

**For discussion**  
**24 February 2015**

**Legislative Council Panel on Development**

**3450RO – Converting Tsun Yip Street Playground as  
Kwun Tong Industrial Culture Park**

**Purpose**

This paper briefs Members on the proposal to upgrade 3450RO “Converting Tsun Yip Street Playground as Kwun Tong Industrial Culture Park” to Category A.

**Project Scope**

2. We propose to convert part of the existing Tsun Yip Street Playground (the Playground), with an area of about 7,125 m<sup>2</sup>, into Kwun Tong Industrial Culture Park. With an “industrial culture” design theme, we intend to inherit some unique industrial features in the past for promoting the continuation of the “Spirit of Creation” in the future. We will continue to adopt our “place making” strategy to provide an attractive public open space with a view to facilitating the transformation of Kowloon East. The proposed project scope includes:

- (a) conversion of the existing two 7-a-side soccer pitches, two basketball courts and an roller skating rink to a multi-purpose central lawn with landscape amenities;
- (b) provision of sitting-out area with soft landscaping and rain shelters at appropriate locations;
- (c) a stage for informal performance and exhibition;
- (d) a multi-purpose area for performance and exhibition;
- (e) provision of art installations with the theme of Kwun Tong industrial culture;
- (f) a mini water feature;
- (g) a toilet block, a baby care room, a management office and ancillary facilities;
- (h) free public Wi-Fi access; and

- (i) repaving the back lane adjoining to the site.

A location plan, a site plan and an artist's impression of the proposed park are attached at **Enclosure 1** and **Enclosure 2**.

### **Justifications**

3. Locating at the centre of the former Kwun Tong industrial area, the Playground was built in 1973 serving mainly workers in the manufacturing sector at the time. The area is now undergoing transformation into a business area, resulting in a different employment structure and different requirements on the public open space. There are public aspirations for more greenery and leisure space that can also provide flexibility for holding different activities. The major existing facilities of the Playground are the hard-paved ball courts which can no longer meet the needs and aspirations of present day business workers. We hope to improve the urban design of this precious public space to enhance the overall environment of the area.

4. We propose to change the existing Playground which is almost fully covered by hard-paved ball courts by providing more green areas including lawn and trees. This would transform the Playground into a public space which could cater more for the workers who would like to stay, sit and rest as well as providing a multi-purpose space for holding different kind of activities. It would also improve the public facilities, the overall urban design, and enhance the connectivity and pedestrian environment in the area.

5. In facilitating the transformation of Kowloon East from an industrial area into a core business district, we hope to enrich the public's understanding of the industrial culture of Kowloon East and we propose some public art installations with unique industrial character under the theme of "The Spirit of Creation". The improvement of the sitting-out area near Tsun Yip Street with the same theme was completed and opened for public enjoyment in September 2014. Carrying unique industrial character with greenery, the improved open area is welcome by the public.

6. One 7-a-side soccer pitch and two basketball courts affected by the conversion works will be re-provided at Hong Ning Road Park and Ngau Tau Kok Fresh Water Service Reservoir under a separate project. The Architectural Services Department is now engaging consultant for the design of the proposed project.

## **Project Estimate and Implementation Plan**

7. The estimated cost of the proposed conversion works under the project is \$109.2 million in money-of-the-date prices. Subject to approval of the Finance Committee (FC), we plan to commence construction in late 2015 for completion in late 2017.

## **Public Consultation**

8. We consulted the Kwun Tong District Council and its District Facilities Management Committee on the scope and conceptual layout of the project and the re-provisioning of the ball court facilities in September 2012 and July 2014 respectively. Members generally supported this project.

## **Background**

9. Since the setting up of the Energizing Kowloon East Office in June 2012, we have been striving to facilitate the transformation of Kowloon East into an attractive alternative core business district. We announced the Conceptual Master Plan (CMP) in October 2011 with the strategy of enhancing Connectivity, Branding, Design and Diversity. Versions 2.0 and 3.0 of the CMP as well as the latest Version 4.0 launched in January 2015 have included 10 Main Tasks which aim to improve the connectivity, the environment and unleash the potential in Kowloon East. “Converting Tsun Yip Street Playground as Kwun Tong Industrial Heritage Park” is an essential component of the tasks under the category of improving the environment.

## **Advice Sought**

10. Members are invited to support the above proposal with a view to seeking funding approval from the Public Works Subcommittee and the Finance Committee.

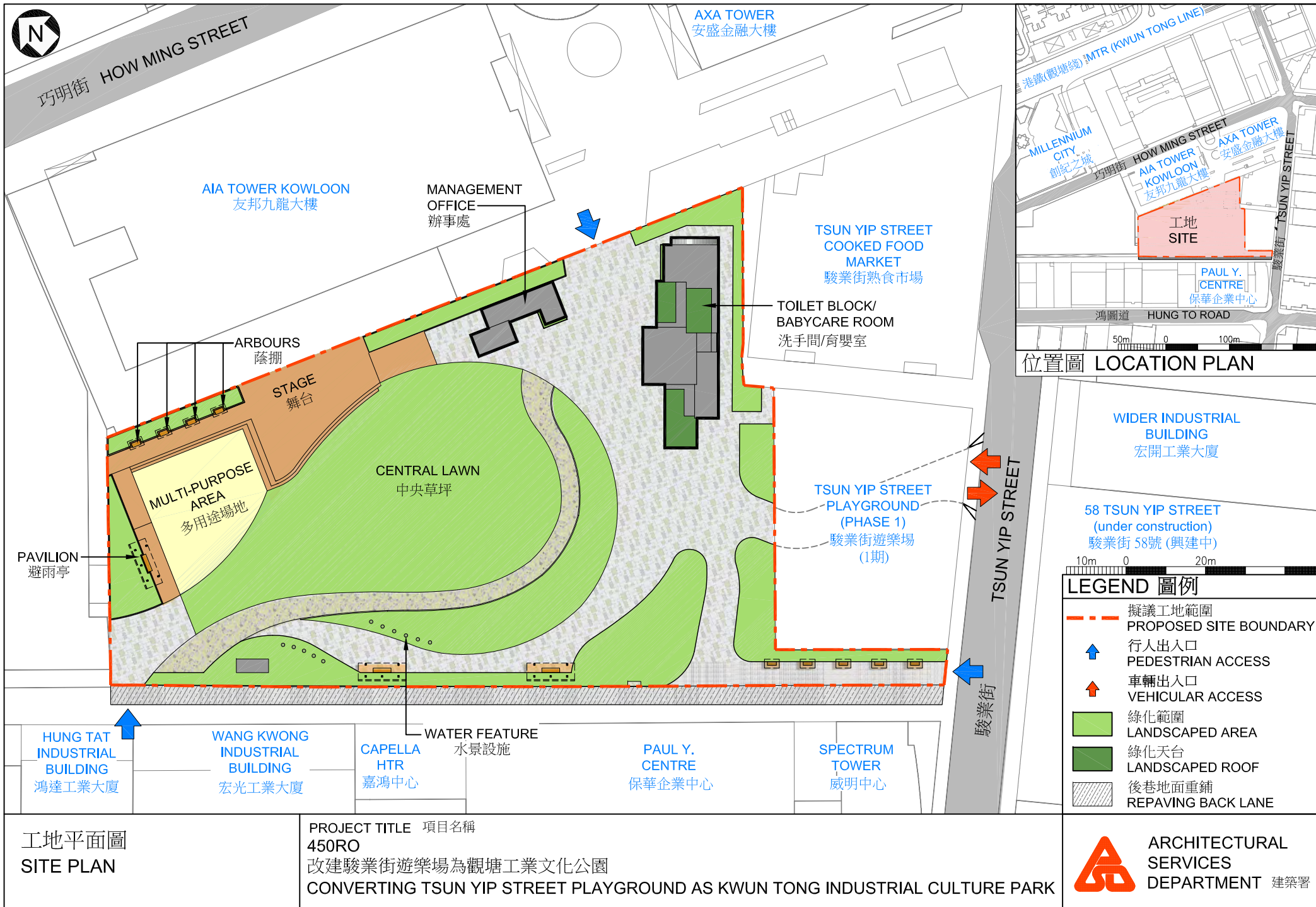
**Enclosures**

**Enclosure 1    Location Plan and Site Plan**

**Enclosure 2    Artist's Impression**

**Development Bureau**

**February 2015**





從西北面俯瞰公園的構思圖  
AERIAL VIEW FROM  
NORTHWESTERN DIRECTION  
(ARTIST'S IMPRESSION)

PROJECT TITLE 項目名稱  
450RO  
改建駿業街遊樂場為觀塘工業文化公園  
CONVERTING TSUN YIP STREET PLAYGROUND AS KWUN TONG INDUSTRIAL CULTURE PARK