



CB(1)580/14-15(01)

工務計劃項目第3450R0號 – 改建駿業街遊樂場為觀塘工業文化公園 PWP Item No. 3450RO – Converting Tsun Yip Street Playground as Kwun Tong Industrial Culture Park

立法會發展事務委員會
Legislative Council Panel on Development
24.2.2015

ENERGIZING
INNOVATION
BRANDING
DESIGN
DIVERSITY

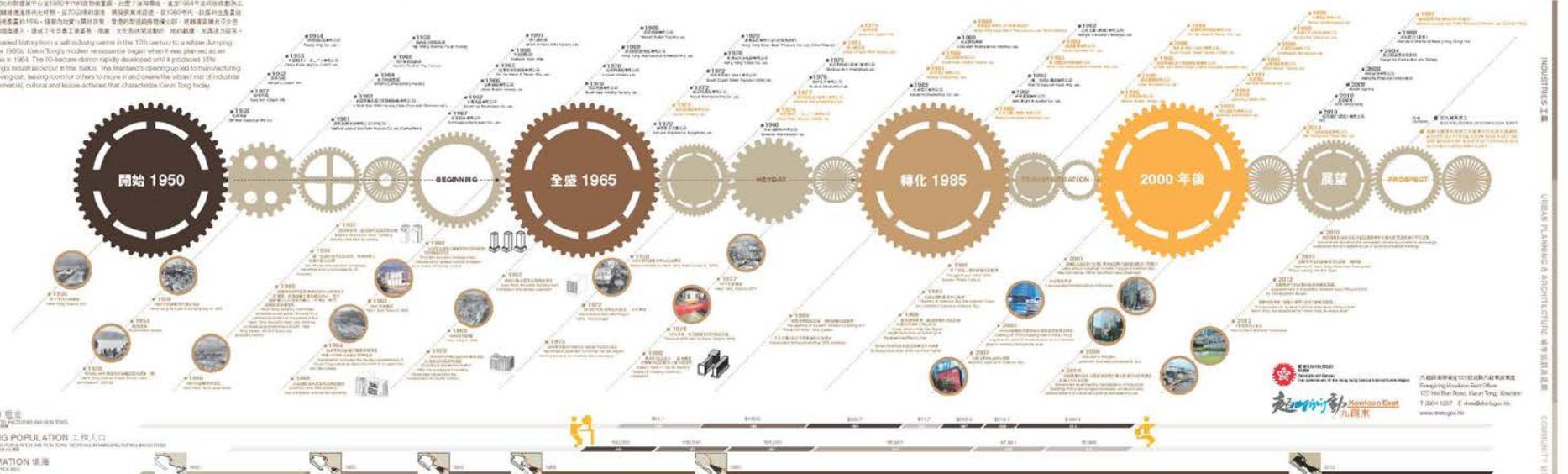


發展局
Development Bureau

尊重及傳承九龍東的工業文化，探索城市設計潛力
Respect and inherit the industrial culture as potential in urban design



碧海蓝天见证工业发展的繁荣。左图 / 摄影者：吴国权。右图 / 摄影者：吴国权。工业区见证了香港的工业发展，从最初的手工纺织业到后来的机械制造业、电子业等。随着时代的变迁，工业区逐渐淡出人们的视野，但它们在城市发展史上留下了不可磨灭的印记。



實踐研究建議 延續「創造精神」



**創精
造神 THE SPIRIT OF CREATION**

THE PAST AND FUTURE OF INDUSTRIES IN KOWLOON EAST

延續九龍東的故事…
Continue the Story of Kowloon East

承載輝煌
Understanding the Past to Move Forward

在廿世紀八十年代，九龍東工業區為香港工業的發展中心，達到1986年的全盛時期，當時人口達至多萬人。

Placed in the 1950s, the Kowloon East Industrial Area (KEIA) became a major manufacturing centre in Hong Kong, reaching its peak in the 1980s with a working population of around 200,000.

自廿世紀八十年代起，九龍東工業區開始轉型為一個不同的商業中心，並逐步從一個工業中心變成一個以服務業為主的經濟中心。隨著工業地盤的減少，九龍東工業區內的工業樓宇亦相應地減少，但同時，新的工業樓宇亦在九龍東工業區內不斷興建，並吸引著更多的企業進駐。這期間，九龍東工業區的工業樓宇數量和工人數量都出現了前所未有的增長，並成為當時香港工業文化的重要標誌之一。而九龍東工業文化在當時極為人所重視，並在當時的文化中占據了一席之地。

The recent transformation of KEIA into a business district is evident by the increasing number of new modern offices and hotels sprouting up among the industrial buildings, while the number of industrial buildings has declined in the area and will continue to do so in the near future. Nevertheless, it is important to note that the industrial character of KEIA has not disappeared entirely. Instead, industrial activities are now taking place in the commercial buildings, such as the Kowloon East Business Centre (KEBC) and the Kowloon Bay Business Centre (KBBC), which are the result of the terminating strategies to sustain the industrial culture in Kowloon East. Much of the industrial culture still exists within the buildings in private industrial buildings and the creative activities being held inside these buildings, which makes participation of private enterprises and individuals critical to keep the spirit of Kowloon East's industrial culture alive.

Although many of the early industrial buildings have been demolished due to redevelopment, their stories can be told in different ways to chime with those industrial buildings that remain.

A new era for the Kowloon Tong Business Area (KTBBA) and Kowloon Bay Business Area will begin through understanding their past.

Sustaining the industrial culture does not mean "freezing" development in the business areas. On the contrary, it ensures that private landlords are compelled to consider the industrial elements when planning for redevelopment or conversion into business use and capture the "Spirit of Creation".

Implement the study recommendation – to promote the “Spirit of Creation”



近駿業街休憩處的改善工程

Improvement of the Sitting-out Area near Tsun Yip Street





近駿業街休憩處的改善工程

Improvement of the Sitting-out Area near Tsun Yip Street

富工業文化特色及
開放的綠化展覽空間

加深公眾對九龍東
工業文化的認識

Unique open
exhibition area with
industrial character
and greenery

To enrich the public's
understanding of the
industrial culture of
Kowloon East





近駿業街休憩處的改善工程

Improvement of the Sitting-out Area near Tsun Yip Street

大眾樂於停留、
閒坐及休憩的地
方

A place where the
public like to stay,
sit and rest





創精
造神 THE
SPIRIT OF
CREATION
THE PAST AND
FUTURE OF INDUSTRIES
IN KOWLOON EAST

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延續「創造精神」
Inherit the “Spirit of
Creation”





位置及工地平面圖

Location Plan and Site Plan

