



From:

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

To: Our friends

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## 景賢里開放日反應踴躍

為期十五天的景賢里公眾開放日已經完滿結束，共吸引超過二萬七千人次到訪。

法定古蹟景賢里經歷逾兩年的大型修復工程後，首次開放予公眾參觀。現場有展覽，讓參觀者了解大宅的建築特色、復修過程以及其獨特歷史。

發展局計劃透過「活化歷史建築伙伴計劃」(活化計劃)，邀請非牟利機構提交建議書，為景賢里尋找合適的用途。除了開放日外，當局亦於5月26日舉辦景賢里活化項目公眾論壇，討論未來路向，並收集公眾對大宅活化再用的意見。

景賢里原名「禧廬」，建於1937年。大宅巧妙地糅合中西建築特色，展示了香港戰前時期上乘的建築技術及工藝。

## Overwhelming response for King Yin Lei Open Day

More than 27,000 people have taken part in the open day at King Yin Lei in April and May.

The declared monument was opened for the first time to the public, after the completion of a major restoration project spanning more than two years. An exhibition was mounted on site to enable visitors to understand the mansion's architectural features, restoration process as well as its unique history.

The Development Bureau is planning to identify a suitable use for King Yin Lei by including it into the Revitalising Historic Buildings through Partnership Scheme (Revitalisation Scheme) through which it will invite proposals from non-profit organisations. In addition to the open day, the Development Bureau is also organising a public forum on the future of the mansion on 26 May to gather suggestions on the adaptive re-use of the building.



景賢里開放日吸引了超過二萬七千人次。  
The open day of King Yin Lei attracted more than 27,000 visitors.



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

發展局局長林鄭月娥歡迎到訪景賢里的駐港領事代表。  
The Secretary for Development Carrie Lam welcomes Consul-Generals on a visit to King Yin Lei.



2007年9月，景賢里的裝飾構件被發現遭拆除，引發要求保留大宅的訴求。政府即時採取果斷行動，將大宅宣布為暫定古蹟，並迅速與業主達成非原址換地協議。

景賢里於2008年7月正式列為法定古蹟，獲永久法定保護。透過國家文物局的協助，政府委聘了廣州大學建築與城市規劃學院湯國華教授制訂修復工程計劃。修復工程於同年9月展開，並於2010年12月完成。

當局計劃將景賢里納入第三期活化計劃，將於今年第三季左右推出。



當局計劃將這幢法定古蹟納入活化計劃。  
The declared monument is planned to be included in the Revitalisation Scheme.

Originally named "Hei Lo", King Yin Lei was built in 1937. The building combines Chinese and Western architectural influences in a sophisticated manner, demonstrating the superb building technology and craftsmanship available in Hong Kong's pre-war period.

In September 2007, works to remove the decorative features were spotted at King Yin Lei, resulting in calls for its preservation. The Government took decisive action by declaring the building a proposed monument and reached an agreement with the owner swiftly for a non-in-situ land exchange.

King Yin Lei was declared a monument in July 2008 and put under permanent statutory protection. Through the assistance of the State Administration of Cultural Heritage, Professor Tang Guohua from Guangzhou University's College of Architecture and Urban Planning



導賞員向參觀人士介紹景賢里的獨特歷史及建築特色。  
Docent talks about the unique history and architectural features of King Yin Lei.

was commissioned to draw up a restoration proposal. Restoration work commenced in September 2008 and was completed by December 2010.

King Yin Lei is planned to be included in the Revitalisation Scheme, expected to be launched around the third quarter of this year.

## 中國文藝復興式建築—— 景賢里

1920至1930年代，從海外學成歸國的中國建築師，將西方建築學的理論、方法和技術，與中國傳統建築的理念和裝飾技巧結合，在北京、南京、上海和廣州等地興建融匯中西元素的建築，開創「中國文藝復興式」建築風格。

同時，不少宗教團體及富商巨賈亦在香港興建鋼筋水泥建築，配上中國式屋頂和塔樓的中國文藝復興式建築物，建於1937年的景賢里便是一例。

景賢里的主樓採用傳統“三間二廊”（三合院式）佈局，即主屋加兩側翼，開口朝南，南面建照壁牆，形成內院（天井）。大宅採用中國傳統建築風格，結合中式傳統建造技術及西方建築物料和設計。

除了景賢里外，香港現存的中國文藝復興式建築還包括位於港島區的何東花園、虎豹別墅和聖神修院（前稱華南總修院），以及沙田道風山基督教叢林。

## King Yin Lei: Architecture in Chinese Renaissance style

Initiated by the overseas-educated Chinese architects who advocated a blend of western architectural theories, methods and techniques with Chinese architectural design, “Chinese Renaissance” style architecture was prevalent in major cities in the mainland like Beijing, Nanjing, Shanghai and Guangzhou in the 1920s and 1930s.

Around the same time, religious organisations and wealthy merchants also built “Chinese Renaissance” style buildings in Hong Kong, featuring reinforced concrete, decorated with Chinese roofs, towers and pagodas. King Yin Lei, built in 1937, is one such example.

The main building of King Yin Lei is a “three-bay two-veranda” (three-sided courtyard house) layout commonly found in southern China, which means there is one central hall and two wings with an open area facing south. It adopts the traditional Chinese architectural style, but in construction, it combines the use of traditional Chinese building techniques with western materials and design.

A number of religious and private buildings in Chinese Renaissance style can still be found in Hong Kong, including Ho Tung Gardens, Haw Par Mansion, Holy Spirit Seminary (South China Regional Seminary) on Hong Kong Island and Tao Fong Shan Christian Centre in Sha Tin.

## 非常空間牛棚

沿土瓜灣馬頭角道往九龍城碼頭方向直走，不難察覺右面一列紅磚瓦頂的古老建築。後方有偌大的圓柱體煤氣鼓映襯，形成可能是城市裡最具科幻片原素的場景。

要到這裡，試向的士大哥或附近街坊說「前馬頭角牲畜檢疫站」，恐怕知道您所言為何的人並不多。事實上，這列紅磚屋及其後地方都屬前馬頭角牲畜檢疫站範圍，現在通常稱為「牛棚」。



面向馬頭角道的舊辦公大樓昔日設有辦公室、倉庫、廚房和廁所。The old office block facing Ma Tau Kok Road composed of offices, stores, kitchen and toilets in the old days.



昔日馬頭角牛棚情景。  
Snapshots of Ma Tau Kok Cattle Depot in the old days.

馬頭角「牛棚」建於1908年，屬二級歷史建築，是本港現存唯一的戰前牛隻屠宰場，以往設有屠宰場、飼料倉庫、辦公室、宿舍，以及牛、羊和豬棚。

隨著肉類的需求日增，馬頭角牛棚逐漸不敷應用。早於1960年代末，「牛棚」的屠宰場就已經遷往長沙灣的新屠房，然而牛隻檢疫服務仍然維持至1999年，直到上水新屠房投入運作為止。

「牛棚」停止運作後，於2001年進行翻新及改造工程，及後租予以往使用北角油街前政府物料供應處的本地藝術工作者使用，成為文藝空間。

為令市民大眾能有更多機會親近及欣賞這幢歷史建築，發展局於今年4月接手管理「牛棚」，現有租戶繼續租用，期望它能夠發展成為更具活力的場地，以及增加對公眾開放的程度。

馬頭角「牛棚」屬英式工藝美術運動風格的建築，皆配以中式瓦片屋頂、紅磚牆身及磚造拱形門窗開口，並可見踏步式和荷蘭式山牆。

面向馬頭角道的長形舊辦公大樓樓高一至兩層，昔日設有辦公室、倉庫、廚房和廁所。舊屠宰場的尖形屋頂設有通風口，並有荷蘭式山牆；而踏步式山牆可見於動物棚。馬頭角「牛棚」原有功能的痕跡，例如水槽和圈養牲畜的環形螺絲，至今仍可見。

「牛棚」每天的開放時間是早上10時至晚上10時，歡迎參觀。



中式瓦片尖形屋頂。  
Pitched roof with Chinese-tile.



踏步式山牆。  
Gable walls with  
corbelled ends.



馬頭角「牛棚」原有功能的痕跡包括水槽和環形螺絲。  
Traces of original function of the Ma Tau Kok Cattle  
Depot including water trough with metal rings





馬頭角「牛棚」現況。  
Ma Tau Kok Cattle  
Depot today.



## Cattle Depot: A space not-so-ordinary

Strolling along Ma Tau Kok Road towards Kowloon City Ferry Pier in To Kwa Wan, one would not possibly miss a row of red-bricked buildings on the right. Together with the gigantic cylindrical gas-meter in the background, these elements form the city's most qualifying scene for a Sci-Fi movie.

Try asking a taxi-driver or a nearby resident for the direction to the "Ex-Ma Tau Kok Animal Quarantine Depot" would very likely be in vain. The fact is that the red-bricked building and the area behind it all belong to the site area of the Ex-Ma Tau Kok Animal Quarantine Depot, commonly known as the "Cattle Depot".

The Ma Tau Kok Cattle Depot is the only existing pre-war cattle slaughterhouse premises in Hong Kong. Completed in 1908, the Grade 2 historic buildings comprised of a general slaughterhouse, a fodder store, offices and quarters as well as sheds for cattle, sheep and swine.

Over time, Cattle Depot's functions became obsolete as a result of the ever-increasing demand of meat. As early as the late 1960s, the abattoir was relocated to new facilities in Cheung Sha Wan, while

quarantine service was maintained at Ma Tau Kok until 1999 when a new slaughterhouse in Sheung Shui commenced operation.

This led to renovation and conversion works in 2001 which converted the premises for arts and cultural uses, housing local artists relocated from the Oil Street Artist Village in North Point.

In preparation of the revitalisation of Cattle Depot, the Development Bureau (DEVB) took over the management of the premises with existing tenants on April 2011 so as to facilitate its organic growth and increase public accessibility as an art and cultural venue.

The Cattle Depot was built in the British vernacular Arts and Crafts architectural style featuring red-brick walls, Chinese tiled roofs, corbelled gables, Dutch gables and brick segmental arches over window and door openings.

The old office block facing Ma Tau Kok Road is a long one-and-two storey building composed of offices, stores, kitchen and toilets in the old days. The old slaughterhouse has a ridge vented pitched roof with Dutch gable ends, while corbelled gables can be found in the animal sheds. Traces of original function of the Ma Tau Kok Cattle Depot, such as water troughs and ring bolts for tethering the cattle can still be found today.

The Cattle Depot is open from 10 a.m. to 10 p.m. daily to visitors.



## 必列啫士街街市納入活化計劃

香港於二次大戰後第一個建成的永久街市——必列啫士街街市，將納入「活化歷史建築伙伴計劃」(活化計劃)內，預計於今年夏季推出。

第三期活化計劃其他建築包括法定古蹟景賢里，以及三級歷史建築前粉嶺裁判法院(重推)。

必列啫士街街市於1953年落成啟用，至今仍然局部運作。街市所在地的前身為美國公理會佈道所(現稱中華基督教會公理堂)，孫中山先生曾於該處居住和受洗。樓高兩層的街市設計以實用為主，外牆平實簡樸，並裝有大型玻璃窗及橫向流線型窗戶。必列啫士街街市的營業時間為上午6時至晚上8時，歡迎公眾參觀。

發展局於2008年推出活化計劃，目的是以社會企業形式善用建築物。計劃由政府提供資助，並由一個諮詢委員會，透過嚴謹和具競爭性的甄選程序，揀選由非牟利機構提交的最合適保育方案，以保存歷史建築。諮詢委員會的主席是陳智思，主要由非官方成員組成。計劃推出至今，已有九個保育和活化項目獲選，大部分工程已經展開。

## Bridges Street Market to be in Revitalisation Scheme

Bridges Street Market, the first permanent market building to be built after World War II in Hong Kong, will be among the historic buildings in the third batch of the "Revitalising Historic Buildings Through Partnership Scheme" (Revitalisation Scheme), expected to be launched this summer.

Other buildings to be included in the scheme are declared monument King Yin Lei and Grade 3 historic building Former Fanling Magistracy (re-launch).

Located on Bridges Street, the market, which is still partially in operation, commenced business since 1953. It falls on the old site of American Congregational Mission Preaching Hall (now known as China Congregational Church) where Dr. Sun Yat-sen lived and was baptised. The two-storey market building is of utilitarian design with translucent glass blocks and horizontal streamlined bands of windows. Members of the public are welcome to visit Bridges Street Market during its business hours from 6 a.m. – 8 p.m.

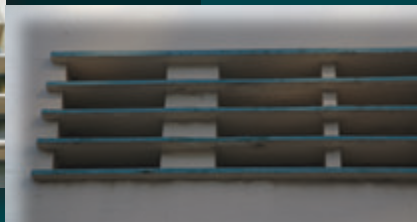
The Revitalisation Scheme was launched in 2008 by the Development Bureau with the objective of making good use of the buildings through the operation of social enterprise. Funded by the Government to preserve historic buildings, non-profit organisations with the most appropriate conservation proposals are selected through a rigorous and highly competitive process by an advisory committee made up mostly of non-official members, chaired by Bernard Chan. To date, nine conservation and revitalisation projects have been selected with works having begun for most of them.



必列啫士街街市的設計以實用為主。  
Bridges Street Market is of utilitarian design.



街市的大型玻璃窗及橫向流線型窗戶。  
The market building's translucent glass blocks and horizontal streamlined bands of windows.



### 歡迎意見

We welcome  
your comments

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