



From:

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

To: Our friends

Date: Issue No.24 May 2012

雷生春活化為中醫藥保健中心

一級歷史建築雷生春活化為「香港浸會大學中醫藥保健中心—雷生春堂」，於四月二十五日舉行開幕典禮，並隨即投入服務，成為九龍裁判法院及舊大澳警署後，第三個完成的「活化歷史建築伙伴計劃」（活化計劃）項目。

行政長官曾蔭權主持「雷生春堂」開幕禮時表示：「這個項目有開創先河的特別意義。雷生春原為雷氏家族擁有，早在二〇〇〇年，雷氏家族已提出把雷生春無償捐贈特區政府予以修復及保存，而有關的捐贈程序於二〇〇三年完成。此舉開創本港捐贈私人歷史建築的先河，亦成為私人參與文物保育工作的典範。對於雷氏家族的無私奉獻和保育精神，我謹代表香港市民及特區政府衷心致謝。」

Lui Seng Chun Revitalised into a Chinese Medicine and Healthcare Centre

Lui Seng Chun, a Grade I historic building and revitalised into the Hong Kong Baptist University Chinese Medicine and Healthcare Centre, came into operation following its opening ceremony on 25 April. This is the third completed project under the Revitalising Historic Buildings Through Partnership Scheme (the Revitalisation Scheme), after the North Kowloon Magistracy and the Old Tai O Police Station projects.

Officiating at the opening ceremony of Lui Seng Chun, the Chief Executive Donald Tsang said, "This project has a special meaning for the donation is the first of its kind in Hong Kong. Originally owned by the Lui's Family, Lui Seng Chun was offered to be donated on a totally non-remunerated basis to the Hong Kong Government in 2000 for restoration and preservation purposes. The formalities were completed in 2003. This generous offer marks the beginning of donation of privately-owned historic buildings in Hong Kong and has set a good example of private sector participation in heritage conservation. On behalf of the public and the SAR Government, I would like to express my heartfelt thanks to the Lui's family for their selfless contribution and spirit of conservation."



行政長官曾蔭權(中)及發展局局長林鄭月娥(左三)與其他主禮嘉賓主持雷生春堂開幕儀式。
Chief Executive Donald Tsang (centre) officiates at the opening ceremony of Lui Seng Chun Chinese Medicine and Healthcare Centre with Secretary for Development Carrie Lam (third from left) and other guests.



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

雷中元、雷黃瓊芳及雷賢達(由左至右)
重訪家族祖屋，懷緬昔日生活點滴。
Charles Lui, Mrs King-fong Wong Lui
and David Lui (left to right) set foot
again in their ancestral home, looking
back in fond memories.

雷生春建於一九三一年，原為雷亮先生擁有，按照雷氏家族的要求度身設計和興建。建築物的地下曾用作名為「雷生春」的跌打藥店，樓上各層則用作雷氏家人居所。雷生春露台寬闊，糅合了現代流線(裝飾藝術)風格的設計與鮮明的古典元素，頂層外牆嵌有家族中藥店號的石匾，盡顯香港戰前唐樓典型的建築風格。

「活化計劃」由發展局於二〇〇八年推出，透過政府及非牟利機構合作，活化政府擁有的歷史建築，以非牟利的社會企業營運，為社區帶來經濟及社會效益。「活化計劃」以嚴謹的甄選程序，為雷生春尋找到新用途，成為香港浸會大學中醫藥保健中心，既反映建築物的原來用途，亦切合以往服務社會的歷史和功能。

活化後的雷生春，除了提供中醫藥保健服務外，亦為市民提供免費導賞團，參觀建築物內雷氏家族、雷生春以及香港唐樓建築歷史的展示區。有關導賞團預約安排，請瀏覽網址<http://scm.hkbu.edu.hk/lstour>或致電 3411 0628 / 3411 0638查詢。



Lui Seng Chun was built in 1931 under the ownership of Mr. Lui Leung. It was tailor-designed and constructed according to the requirement of the Lui's family. The ground floor of the building was occupied by a Chinese bone-setting medicine shop named "Lui Seng Chun" while the upper floors became living quarters for members of the Lui's family. The architecture features a mixing of the Streamline Modern (Art Deco) design with robust classical elements. The deep verandahs together with the stone plaque bearing the Chinese name of the medicine shop at the top of the building are all typical architectural features of pre-war Chinese tenements.

The Revitalisation Scheme was launched in 2008 by the Development Bureau. Under the collaboration of the Government and non-profit-making organisations, government-owned historic buildings are revitalised and operated in the form of non-profit-making social enterprises for the economic and social benefits of the community. Under a rigorous selection process of the Scheme, a new use has been identified for Lui Seng Chun, which is turned into the "Hong Kong Baptist University Chinese Medicine and Healthcare Centre – Lui Seng Chun". The revitalised Lui Seng Chun as a Chinese medicine and healthcare centre not only can reflect the original use of the building, but also will enable it to continue with its former role of serving the community.

Apart from Chinese medicine and healthcare service, free guided tours will also be provided at the revitalised Lui Seng Chun. The public can visit the display area showing information on the Lui's family, Lui Seng Chun and the history of Chinese tenements in Hong Kong. For booking of the guided tours, please visit <http://scm.hkbu.edu.hk/lstour> or call 3411 0628/ 3411 0638 for enquiry.



家在雷生春

出席雷生春堂開幕禮的雷氏家族成員，重踏家族祖屋，都表現興奮，處處流露對活化後的雷生春的欣賞之情，亦十分懷緬昔日點滴。

雷中元在雷生春出生，他憶述其家族決定將祖業無償捐出的經過：「我們一致認為應該保留雷生春，以紀念雷亮先生，並秉承其惠澤社群的宗旨，令市民大眾都能夠受惠。感謝香港特區政府的支持，以及浸會大學參與活化計劃，終於令雷生春有了新的生命。」

同樣在雷生春出生的雷賢達，在這裡渡過了十年歡樂時光：「我最愛於環迴大露台踏單車、打羽毛球。雷生春從始至終都是我們的家，現在它有新的用途，保留了建築物亦能服務社會，我覺得是最適合不過的結果。」

那天，「六孀」雷黃瓊芳說得最多的是「謝謝」兩個字。她的婚禮正是在雷生春舉行，那時掛在建築物外牆以誌慶典的大型花牌，現在就定格於黑白照片，於地下大堂展示。數十年時光轉眼溜走，雷生春卻依然鮮活存在，繼續散發光芒。

Home in Lui Seng Chun

The Lui's who attended the opening ceremony of Lui Seng Chun were excited about setting foot again in their ancestral home. While showing how much they appreciated the revitalised Lui Seng Chun, they also looked back with fond memories of their old days.

Charles Lui, who was born in Lui Seng Chun, recalled how his family decided to donate unconditionally their ancestral home. "We all decided to preserve Lui Seng Chun in remembrance of Mr Lui Leung, and to further his objective of contributing to society for the benefit of the public," he said. "Thanks to the Hong Kong SAR Government for its support, and the Baptist University for its participation in the revitalised project, Lui Seng Chun has finally been given a new lease of life."

David Lui, who was also born in Lui Seng Chun, spent ten happy years there. "I loved cycling and playing badminton in the deep verandah," he said. "Lui Seng Chun has always been our home. Now that it has found a new use, and that the building can be preserved with the community served at the same time, I think this is the perfect outcome."

The words the "Sixth Aunt," Mrs King-fong Wong Lui, uttered most on the opening day were "thank you". Her wedding was held right here at Lui Seng Chun. A black-and-white photo showing the large flower plaque hung outside the building on the day of her wedding, is on display in the ground floor lobby today. Decades have slipped by, yet Lui Seng Chun remains as charming as ever.



油麻地戲院變身為粵劇中心

油麻地戲院於1930年建成，坐落於文化色彩濃厚的油麻地區。這幢原已廢置的戲院現搖身一變，成為培育粵劇新秀的搖籃。

油麻地戲院是一幢二級歷史建築，其設計融合了新古典主義與裝飾藝術風格。該院於1998年結業，其附近還有一幢建於1895年的舊抽水站工程師辦公室，此建築物又名紅磚屋，是一幢一級歷史建築。政府於2009年7月展開工程，將這兩幢建築物改建為表演場地，以培育新晉粵劇團和粵劇新秀。

要將戲院改建為表演場地，實屬一大挑戰，負責監督這個活化項目的建築署高級工程策劃經理周冠棠表示：「油麻地戲院的整體大小和比例極為重要，必須加以保留。由於上址將用作表演劇場，需要較大的舞台和後台地方，故座位數目已由原來的900個減至300個。不過，我們會保留原有的『大堂—劇院—舞台』空間安排及由外至內的中軸線，讓市民可以欣賞到建築物原有的空間效果。」

此外，我們保留了不少歷史文物，例如支撐屋頂的舊鋼桁架、木樑條、舊電影放映機和原有地磚等，以作保育和教育之用，並在設計過程中徵詢粵劇發展諮詢委員會等持份者的意見，確保已考慮到使用者的觀點。

油麻地戲院由康樂及文化事務署管理，預期於2012年7月中正式啟用。有關節目詳情，請瀏覽網頁 <http://www.lcsd.gov.hk/CE/CulturalService/ymtt/index.php>，如有查詢，請致電2264 8108。



改建前的紅磚屋
(2000年)
(相片由古物古蹟辦事處提供)
Red Brick Building before conversion, 2000
(photo courtesy of the Antiquities and Monuments Office)

改建後的紅磚屋
Red Brick Building after conversion



改建前的油麻地戲院觀眾席內部
Auditorium of Yau Ma Tei Theatre before conversion



設有300座位觀眾席的劇院及舞台
A 300-seat theatre and stage

Historic Yau Ma Tei Theatre turned into Cantonese opera hub

Nestled in the culturally vibrant neighbourhood of Yau Ma Tei is the 1930-completed Theatre, which took on a new look from a forlorn cinema to a hub for breeding emerging Cantonese opera talents.

The grade 2 building, built with an eclectic mix of Neo-classicism and Art Deco influences, was decommissioned in 1998. Works to convert the Theatre and the nearby grade 1 1895-built Engineer's Office of the Former Pumping Station (also known as the Red Brick Building) commenced in July 2009 by the Government, turning the venues for the performance and training of young Cantonese opera troupes and artists.

Chau Kwun-tong, Senior Project Manager of the Architectural Services Department who oversees the revitalisation project, remarks the challenge of adaptation from the former cinematic use to current performance use, "The overall scale and proportion of the Yau Ma Tei Theatre is of exceptional significance and must be retained. The new use as a performance theatre requires bigger stage and backstage area and hence, the number of seats is reduced from the original 900 to 300. Yet, the original sequence of space i.e foyer-auditorium-stage, and axial approach from exterior to interior are still maintained for appreciation of the original spatial experience."

Historical elements, such as old steel trusses, timber purlins, old movie projector and original floor tiles were retained for conservation and education purpose. Stakeholders, including the Cantonese Opera Advisory Committee, have been engaged in the course of the design development process, making sure that users' point of view has been taken into account.

The Yau Ma Tei Theatre, managed by the Leisure and Cultural Services Department, is expected to open officially in mid of July 2012. For enquiry and details of programme, please visit website at <http://www.lcsd.gov.hk/CE/CulturalService/ymtt/index.php> or call 2264 8108



改建前的油麻地戲院
(1998年)
(相片由古物古蹟辦事處提供)

Yau Ma Tei Theatre before conversion, 1998
(photo courtesy of the Antiquities and Monuments Office)

改建後的油麻地戲院
Yau Ma Tei Theatre after conversion.



香港、文物、保育——與趙廣超一席話

對於在其領域中的先導人物，一般都是未見其人先聞其事，我們都有這些經驗。

聽聞趙廣超，緣於朋友極力推介《我的家在紫禁城》展覽。能將故宮的文化底蘊，以趣味無窮的手法演譯，將香港老幼觀眾都吸引過去，當中所投入的技藝、心力，光是想像就已經不得了，以創意設計實踐文化教育的總舵手，就是人稱「趙老師」或「超哥」的趙廣超。

成長於元朗錦田、留學於法國、鑽研於神州大地，對於發展局文物保育專員辦事處委約他參與香港文物古蹟的推廣計劃，趙廣超說特別上心：「這些年我在國內研究及推廣中國文化，一直在想能怎樣將知識和經驗貢獻香港的文物保育。香港是我成長的地方，我參與和經歷了它的發展過程，能有機會做香港的主題，我感到特別親切。」

就是這個香港情意結，趙廣超與他的團隊用了一年，精心構思與製作了《香港建造：荷李活道》及《香港製造：大埔碗窰》為主題的項目，以書刊、網頁以及動畫短片推廣古物古蹟。他說：「富有的定義不單以經濟或功能衡量，生活的內容更為重要。香港擁有豐富的歷史建築、古物古蹟，如果這個推廣計劃能令香港人為自己所擁有的感到自豪（不單只是有興趣），從而更加尊重香港，我會非常高興。」

以往與其他機構合作的經驗，一度令趙廣超以為會被要求以傳統或既定的方式演譯，事實卻並非如此，他說：「創作過程中要經常調整，才會產生更好的概念，我很感激辦事處給予我和團隊相當高的創作自由度，我希望這些經驗能為我在國內的計劃作示範作用。」

人對自己的地方擁有歸屬感和自豪感，並不是甚麼新鮮的事。最重要的，是能以新鮮的視角與做法，滋養這份歸屬感和自豪感。

至少，趙廣超是如此堅持。



Hong Kong, Heritage and Conservation — A Dialogue with Chiu Kwong-chiu

In our experience, it is most often the case that we have heard a lot about leading figures in their respective fields long before we meet them.

I heard about Chiu Kwong-chiu when a friend of mine strongly recommended the “We All Live in the Forbidden City” Exhibition to me. In that exhibition, the rich cultural heritage of the Imperial Palace was vividly portrayed in a fascinating manner. No wonder it was such an attraction to local visitors, young and old. The clever blending of art and skills, and the stupendous efforts put into it had deeply impressed viewers. Just the imagination alone was already a strong appeal to the visitors. The man at the helm spearheading efforts to promote cultural education through his creative design is Chiu, also known as “Teacher Chiu” or “Brother Chiu.”

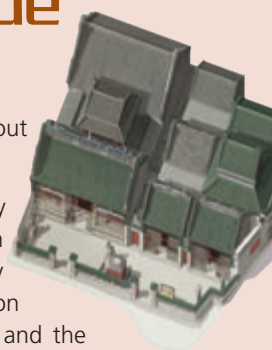
Raised in Kam Tin, Yuen Long, studied in France and specialised in our Motherland, Chiu said he was commissioned by the Commissioner for Heritage’s Office (CHO) of the Development Bureau to take part in a promotional programme on heritage in Hong Kong, a project he held dear. “I have been studying and promoting Chinese culture in the Mainland the last couple of years, and I was always thinking of how I could contribute my knowledge and expertise to heritage conservation in Hong Kong,” said Chiu. “Hong Kong is where I grew up, and in that sense of the word I have taken part in its development process. Having this chance to work on a project on Hong Kong is an endearing experience to me.”

Owing to his special sentiment to Hong Kong, Chiu and his team spent a year carefully planning and producing two projects, namely, “Built in Hong Kong” and “Made in Hong Kong”, which promoted the cultural heritage of Hong Kong through publications, websites and short animations. He said, “Wealth of a place is not merely defined by its economy or functions. The content of its people’s lives is all the more important. Hong Kong is blessed with a plethora of historical buildings, antiquities and monuments. I should be very pleased if this promotional programme can make Hong Kong people proud of what they have (not just have a mere interest) and thus have more respect for the place.”

Chiu’s past experience in working with other organisations made him think that he would be asked to present his ideas in a traditional or conventional manner. But it turned out otherwise. He said, “Better ideas can only be generated with more fine-tuning in the creation process. I am deeply thankful to CHO for giving me and my team a lot of creative freedom, and I hope that these experiences could set a good example for my projects on the Mainland.”

There is nothing novel about having a sense of belonging and pride for one’s own place. At the end of the day, what is most important is how we are able to nourish and sustain these feelings through new perspectives and new approaches.

At least Chiu is single-heartedly committed to this.



「古蹟大發現」巡迴展覽6月開始

由2012年6月起，本港市民和海外遊客將能參觀於香港鬧市多個地點舉辦的文物展覽。

文物保育專員辦事處將會推出一系列主題為「古蹟大發現」的巡迴展覽，介紹荷李活道、大埔碗窰青花瓷窰址，以及著名插畫家 Chocolate Rain 筆下的6條遊蹤路線，是次活動將會舉辦至2012年10月底。

辦事處發言人說：「我們希望有關展覽能縮短市民與文物之間的距離，一如『古蹟大發現』這個活動主題，其實文物與日常生活息息相關，我們可以在香港多個地點輕易找到各種文物。」

繼出版香港文物系列《香港建造：荷李活道》和《香港製造：大埔碗窰》後，辦事處再接再厲，為荷李活道和大埔碗窰青花瓷窰址舉辦展覽。

荷李活道是中環甚至香港最早興建的道路之一，沿路建有不少歷史建築，包括中區警署建築群和文武廟，華洋建築與文化傳統匯萃，盡顯香港早年中西文化共治一爐的特點。

大埔碗窰青花瓷窰址是一個大規模生產青花瓷的地方，其歷史可追溯至明朝，亦是本港唯一一個已知的青花瓷窰址。政府於1983年刊憲，將瓷窰的一部分列為法定古蹟。

於早前舉辦的「香港文物旅遊博覽—古蹟串串貢」非常成功，當局將會再次展出以 Chocolate Rain 插畫介紹的6條遊蹤路線，包括中西區、南區、北區、灣仔、尖沙咀和油麻地，市民又再有機會欣賞這個多彩多姿的展覽。

展覽將於2012年6月至10月在多個地點舉行，詳情請參閱下表或瀏覽文物保育專員辦事處的網頁 <http://www.heritage.gov.hk/en/whatsnew/events.htm>。



“Heritage Discovery” Roving Exhibitions Rolling Out from June

Hong Kong citizens and overseas tourists are going to spot on the heritage-themed exhibitions that will be held in the diverse bustling spots of Hong Kong starting from June 2012.

The Commissioner for Heritage's Office will be rolling out a series of roving exhibitions that feature Hollywood Road, Tai Po Wun Yiu Kiln site and six heritage routes as illustrated by the renowned Chocolate Rain under the annual theme of “Heritage Discovery” until the end of October 2012.

‘We hope the exhibitions can bring the public a bit closer to our heritage that has been existed side by side with our daily lives and these heritage treasures could just be discovered easily at every single part of Hong Kong as in line with our theme “Heritage Discovery”.’ A spokesman from the Office said.

The inauguration of the exhibitions on Hollywood Road and Tai Po Wun Yiu kiln site is a continuation of the Office's production of these delicate themed publications, “Built in Hong Kong” and “Made in Hong Kong” under the Hong Kong Heritage Series.

As one of the earliest roads built in Central District, and Hong Kong at large, Hollywood Road is found with the conglomeration of the historic buildings including Central Police Station Compound and Man Mo Temple, with a crossover of both the western and Chinese architectural and cultural traditions reflecting the early role of Hong Kong as a melting pot of east and west.

Tai Po Wun Yiu kiln site is the only known archaeological site in Hong Kong where blue-and-white porcelain was manufactured in large scale dated back to Ming dynasty. In 1983, the Government gazetted part of the kiln as a Declared Monument.

The six heritage routes covering Central and Western District, Southern District, Northern District, Wanchai, Tsim Sha Tsui and Yau Ma Tei in a cartoon format as illustrated by Chocolate Rain are a rerun exhibition of “Hong Kong Heritage Tourism Expo – Access Heritage” due to its past success. The public will have another chance to enjoy such extraordinary exhibition.

The three exhibitions will be showcased alternatively from June to October 2012 in various locations as detailed from the table below or check out our website <http://www.heritage.gov.hk/en/whatsnew/events.htm> for more updated information.

展覽主題 Exhibition Theme	
荷李活道 Hollywood Road	(a) 香港國際機場 Hong Kong International Airport
	(b) 中環天星碼頭8號碼頭碼頭連接大樓地下 G/F, Central Terminal Building, Pier 8, Central Star Ferry Piers
	(c) 時代廣場有蓋廣場 Covered Piazza, Times Square
	(d) 上環文娛中心6樓展覽廳 Exhibition Hall, 6/F, Sheung Wan Civic Centre
	(e) 金鐘道政府合署高座大堂 Deck floor, High Block, Queensway Government Offices
碗窰 Wun Yiu	(a) 大埔超級城C區 Zone C, Tai Po Mega Mall
	(b) 香港國際機場 Hong Kong International Airport
	(c) 中環天星碼頭8號碼頭碼頭連接大樓地下 G/F, Central Terminal Building, Pier 8, Central Star Ferry Piers
	(d) 香港文物探知館大堂 Lobby, Hong Kong Heritage Discovery Centre
「香港文物旅遊博覽—古蹟串串貢」 Hong Kong Heritage Tourism Expo — Access Heritage	(a) 香港國際機場 Hong Kong International Airport
	(b) 中環天星碼頭8號碼頭碼頭連接大樓地下 G/F, Central Terminal Building, Pier 8, Central Star Ferry Piers
	(c) 入境事務大樓1樓大堂 1/F Lobby, Immigration Tower

歡迎意見

We welcome
your comments

發展局文物保育專員辦事處 Commissioner for Heritage's Office, Development Bureau
香港添馬添美道2號政府總部西翼19樓
19/F, West Wing, Central Government Offices, 2 Tim Mei Avenue, Tamar, Hong Kong

電郵 Email: wbenq@devb.gov.hk • 傳真 Fax: 2189 7264
我們的網址 Our Homepage: www.heritage.gov.hk

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