



From:

活化@Heritage
活化歷史建築通訊
A Newsletter on Revitalisation

To: Our friends

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薩凡納藝術設計學院為深水埗添 光芒

行政長官曾蔭權於10月21日出席薩凡納藝術設計學院(簡稱SCAD)的開幕儀式。在看到這所由前北九龍裁判法院改造成為SCAD的第一所亞洲校園時，令曾深信政府的文物保護政策方向是正確的。

曾蔭權與薩凡納藝術設計學院校長Paula Wallace女士主持開幕儀式。曾蔭權於開幕儀式上表示，SCAD運用創意利用了這幢舊建築的空間，令它再次「活」起來。曾蔭權說：「這是一個巨大的投資。作為一個政府，當初我們的確感到猶豫，這是因為建築及土地資產也許是香港最有價值的東西。對於要將這些資產轉化為非牟利用途，我們總是有點害怕…但現在，我相信我們確實做了一些好事。」

SCAD presence gives Sham Shui Po new shine

Witnessing the opening of Savannah College of Art and Design (SCAD) and the transformation of the Former North Kowloon Magistracy into the college's first Asian campus have convinced the Chief Executive that the government's heritage conservation policy is on the right track.

Attending SCAD's opening ceremony on October 21, the Chief Executive, Donald Tsang, said SCAD's creative use of space has enabled the old building come alive again.

行政長官曾蔭權與薩凡納藝術設計學院校長Paula Wallace女士主持開幕儀式。Chief Executive Mr Donald Tsang and the President of SCAD, Ms Paula Wallace, ring the bell signifying the commencement of SCAD in Hong Kong.



發展局文物保育專員辦事處
Commissioner for Heritage's Office
Development Bureau

行政長官在2007年施政報告中宣布推出「活化歷史建築夥伴計劃」，SCAD是計劃下第一個動工以及完成的項目。項目在經過激烈的競爭過程中獲選，並於短短一年多由前法院大樓變身為SCAD的亞洲校園。學院現提供八個學科的課程，包括攝影、平面設計、廣告及互動設計。

現時大樓的功能經已改變，然而新用途亦確保會反映其作為裁判法院的歷史。作為保育要求的一部份，獨特的建築細節，包括一間牢房及法庭經已被完整保留。(詳見第十四期文章。)

不僅是硬件方面引起深水埗社區的注意，SCAD的攝影學生亦正在製作一本關於此區的書。行政長官表示，希望SCAD通過各種社區活動，能將新的生命注入這個舊區。曾蔭權說：「我認為這個項目會令深水埗成為不一樣的地方。我們正在當中重新認識我們的靈魂及精神。」

要親身體驗SCAD，可參與學院舉辦的導賞團。導賞團於週一至週六下午2:30舉行，預訂可致電2253 8000。

"It is a huge investment. We were rather, as a government, hesitant about this investment in the beginning because building and land assets are perhaps the most valuable things we have in Hong Kong. Turning these assets into something which are not profit-making always scares us a bit... but now, I believe we have done something right," said Tsang, in officiating at the opening ceremony alongside SCAD President, Paula Wallace.

SCAD Hong Kong is the first project to commence and complete under the Revitalising Historic Buildings through Partnership Scheme, an initiative announced in the 2007 Chief Executive Policy Address.

SCAD was selected in a highly competitive process and has turned the former court building into its Asian campus in just over one year. It now offers courses in eight disciplines ranging from photography, graphic design to advertising and interactive design.

Attention has been paid to the history of the site, ensuring its past is reflected even though it now serves a very different function. Unique architectural features including a jail cell and court room have been kept intact as part of the conservation requirements. (see article in issue no. 14)

Not just the hardware is catching the attention of the local community. Photography students at SCAD Hong Kong are working on a book about Sham Shui Po.

The Chief Executive expressed hope that SCAD, through its various community programmes, would breathe new life into this old neighbourhood.

"I think it will make Sham Shui Po a very different place. We are rediscovering our own soul, our own spirit in it."

To experience SCAD in person, the college organises guided tour from Monday to Saturday at 2:30pm. Reservation can be made by telephone on 2253 8000.



曾蔭權與林鄭月娥在SCAD建築及保育總監戴勤信(左二)陪同下參觀獲保留的囚室。

Mr Donald Tsang and Mrs Carrie Lam tour the preserved jail cells at SCAD, accompanied by Mr Bob Dickensheets, Director of Construction and Preservation, SCAD Hong Kong (second from left).



行政長官曾蔭權與發展局局長林鄭月娥參觀攝影工作室並欣賞學生作品。

Chief Executive Mr Donald Tsang and Secretary for Development Mrs Carrie Lam tour the photography print laboratory and appreciate the artwork of students.



中區警署建築群設計修訂公布

在廣納市民對文物保育項目的意見及訴求後，保育和活化中區警署建築群的修訂設計於日前公布。

修訂設計將中區警署建築群活化成為當代藝術中心，新建的奧卑利翼將提供展覽場地，而亞畢諾翼則提供一個多用途場館及中央設備。為回應公眾的意見及關注，修訂設計方案大大降低了新建築物的高度和體積，而屬於戰後建築的F倉亦將會保留。

發展局局長林鄭月娥表示：「修訂設計方案充分尊重建築群的文物價值。方案亦全面顧及市民的意見，並符合建築物高度限制。我有信心修訂的設計方案可贏得社會大眾的支持。」

活化計劃的目標是在這個珍貴的歷史地點創造一所當代藝術中心。政府計劃稍後與香港賽馬會慈善信託基金簽訂諒解備忘錄，訂明雙方在此項目推展及營運階段的合作模式、條款及條件。馬會慈善信託基金在租約期內會悉數承擔活化項目的工程費用及營運虧損，直至建築群的營運在財政上能夠自給自足，亦會把建築群營運所得的盈餘用於本港文物保育工作。

保育和活化中區警署建築群的工程預計將於二〇一四年年底完工。

Design of Central Police Station Compound revised

The revised design for the conservation and revitalisation of the Central Police Station (CPS) Compound was unveiled, after embracing public views and aspirations in heritage conservation projects.

The revised design, featuring the CPS Compound as a contemporary arts hub, includes the addition of the Old Bailey Wing to house gallery spaces and the Arbuthnot Wing to house a multi-purpose venue and central plant. In response to public views and concerns, the height and the bulk of the proposed new structures have been substantially reduced and the post-war building F Hall, will also be preserved.

“The revised design has taken into full account public views expressed and complies with the



林鄭月娥(中)及保育建築師事務所Purcell Miller Tritton主席及高級首長Michael Morrison(左)觀看中區警署建築群修訂設計模型。

Mrs Carrie Lam (middle) and Chairman and Senior Principal of Purcell Miller Tritton, Mr Michael Morrison (left), view a model showing the revised design of the Central Police Station Compound.

文化創意匯聚百年建築

中區警署建築群將於未來活化成為當代藝術中心，固然教人期待。而事實上這個百年建築群的魅力非凡，確實是舉辦文化藝術活動的獨特場地。

由十一月底至十二月底，兩個由非牟利團體舉辦，並免費開放與公眾入場的活動將於中區警署建築群舉行。首屆「香港攝影節2010」由香港攝影文化協會主辦，重點節目《香港最早期照片》將於2010年11月27日至12月27日，於建築群的總部大樓舉行，展出近百張珍藏於法國吉美國立亞洲藝術博物館、皇家亞洲協會等國際博物館的十九世紀香港照片。



香港最早期照片選輯——
香港島海旁 1860-1870
Collection from *First Photographs of Hong Kong* —
Victoria Harbour 1860-1870

此外，由香港設計大使主辦的旗艦活動DETOUR 2010，將於2010年11月26日至2010年12月12日期間，於建築群內的域多利監獄及前中央裁判司署，舉辦設計與藝術相關的創意展覽及文化活動，展現香港的本土創意力量和推薦香港年輕創作人才，歡迎創意業人士及市民大眾參與。

DETOUR 2010的大型裝置。
The feature installation of DETOUR 2010.



發展局局長林鄭月娥及香港賽馬會主席施文信為中區警署建築群修訂設計模型揭幕。

Secretary for Development, Mrs Carrie Lam and Chairman of the Hong Kong Jockey Club, Mr T Brian Stevenson, unveil a model showing the revised design for the Central Police Station Compound.

building height restriction paid due respect to the heritage value of the site. I am confident that the revised design will win the support of the community," the Secretary for Development, Mrs Carrie Lam said.

The CPS project aims to create a contemporary arts hub in the valuable historic site. The Government and the Hong Kong Jockey Club Charities Trust (HKJCCT) plan to enter into a Memorandum of Understanding in due course to define the mode, terms and conditions of cooperation during the project implementation and operation stages.

The HKJCCT will fund all the revitalisation works and all operational deficits during the term of the tenancy agreement until the operation of the CPS Compound is financially self-sustaining. The HKJCCT will use any surplus income arising from the operation of the CPS Compound for heritage conservation in Hong Kong.

It is expected that the project's construction works will be completed by the end of 2014.

Century-old monument eyed for arts and creative endeavours

While the eagerly anticipated revitalisation of the CPS Compound as a contemporary arts hub is to be realised in future, a roll-out of arts and creative events to be staged by non-profit-making organisations in this charming and unique venue have already been scheduled.

The opening exhibition of the first Hong Kong Photo Festival 2010 - *First Photographs of Hong Kong*, will be held in the Headquarters Block of the Compound from November 27 to December 27. Presented by Hong Kong Photographic Culture Association, this exhibition features a hundred of 19th century photographs of Hong Kong from international museums and collectors including Musée Guimet of Paris and the Royal Asiatic Society of Great Britain and Ireland.



香港最早期照片選輯——
跑馬地馬場 1860-1864
Collection from *First Photographs of Hong Kong* —
Race Course 1860-1864

CPS Compound is also the anchor venue of DETOUR 2010, the annual flagship programme of Hong Kong Ambassadors of Design. The event will be held in the Victoria Prison and the former Central Magistracy of the Compound from November 26 to December 12. Showcasing Hong Kong as a regional creative hub and featuring inspiring designs from Hong Kong's young and emerging creative talent, the event engages the wider community to celebrate the synergy of local and international creative ventures through cultural and creative experiences.

Both events are open to the public for free.



虎豹別墅
Haw Par Mansion

虎豹別墅開放日吸引數萬遊人參觀

虎豹別墅開放日自10月30日起連續三個星期六、日舉行，並已成功吸引數以萬計公眾人士參觀這幢一級歷史建築。截至11月8日，已有超過二萬人入場欣賞其歷史及建築特色，以及了解有關活化計劃。

虎豹別墅由胡文虎先生於1935年建成，糅合中西建築特色，是二十世紀二十至三十年代的時尚大宅之典範。政府計劃以商業運作模式活化虎豹別墅，將在今年底公開招標甄選日後的營運者。

活化計劃旨在保存和修復虎豹別墅，並將干預減至最少，同時不可興建任何新的建築物。日後的營運者須為公眾提供足夠機會，認識虎豹別墅的歷史及了解其文化價值。

當局歡迎公眾就活化項目的用途發表意見。詳情請瀏覽<http://www.heritage.gov.hk>，查詢可電郵至 hpm@devb.gov.hk，致電 2848 6222 或傳真至 2127 4090，與文物保育專員辦事處聯絡。



天花的裝飾元素。
Decorative elements of the ceiling.

Haw Par Mansion open days draw flocks of visitors

A series of open days of Haw Par Mansion attracted tens of thousands of people to visit this Grade 1 historic building. The event is taking place over three weekends starting from October 30.

As of November 8, over 20,000 people were drawn to appreciate the history and architectural merits, as well as to learn more about the plans to revitalise the site.

The Mansion was built in 1935 by Mr. Aw Boon Haw, showing a mix of Chinese and Western architectural style and is an excellent example of the mansions of the 1920s to 30s. The Government intends to revitalise the Mansion through an open tender exercise for commercial use to be launched at the end of 2010.

The project aims to preserve and restore Haw Par Mansion with minimum intervention. No new building will be allowed on that site. The future operator will be required to provide adequate public access to the Mansion for appreciating its historical and cultural values.

The public is welcome to express views on the future use of the revitalisation projects. For the project updates, please visit <http://www.heritage.gov.hk>. Enquiries can be addressed to the Commissioner for Heritage's Office at email hpm@devb.gov.hk, by phone at 2848 6222 or by fax at 2127 4090.



數萬遊人於開放日參觀虎豹別墅。

Thousands of visitors visited Haw Par Mansion during the open days

第二期「活化歷史建築伙伴計劃」評選結果公布

第二期「活化歷史建築伙伴計劃」(「活化計劃」)的三幢歷史建築，將附以嶄新的用途。

舊大埔警署將會由嘉道理農場暨植物園公司活化為「綠滙學苑」，以推動可持續生活。計劃將會提供教育課程及訓練營、舉辦推廣健康飲食的活動，並設立文物展覽館及文物徑，介紹舊大埔警署的歷史、建築以及文化特色。

聖雅各福群會將聯同社區文化關注及香港文化遺產基金會有限公司，營運「We嘩藍屋」計劃，保存及活化藍屋建築群，原有租戶將繼續居住。計劃除了提供住宿服務外，亦會介紹灣仔區的歷史，而計劃下的兩間食肆，包括一間甜品屋及一間素食館，將以社會企業方式營運，為灣仔居民提供價錢大眾化的中式餐飲服務。

九龍城的石屋將由五旬節聖潔會永光堂活化為主題餐廳暨旅遊資訊中心，名為「石屋家園活化歷史建築伙伴計劃」。

三個獲選項目的工程預計於二〇一三年下半年完成。

Results of Batch 2 of Revitalisation Scheme announced

New uses have been identified for three historic buildings under Batch 2 of the *Revitalising Historic Buildings Through Partnership Scheme (Revitalisation Scheme)*.

Old Tai Po Police Station will be home to a "Green Hub" to promote sustainable living. The project is undertaken by Kadoorie Farm and Botanic Garden Corporation and will provide residential courses and training for transformative education as well as eat well programmes to promote healthy eating habits. Also as part of the project, Kadoorie Farm will set up a heritage museum and trail to introduce the history, architecture and culture of the Old Tai Po Police Station.

The Viva Blue House Project, jointly operated by St. James' Settlement, Community Cultural Concern and Heritage Hong Kong Foundation Limited, would preserve and revitalise the Blue House Cluster with existing tenants.

Apart from the provision of residential units, the "House of Stories" will introduce the history of Wan Chai District. Social enterprises including a dessert house and a vegetarian restaurant will also be serving up good-value Chinese food to the Wanchai population.

At the Stone Houses in Kowloon City, the typical tenement building will be revitalised into a thematic restaurant and tourist centre by Wing Kwong Pentecostal Holiness Church.

It is estimated that the revitalisation projects will be completed in the second half of 2013.



舊大埔警署
Old Tai Po Police Station



藍屋建築群
Blue House Cluster



九龍城的石屋
Stone Houses in Kowloon City

歡迎意見

We welcome your comments

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