

From:

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

To: Our friends

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## 第一期活化計劃下的大澳文物酒店開幕

舊大澳警署活化計劃是發展局第一期「活化歷史建築伙伴計劃」的項目之一，該警署已被活化為精品酒店，名為大澳文物酒店，並已於2012年2月27日開幕。

大澳文物酒店的開幕典禮，由香港特別行政區行政長官曾蔭權先生及8名嘉賓主持，包括發展局局長林鄭月娥女士和香港歷史文物保育建設有限公司董事黃永光先生。隨着仿禮炮鳴聲響起，這幢歷史建築亦揭開了新的一頁。

行政長官曾蔭權在開幕典禮中說：「舊大澳警署活化項目集合文物保育、帶動社區發展以及促進旅遊的多功能於一身，有助推動大澳成為本地及外地旅客所鍾愛的文化社區。」

「我期望這個項目能繼續促進社區參與，為大澳的經濟帶來新氣象，與區內其他資源產生協

## Tai O Heritage Hotel under Batch I of R-Scheme Opens

The revitalised project of Old Tai O Police Station under Batch I of the Development Bureau's Revitalising Historic Buildings Through Partnership Scheme has come into a completion phase. The converted boutique hotel, the Tai O Heritage Hotel, has been launched with an opening ceremony on 27 Feb 2012.

The opening ceremony was officiated by Mr. Donald Tsang, the Chief Executive of the Hong Kong Special Administrative Region and eight other prominent guests including Mrs. Carrie Lam, Secretary for Development and Mr. Daryl Ng, Director of Hong Kong Heritage Conservation Foundation Limited amid the momentous mock cannon salute to mark the new chapter of this historic building.

At the opening ceremony, the Chief Executive Mr. Donald Tsang said: "The revitalisation of Old Tai O Police Station contributes to the heritage conservation, community development and tourism of Tai O. It helps promote Tai O as an exclusive cultural destination for both local residents and overseas visitors."

"I wish this project can continue to engage the public in bolstering Tai O's community and achieve synergy with other local facilities. In addition to promoting heritage conservation, tourism and green living, this project is expected to preserve Tai O's unique



行政長官曾蔭權(中)主持大澳文物酒店開幕禮。  
Chief Executive Donald Tsang (centre) officiates at the opening ceremony of the Tai O Heritage Hotel.



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



同作用，在推動文物、旅遊及綠色生活的同時，亦保護大澳獨特的文化傳統，為香港市民及海外遊客提供難忘的體驗。」

舊大澳警署建於1902年，在2010年獲古物諮詢委員會確定評為二級歷史建築。自2007-08年行政長官施政報告公布文物保育政策後，發展局即推出活化歷史建築伙伴計劃，而舊大澳警署正是獲選為第一期活化計劃的6個項目之一。

在進行活化之前，舊大澳警署本來為駐守於大澳的警務人員而建，旨在打擊海盜。由於近年區內犯罪率不斷下降，警署於1996至2002年間改為巡邏警崗。舊大澳警署是一座富殖民地色彩的兩層高建築物，設有1間報案室、1個軍械庫、1間落案室、2個囚室和警員宿舍，此外，另有一座建於1962年的附屬大樓，內設飯堂、廚房、洗衣房和警員宿舍。

在香港歷史文物保育建設有限公司的努力下，舊大澳警署已煥然一新，成為一間有9個殖民地式客房和套房的酒店。酒店內設有一個向公眾開放的文物探知中心，展出前警署和大澳居民的歷史，其天台餐廳Tai O Lookout採用玻璃屋頂，大澳一帶的美景可盡入眼簾。酒店有20名員工，當中約有一半為大澳本土居民，這樣做既可與當地社區融為一體，又能令遊人領略大澳風情。

為慶祝開幕，大澳文物酒店由2012年3月1至20日舉辦連串開放日，讓市民參觀這幢已復修的歷史建築，在酒店全面投入運作後，更會每天舉辦導賞團，免費供市民參加。有關詳情，請點擊：[www.taioheritagehotel.com](http://www.taioheritagehotel.com)。

cultural tradition and give Hong Kong people and overseas tourists an impressive experience.”

Confirmed as a Grade II historic building by the Antiquities Advisory Board in 2010, the Old Tai O Police Station, built in 1902, was selected as one of the six projects under Batch I of the Development Bureau's Revitalising Historic Buildings Through Partnership Scheme and the scheme was introduced out of the heritage conservation policy announced by the Chief Executive in his 2007-08 Policy Address.

Prior to revitalisation, the Old Tai O Police Station originally housed policemen posted at Tai O to combat pirates. As crime rates declined over the years, it ceased to operate as a police station and functioned as a patrol post from 1996 to 2002. The Old Tai O Police Station is a two-storey colonial style building which once contained a report room, armoury, a charge-room, two cells and dormitories for officers. There was also an extension block built in 1962 which contained a canteen, kitchens, a laundry room and dormitories.

With the dedicated effort of the Hong Kong Heritage Conservation Foundation Limited, the historic building has been turned round into a new face as a hotel with highlights of nine colonial-style rooms and suites, a publicly-accessible Heritage Interpretation Centre, an exhibition area displaying the history of the former police station and that of Tai O people, and Tai O Lookout and a glass-roofed restaurant featuring Tai O specialties. About half of its 20 staff is Tai O natives as an incorporation and appreciation to the Tai O community.

In celebration of its opening, the Tai O Heritage Hotel has organized a series of open days from 1 to 20 of March 2012, for the public to visit the restored historical building. Free guided tours are also offered daily when the hotel is in full operation. For details, please click: [www.taioheritagehotel.com](http://www.taioheritagehotel.com)

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.

## 舊軍火庫活化為文化中心

金鐘正義道的軍火庫舊址已活化為亞洲協會香港分會，並於2012年2月開幕，為這幢歷史建築注入新生命。

當年興建這幢前英軍軍火庫的目的，主要是為域多利軍營貯存和混合火藥。軍火庫由3幢一級歷史建築組成，即於1868年落成的軍火庫A和舊實驗室，以及於1901至1925年間落成的軍火庫B和南北貫堤(分隔兩個軍火庫的防爆破安全土堤)。屬二級歷史建築的軍營GG座，相信大約建於1930年代，用作軍事物資的補給前哨站和火藥庫。

1979年，英軍遷出域多利軍營，政府便在該址興建香港公園，軍火庫舊址遂成為各個政府部門的工作間及倉庫。GG座曾先後用作英國皇家陸軍財務隊的軍餉辦事處、維修承辦商的工作間，以及土木工程處的土芯樣本貯存室。

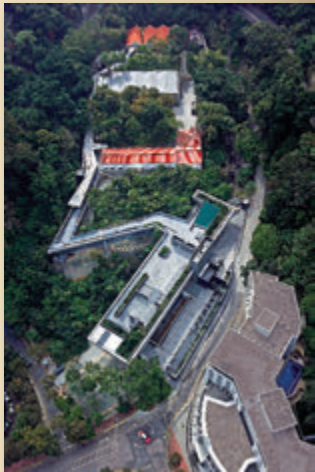
軍火庫自80年代起荒廢，無人使用，直至1999年引起亞洲協會香港分會的注意。該會提出將軍火庫舊址活化，成為一個集藝術、文化和教育於一身的場地。

將軍火庫舊址活化為亞洲協會香港分會的工作，由一項國際設計比賽揭開序幕，並選出美國建築師Tod Williams 和Billie Tsein負責這個需要複雜技術且極富挑戰性的項目。

該址分為上、下兩區，上區為歷史建築，下區則建有一幢新建築(名為Pavilion)，並以之字形行人天橋將上、下區連接，既能保存該址的花草樹木，又能順應周圍的環境。Williams和Tsein在一個有關這個活化項目的論壇上說：「我們希望能帶出這裏的故事，令大家不但能親眼目睹這些建築物，亦能好好感受其歷史底蘊。我們希望能用橫向的開闊感創造一個『寧靜』的空間，抗衡香港向上發展的建築特色，並運用石塊和木等土屬物料，營造隱世感覺。」

這個活化項目耗資4億港元，全部由本地及國際機構和個人慷慨捐贈，包括香港賽馬會慈善信託基金。該址在活化後，曾用作貯存軍火的前軍火庫A和B，分別改建為Asia Society Gallery和Miller Theater，以舉行各種創意活動。

位於Pavilion的訪客中心設有永久展示，介紹軍火庫舊址的蛻變過程，免費入場，有關資料請瀏覽[www.asiasociety.org.hk](http://www.asiasociety.org.hk)或致電2103 9511查詢。





## Former Explosives Magazine Transformed into Cultural Centre

The historic Former Explosives Magazine in Justice Drive, Admiralty was given a new lease of life with its revitalisation as the Asia Society Hong Kong Center, which opened in February 2012.

The former British military compound, built for storing and mixing explosives in support of the Victoria Barracks, comprises three Grade 1 historic buildings: Magazine A and the Old Laboratory completed by 1868 and Magazine B with Traverses (the large earth blast bunds separating the magazines for safety concern) completed between 1901 and 1925. The Grade 2 Barrack Block (Block GG) was believed to be built around the 1930s as an outpost station of the military cargo and explosive depot.

The Victoria Barracks was vacated in 1979 and later redeveloped into the Hong Kong Park. The former Explosives Magazine then became the workshops and storehouses of different Government departments. Block GG was subsequently used as the Command Pay Office by the Royal Army Pay Corps., a maintenance contractor's workshop and a store for core samples by the Geotechnical Control Office.

The compound was un-used since the 1980s and was left in derelict conditions until in 1999 when it caught the attention of the Asia Society Hong Kong Center, which proposed to revitalise the site into a venue for the arts, culture and education.



Works to transform the former Explosive Magazine into Asia Society Hong Kong Center began with an international design competition. U.S.-based architects Tod Williams and Billie Tsein were selected to take on this technically-complex and challenging project.

A zig-zagged footbridge connects the upper heritage part with the lower part of new architecture (called the Pavilion), a solution both in response to the call for preservation of the flora and fauna of the site and in reaction to the surrounding verticality. 'We want to reveal the story of the place by enabling people not only just to see it, but to experience it. It is not so much about the buildings but the context in which they sit. So, instead of competing with the typical verticality of Hong Kong, we want to create a place of 'silence' with horizontality as the architectural language and using earthy material such as stone, wood etc to create a sense of rich recessiveness', said Williams and Tsein in a recent forum on the transformation of the former Explosives Magazine.



Funded entirely by the private sector, the HK\$400 million revitalisation project received generous donations and contributions from local and international individuals and organisations, including the Hong Kong Jockey Club Charities Trust. The revitalised compound sees the conversion of the Former Magazine A and B, previously used as for storing ammunition, into the Asia Society Gallery and Miller Theater respectively for a variety of creative programmes.

A permanent exhibition on the transformation of the Former Explosives Magazine is housed in the Visitor Center in the Pavilion, which entry is free. For information, please visit [www.asiasociety.org.hk](http://www.asiasociety.org.hk) or call 2103 9511.

## 大澳文物酒店開放日

為慶祝大澳文物酒店活化項目落成，酒店特別於2012年3月1至20日舉行開放日，讓公眾參觀。

酒店在這20天內每天安排5個免費導賞團，市民反應非常踴躍，是次開放日活動吸引超過12,500名人士到場參觀，當中不乏海外旅客，還有大澳本土居民和香港市民，不少人在參觀後仍意猶未盡，並在一星期內多次到訪，亦有人特意請假一天，務求能參加導賞團。

導賞團全程約1小時，從不同的角度重點介紹這幢二級歷史建築，發掘當中的奇聞逸趣。

訪客感言……

黃女士和龍女士說：「這幢歷史建築保存得很好，室內裝修精緻，設計別出心裁，是個充滿特色的地方。」

"The place is full of character, with the historic building well-preserved while complimented by exquisite décor and design." said Ms. Wong and Ms. Lung.

一名導賞團團友興奮地說：「哇！連酒店房間都開放給市民參觀，實在喜出望外。」

"Wow! I can't believe that the rooms of the hotel were even shown to the public for visit" one anonymous visitor on a guided tour was so thrilled.

## Open House of Tai O Heritage Hotel

An open house was specially-arranged for members of the public to visit the Tai O Heritage Hotel from 1 to 20 March, 2012, in celebration of the completion of the revitalisation project.

5 guided tours were arranged daily for free during the 20-day period and quotas were filling fast. More than 12,500 visitors were attracted to the site. Among the interested visitors were overseas travelers as well as local residents of the Tai O community and the rest of Hong Kong, many of whom just could not get enough of the place and returned a few times a week. Some deliberately took a day off in order to join the tour.

The 1-hour guided tour highlighted the multi-layered and intriguing stories of the Grade 2 historic building.

What they have to say...

一名與太太同行的英國建築師說：「我之前曾在赤鱗角機場工作，今次再度回港，很高興能參觀這個活化項目。」

"I was so pleased with the revitalised project as a returnee to Hong Kong after my last working assignment for the Chap Lap Kok Airport", an English architect who came with his wife to the hotel.

麥女士和畢女士說：「無論是建築、環境還是氣氛，全都渾然一體，水乳交融。」

"Everything blends in very well here, the architecture, the environment and the ambience." said Ms. Mak and Ms. But.

黃太太說：「我經常到大澳看粵劇，由於這兒的房租很吸引，我肯定會想訂個房間好能在看戲後入住！」

"I always visit to Tai O for the Cantonese Opera show and definitely would like to book a room for a stay after the show as the room rate is really attractive!" remarked by Mrs. Wong.



由2012年3月31日起，酒店會每天舉辦兩個預約的導賞團，

詳情請瀏覽大澳文化酒店網頁：[www.taioheritagehotel.com/eng/tour/hotel\\_tour.jsp](http://www.taioheritagehotel.com/eng/tour/hotel_tour.jsp)或致電2985 8383查詢。

2 pre-booked guided tours will be arranged daily from 31 March, 2012 onwards. For details, please visit the website of Tai O Heritage Hotel at [www.taioheritagehotel.com/eng/tour/hotel\\_tour.jsp](http://www.taioheritagehotel.com/eng/tour/hotel_tour.jsp) or call 2985 8383.

## 第三期活化計劃進展

第三期活化歷史建築伙伴計劃(活化計劃)共接獲34份建議書,被納入這期計劃的歷史建築物包括景賢里、虎豹別墅、必列啫士街街市及前粉嶺裁判法院。當局預計將於2012年年中完成第一輪評審。

## Update of Batch III of Revitalisation Scheme

A total of 34 submissions were received for Batch III of the Revitalising Historic Buildings Through Partnership Scheme (Revitalisation Scheme) which invited proposals to revitalise King Yin Lei, Har Par Mansion, Bridged Street Market and Former Fanling Magistracy. Assessment is underway and the first round of assessment is expected to be completed by mid 2012.



## 薩凡納藝術設計(香港)學院出版影集記錄深水埗故事

第一期活化計劃下的前北九龍裁判法院,已活化為薩凡納藝術設計(香港)學院。自學院於2010年啟用以來,一直致力製作《鏡頭聚焦:舊地新情深水埗》,院內攝影系、平面設計系及文物保育系師生參與,把深水埗區的建築文物、豐富的文化和別具特色的街景透過細膩的鏡頭攝錄下來,匯編成書。新書的發布會已於2012年2月舉行。

## SCAD's photo book documenting the stories of Sham Shui Po

The Former North Kowloon Magistracy is revitalised as the Hong Kong branch campus of Savannah College of Art and Design (SCAD Hong Kong) under Batch 1 of the Revitalisation Scheme. Since its commencement of operation in 2010, SCAD Hong Kong has been working on "Tilting the Lens: Telling the Story of Sham Shui Po", a collaborative project drawn from students and faculty of photography, graphic design and historic preservation at SCAD Hong Kong to document the architectural heritage, rich culture and cityscape of the Sham Shui Po district. The publication is officially launched in February 2012.



發展局局長林鄭月娥女士出席新書發布會。  
Secretary for Development, Carrie Lam, as the guest of book launch.

### 歡迎意見

We welcome your comments

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