



From:

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

To: Our friends

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第六期活化歷史建築伙伴計劃工作坊

Workshop on Batch VI of Revitalising Historic Buildings Through Partnership Scheme



保育歷史建築諮詢委員會主席劉智鵬教授（中）及嘉道理農場暨植物園永續生活及農業部主管王麗賢女士（右二）分別分享評審準則和活化經驗 Professor Lau Chi-pang (centre), the Chairman of the Advisory Committee on Built Heritage Conservation, and Ms. Idy Wong (second right), Head of the Sustainable Living and Agriculture Department of Kadoorie Farm and Botanic Garden Corporation talked about the assessment criteria and shared the revitalisation experience respectively

發展局文物保育專員辦事處現就第六期活化歷史建築伙伴計劃（活化計劃）所涵蓋的四幢歷史建築，邀請非牟利機構遞交活化建議。該四幢歷史建築為大潭篤原水抽水站員工宿舍群、荃灣汀九白樓、灣仔景賢里和荃灣馬灣芳園書室。

為讓有興趣的機構清晰了解申請事宜，文物保育專員辦事處於2020年1月7日在香港文物探知館舉行工作坊，講解如何填寫申請表格，並介紹歷史建築的主要技術範疇及特別要求等。保育歷史建築諮詢委員會主席劉智鵬教授及嘉道理農場暨植物園永續生活及農業部主管王麗賢女士亦獲邀出席與現場人士分別分享評審準則和活化經驗。當日參加者非常踴躍向講者發問。

此外，早於工作坊舉行前，文物保育專員辦事處已於2019年12月17至20日舉辦開放日及導賞團，讓有興趣申請的機構到訪該四幢歷史建築。

有關第六期活化計劃的詳情，請瀏覽：

www.heritage.gov.hk/tc/rhbt/batch6_scheme.htm



1月7日舉行的工作坊
Workshop held on 7 January

The Commissioner for Heritage's Office (CHO) of the Development Bureau is now inviting revitalisation proposals from non-profit-making organisations (NPO) for the four historic buildings under Batch VI of the Revitalising Historic Buildings Through Partnership Scheme (Revitalisation Scheme). The four historic buildings are the Tai Tam Tuk Raw Water Pumping Station Staff Quarters Compound; Homi Villa in Ting Kau, Tsuen Wan; King Yin Lei in Wan Chai; and Fong Yuen Study Hall in Ma Wan, Tsuen Wan.

To facilitate interested organisations to understand more about the application procedures, the CHO organised a workshop on 7 January 2020 at the Hong Kong Heritage Discovery Centre to go through how to complete the application form, as well as elaborate on major technical aspects and special requirements of the historic buildings. Professor Lau Chi-pang, the Chairman of the Advisory Committee on Built Heritage Conservation, and Ms. Idy Wong, Head of the Sustainable Living and Agriculture Department of Kadoorie Farm and Botanic Garden Corporation were invited to attend the workshop to share about the assessment criteria and the revitalisation experience respectively. The speakers were swamped with questions from the participants on the day.

Before the workshop was held, the CHO arranged separately open days with guided tours for interested organisations to visit the four historic buildings during 17 – 20 December 2019.

For further information about Batch VI of the Revitalisation Scheme, please visit: www.heritage.gov.hk/en/rhbt/batch6_scheme.htm



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

第六期活化歷史建築伙伴計劃的申請注意事項

Things to note for application under Batch VI of the Revitalisation Scheme

遞交申請日期及地點 Submission Date and Venue

申請機構必須在2020年8月3日中午12時前，把申請所需文件送抵九龍尖東麼地道68號帝國中心7樓701B室文物保育專員辦事處活化歷史建築伙伴計劃秘書處。

Proposals should reach the Scheme Secretariat at the CHO at Unit 701B, 7/F, Empire Centre, 68 Mody Road, Tsim Sha Tsui East, Kowloon by noon on 3 August 2020.

申請資格 Eligibility

申請機構必須是《稅務條例》（第112章）第88條所界定具有慈善團體身份的非牟利機構。尚未取得慈善團體身份但對計劃感興趣的機構，若已正式向稅務局呈交申請為慈善團體，其申請仍會獲得接受，但須在2021年5月3日或以前取得慈善團體身份。

The applicant should be a non-profit-making organisation with charitable status under section 88 of the Inland Revenue Ordinance (Cap. 112). For those interested organisations that may not already possess charitable status, if they have formally submitted an application to the Inland Revenue Department, their applications will still be accepted but the applicant must have obtained the charitable status on or before 3 May 2021.

技術範疇 Technical Aspects

申請機構應盡量利用現有歷史建築作社會企業營運的建議新用途。如有需要，可考慮在對現有歷史建築物作「最少干預」的原則下，建造新建築物以作輔助用途；新構築物應配合原有歷史建築的景觀及氛圍，規模亦應與使用目的配合及與原有建築物的比例相稱。

Applicants should make every effort to utilise the existing historic building to accommodate the proposed new uses for their social enterprise operation. If necessary, construction of new structure(s) may be considered for supporting use under the principle of minimum intervention. The new structure should respect the view and ambience of the historic buildings. Its scale should be commensurate with its use and proportionate with the existing buildings.



大潭篤原水抽水站員工宿舍群
Tai Tam Tuk Raw Water Pumping Station
Staff Quarters Compound

灣仔景賢里
King Yin Lei in Wan Chai



荃灣馬灣芳園書室
Fong Yuen Study Hall in Ma Wan,
Tsuen Wan



荃灣汀九白樓
Homi Villa in Ting Kau, Tsuen Wan

上述照片攝於2019年12月17至20日舉辦的開放日和導賞團
The above photos were taken at the open days and guided tours during 17 – 20 December 2019

因應2019冠狀病毒疫情，申請書截止遞交日期將會由原定的2020年4月3日中午12時，延長4個月至2020年8月3日中午12時

In view of the COVID-19 infection, the deadline for submission of applications will be extended for four months from noon on 3 April 2020 to noon on 3 August 2020

填寫申請表格 Form Completion

申請機構應扼要地將其活化建議的概念，以中文（新細明體字型12號）或英文（Times New Roman字型12號）填寫在54頁的申請表格中。所有夾附其他附加資料（申請表格第一頁所指明的資料除外）或多於54頁的申請表格將被視為不合規格申請。

Applicants should submit a conceptual plan of their revitalisation proposal which should be confined within the 54-page application form in Chinese (PMingLiU in 12-point font size) or English (Times New Roman in 12-point font size). Application forms with other additional attachments (except those specified on page one of the application form) or exceeding 54 pages will be considered as invalid applications.

對公眾開放 Open to the Public

申請機構應劃出建築物的部分範圍作為詮釋區或展覽場地，以介紹建築物的歷史及特色，並應在不影響社企的營運下，讓公眾欣賞全部或部分歷史建築。申請機構必須於申請表格內提供有關歷史建築開放予公眾之程度，以及導賞團和開放日安排的相關資料。

Applicants should designate part of the buildings as interpretation area or exhibition area to demonstrate the history and significance of the historic buildings, and should allow the public to appreciate the whole or part of the historic buildings without disturbance to the social enterprise operation. Applicants should submit information on the degree of public access to the historic buildings and arrangement for guided tours and open days in the application form.

第六期活化歷史建築伙伴計劃包括下列的歷史建築：

Batch VI of the Revitalisation Scheme includes the following historic buildings:



大潭篤原水抽水站員工宿舍群
Tai Tam Tuk Raw Water Pumping Station Staff Quarters Compound

可供考慮用途*: 食肆、教育機構、展覽或會議廳、郊野學習 / 教育 / 遊客中心，或康體文娛場所等
Possible Uses*: Eating Place, Education Institution, Exhibition or Convention Hall, Field Study/Education/Visitor Centre, Place of Recreation, Sports or Culture, etc.

| | |
|---------------------------|--|
| 地址: | 香港大潭水塘道 |
| Address: | Tai Tam Reservoir Road, Hong Kong |
| 總樓面面積: | 約 607 平方米 |
| Gross Floor Area: | About 607 m ² |
| 用地面積: | 約 6356 平方米 |
| Site Area: | About 6356 m ² |
| 建成年份: | 1905 (高級員工宿舍) / 1907 (員工宿舍) / 1936 (第2號員工宿舍) |
| Year Built: | 1905 (Senior Staff Quarters) / 1907 (Staff Quarters) / 1936 (No. 2 Staff Quarters) |
| 歷史地位: | 法定古蹟 |
| Historical Status: | Declared Monument |



白樓
Homi Villa

可供考慮用途*: 食肆、郊野學習 / 教育 / 遊客中心、展覽或會議廳、康體文娛場所，或商店及服務行業等
Possible Uses*: Eating Place, Field Study/Education/Visitor Centre, Exhibition or Convention Hall, Place of Recreation, Sports or Culture, Shop and Services, etc.

| | |
|--------------------------|--|
| 地址: | 新界荃灣青山公路汀九段 |
| Address: | Castle Peak Road, Ting Kau, Tsuen Wan, New Territories |
| 總樓面面積: | 約 460 平方米 |
| Gross Floor Area: | About 460 m ² |
| 用地面積: | 約 1760 平方米 |
| Site Area: | About 1760 m ² |
| 建成年份: | 1930年代 |
| Year Built: | 1930s |
| 評級: | 三級歷史建築 |
| Grading: | Grade 3 |



景賢里
King Yin Lei

可供考慮用途*: 食肆、教育機構、展覽或會議廳、研究所、設計及發展中心，或商店及服務行業等
Possible Uses*: Eating Place, Educational Institution, Exhibition or Convention Hall, Research, Design and Development Centre, Shop and Services, etc.

| | |
|---------------------------|--|
| 地址: | 香港灣仔司徒拔道45號 |
| Address: | 45 Stubbs Road, Wan Chai, Hong Kong |
| 總樓面面積: | 約 1735 平方米 |
| Gross Floor Area: | About 1735 m ² |
| 用地面積: | 約 4910 平方米 (包括室外面積) |
| Site Area: | About 4910 m ² (including outdoor area) |
| 建成年份: | 1937 |
| Year Built: | 1937 |
| 歷史地位: | 法定古蹟 |
| Historical Status: | Declared Monument |



芳園書室 Fong Yuen Study Hall

可供考慮用途*: 博物館、食肆、商店及服務行業，或學校等

Possible Uses*: Museum, Eating Place, Shop and Services, School, etc.

| | |
|-------------------|---|
| 地址: | 新界荃灣馬灣田寮村 |
| Address: | Tin Liu Tsuen, Ma Wan, Tsuen Wan, New Territories |
| 總樓面面積: | 約 140 平方米 |
| Gross Floor Area: | About 140 m ² |
| 用地面積: | 約 280 平方米 |
| Site Area: | About 280 m ² |
| 建成年份: | 1920 - 1930 |
| Year Built: | 1920 - 1930 |
| 評級: | 三級歷史建築 |
| Grading: | Grade 3 |

前北九龍裁判法院亦會被納入第六期活化計劃內，邀請非牟利機構遞交活化建議，詳情容後公布。

The Former North Kowloon Magistracy will be put into Batch VI of the Revitalisation Scheme to invite revitalisation proposals from non-profit-making organisations. Details will be announced in due course.

*羅列的可供考慮用途僅供有意申請機構參考，申請機構可提議其他合適用途。

*The possible uses are for reference only. Applicants are welcome to come up with other suggestions.

有關活化歷史建築伙伴計劃

About the Revitalisation Scheme

目標

- 保存歷史建築，並以創新的方法，予以善用
- 把歷史建築改建成為獨一無二的文化地標
- 推動市民積極參與保育歷史建築
- 創造就業機會，特別是在地區層面方面

運作模式

- 政府物色適宜作活化再利用的政府歷史建築，納入該計劃
- 非牟利機構獲邀就如何以社會企業形式使用上述建築物遞交建議書，以提供服務或營運業務。在建議書中，非牟利機構須詳細說明如何保存有關的歷史建築，並有效發揮其歷史價值；社會企業將如何營運以達財務可行；以及如何令社區受惠
- 由政府和非政府專家組成的保育歷史建築諮詢委員會（委員會），負責審議建議書以及就相關事宜提供意見
- 文物保育專員辦事處會向成功申請的機構提供一站式諮詢服務，以推行其建議計劃，服務範疇涵蓋文物保護、土地用途和規劃、樓宇建築，以及遵從《建築物條例》（第123章）的規定
- 若有充分理據支持，我們會提供資助，包括：
 - ▶ 一次過撥款，以支付建築物大型翻新工程的部分或全部費用
 - ▶ 就建築物收取象徵式租金
 - ▶ 一次過撥款，以應付社會企業的開辦成本和最多在首兩年營運期間出現的赤字（如有），上限為500萬元，但先決條件是建議的社會企業預計可在開業初期後自負盈虧

Objectives

- To preserve and put historic buildings into good and innovative use
- To transform historic buildings into unique cultural landmarks
- To promote active public participation in the conservation of historic buildings
- To create job opportunities, in particular at the district level

Mode of Operation

- Government-owned historic buildings considered suitable for adaptive re-use are identified for inclusion in the Revitalisation Scheme
- Non-profit-making organisations (NPOs) are invited to submit applications for using these buildings to provide services or run business in the form of social enterprise. In their applications, NPOs are required to provide detailed plans on how the historic buildings will be preserved and their historical significance brought out effectively, how the social enterprise will be operated in order to achieve financial viability and how the local community will benefit
- The Advisory Committee on Built Heritage Conservation (the Committee), comprising Government and non-Government experts, is responsible for assessing the applications and advising the Government on related matters
- The Commissioner for Heritage's Office provides one-stop advisory service for successful applicants to take forward their proposals in the areas of heritage conservation, land use and planning, building architecture, and compliance with the Buildings Ordinance (Cap 123)
- Where justified, we will provide financial support including:
 - ▶ One-off grant to cover the cost of major renovation to the buildings, in part or in full
 - ▶ Nominal rental for the buildings
 - ▶ One-off grant to meet the starting costs and operating deficits (if any) of the social enterprises for a maximum of the first two years of operation at a ceiling of \$5 million, on the prerequisite that the social enterprise proposal is projected to become self-sustainable after this initial period

有關活化歷史建築伙伴計劃

About the Revitalisation Scheme

評分準則

委員會將按五項評分準則研究和評審申請，各項準則一般各佔20%比重，但會因應各歷史建築的具體情況作出調節。評分準則如下：

- 彰顯歷史價值及重要性
- 技術範疇
- 社會價值及社會企業的營運
- 財務可行性
- 管理能力及其他考慮因素

Marking Scheme

The Committee examines and assesses the applications in accordance with a marking scheme consisting of five assessment criteria. The weighting of each criterion is normally 20%, but may be adjusted to take account of the specific circumstances of individual historic buildings. The assessment criteria are:

- Reflection of historical value and significance
- Technical aspects
- Social value and social enterprise operation
- Financial viability
- Management capability and other considerations

有關活化計劃的詳情，請瀏覽：www.heritage.gov.hk/tc/rhbtp/about.htm

For further information about the Revitalisation Scheme, please visit: www.heritage.gov.hk/en/rhbtp/about.htm

通報發現黑角頭石刻市民獲頒獎狀

Certificate Awarded to Member of Public Who Discovered Rock Carving at Cape Collinson

2018年10月，古物古蹟辦事處（古蹟辦）接獲張業基先生通報在港島東區海岸黑角頭發現疑似古代石刻。古蹟辦與有關專家作實地視察及研究後，專家一致同意該處石刻與其他八處已列為法定古蹟的石刻均具有同樣重大的文物價值，並支持石刻根據《古物及古蹟條例》獲得保護。古物事務監督於徵詢古物諮詢委員會（古諮會）意見後，於2019年10月宣布將黑角頭石刻列為法定古蹟。

2019年12月9日，古諮會主席蘇彰德與發展局文物保育專員任浩晨向張先生頒發獎狀，以感謝他對香港文物保育的支持。

In October 2018, the Antiquities and Monuments Office (AMO) received a report from Mr. Cheung Yip Ki regarding the discovery of a potential ancient rock carving at Cape Collinson which is at the shore in Eastern District of the Hong Kong Island. After site investigation and field study by AMO and experts in the field, the professionals unanimously agreed that the rock carving shares similar significant heritage value as the other eight rock carvings already declared as monuments and supported the protection of the rock carving under the Antiquities and Monuments Ordinance. The Antiquities Authority, after consultation with the Antiquities Advisory Board (AAB), declared the rock carving at Cape Collinson as monument in October 2019.

On 9 December 2019, Mr. Douglas So, the Chairman of the AAB, and Mr. José Yam, the Commissioner for Heritage of the Development Bureau presented a certificate to Mr. Cheung as a token of appreciation for his support towards Hong Kong's heritage conservation.



古物諮詢委員會主席蘇彰德（右）及發展局文物保育專員任浩晨（左）向張業基先生頒發獎狀

Mr. Douglas So, the Chairman of the Antiquities Advisory Board (right) and Mr. José Yam, the Commissioner for Heritage of the Development Bureau (left) presented a certificate to Mr. Cheung Yip Ki



黑角頭石刻
Rock carving at Cape Collinson



上海街600至626號被活化為「618上海街」，呈現昔日街景
600 – 626 Shanghai Street has been revitalised as “618 Shanghai Street” which retains the original streetscape

「618上海街」活化項目 — 賦予唐樓建築群新生命

“618 Shanghai Street” Revitalisation Project Injects New Life into the Tenement Building Clusters

「618上海街」— 市區重建局的「上海街／亞皆老街活化項目」已於2019年11月完成保育活化工程，並對外開放。此活化項目早於2008年開展，現作商業及文化藝術用途。

「618上海街」活化項目前址是一列14幢的唐樓，當中包括10幢建於1920至1926年、被評為二級歷史建築的戰前騎樓式唐樓，以及4幢建於1963至1964年的戰後唐樓。

項目保留了10幢戰前唐樓群的騎樓部分，以及支撐整排騎樓的13條麻石柱，讓市民能感受昔日上海街的街道氛圍。建築物的木窗及木拱門亦獲保留及翻新，部分原有花紋地磚亦被重用或重鋪到牆上作裝飾用途。

項目透過訪問歷史學者、街坊口述歷史、翻查舊剪報和政府檔案紀錄，向到訪者展示上海街背景及唐樓群歷史文化等資料。而大樓內有多處以上海街歷史為題材的壁畫，加強地區特色，並設有社區空間供地區團體舉辦文化藝術活動。此外，多個富地區特色的商戶已進駐項目。

「618上海街」項目在保留地區及建築特色的同時，亦為建築群注入新生命，與社群重新建立關係，是保育活化唐樓的典範之一。

有關「618上海街」的詳情，請瀏覽：

<https://618.ura-vb.org.hk/tc>

“618 Shanghai Street” – The Shanghai Street/Argyle Street Revitalisation Project of the Urban Renewal Authority was completed in November 2019, and is now open to the public. Commenced revitalisation in 2008, the project is now used for commercial, cultural and arts purposes.

The previous site of the “618 Shanghai Street” revitalisation project consists of 14 tenement buildings, 10 of which are Grade 2 historic buildings of the pre-war verandah-type built in the period of 1920 - 1926. The other four post-war tenement buildings were built in between 1963 - 1964.

The project preserves the verandahs of the 10 pre-war tenement buildings, as well as the 13 granite columns that support the whole row of the verandahs. This allows the public to experience the old Shanghai Street ambience. In addition, the original wooden windows and arched entrances have been preserved and repaired, while some of the original patterned floor tiles have been refurbished or relayed on walls for decorative purpose.

The visitors will learn more about the history of Shanghai Street and the tenement buildings through information on the site gathered from historian interviews, residents’ oral history, old news clippings and government archives. The site features several murals on the theme of Shanghai Street history which highlight the local characteristics of the district. There is also a community space for the local groups to organise cultural and art activities. Several businesses with strong local characteristics are now based on site.

The “618 Shanghai Street” project not only preserves the district’s local characteristics and its architectural features, but also injects new life into the tenement building cluster that reconnects with the community. The project serves as an exemplary example of conservation and revitalisation of tenement buildings.

For more information about the “618 Shanghai Street” project, please visit: <https://618.ura-vb.org.hk/en>



◀ 昔日老店招牌獲得保留
Some historic signages have been preserved

重鋪後的地磚裝飾
Decoration made from the original floor tiles



◀ 項目設社區空間供地區團體舉辦文化藝術活動
A community space for the local groups to organise cultural and art activities

相片來源：市區重建局
Photo Source: Urban Renewal Authority

歡迎意見
WE WELCOME
YOUR COMMENTS

香港九龍尖東麼地道68號帝國中心7樓701B室 Unit 701B, 7/F, Empire Centre, 68 Mody Road, Tsim Sha Tsui East, Kowloon, Hong Kong
電郵 Email: wbenq@devb.gov.hk 電話 Tel: 2906 1560 傳真 Fax: 2906 1574 網址 Homepage: www.heritage.gov.hk

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