

第四期活化歷史建築伙伴計劃
活化舊牛奶公司高級職員宿舍為

薄鳧林牧場

Batch IV of the Revitalising Historic Buildings Through Partnership Scheme
Revitalisation of the Old Dairy Farm Senior Staff Quarters into

The Pokfulam Farm



薄扶林曾有佔地三百畝的大牧場，一度飼養三千乳牛，養活數以千計員工。

Pokfulam had
a 300-acre Dairy Farm,
which kept 3000⁺ cows, and
provided jobs for thousands of workers.



社區主導的古蹟保育

A Community-driven Conservation Approach

保育不止一幢建築，而是整個文化地景
Conserving not only a Historical Building



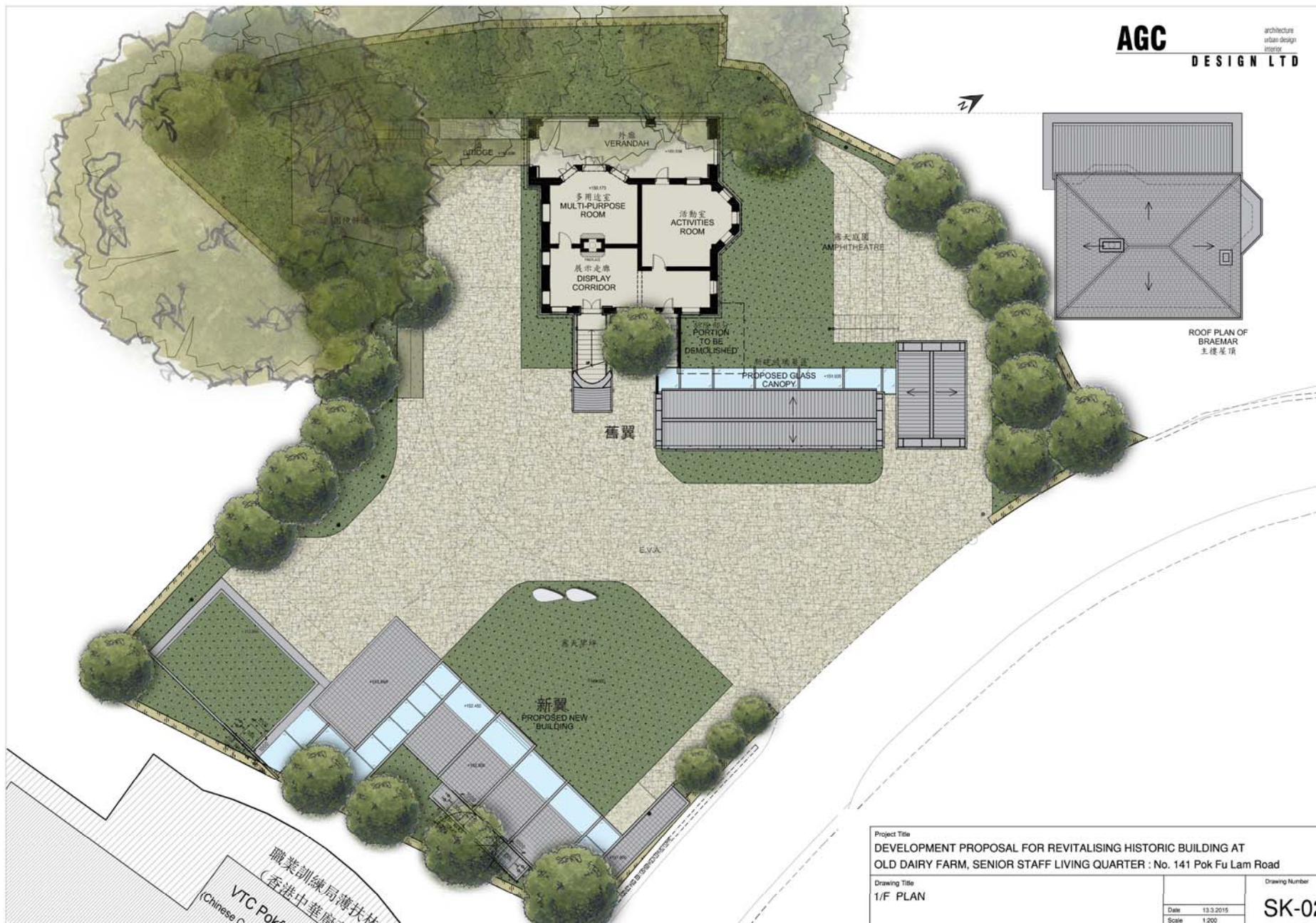
重見百年牧場 Reveal the Farm Heritage

1. 免費歷史建築導賞，參觀及認識大宅的過去與現在；
 2. 進行舊薄扶林牧場工人口述歷史收集計劃；
 3. 恆常展示舊牧場相關的口述歷史、牧場器具及文物檔案；
 4. 舉辦牛奶製品工作坊，如製作雪糕、乳酪及芝士等相關食品；
 5. 舉辦烘焙工作坊，如製作無添加麵包，下午茶餅食及蛋糕；
 6. 公眾可在場內購買並享用手工雪糕、乳酪及蛋糕；
 7. 探索、紀錄及保育舊薄扶林牧場尚存遺蹟；
 8. 建立薄扶林牧場遺蹟徑；
 9. 舉辦收費牧場遺蹟導賞，實地介紹牧場永續操作流程。
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1. Free guided tour for the public to learn about the past and present of the historic building;
 2. Collect oral histories from the Old Dairy Farm workers;
 3. Exhibit the oral history, tools, and documentations of the Old Dairy Farm;
 4. Organise workshops on dairy products, such as making ice-cream, yogurt and cheese;
 5. Organise bakery workshop, such as making organic bread, afternoon tea pastry, and cake;
 6. Hand-made ice-cream, yogurt and cake are available for sale to the general public;
 7. Explore, document, and preserve the Old Dairy Farm's still existing heritage;
 8. Set up a Pokfulam Farm Heritage Trail;
 9. Organise Pokfulam Farm docent tour, introducing the sustainable business model of the old farm.



(*) 消防車通道會於詳細設計階段盡量優化/縮小
Relaxation on width of EVA or adoption of other mitigation measures to exempt EVA (subject to FS approval) would be applied to FSD in detail design stage.
園境斜道會於詳細設計階段盡量優化/縮小
The design of ramp would be further reviewed and fine-tune in view of minimizing the length in detail design stage

Drawing Title	Drawing Number	
G/F PLAN	SK-01	
Date	13.3.2015	
Scale	1:200	



Project Title		
DEVELOPMENT PROPOSAL FOR REVITALISING HISTORIC BUILDING AT OLD DAIRY FARM, SENIOR STAFF LIVING QUARTER : No. 141 Pok Fu Lam Road		
Drawing Title		Drawing Number
1/F PLAN		SK-02
Date	19.3.2015	
Scale	1:200	

保育方案 Conservation Plan



香港明愛
Caritas
HONG KONG

薄鳧林牧場
活化歷史建築伙伴計劃 第四期 舊牛奶公司高級職員宿舍
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(The Fourth Batch) Old Dairy Farm Senior Staff Quarter

復修設計參考一九一九年牛奶公司出版的大事紀內載圖片，復原主樓的中式金字屋頂及其木結構與雙筒雙瓦設計，並還原正門入口門廊兩面設透光窗戶設計。

The conservation design is made reference to the historic photo inside a rare old book about the Old Dairy Farm published in 1919. The Chinese style pitched roof of the Main Building, its timber structure and double-roll roof tiles will be restored. Rows of windows on both sides of the porch of the main entrance will also be restored.

保育方案 Conservation Plan



場地南面會新建一座單層新翼，容納咖啡館、烘焙工作室、洗手間、育嬰室、機房等新增設施。為尊重現存歷史建築物，新建築的結構將以簡單鋼筋混凝土及鋼材興建，配合玻璃及石材為飾料，呈現簡單樸實的建築風格。

A new single-storey building will be constructed at the southern side of the site, accommodating a cafeteria, bakery and dairy workshop, washrooms, baby care room, mechanical and electrical plant rooms, and other necessary facilities. To respect the existing historic building, the structure of the new building is simple and made of reinforced concrete and steel. Its glazed and stone finishes present simple architectural style.

保育方案 Conservation Plan



香港明愛
Caritas
HKPSG / HPSG

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活化工程會將被圍封作實牆及窗戶的主樓外廊還原，並在原有欄杆加設符合建築條例高度的透明玻璃。另外，主樓西南角將加建新逃生樓梯及可供傷健人士使用的斜道，連接室外空間至主樓一樓外廊。

The restoration work will open up the existing verandah of the Main Building, which is now covered up by solid wall and windows. A transparent glass panel will be added to the balustrade to meet the minimum height of protective barrier required by the building code. On the other hand, an escape staircase and a new ramp for barrier free access will be added to the south-west side of the Main Building, connecting the outdoor space to the verandah on the first floor of the Main Building.

轉化歷史文化為社區資本 Cultural Capital turns into Social Capital

創造職位 Jobs Creation

施工期間 (during construction)	37
全職人員 (full time staff during operation)	3
兼職人員 (part time staff during operation)	4

預計人流 Estimated Number of Annual Visitor

第一年	1 st Year	28,744
第二年	2 nd Year	38,640
第三年	3 rd Year	47,174

項目成本預算

Project Cost Estimate

項目的建築成本預計約為4,885萬元(按2013年12月的價格)，政府亦將為日後營運提供約371萬元的資助。

The estimated capital cost of the project is about **\$48.85 million** (as at December 2013 price level). The Government will also provide subsidy of around **\$3.71 million** for operation of the social enterprise.

項目時間表 Project Programme

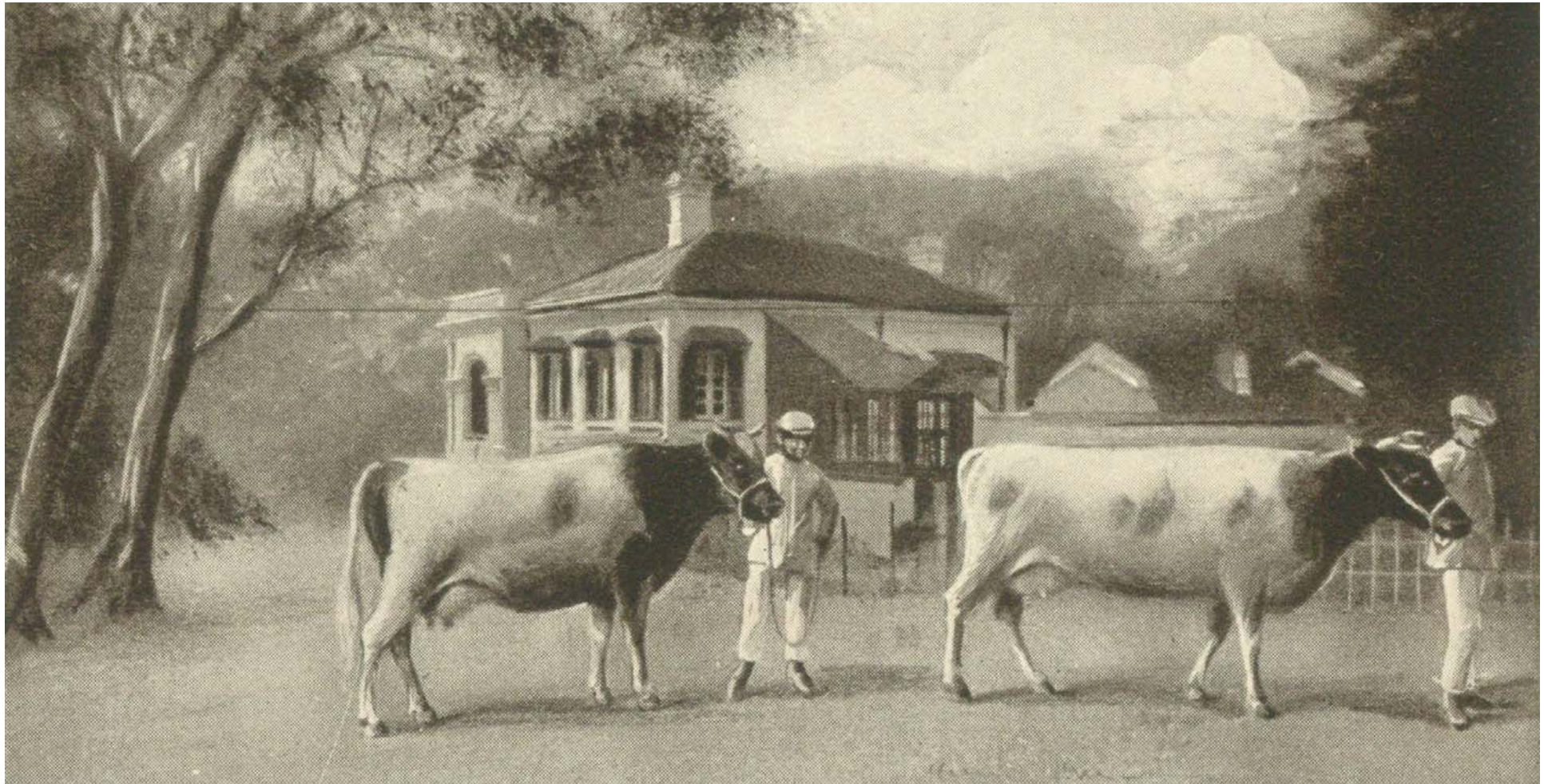
招標及批出建築顧問合約 (Tendering and award of consultancy services)
2016 Q1

向立法會申請工程撥款 (Apply capital works funding from Legco)
2017 Q1

主要工程招標及開展 (Tendering and commencement of main contract works)
2017 Q3

主要工程竣工 (Completion of main contract works)
2019 Q3

薄鳧林牧場啟業 (Opening of The Pokfulam Farm)
2019 Q4



謝謝 Thank You !