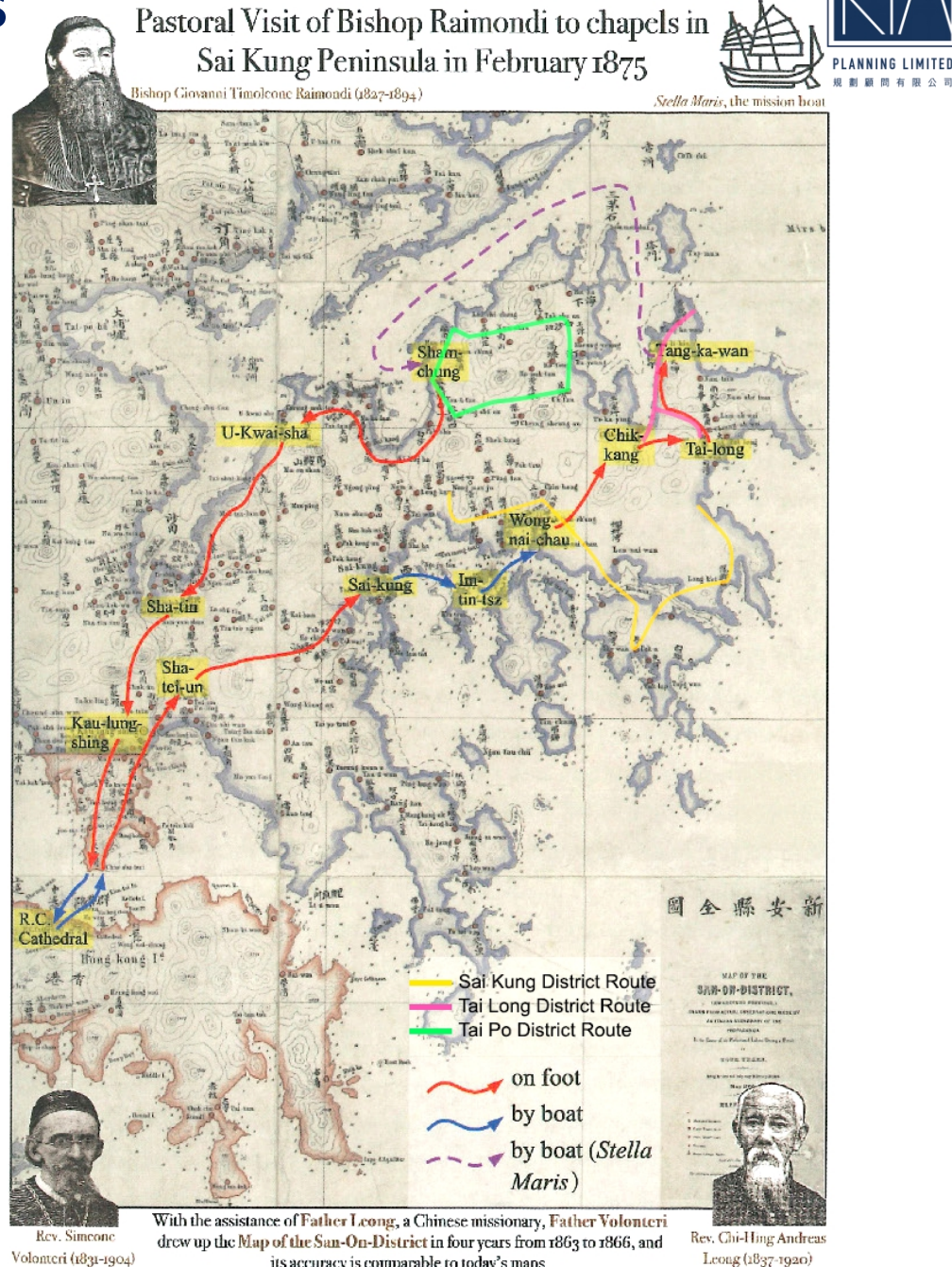
## 「文化古道」之路綫

### 1875年高主教到訪西貢村落路綫及 3條主要早期傳教歷史路綫:

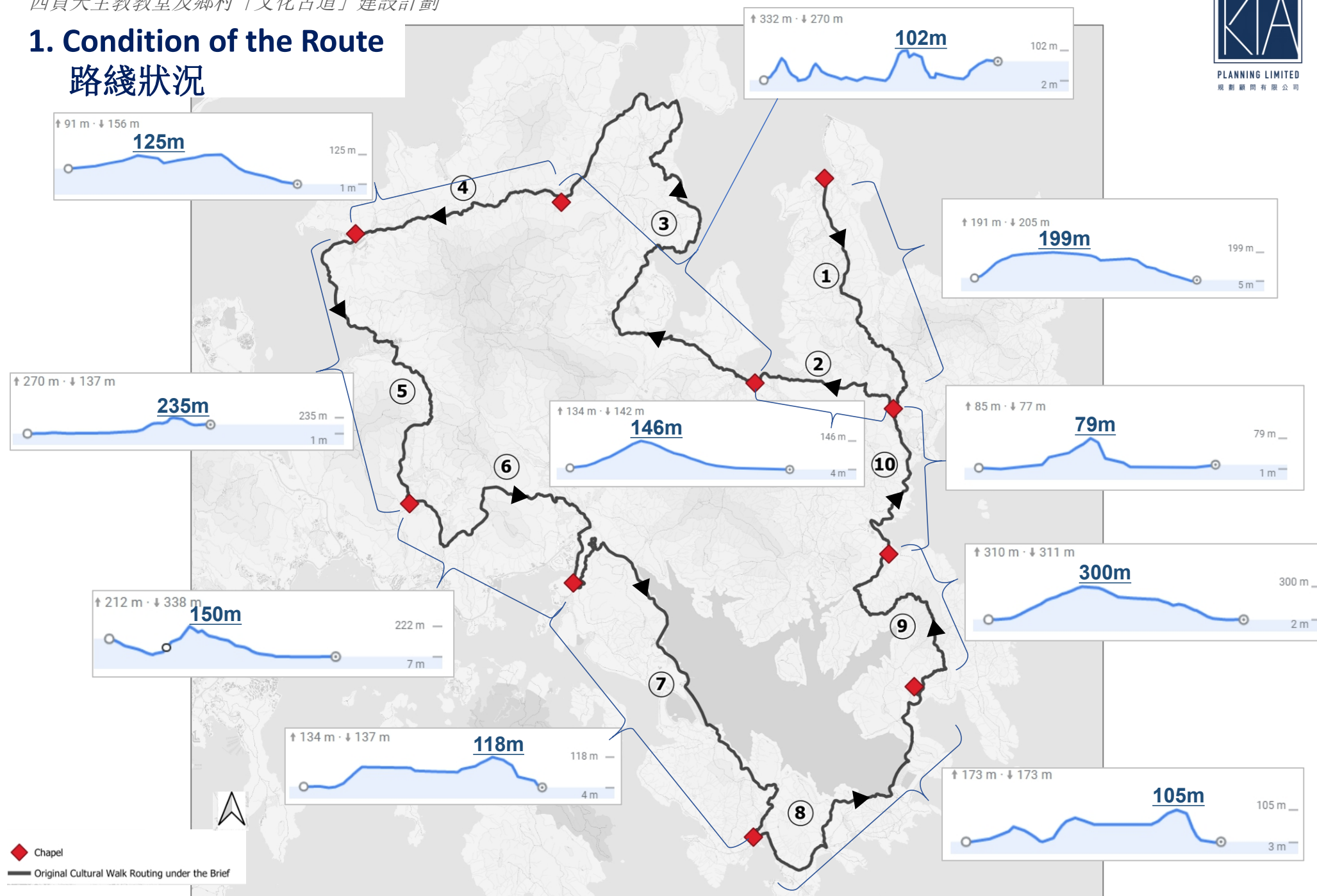
西貢區路綫: 由黃毛應開始，途徑及以大網仔，北潭涌，糧船灣 (包括沙咀及北丫)，浪茄及西灣為主要目的地。該路綫基本上由西貢半島的西南方一直向西北和東南方向引申。

大浪區路綫: 沿岸經大浪 → 大浪坳 → 高流灣 → 蛋家灣 → 赤徑

大埔區路綫: 以白沙澳為中心途徑南山洞 → 荔枝莊(小塘) → 蛇石坳 → 深涌，一路向南到榕樹澳 → 攀天梯至嶂上 → 高塘 → 最後回到白沙澳



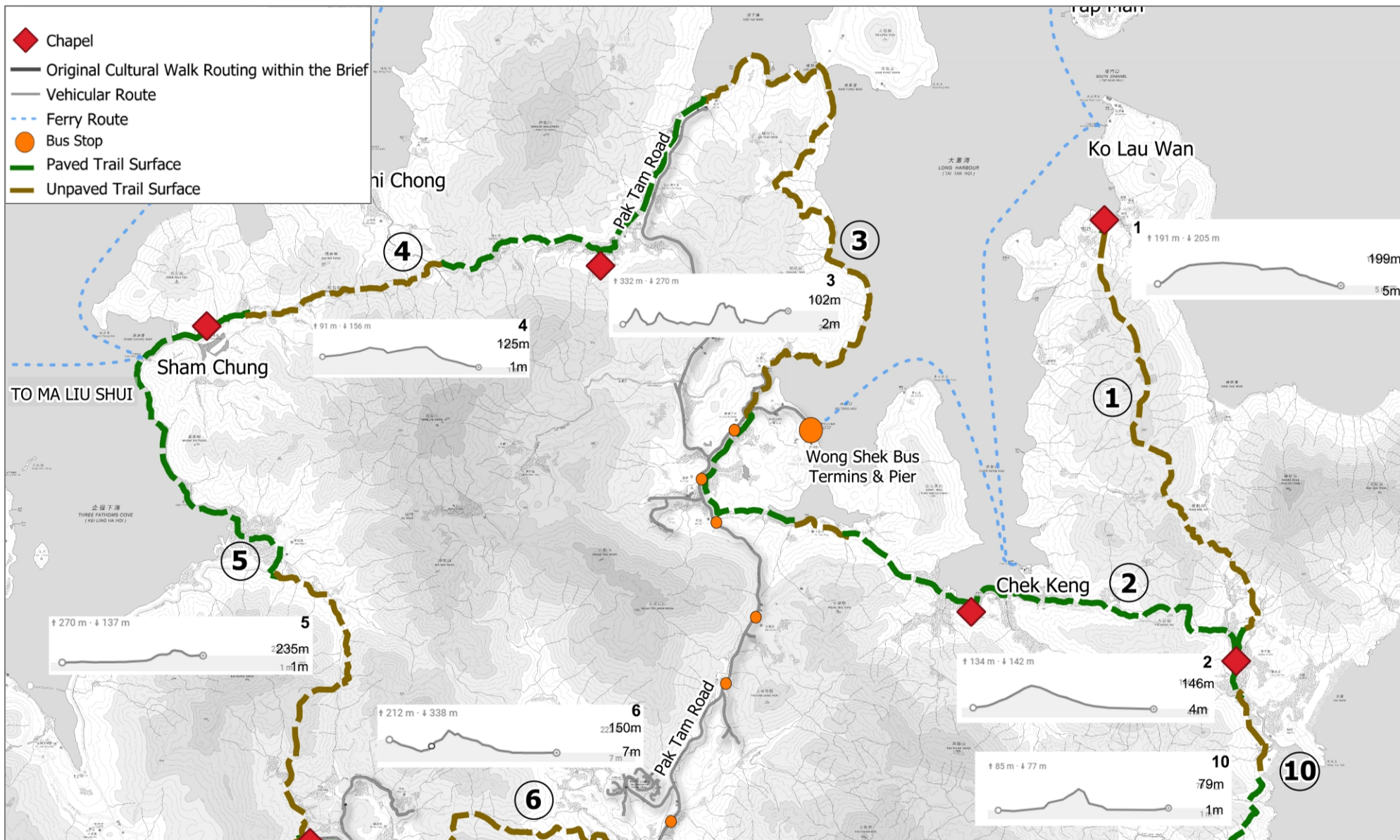
# 1. Condition of the Route 路線狀況





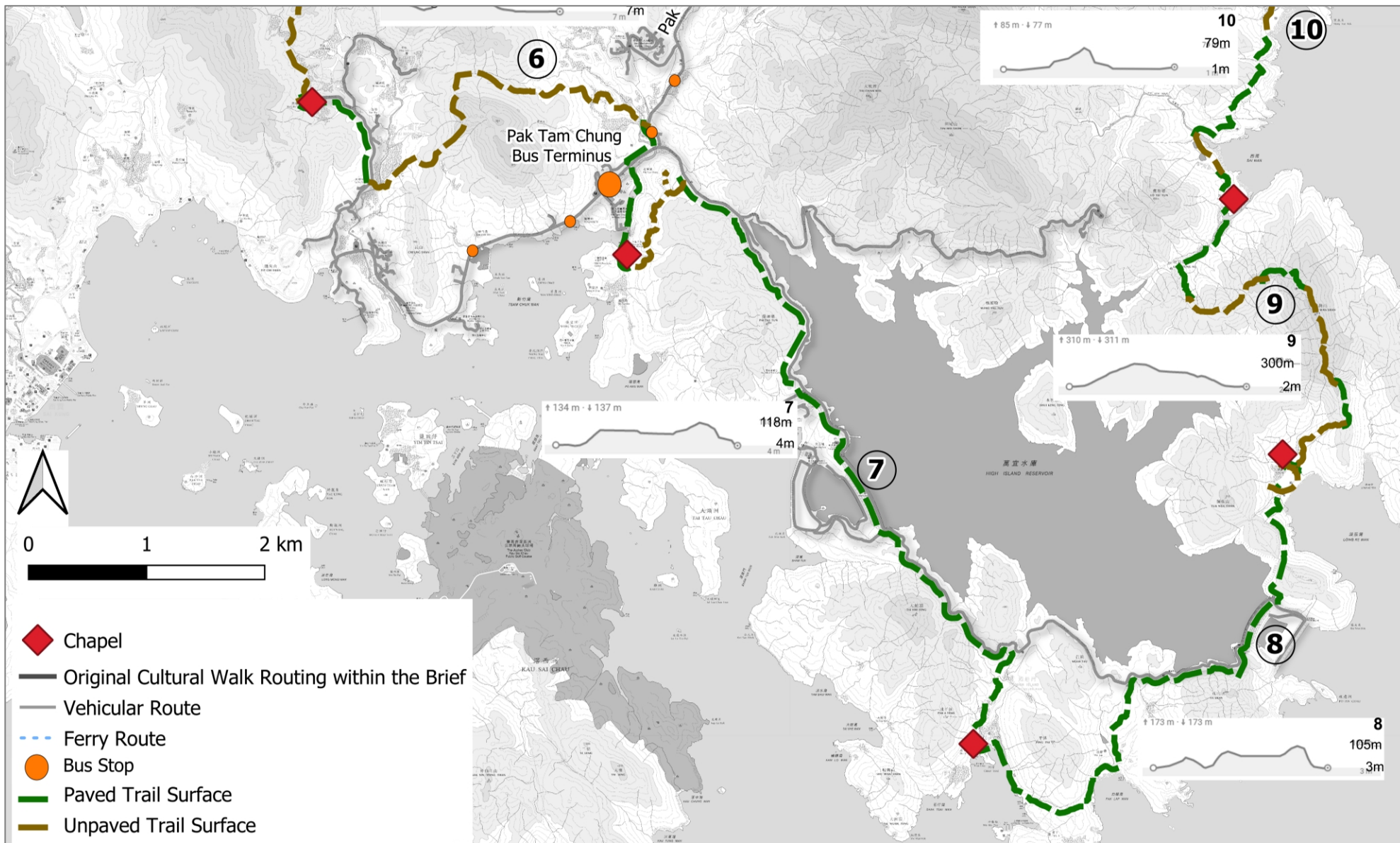
# 1. Condition of the Route

## 路線狀況



# 1. Condition of the Route

## 路線狀況





## 2. Findings – Five Dimensional Analysis of the 10 Sections

### 研究結果 – 從「五。個維度」分析十條路線

- Whether the route has the potential to nurture “spiritual reunion” to cultivate mindfulness and awareness of appreciating the nature, rural setting, and the relationship between human life and the environment.

路線是否具有培養靈性思考的潛力，以培養正念和欣賞自然、鄉村環境以及人類生活與環境之間關係的意識。

#### Spiritual (S)

- Whether the route integrates the spatial relationship of “Point, Line, Face and Body” around the chapels and the neighbourhood  
路線是否整合了圍繞教堂和附近環境的「點、線、面、體」的空間關係; 可否針對不同年齡和體能的行山人士提供不同體驗的路線

- Whether the route can accommodate users of different age and fitness levels, in terms of the overall level difference, distance and the trail surface.

路線是否能適合各年齡層及各種體能狀

#### Physical (P)

#### Historical (H)

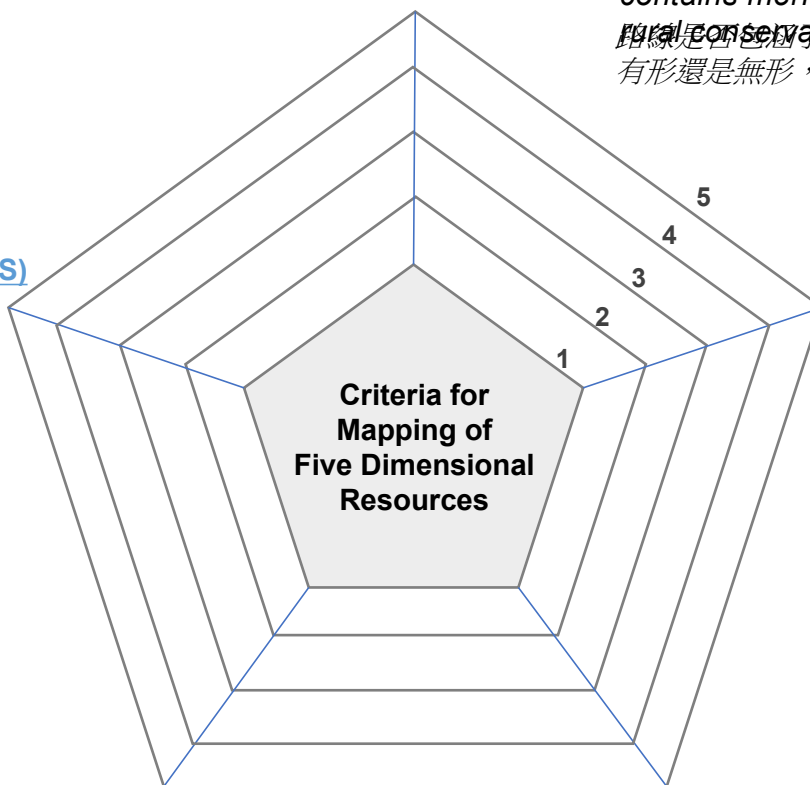
- Whether the route embeds historical heritage, whether tangible or intangible, that contains merits in the context of rural conservation.  
路線是否包含歷史遺產，無論是有形還是無形，以推動鄉村保育

#### Cultural (C)

- Whether the route re-discovers the unique “human landscape” in the rural communities and villages and room for creation of economic opportunities for local communities.  
路線能否重新呈現鄉村社區和村落獨特的「人文景觀」以及為當地社區創造經濟機會的空間。

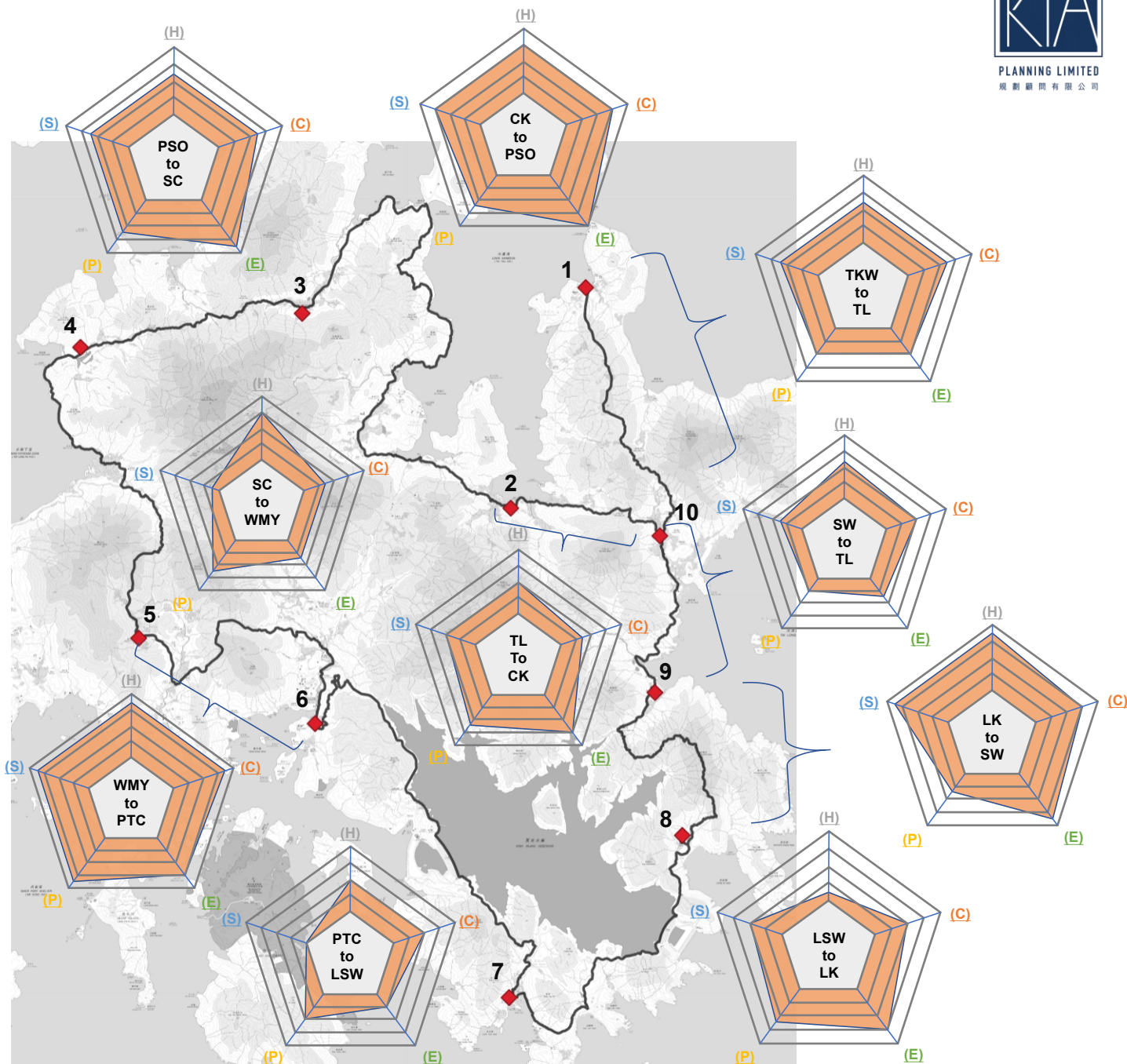
- Whether there are areas of ecological interests and geological features that can be integrated to the routes to promote the concept of eco-tourism in nature conservation.  
路線能否融入有生態價值的地貌，以促進自然保育的生態旅遊理念

#### Ecological (E)



## 2. Findings – Five Dimensional Analysis of the 10 Sections 研究結果 – 從「五。個維度」分析十條路線

N O.	小堂	地點
1	St. Peter's Chapel 聖伯多祿小堂	蛋家灣
2	Holy Family Chapel 三王來朝小堂	赤徑
3	Immaculate Heart of Mary Chapel 聖母無玷之心小堂	白沙澳
4	Epiphany of Our Lord Chapel 聖家小堂	深涌
5	Rosary Mission Centre 玫瑰小堂	黃毛應
6	Our Lady of Seven Sorrows Chapel 聖母七苦小堂	北潭涌
7	Lung Shun Wan Mission Centre 龍船灣天主堂	糧船灣
8	Nativity of Our Lady Chapel 聖母聖誕小堂	浪茄
9	Star of the Sea Chapel 海星彌撒中心	西灣
10	Immaculate Conception	





## 2. Transport Assessment 交通評估

### 主要通道:

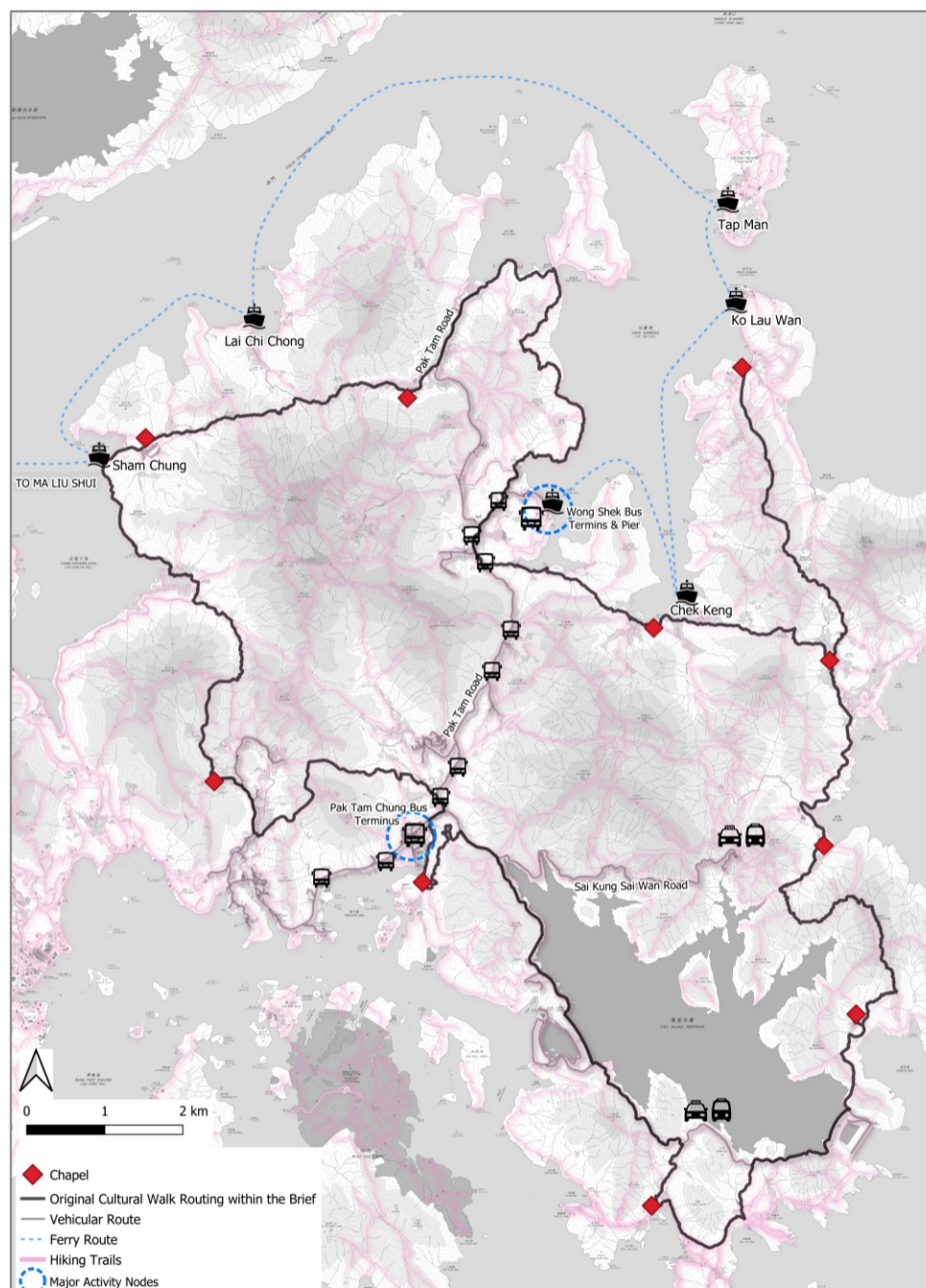
- 北潭涌

### 經其他可用陸路通道:

- 黃毛應
- 糧船灣
- 浪茄
- 西灣
- 白沙澳

### 經海上通道:

- 蛋家灣
- 赤徑
- 荔枝莊
- 深涌



## 2. Assessment of Supporting Facilities of the Chapels 配套及基建承載量評估

教堂備有完善配套：

- 黃毛應玫瑰小堂

教堂備有一般配套：

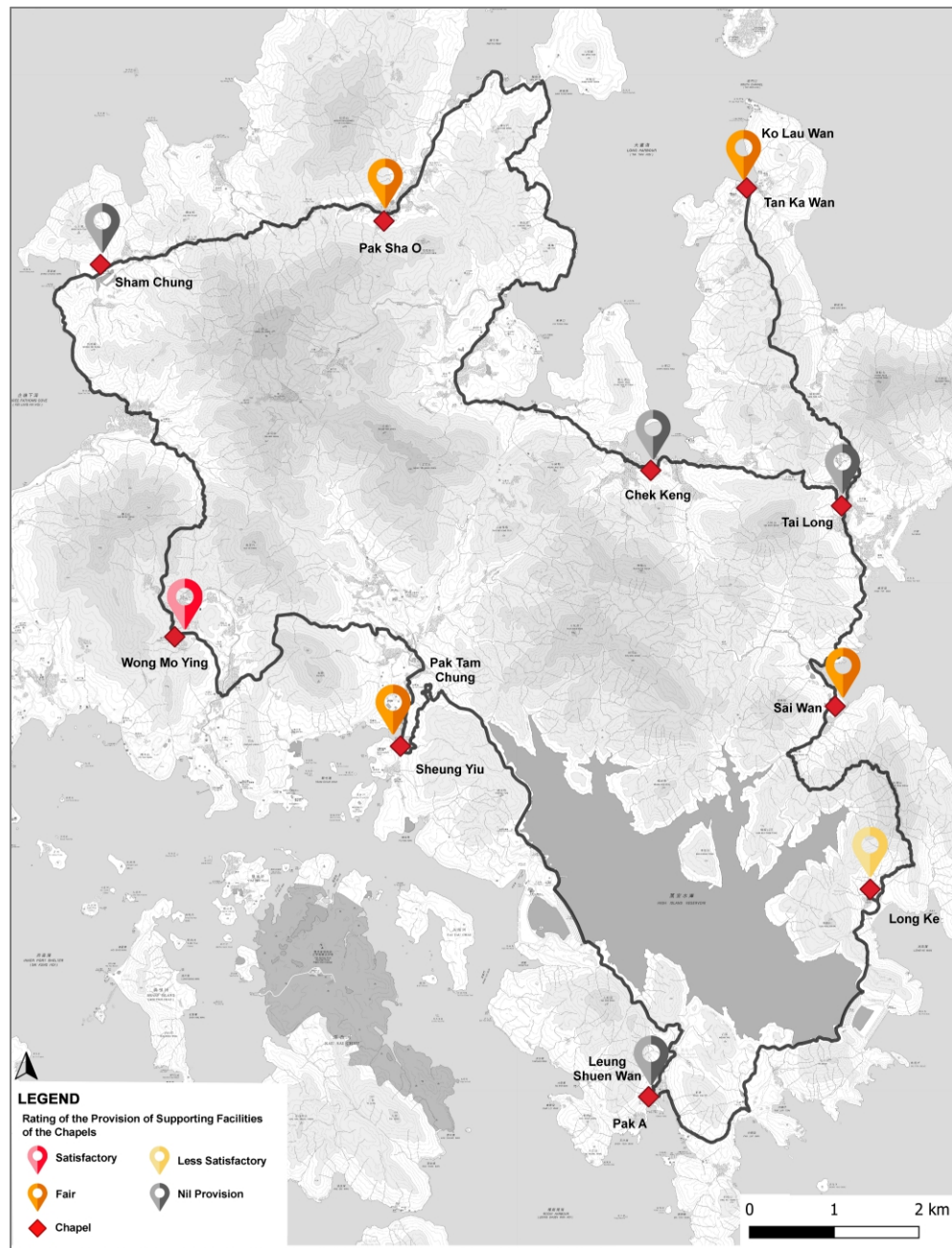
- 蛋家灣聖伯多祿小堂
- 白沙澳聖母無玷之心小堂
- 北潭涌聖母七苦小堂
- 西灣海星彌撒中心

教堂備有較少配套：

- 浪茄聖母聖誕小堂

教堂未備有配套：

- 赤徑聖家小堂
- 深涌三王來潮小堂
- 龍船灣天主堂
- 大浪聖母無原罪小堂





## 2. Assessment of Infrastructural Capacity in the Nearby Areas

### 毗鄰地區的基建配套容量評估

地區備有完善的容量：

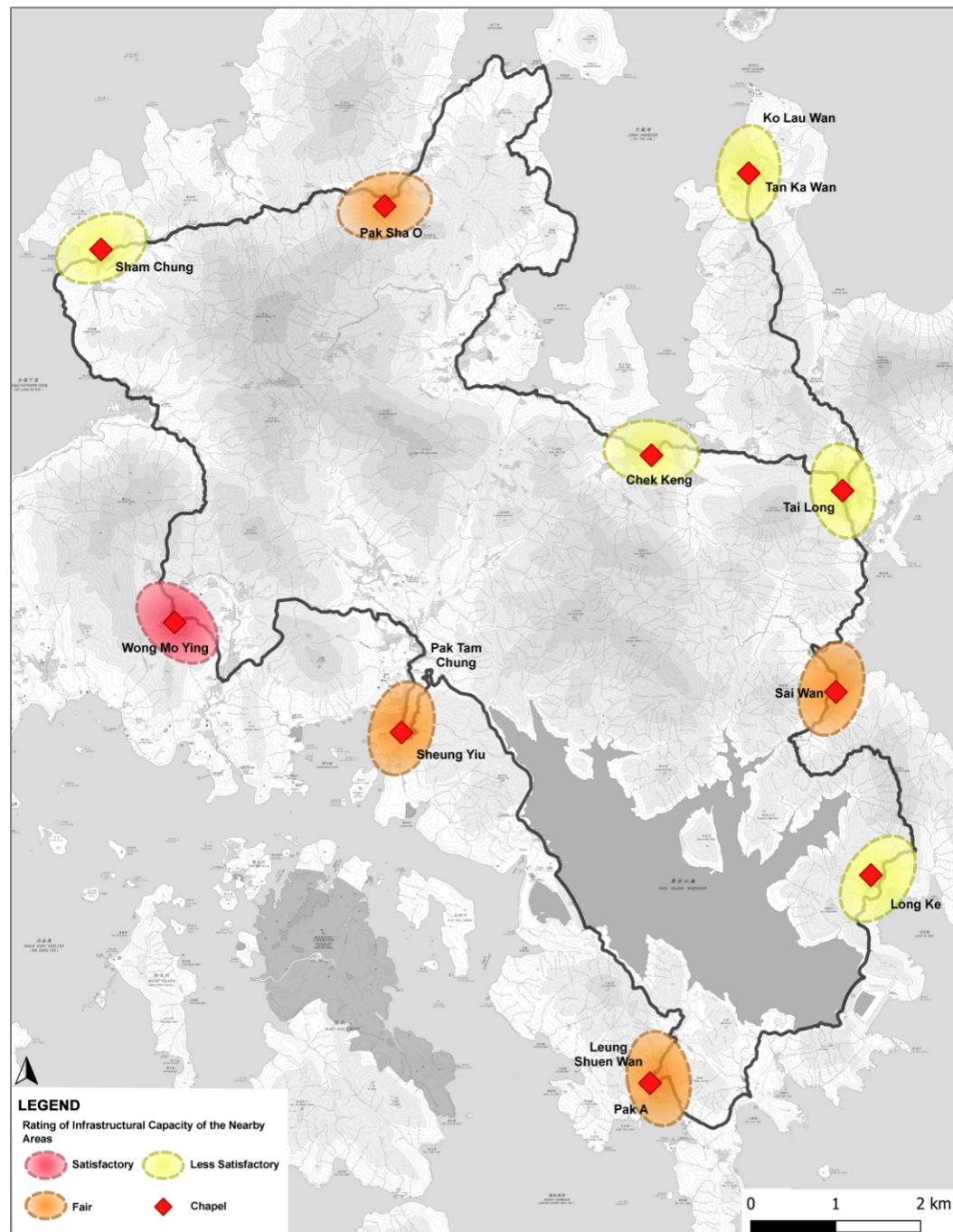
- 黃毛應

地區備有一般的容量：

- 白沙澳
- 上窑/北潭涌
- 糧船灣
- 西灣

地區備有較低的容量：

- 蛋家灣
- 赤徑
- 深涌
- 浪茄
- 大浪



## 2. Activities with Economic Values of the Areas near the Chapels

### 小堂臨近地區之具經濟價值的活動

#### 最具經濟基礎地區：

- 北潭涌
- 西灣
- 大浪

#### 較高經濟基礎地區

- 海下
- 北丫/東丫
- 白腊

#### 較低經濟基礎地區

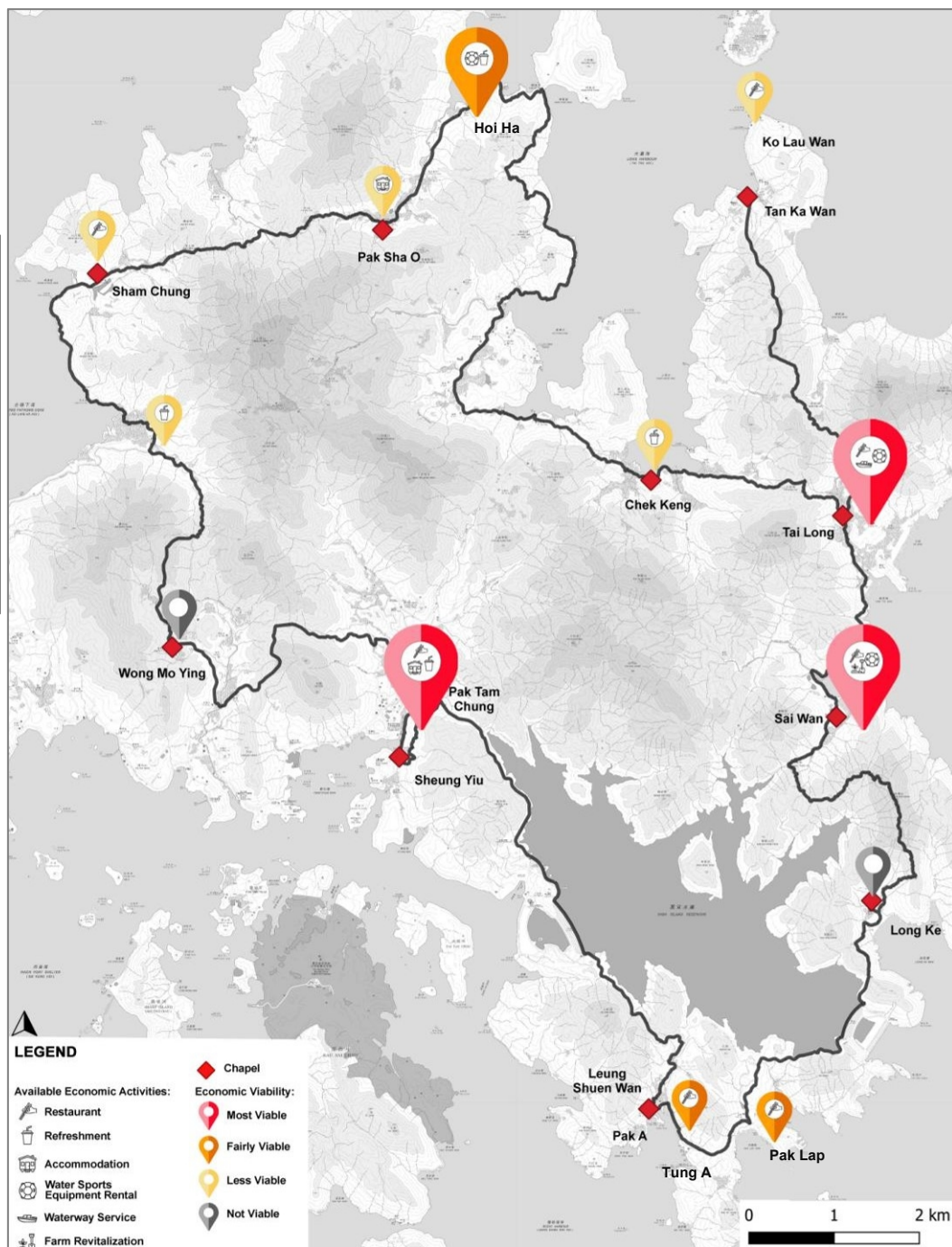
- 高流灣
- 赤徑
- 白沙澳
- 深涌
- 榕樹澳

#### 有限/未有經濟基礎地區

- 黃毛應
- 浪茄

#### 可找的經濟活動：

-  餐廳/茶座
-  士多/小食
-  住宿設施
-  水上活動裝備租借
-  水上交通服務
-  復耕





## 2. Zoning Considerations

### 地帶考量

Restrictiveness  
限制性



Chapel 教堂	Location 地點	Zoning 地帶	OZP covered 覆蓋的大綱圖	Development Restrictions 發展限制
Immaculate Heart of Mary Chapel 聖母無玷之心小堂	PSO 白沙澳	“G/IC” 「政府、機構或社區」	S/NE-PSO/2	<ul style="list-style-type: none"> <li>有潛力將現有建築物活化為其他城規條例容許的用途。</li> <li>「康體文娛場所」用途於教堂所在的「政府、機構或社區」地帶屬第一欄經常准許用途。</li> <li>「度假營」及「商店及服務行業」用途於教堂所在的「政府、機構或社區」地帶屬第二欄用途並可向城規會申請許可發展。</li> <li>而對其他位於「鄉村式發展」地帶的村屋，「酒店（只限度假屋）」、「康樂文娛場所」及「商店及服務行業」屬第二欄用途並可向城規會申請許可發展。</li> </ul>
St. Peter's Chapel 聖伯多祿小堂	TKW 蛋家灣	“V” 「鄉村式發展」	S/NE-KLW/2	<ul style="list-style-type: none"> <li>有潛力將現有建築物活化為其他城規條例容許的用途。尤其「酒店（只限度假屋）」、「康樂文娛場所」及「商店及服務行業」屬第二欄可向城規會申請之用途。[1]</li> </ul>
Holy Family Chapel 聖家小堂	CK 赤徑	“V” 「鄉村式發展」	S/NE-CK/2	<ul style="list-style-type: none"> <li>與 [1] 相同</li> </ul>
Lung Shun Wan Mission Centre 龍船灣天主堂	LSW 糧船灣	“V” 「鄉村式發展」	S/SK-TA/2	<ul style="list-style-type: none"> <li>與 [1] 相同</li> </ul>
Rosary Mission Centre 玫瑰小堂	WMY 黃毛應	“V” 「鄉村式發展」	S/SK-TMT/4	<ul style="list-style-type: none"> <li>有潛力將現有建築物活化為其他城規條例容許的用途。尤其「康樂文娛場所」及「商店及服務行業」屬第二欄可向城規會申請之用途。</li> <li>可是，「酒店」及「度假營」用途則是在土地用途表上不被允許的用途。</li> </ul>
Epiphany of Our Lord Chapel 三王來潮小堂	SC 深涌	“V” 「鄉村式發展」	S/NE-SC/3	<ul style="list-style-type: none"> <li>對比其他教堂位於的「鄉村式發展」地帶具更嚴格發展限制 – 因該地帶的土地用途表不允許「酒店（只限度假屋）」、「康樂文娛場所」及「商店及服務行業」用途。[2]</li> </ul>
Immaculate Conception Chapel 聖母無原罪小堂	TL 大浪	“V” 「鄉村式發展」	S/SK-TLW/5	<ul style="list-style-type: none"> <li>與 [2] 相同</li> </ul>
Our Lady of Seven Sorrows Chapel 聖母七苦小堂	PTC 北潭涌	Falls within Sai Kung East Country Park 位於西貢東郊野公園		<ul style="list-style-type: none"> <li>受限制地區（郊野公園）</li> </ul>
Nativity of Our Lady Chapel 聖母聖誕小堂	LK 浪茄	Falls within Sai Kung East Country Park 位於西貢東郊野公園		<ul style="list-style-type: none"> <li>受限制地區（郊野公園）</li> </ul>
Star of the Sea Mass Centre 海星彌撒中心	SW 西灣	Falls within Sai Kung East Country Park 位於西貢東郊野公園		<ul style="list-style-type: none"> <li>受限制地區（郊野公園）</li> </ul>

### 3. SWOT Analysis

#### SWOT分析

<b>Strengths</b> <b>優點</b>	<b>Weakness</b> <b>弱點</b>
<ol style="list-style-type: none"> <li>1. 西貢小堂認受的歷史地位</li> <li>2. 村莊及周建環境現出豐富的文化生態價值</li> <li>3. 靠經熱門和已建立的遠足路徑</li> <li>4. 周邊景點衆多</li> <li>5. 「古道行」努力推廣文化步行活動，以促進社區參與</li> <li>6. 各持份者對「文化古道」的認同</li> <li>7. 西貢鄉郊外擁有豐富的宗教和文化背景的獨特地位</li> </ol>	<ol style="list-style-type: none"> <li>1. 公共交通工具的可達性相對較低</li> <li>2. 「文化古道」不行路徑配套設施不足</li> <li>3. 擬建的「文化古道」沿綫部分村落空置/破舊</li> <li>4. 「文化古道」前期宣傳力度不足</li> </ol>
<b>Opportunities</b> <b>機會</b>	<b>Threats</b> <b>威脅</b>
<ol style="list-style-type: none"> <li>1. 探索與持份者協調機會的潛力</li> <li>2. 通過定制的路標系統，以增加連接「文化古道」附近景點的潛力</li> <li>3. 通過村民的參與以加強鄉村經濟活動和促進鄉村持續發展的潛力</li> </ol>	<ol style="list-style-type: none"> <li>1. 未來社區參與度很大程度取決於小堂的翻新進度</li> <li>2. 游客增加可能導致自然和社會環境承載能力超載</li> <li>3. 自然保護與鄉村活化/發展的矛盾</li> <li>4. 「文化古道」沿綫鄉村活化的資源有限</li> <li>5. 村民合作意願的不確定性</li> <li>6. 小堂加設其他用途的法定限制</li> </ol>



## 4. Alternative Routing 替代路線

為遊覽附近景點 – 荔枝莊

用作捷徑

用作捷徑

用作捷徑

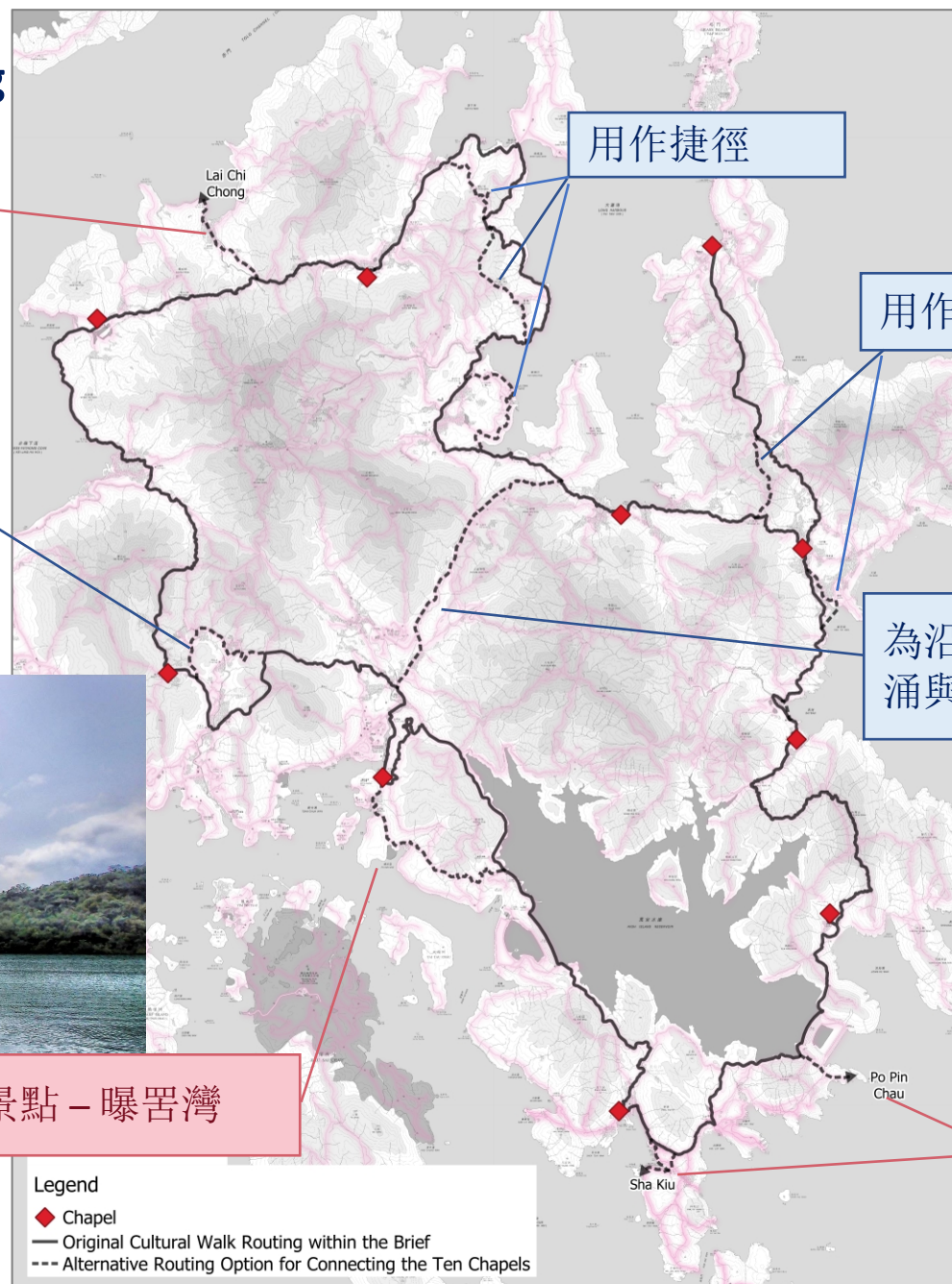
為沿著北潭路連接北潭  
涌與赤徑或白沙澳

為遊覽附近景點 – 曝罟灣

為遊覽附近景點 –  
沙橋及破邊洲



(Source: HK01)



Legend

◆ Chapel

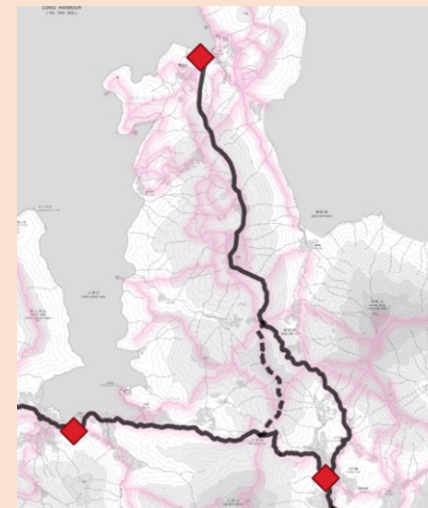
— Original Cultural Walk Routing within the Brief

--- Alternative Routing Option for Connecting the Ten Chapels

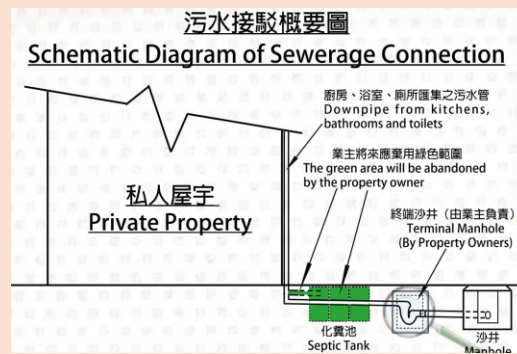
## 5. Further Opportunities 「文化古道」之機遇

### Hardware Improvement 改善硬件

1) 於沿著路線的偏遠地區提供支援設施。例如於蛋家灣至赤經/大浪路線之路綫提供公廁、涼亭等。



### 2) 改善村落的排污系統



(extracted from Newsletter 2<sup>nd</sup> ed. of  
“Provision of Village Sewerage in Sai  
Kung” DSD Contract No.:  
DC/2019/09)



## 5. Further Opportunities 「文化古道」之潛力

### Hardware Improvement 改善硬件

3) 有空間提供住宿機會。例如，營地或民宿



(鹹田灣營地)



(由傳統客家村屋活化成的荔枝窩民宿)

4) 善用在村內未被充分利用的處所。例如，空置學校處所/低使用率的村屋



(近黃宜州的廢棄建築)



(在黃宜州被圍起/未充分利用的村屋)



(參考：白臘)

## 5. Further Opportunities 「文化古道」之潛力

### Hardware Improvement 改善硬件

5) 沿著「文化古道」提供專屬指示牌





## 5. Further Opportunities 「文化古道」之潛力

### Hardware Improvement 改善硬件

6) 定期修葺（例如除草）除了麥理浩徑以外的其他可行路綫



7) 探索在偏遠地方建設登岸點/浮動碼頭



(網上參考圖片)

## 5. Further Opportunities 「文化古道」之潛力

*Intangible Resources* 無形資源

7) 講述傳教士服務鄉村的  
歷史

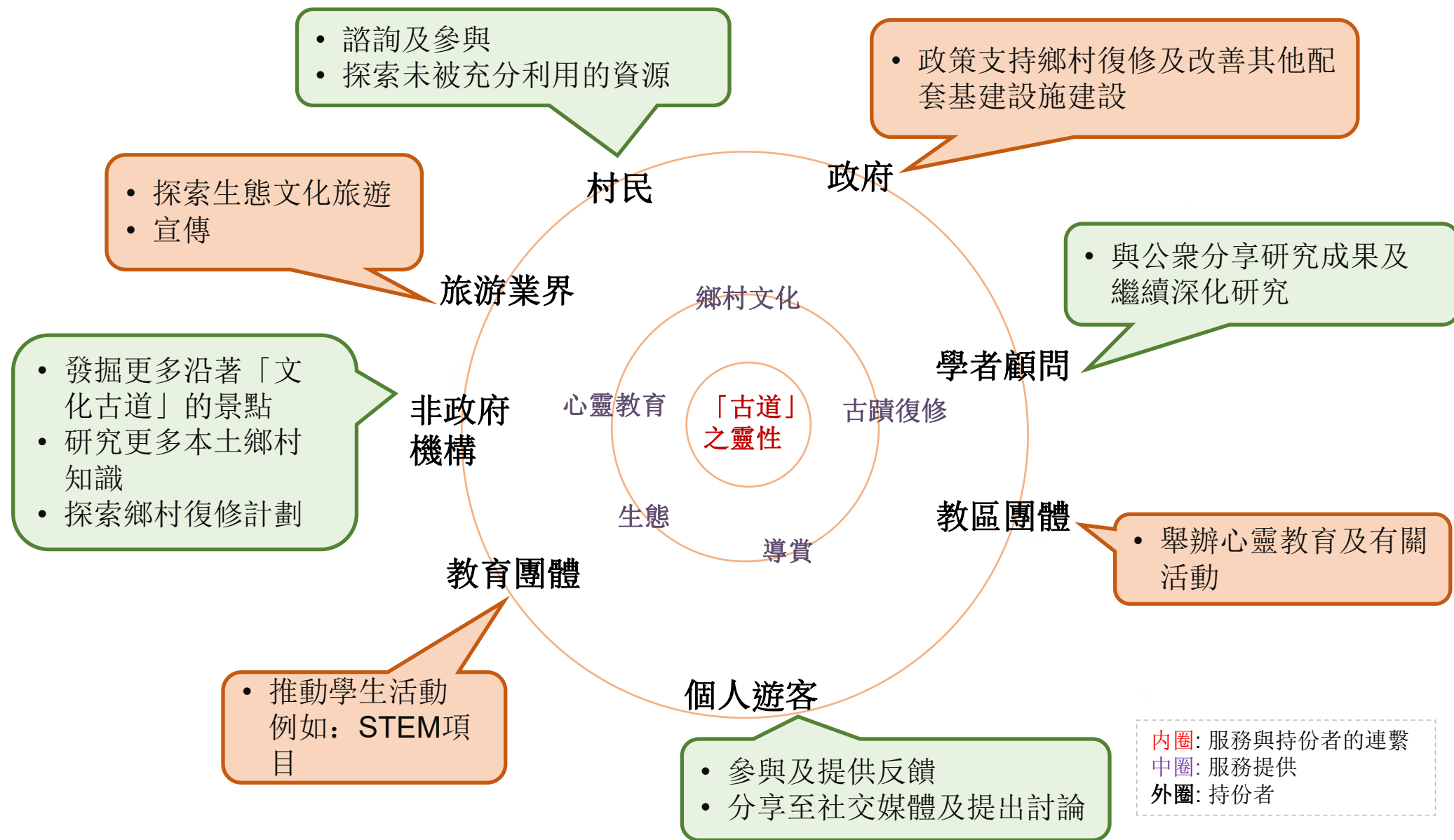


8) 與本地村民合作組織供公眾參與的活動

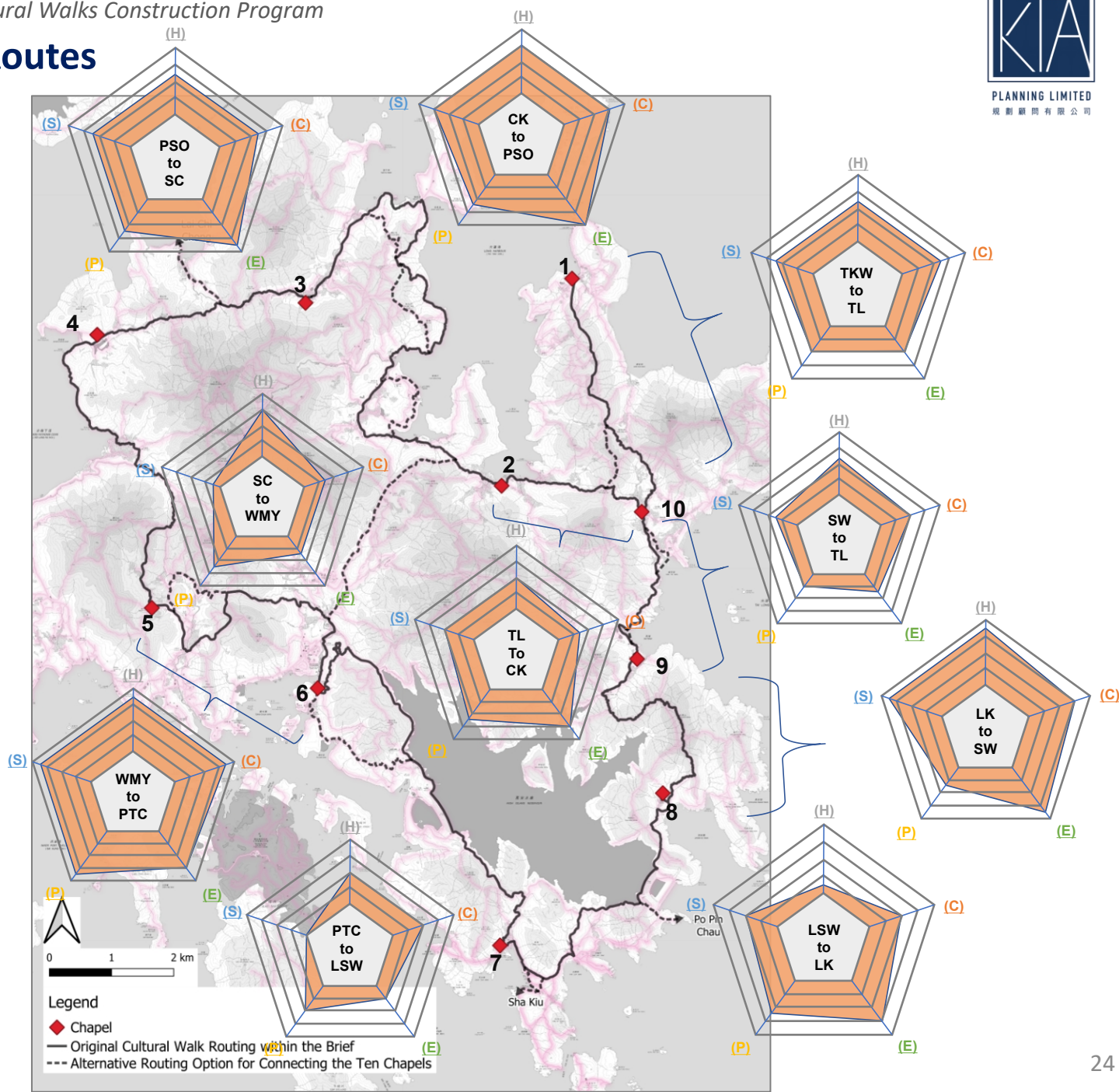




## 6. Prospect for Hands-in-Hands Together with the Eight Groups of Stakeholders 與八組持份者合作的潛在機會

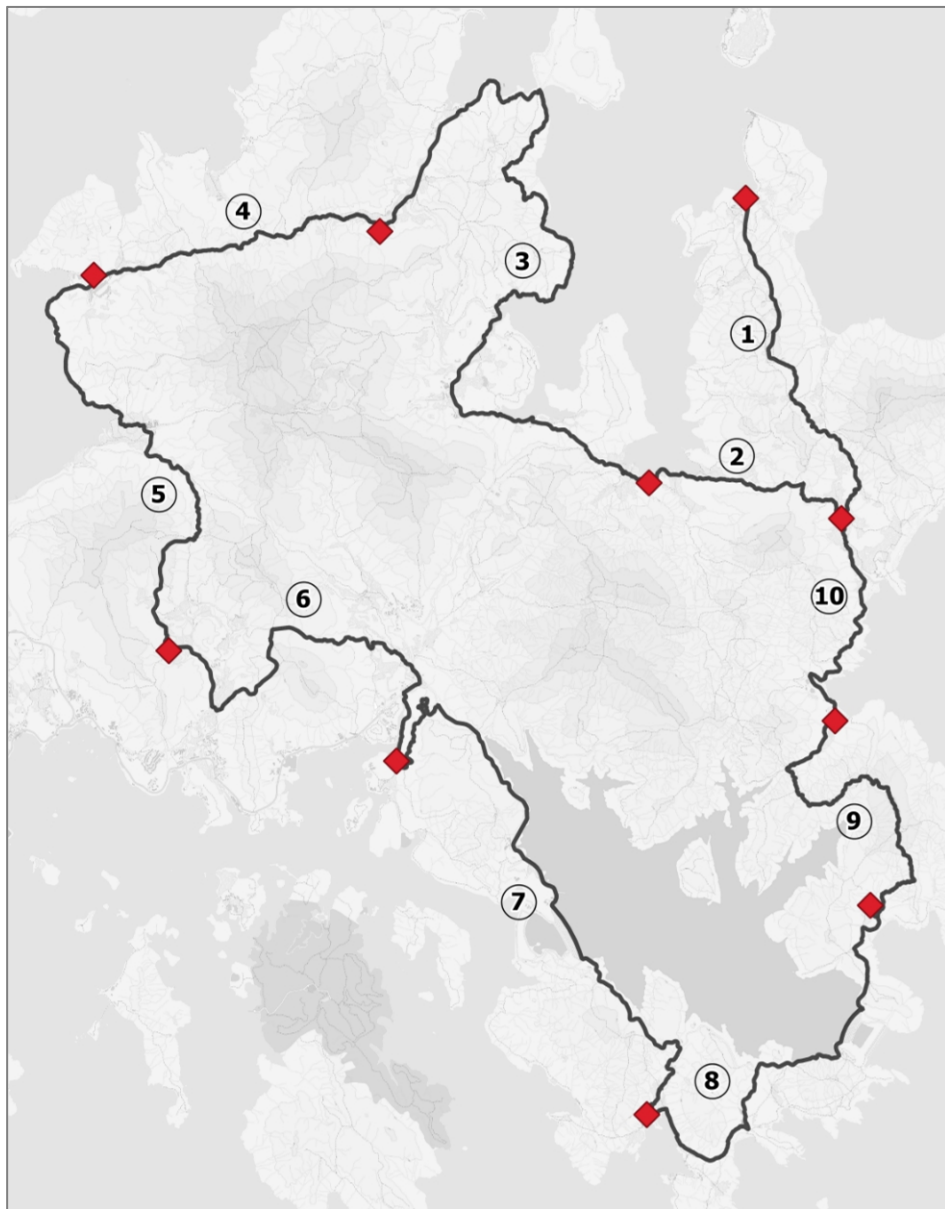


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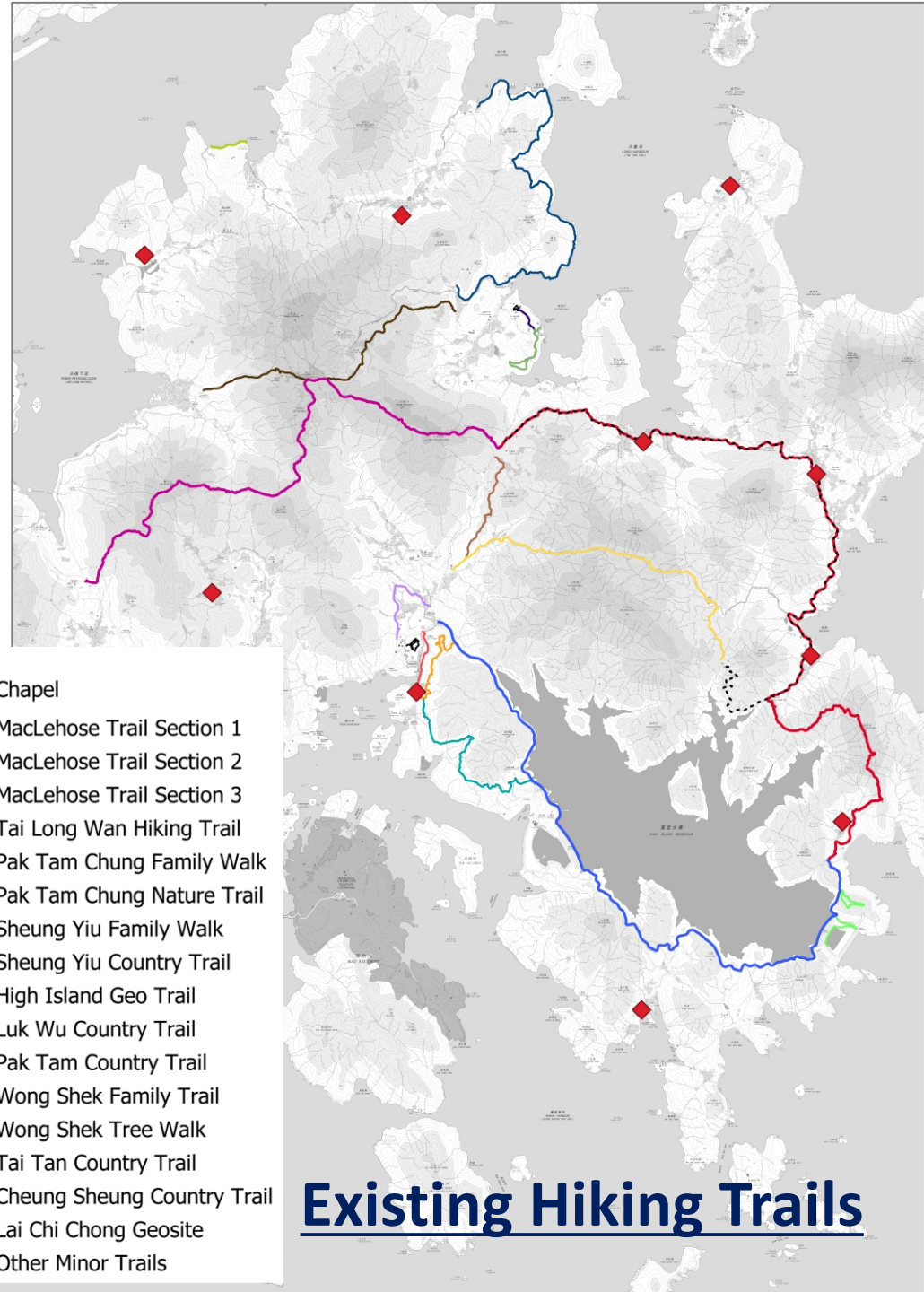


謝謝!



## Cultural Walk Routing

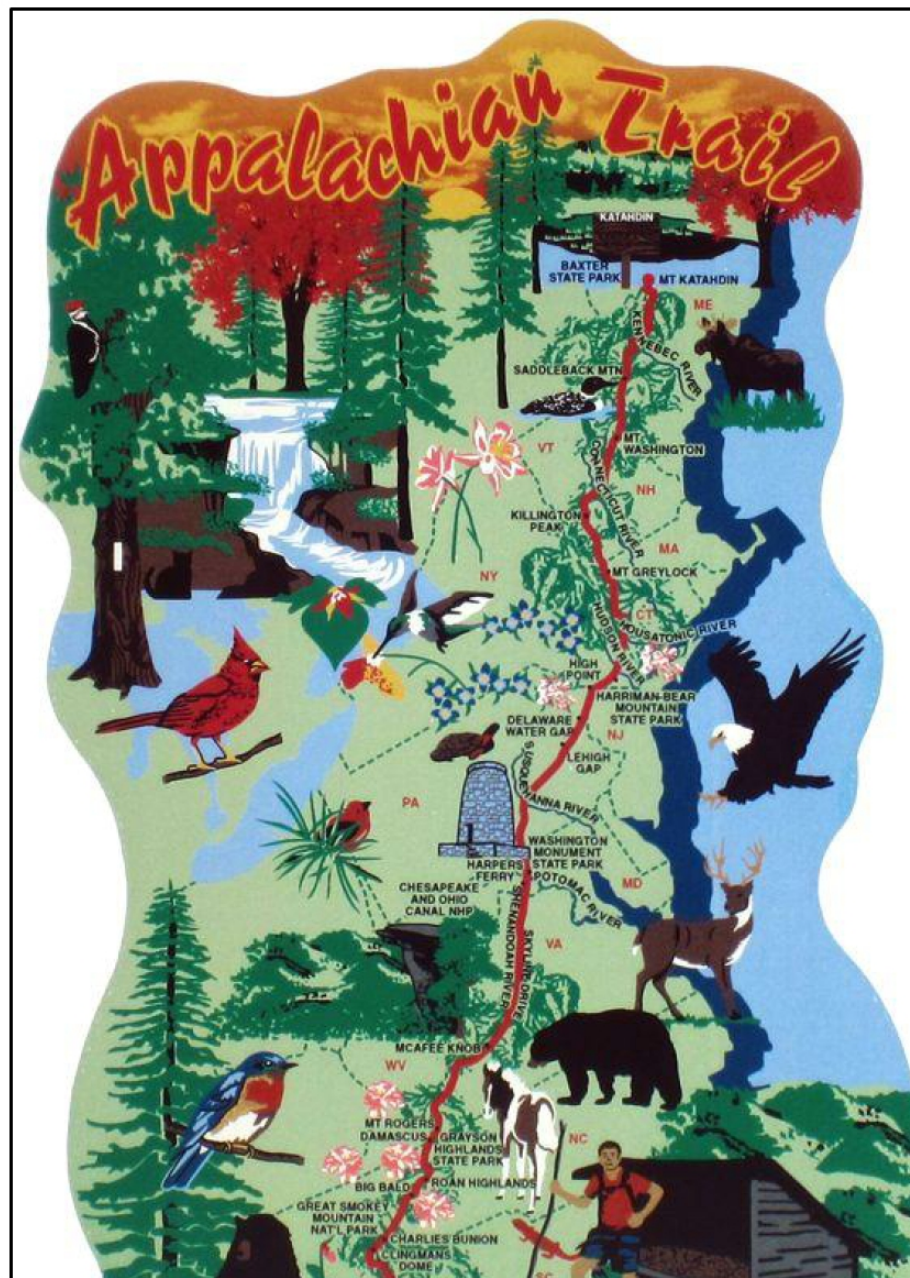
- ◆ Chapel
- MacLehose Trail Section 1
- MacLehose Trail Section 2
- MacLehose Trail Section 3
- - - Tai Long Wan Hiking Trail
- Pak Tam Chung Family Walk
- Pak Tam Chung Nature Trail
- Sheung Yiu Family Walk
- Sheung Yiu Country Trail
- High Island Geo Trail
- Luk Wu Country Trail
- Pak Tam Country Trail
- Wong Shek Family Trail
- Wong Shek Tree Walk
- Tai Tan Country Trail
- Cheung Sheung Country Trail
- Lai Chi Chong Geosite
- Other Minor Trails



## Existing Hiking Trails

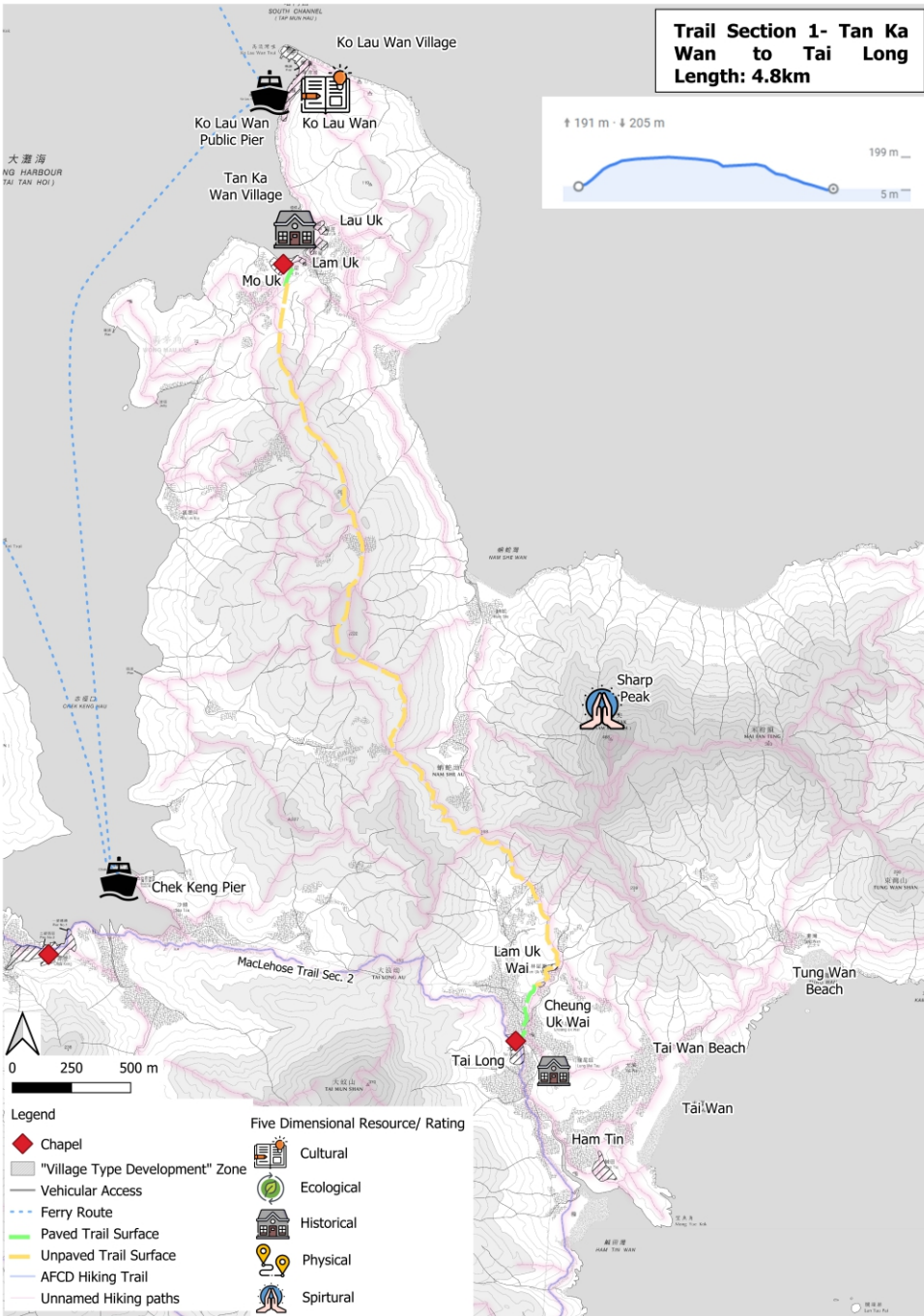


# Thematic Map



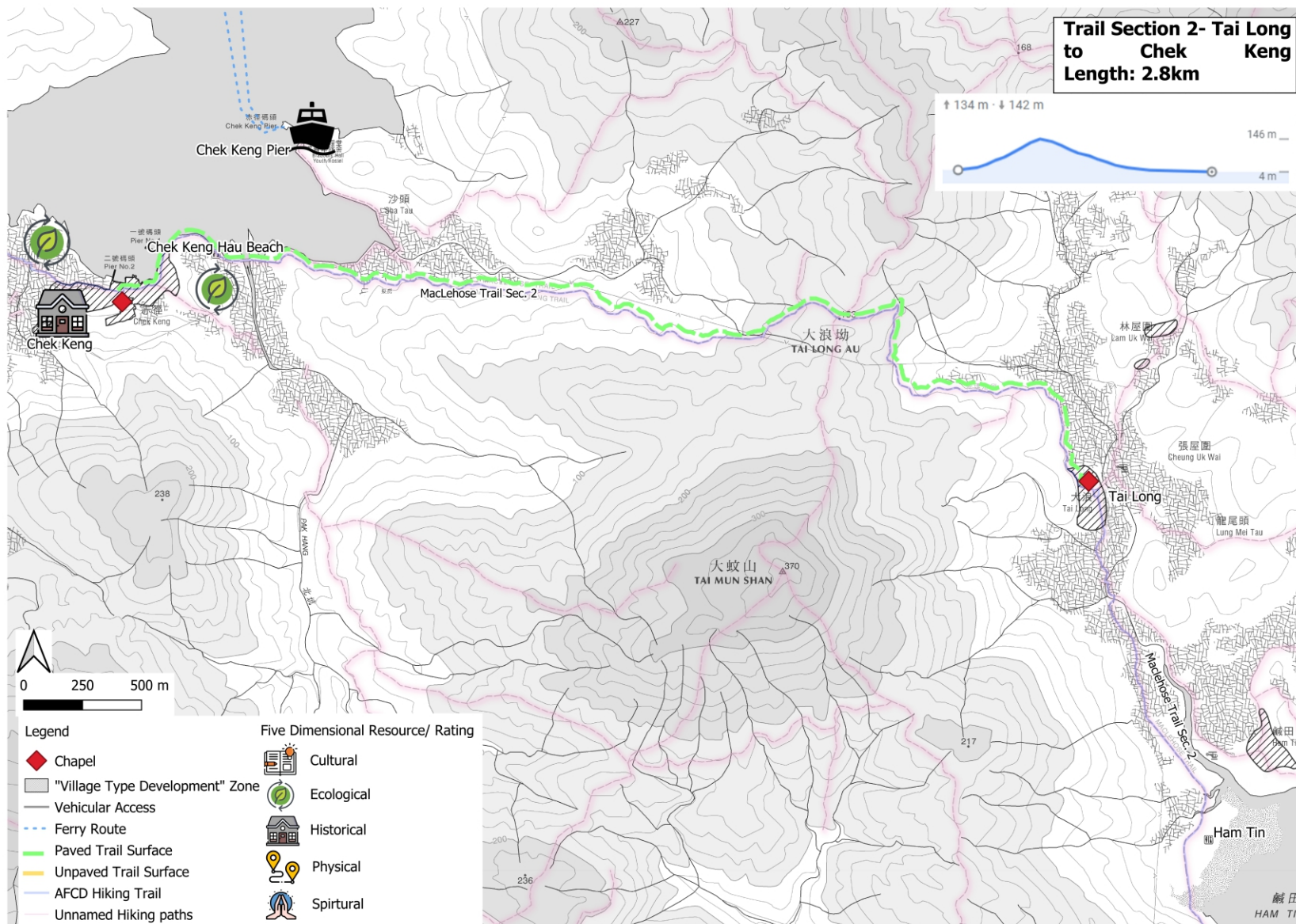
# 1. Trail Section 1 – Tan Ka Wan to Tai Long

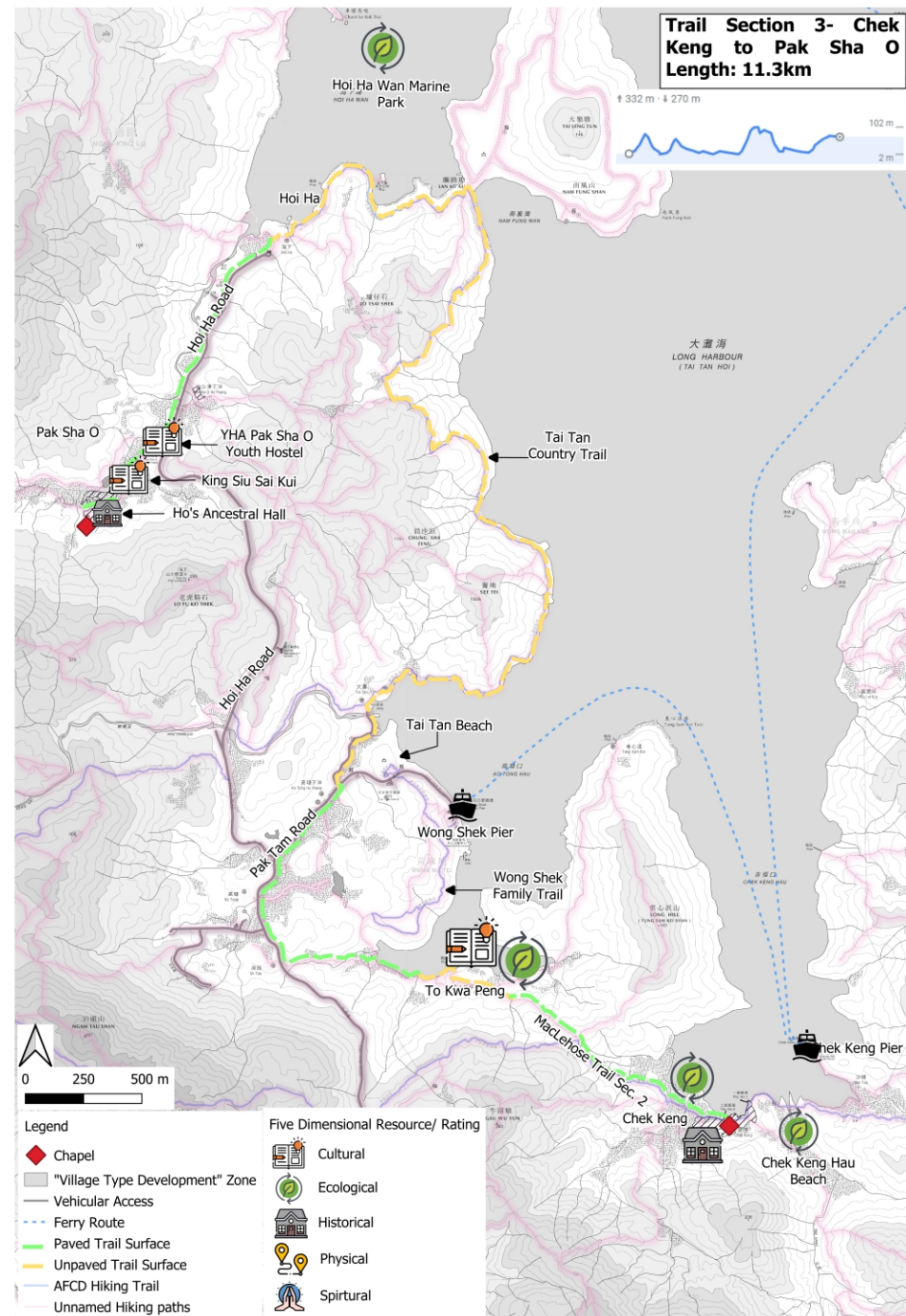
## 路段1 – 蛋家灣至大浪





## 1. Trail Section 2 – Tai Long to Chek Keng 路段2-大浪至赤經

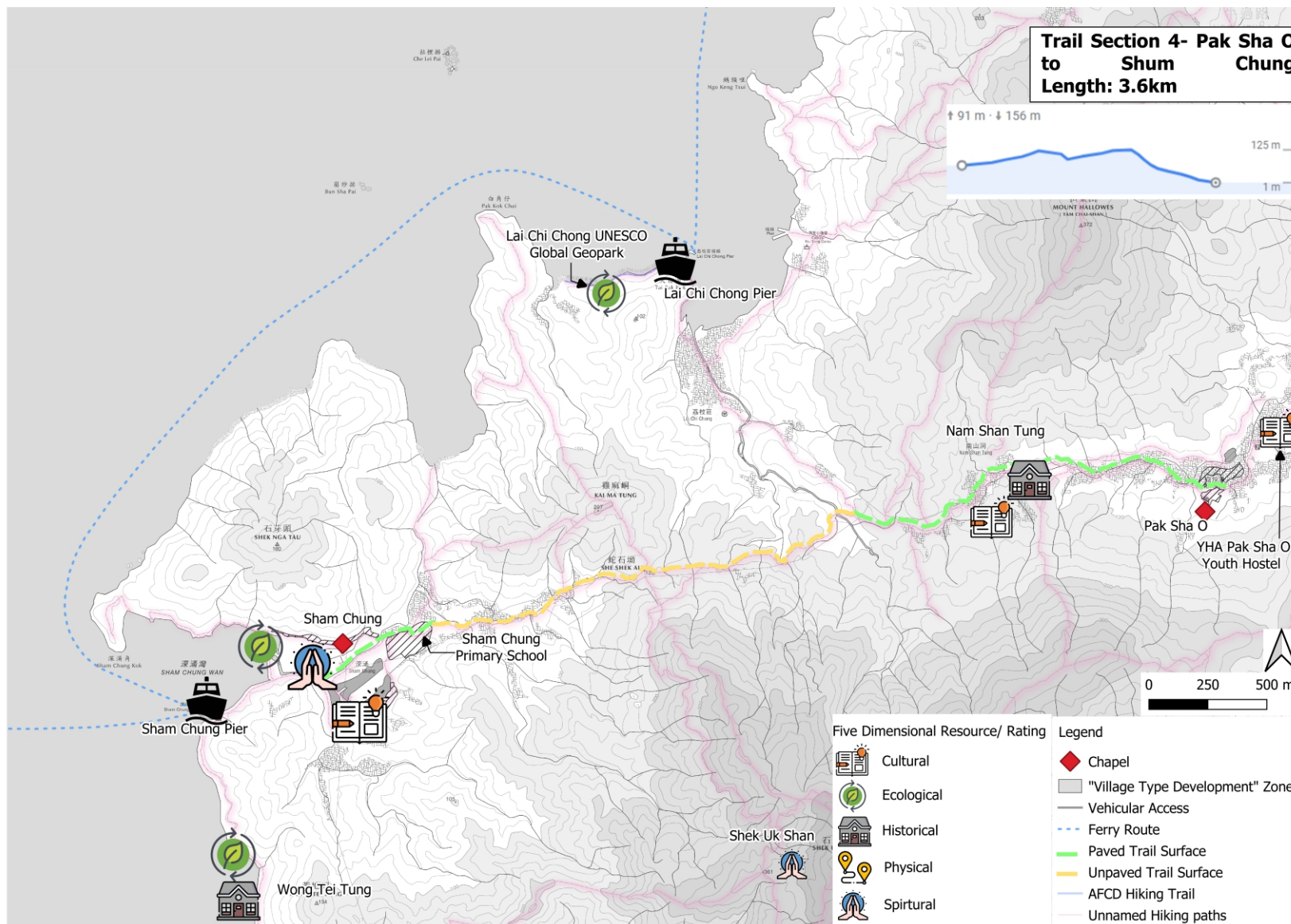




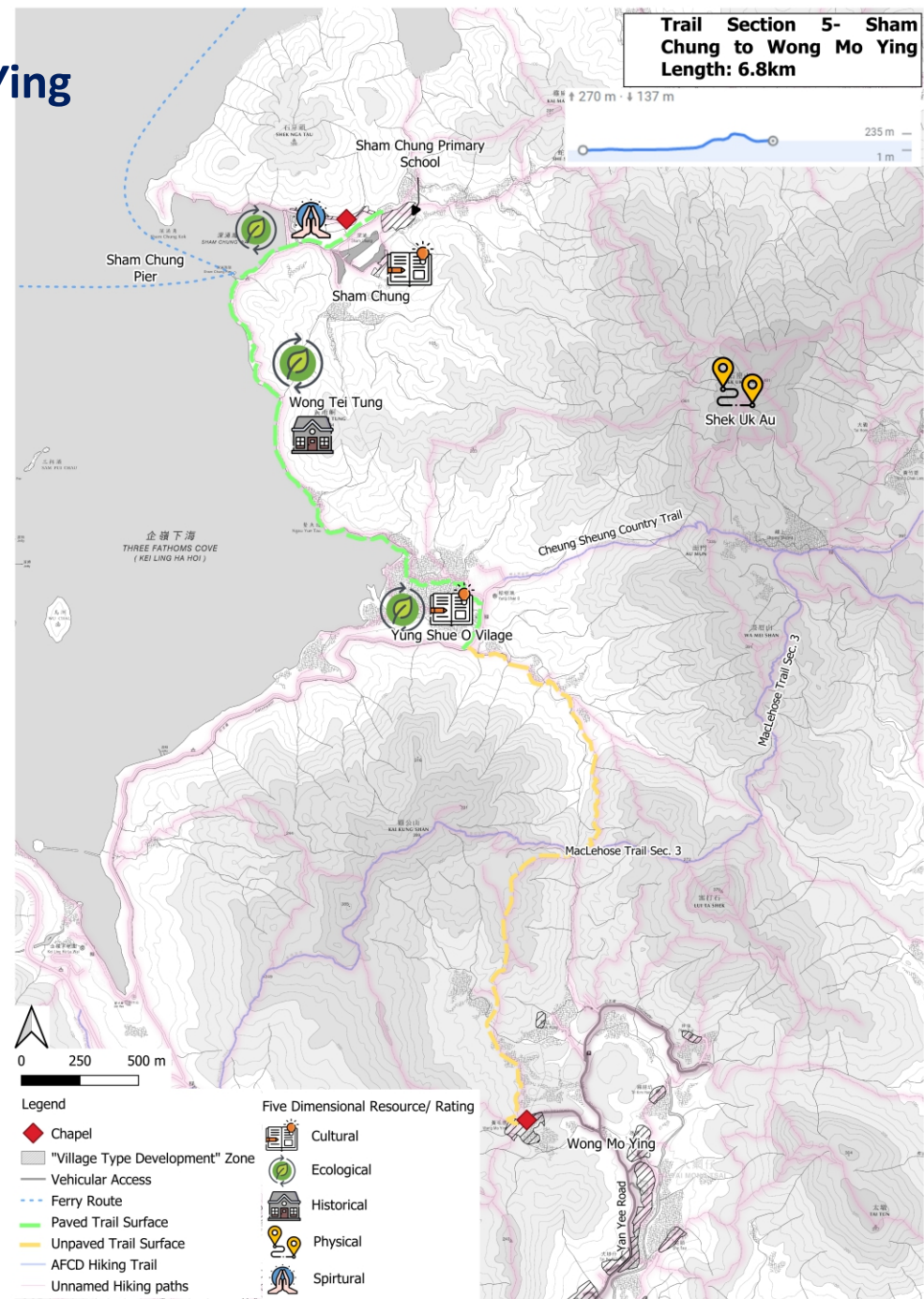


# 1. Trail Section 4 – Pak Sha O to Shum Chung

## 路段4 – 白沙澳至深涌

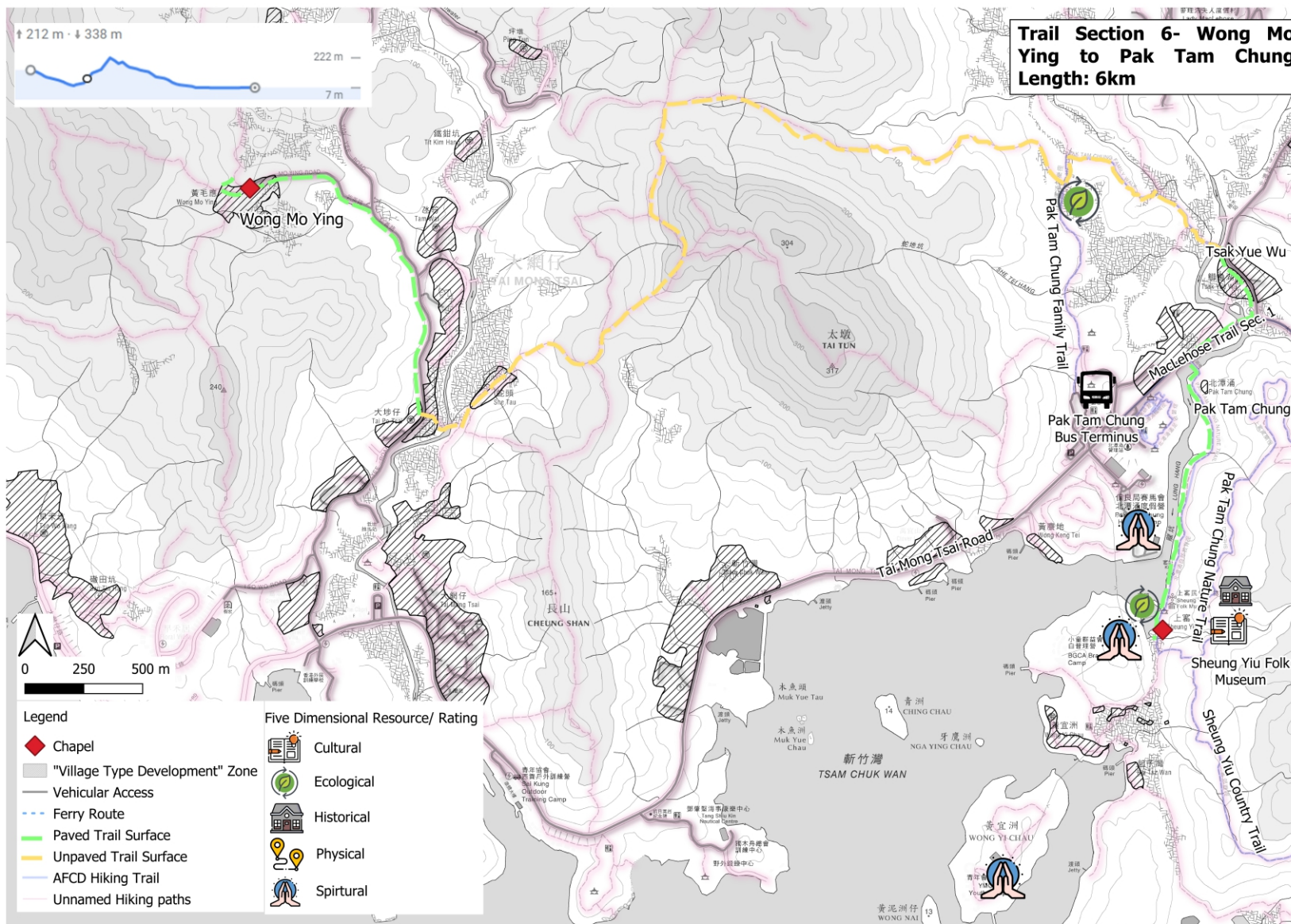


# 1. Trail Section 5 – Shum Chung to Wong Mo Ying 路段5 – 深涌至黃毛應



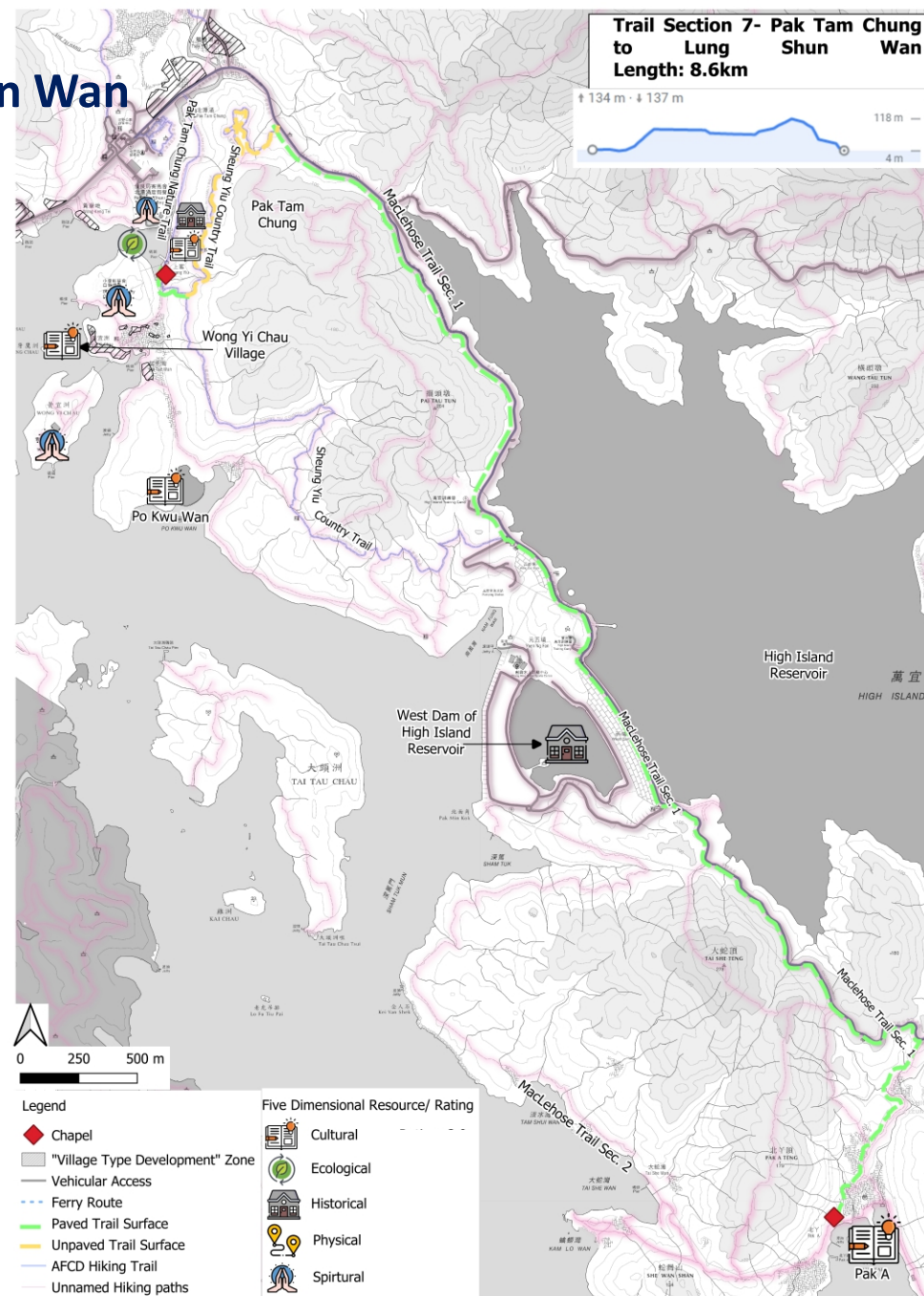


# 1. Trail Section 6 – Wong Mo Ying to Pak Tam Chung 路段6 – 黃毛應至北潭涌

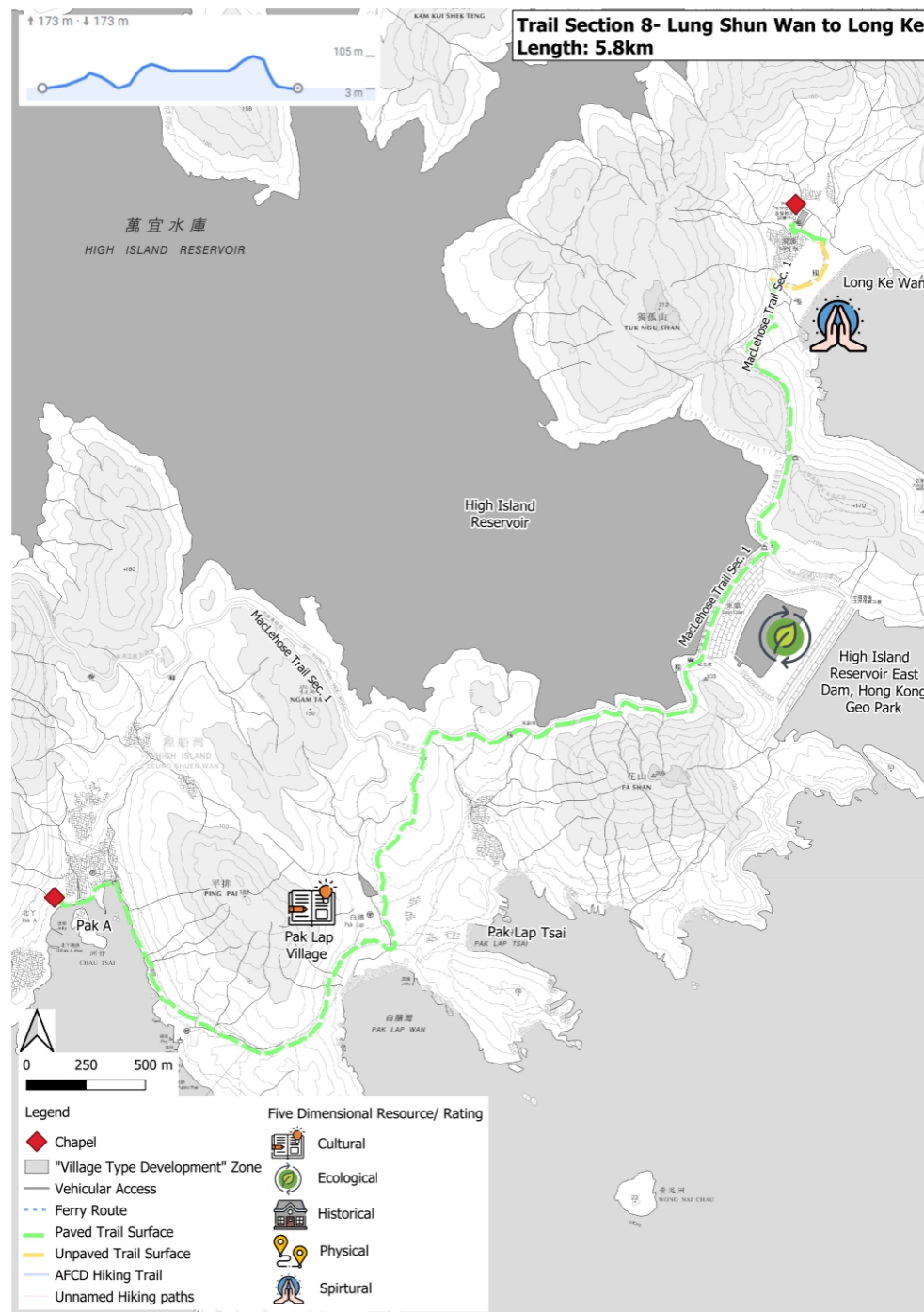


# 1. Trail Section 7 – Pak Tam Chung to Lung Shun Wan

## 路段7 – 北潭涌至糧船灣

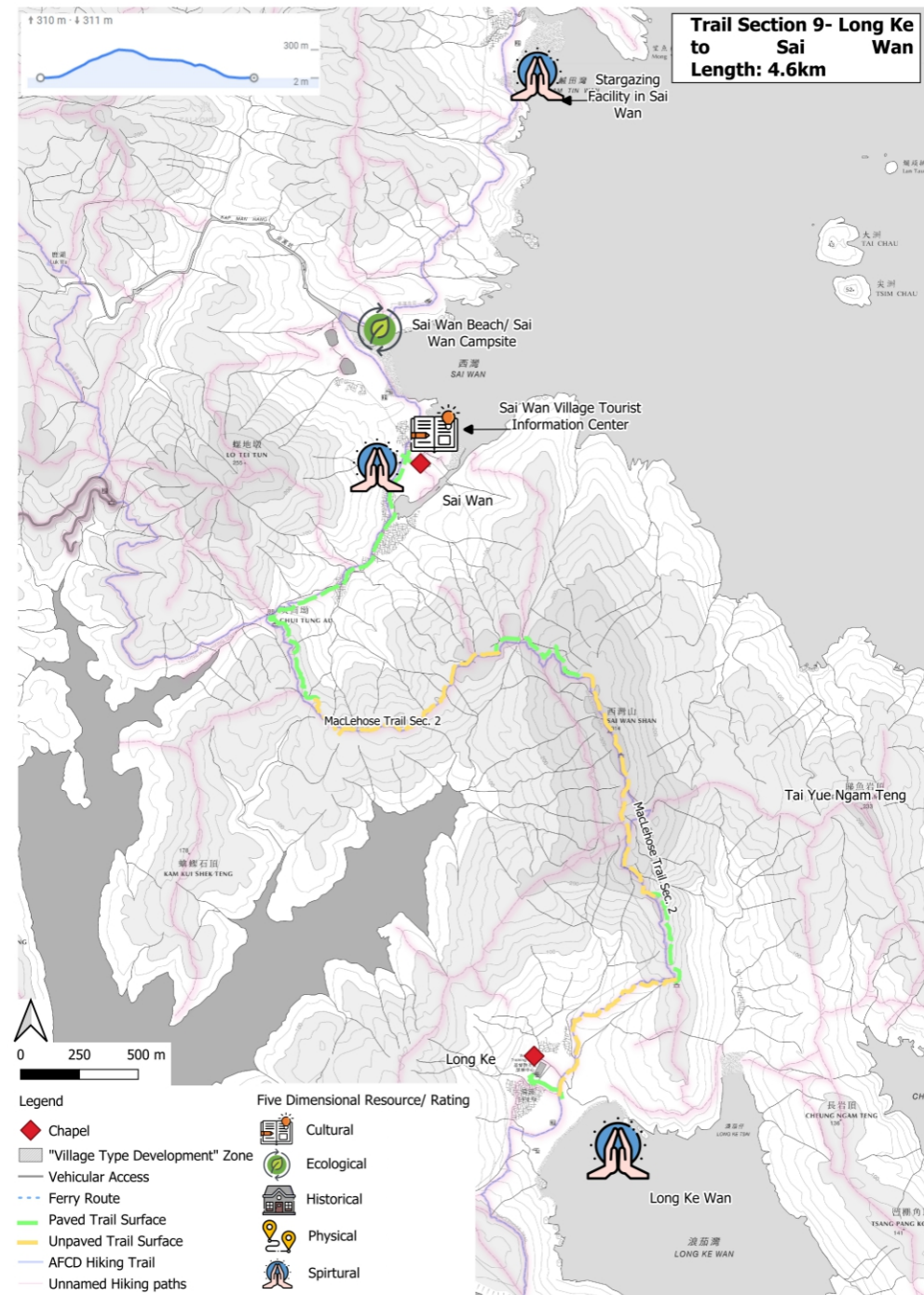


# 1. Trail Section 8 – Lung Shun Wan to Long Ke 路段8 – 糧船灣至浪茄



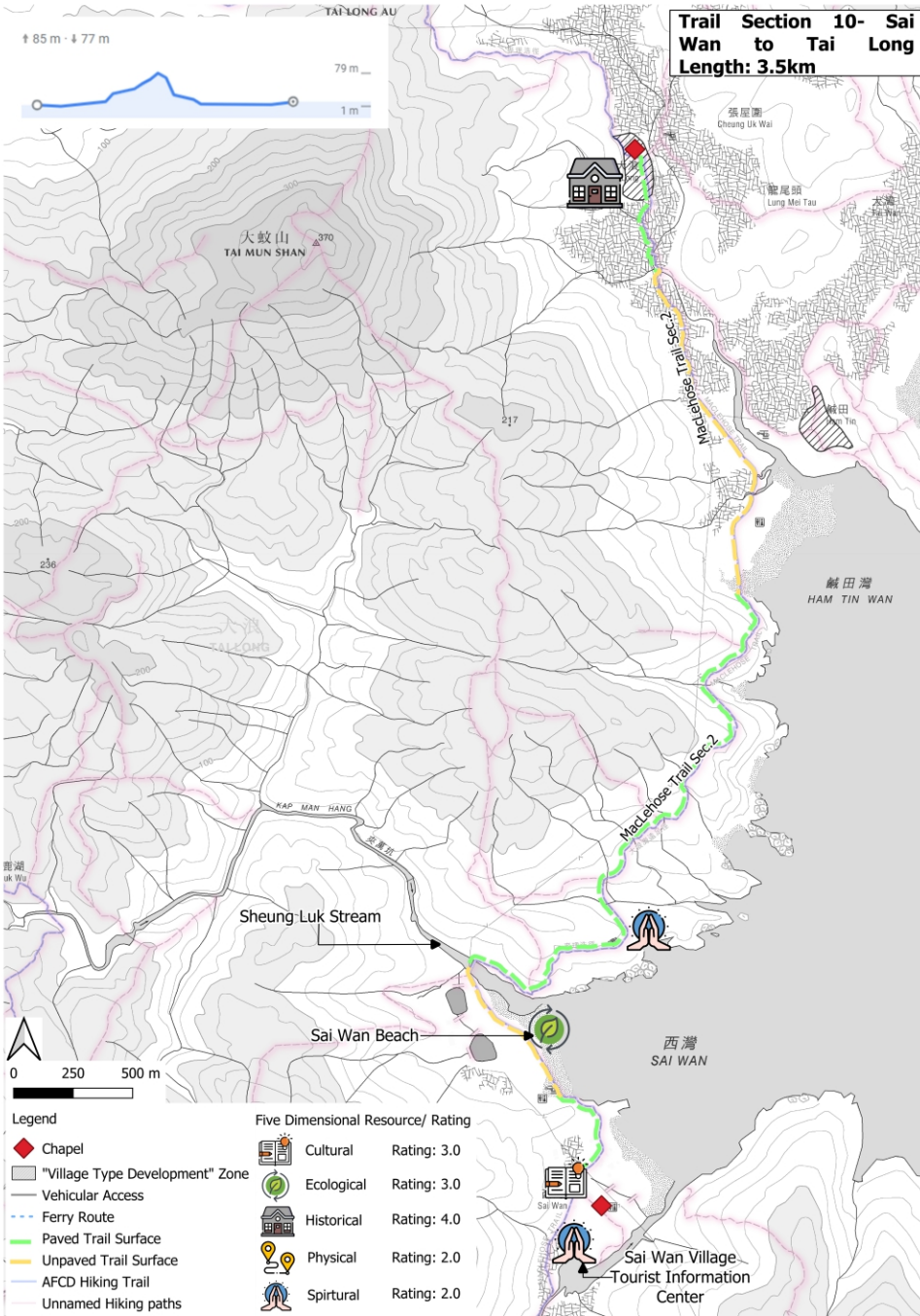


# 1. Trail Section 9 – Long Ke to Sai Wan 路段9 – 浪茄至西灣



# 1. Trail Section 10 – Sai Wan to Tai Tong

## 路段10 – 西灣至大浪



## 2. Transport Assessment

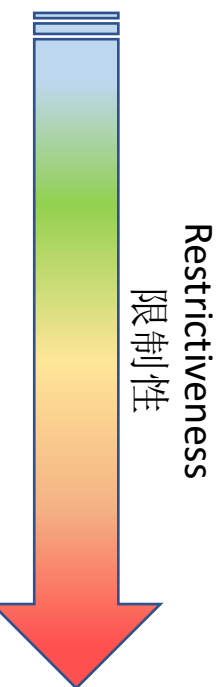
Rating on Suitability to be  
the Access / Exit Point

	Chapel / Route		Exit Points / Access to Public Transportation	Rating (1 to 3 ✓)
	Chapel	Location		
1	St. Peter's Chapel	TKW	Ferry Service at Ko Lau Wan Pier to Ma Liu Shui Public Pier (The ferry service also stops at Tap Mun, Chek Keng, Wong Shek, Lai Chi Chong and Sham Chung)	✓✓
	The route from TKW to TL		No exit point along the route until reaching Chek Keng Pier	N/A
2	Immaculate Conception Chapel	TL	Only accessible from Chek Keng Pier via 40-minute walk along Tai Long Wan Hiking Trail (part of MacLehose Trail Section 2), or road traffic at Sai Wan Pavilion via MacLehose Trail Section 2 all the way to Sai Wan	✓
	The route from TL to CK		The only nearest exit point is Chek Keng Pier	N/A
3	Holy Family Chapel	CK	Ferry Service at Chek Keng Pier to Ma Liu Shui Public Pier	✓✓
	The route from CK to PSO		There are a number of exit points along this route, including: 1) Pak Tam Road, the major vehicular access between the two country parks; 2) Wong Shek Pier with ferry service to Ma Liu Shui Public Pier; and 3) Hoi Ha Road which is another vehicular access branching off Pak Tam Road near Ko Tong.	N/A
4	Immaculate Heart of Mary Chapel	PSO	A 20-minute walk from Hoi Ha Road	✓✓
	The route from PSO to CK		One can take the ferry at Lai Chi Chong via another nameless path branching off the original route near Nam Shan Tung.	N/A
5	Epiphany of Our Lord Chapel	SC	Sham Chung Pier	✓✓
	The route from SC to WMY		One can exit from Yung Shue O which is connected with a vehicular access leading to Kei Ling Ha and connected with Ma On Shan.	N/A
6	Rosary Mission Centre	WMY	Wong Mo Ying Village is well connected with vehicular access, via Mo Ying Road, Yan Yee Road and Tai Mong Tsai Road.	✓✓
	The route from WMY to PTC		The vehicular access near Wong Mo Ying, such as Yan Yee Road. There is no exit point between Ping Tun and Pak Tam Chung.	N/A
7	Our Lady of Seven Sorrows Chapel	PTC	A 20-minute walk from the bus terminus at Pak Tam Chung	✓✓✓
	The route from PTC to LSW		There is no exit point in the first half until reaching Sai Kung Man Yee Road. The second half rides mostly on Sai Kung Man Yee Road which is a vehicular access connected with Tai Mong Tsai Road.	N/A
8	Lung Shun Wan Mission Centre	LSW	A 20-minute walk from Sai Kung Man Yee Road	✓✓
	The route from LSW to LK		Similarly, there is no exit point in the first half until reach Sai Kung Man Yee Road. The second half rides mostly on Sai Kung Man Yee Road until reaching the East Dam of High Island Reservoir.	N/A
9	Nativity of Our Lady	LK	A 30-minute walk from the East Dam which is the eastern end of Sai Kung Man Yee Road available for	✓



## 2. Zoning Considerations

### 地帶考量



Restrictiveness  
限制性

Chapel 教堂	Location 地點	Zoning 地帶	OZP covered 覆蓋的大綱圖	Development Restrictions 發展限制
Immaculate Heart of Mary Chapel 聖母無玷之心小堂	PSO 白沙澳	"G/IC"	S/NE-PSO/2	<ul style="list-style-type: none"> <li>Potential for Adaptive Reuse for as of right uses or to other uses through Planning Application 具舊建加新潛力並發展為城規經常准許用途或其他透過城規申請准許的用途。</li> <li>For the chapel zoned "G/IC", 'Place of Recreation, Sports or Culture' use is Column 1 use which are always permitted. 「康體文娛場所」用途於教堂所在的「政府、機構或社區」地帶屬第一欄經常准許用途。</li> <li>For the chapel zoned "G/IC", 'Holiday Camp' use and 'Shop and Services' use are Column 2 uses which can be enabled through obtaining planning permission from the TPB. 「度假營」及「商店及服務行業」用途於教堂所在的「政府、機構或社區」地帶屬第二欄用途並可向城規會申請許可以發展。</li> <li>For other village houses in "V" zone, 'Hotel (Holiday House only)', 'Place of Recreation, Sports or Culture' and 'Shop and Services' are Column 2 uses which can be enabled through obtaining planning permission from the TPB. 而對其他位於「鄉村式發展」地帶的村屋，「酒店（只限度假屋）」、「康樂文娛場所」及「商店及服務行業」屬第二欄用途並可向城規會申請許可以發展。</li> </ul>
St. Peter's Chapel 聖伯多祿小堂	TKW 蛋家灣	"V" 「鄉村式發展」	S/NE-KLW/2	<ul style="list-style-type: none"> <li>Potential for Adaptive Reuse through Planning Application (e.g. 'Hotel (Holiday House only)', 'Place of Recreation, Sports or Culture' and 'Shop and Services' are Column 2 uses which can be enabled through obtaining planning permission from the TPB). [1] 可以透過城規申請釋放其舊建加新潛力，尤其「酒店（只限度假屋）」、「康樂文娛場所」及「商店及服務行業」屬第二欄可向城規會申請之用途。</li> </ul>
Holy Family Chapel 聖家小堂	CK 赤徑	"V" 「鄉村式發展」	S/NE-CK/2	<ul style="list-style-type: none"> <li>The same as [1] 與 [1] 相同</li> </ul>
Lung Shun Wan Mission Centre 龍船灣天主堂	LSW 糧船灣	"V" 「鄉村式發展」	S/SK-TA/2	<ul style="list-style-type: none"> <li>The same as [1] 與 [1] 相同</li> </ul>
Rosary Mission Centre 玫瑰小堂	WMY 黃毛應	"V" 「鄉村式發展」	S/SK-TMT/4	<ul style="list-style-type: none"> <li>Potential for Adaptive Reuse through Planning Application (e.g. "Place of Recreation, Sports or Culture", 'Shop and Services' is Column 2 use which can be enabled through obtaining planning permission from the TPB). 可以透過城規申請釋放其舊建加新潛力，尤其「康樂文娛場所」及「商</li> </ul>