

From:



To: Our friends

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## 舊大澳警署文物酒店料於2011年第四季開幕

獲評定為二級歷史建築物的舊大澳警署，將會活化為大澳文物酒店。活化工程啟動儀式於6月17日舉行。

發展局局長林鄭月娥主持啟動儀式時，回想於2008年決定將舊大澳警署納入活化歷史建築夥伴計劃的情境。林鄭月娥致辭時表示：「這個活化項目是發展局最早推出的計劃之一，我十分高興能夠再次踏足大澳參與工程的啟動儀式。在推出活化歷史建築夥伴計劃前，我與同事到大澳視察，立即被舊大澳警署的建築以及其周圍環境吸引。我相信項目將會成為大澳的瑰寶，並期待它的落成啟用。」

非牟利機構香港歷史文物保育建設有限公司負責是項計劃，將舊大澳警署活化為備有9間特色套房的文物酒店，希望吸引本地及海外遊旅客。香港歷史文物保育建設有限公司表示，除了客人可以享受這個獨特環境之外，酒店多處地方都會免費開放予公眾，包括將展示大澳社區以及水警歷史的文物探知中心。

大澳文物酒店預計於2011年第四季開幕。



## Old Tai O Police Station to be converted into boutique hotel by end of 2011

The Former Tai O Police Station is one step closer towards becoming a boutique hotel with works having started on the grade 2 historic building on June 17.

The commencement of works was marked by a ceremony held on site with the Secretary for Development, Carrie Lam, as the officiating guest. She recalled hand-picking the site for the Revitalising Historic Buildings Through Partnership Scheme back in 2008.

"I am very excited to be able to return to Tai O for this occasion. This project is one of the earliest heritage initiatives by the Development Bureau. Before the scheme was launched, I personally came here with my team and was drawn by its setting and architecture. I believe this project will become the gem of Tai O and I look forward to its completion," said Lam during a speech at the ceremony.

The revitalisation project is being carried out by the Hong Kong Heritage Conservation Foundation Limited (HCF), a non-profit-making organisation dedicated to the promotion of heritage conservation in Hong Kong. It has proposed to convert the former police station into a nine-room boutique hotel targeting both local and overseas visitors.

However, HCF assures that not only hotel patrons will be able to enjoy the unique site as many areas will be opened to the public for free including a visitors' centre to be set up to showcase the local history of Tai O as well as police history.

The hotel is expected to open its doors for business at the end of 2011.

發展局局長林鄭月娥及香港歷史文物保育建設有限公司執行董事黃永光席舊大澳警署活化工程啟動儀式。

Secretary for Development Carrie Lam with Daryl Ng, Executive Director of Hong Kong Heritage Conservation Foundation in the ground breaking ceremony for the revitalisation of Old Tai O Police Station.



發展局文物保育專員辦事處

Commissioner for Heritage's Office  
Development Bureau

# 文物酒店有望重塑傳統大澳文化

大澳文物酒店的工程於啟動儀式後隨即展開，但前期的籌備工作，其實早於一年前經已開始。

曾經參與新加坡文物保育項目的香港歷史文物保育建設有限公司執行董事黃永光指出，舊大澳警署作為一個本土項目，其目標不僅是保存建築物原有特色，更要融入社區，推廣大澳的傳統漁村文化和自然生態，為社區帶來裨益。他表示：「過去一年，我們積極與地區組織溝通，了解他們對發展舊大澳警署的期望和想法，同時亦蒐集大澳警署以至當地傳統節慶活動的圖片和資料。」這些豐富的素材將會被整理分類，並結集成書刊以及錄製成短片。



圓拱形的窗框設計表現殖民地時期的建築風格。

Arched window openings show the architectural style of the colonial period.



長廊是舊大澳警署的設計風格。

The verandah is a notable architectural feature of Old Tai O Police Station.

負責這方面工作的總經理余漢坤表示，參與蒐集資料的義工是香港大學建築文物保護課程的畢業生，他們都十分熱心，對項目的投入程度很高。義工特意進駐大澳棚屋兩天，除於社區進行採訪拍攝外，更特地將端午節「大澳龍舟游涌」活動的整個過程拍攝下來，加上過去一年的錄影片段，剪輯成一段長約五分鐘的短片於工程啟動儀式上播放。片段所見多位退休水警特別重臨舊地，回想當年在澳的日子，他們都感到十分興奮。

義工共訪問了三十位退休水警，發掘他們的有趣故事。此外，大澳街坊亦向義工們提供了很多有關舊警署、傳統節慶、漁民及鹽工生活點滴等資料。余表示資料除了將於開放予公眾參觀的文物探知中心內展示外，酒店正計劃於項目落成後，在自家的電視頻道中播放短片，令每位客人於房間內亦可以接收有關資訊。此外，酒店亦考慮日後加強推廣水鄉婚禮，令更多人認識這種大澳傳統。

除了義工團之外，項目經理蕭偉明，亦因為參與這個活化項目，燃起了對歷史建築的熱愛。他認為歷史建築最引人入勝之處，是其背後所訴說的活生生的故事。蕭認為

舊大澳警署最特別的元素是獨有的炮台及探射燈，必須小心保育。在籌備工程的過程中，蕭偉明更意外地於舊警署的儲物室內以及旁邊的山坡上，發現了當年駐守水警的日常紀錄冊以及於1911年鑄造的舊燈柱。蕭正著手構思以何種方法展示，讓市民參觀。



具濃厚大澳色彩的傳統水鄉婚禮。

Traditional wedding ceremony in Tai O.

香港歷史文物保育建設有限公司正在籌備於未來18個月，為包括大澳居民在內的酒店員工提供培訓。公司亦邀請香港專業教育學院酒店、服務及旅遊學系的師生作實地考察，就推廣生態旅遊提出建議，希望使大澳成為一個集文化、歷史及自然環境為一體的特色旅遊地標。

活化前  
Before  
Revitalisation



報案室 Report room



警長室 Commissioner room



天台 Rooftop

活化後  
After  
Revitalisation



(模擬圖片) (Mock-up image).



(模擬圖片) (Mock-up image).



(模擬圖片) (Mock-up image).



# Boutique hotel project helps revive traditional Tai O culture

A year before the ground breaking ceremony, preparatory works for the Tai O Heritage Hotel had already kick-started.

Daryl Ng, Executive Director of the Hong Kong Heritage Conservation Foundation Limited has extensive experience in heritage conservation projects in Singapore. He pointed out that as a local project, the revitalisation of Old Tai O Police Station is more than just preserving the architectural characteristics of the buildings. It is also about integration with the community. To promote the traditional fishing village culture and natural ecology of Tai O for the benefit of the community is also what the project strives for.

"For the past year, we have been actively communicating with local organisations to understand their hopes and thoughts on the development of Old Tai O Police Station. Simultaneously, we also collect pictures and information of the premise as well as local traditional festivals." Ng told 活化@Heritage. The information will be interpreted and presented in publications and videos.

Randy Yu, General Manager responsible for this task said volunteers involved in collecting information are graduates of the Architectural Conservation Programme of the University of Hong Kong, who are very enthusiastic and show high level of commitment to the project. They spent two days in stilt houses in Tai O in order to document facets of the community which were then made into a short video to be shown at the ground breaking ceremony. The video features a number of retired policemen visiting Tai O with sheer excitement, reminiscing the good old days.



昔日駐守舊大澳警署的警務人員。斜坡上以石磚砌成的Tai O Police字樣清晰可見。  
Policemen stationed in Old Tai O. The words 'Tai O Police' are easily visible at the background.

Interesting personal stories of 30 retired policemen have been documented by the volunteers, coupled with valuable information of the old police station, traditional festivals, livelihood of fishermen and salt workers provided by Tai O residents. Apart from showcasing them in the heritage interpretation centre which is open to the public, there is also plan to broadcast it through the hotel's own television channel for guests' enjoyment. The hotel is also hoping to revive the traditional wedding ceremony of Tai O for visitors' appreciation.

As much as the volunteers, Project Manager Patrick Siu also finds his passion in historic buildings as a result of participating in the revitalisation project. He believes what makes historic building so appealing is the story behind it. Siu said the most special features of Old Tai O Police Station are the cannon, mast and search light, which are unique to the premise and thus deserve careful conservation. In the course of the preparatory works, Siu unexpectedly discovered an occurrence book kept by the policemen stationed there and also found an old lamp post cast in 1911. Siu is working on ways to showcase these two items for the public.

For the next 18 months, Hong Kong Heritage Conservation Foundation Limited will be training hotel staff which includes Tai O residents. The company has also invited teachers and students from the Department of Hotel, Service and Tourism Studies of the Hong Kong Institute of Vocational Education to visit the site and recommend the way for promoting eco-tourism.

With consolidated efforts, it is hoped that an outstanding tourist landmark combining community service and interaction, eco-tourism, heritage, Hong Kong traditions and culture would be created.

\* 鳴謝香港歷史文物保育建設有限公司提供圖片。

Photo courtesy of the Hong Kong Heritage Conservation Foundation Limited.

## 北京、上海創意之旅

最近，我聯同活化歷史建築諮詢委員會委員到訪北京和上海，當中數個活化項目令我印象猶深。

首先是座落於北京天安門廣場旁邊的「前門23號」。它建於1903年，原為美國駐前清朝領使館，是北京市內最傑出的西式建築之一。這座建築已經化為一個集餐飲、文化藝術及娛樂於一身的生活時尚概念發展項目。令我印象深刻的是看到大部份室內的原來面貌都被保留，並加上一些現代元素為點綴。從這份對建築物的體貼，可見發展商確實花了不少心思和抱有熱忱去經營項目。

我們在上海則分別探訪了兩個前身為工廠的創意藝術中心。座落於淮海西路的「紅坊」，前身是上海市第十鋼鐵廠，廠房是一幢長條型建築，前方為大片空地，現在則由多家畫廊和設計工作室進駐。除此之外，整個創意藝術中心開闢了部份位置為『雕塑空間』，讓雕塑家進行藝術創作及展示作品。

位於上海盧灣區的「8號橋」是另一個活化工業用地的好例子。園區內數座舊廠房皆由搶眼的天橋連接起來，故園區以橋來命名。大家除了可在每座廠房內找到一些時髦的咖啡店外，更可找到不同創意產業範疇的工作室，其中包括建築、時裝、廣告、電影和設計等不同行業。



位於上海盧灣區的「8號橋」。  
Bridge 8, located at Lu Wan district of Shanghai.

最後我們探訪了位於泰康路的田子坊。這個在小街小巷中佈滿舊式住宅(石庫門)的偌大空間，現已發展為一個滿佈咖啡店、畫廊、時裝店、工藝品店、餐廳和其他同類型商店的休閒地帶。而當中最令我感到詫異的是居民仍然在該區生活，與繁華的發展共存，相比刻意打造時代感的「新天地」，這裏給我一種較有傳統氣息的感覺。

上述的活化計劃，我發現它們有兩個共通點：第一點是物業擁有權不變，業主透過放租獲得收入，在個別例子中，空間會刻意以低價租給個別租戶以吸引人流，務求最終得到整體盈利；第二點就是管理當局付出了極多心力以吸引來自世界各地的租戶和遊客，讓項目得以持續營運。

文：活化歷史建築諮詢委員會主席陳智思



# A trip of creativity in Beijing and Shanghai

On a recent visit to Beijing and Shanghai with fellow members of the Advisory Committee on Revitalisation of Historic Buildings (ACRHB), several good examples of revitalisation projects caught my eyes.

One is Ch'ien Men 23, the old US legation complex built in 1903 just off Tiananmen Square in Beijing. Being one of the capital's most prominent examples of western architecture, it has been transformed into a luxury 'lifestyle development' with restaurants, clubs, shops and an art gallery, all surrounding an expansive courtyard. I was particularly impressed by the way the original interiors have been largely preserved and augmented by modern additions. It is clear that the developer took a very keen, indeed passionate, interest in the project for such degree of delicacy to be achieved.

In Shanghai, we visited two separate projects that had converted old factory buildings into centres for the arts and creative industry. Red Town, on West Huaihai Street, is the old Shanghai No. 10 Steel Plant, which is a long building with a large open space in front of it. It is the home to a range of galleries and design studios. Part of the premise was converted into a so-called 'Sculpture Space' where sculptors can work and display their creations.



北京「前門23號」。它建於1903年，原為美國駐前清朝領使館，現為一個生活時尚概念項目。

The old US legation complex built in 1903 in Beijing is transformed into a luxury lifestyle development, Ch'ien Men 23.



活化歷史建築諮詢委員會委員參觀「紅坊」。其前身是上海市第十鋼鐵廠，現改裝為畫廊和設計工作室，並設有空間展出雕塑作品。

Members of the ACRHB visit Red Town, converted from old Shanghai No. 10 Steel Plant into galleries and design studios with sculpture displays.

Lastly, we visited Tianzifang at Taikang Road. This extensive old area of small residential houses (the Shikumen) in lanes and alleyways has grown into a laid back district of cafés, galleries, boutiques, crafts shops, delis and similar outlets. What amazed me was that residents still live in the area, co-existing alongside the bustling development. It has a more traditional feel than the deliberately modern Xintiandi.



上海「8號橋」由舊廠房活化成為創意產業的工作室。

An area of revitalised old factory blocks, Bridge 8 of Shanghai now houses offices of the creative sector.

Situated in Lu Wan district, Bridge 8 is another revitalised industrial facility in Shanghai. The iconic modern bridge for which the premise is named connects several old factory blocks. These blocks now house offices of the creative sector - architecture, fashion, advertising, film, design and other creative companies, along with trendy cafes.



「紅坊」內的『雕塑空間』。

Sculptors display their creations in 'Sculpture Space' in Red Town.



It occurs to me that these projects share two things in common. First, the premises are still under their original owners who collect rental income from commercial tenants. In some cases, space is probably rented out at lower rates to particular tenants in order to attract others. At the end of the day, the idea is to make an overall profit. Second, the managements have made a lot of effort to attract international tenants and visitors. Sustainability of the operation is thus ensured.

Text: Bernard Chan, Chairman of Advisory Committee on Revitalisation of Historic Buildings

上海田子坊的石庫門建築。現已發展為一個滿佈咖啡店、畫廊、時裝店、工藝品店、餐廳和其他同類型商店的休閒地帶。

Shikumen in Tianzifang, Shanghai. The area has emerged into a trendy place of cafés, galleries, boutiques, crafts shops, delis and similar outlets.



## 改造荷李活道前已婚警察宿舍成為創意中心

四個機構已應發展局和商務及經濟發展局共同發出的邀請提交建議書，角逐成為將前已婚警察宿舍改造成為中區具歷史和標誌性的創意中心的單位。

於2010年6月18日截止當日，發展局共收到四份申請書。當局會根據四個準則評審建議書，當中以創意產業價值、社會價值及營運社會企業的能力佔的評分比重最高。其他三項準則為彰顯文物的歷史價值及技術方面、財務可行性及其他考素因數以及管理能力及其他考慮因素。

活化歷史建築諮詢委員會將負責甄選建議書。為此，委員會特意委任四名增補委員——三名來自創意業界的專家為非官方委員及一名官方委員加入。甄選過程預期於三至四個月內完成。

改造前已婚警察宿舍成為創意中心為行政長官在2009-10年度《施政報告》中宣布的“保育中環”政策其中一項重點項目。建於1889年，其前身為中央書院，該校是第一所為公眾提供高小和中學西式教育的官校。



荷李活道前已婚警察宿舍現況。  
Former Police Married Quarters on Hollywood Road at present.

## Former Police Married Quarters to become creative industries landmark

Four prospective operators are competing to transform the Former Police Married Quarters on Hollywood Road into the next historic landmark in the Central District, in an invitation for proposal exercise jointly held by the Development Bureau and the Commerce and Economic Development Bureau.

At the close of deadline on 18 June 2010, four applications were received. The assessment will be based on four criteria, with the most weighting given to the proposal's creative industries and social value, as well as the social enterprise operation. The other three criteria are reflection of historical value and technical aspect; financial viability and other considerations; and management capability and other considerations.

The Advisory Committee on Revitalisation of Historic Buildings will be responsible for vetting these proposals, and specially for the selection process, the appointment of an additional four new co-opted members -- three from the creative industries and one from the government -- have been made.

The vetting process is expected to take about three to four months.

The PMQ project is a key component of the “Conserving Central” initiative announced by the Chief Executive in his 2009-10 Policy Address. Before it was built in 1889, PMQ was the original home of the former Central School which was the first government

school to provide upper primary and secondary Western education in Hong Kong.



活化後的構想圖。  
A post-revitalisation artist's impression.

## 保育街頭文物——特色舊郵筒

有否想過郵筒在瞬息萬變的香港街道上的歷史意義呢？

文物保育專員辦事處正與香港郵政研究如何保留共九個於殖民地時期鑄造的郵筒，它們包括於英皇喬治五世時代(1910-1936)鑄造的郵筒，以及其中一個鑄造於英女皇伊利莎白二世(1952- )時代，全港惟一仍然服務市民的橢圓形郵筒。現時香港街道上，還有共約40個嵌有伊麗莎白二世ERIIII徽章的郵筒。

古物古蹟辦事處正研究保育這九個郵筒的方式，以讓它們繼續於原址服務市民為原則。辦事處現正搜集及整理這些古郵筒歷史的資料作展示用途。希望使下一代能親身接觸這些盛載市民多年「寄存」回憶的街頭文物。



位於又一村的喬治五世時代郵筒。  
Post box cast during the reign of King George V  
located at Yau Yuet Tsuen.



位於中環遮打道近皇后像廣場，全港唯一仍然使用中的橢圓形郵筒。

The only oval-shaped post box still in service in Hong Kong stands on Chater Road near Statue Square in Central.

## Preserving Streetside Heritage through Old Post Boxes

Ever considered the historical importance of post boxes in Hong Kong's ever-changing streetscape?

The Commissioner for Heritage's Office is in discussion with Hongkong Post to find ways to preserve a total of nine post boxes dating back to the colonial era. Among them are post boxes cast during the era of King George V (1910-1936), and the only oval-shaped in-service post box in Hong Kong cast during the reign of Queen Elizabeth II (1952- ) would also be preserved. There are currently some 40 post boxes with the Badge of Elizabeth II found on the streets of Hong Kong.

The option of preservation is being worked out by the Antiquities and Monuments Office, which believes the best way is to retain their current function at their original location for public appreciation. AMO is also collecting more background information about the post boxes for display purpose. It is hoped that these age-old post boxes will continue to serve the people of Hong Kong for generations to come.

## 歡迎意見

We welcome your comments

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