

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 m², 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.

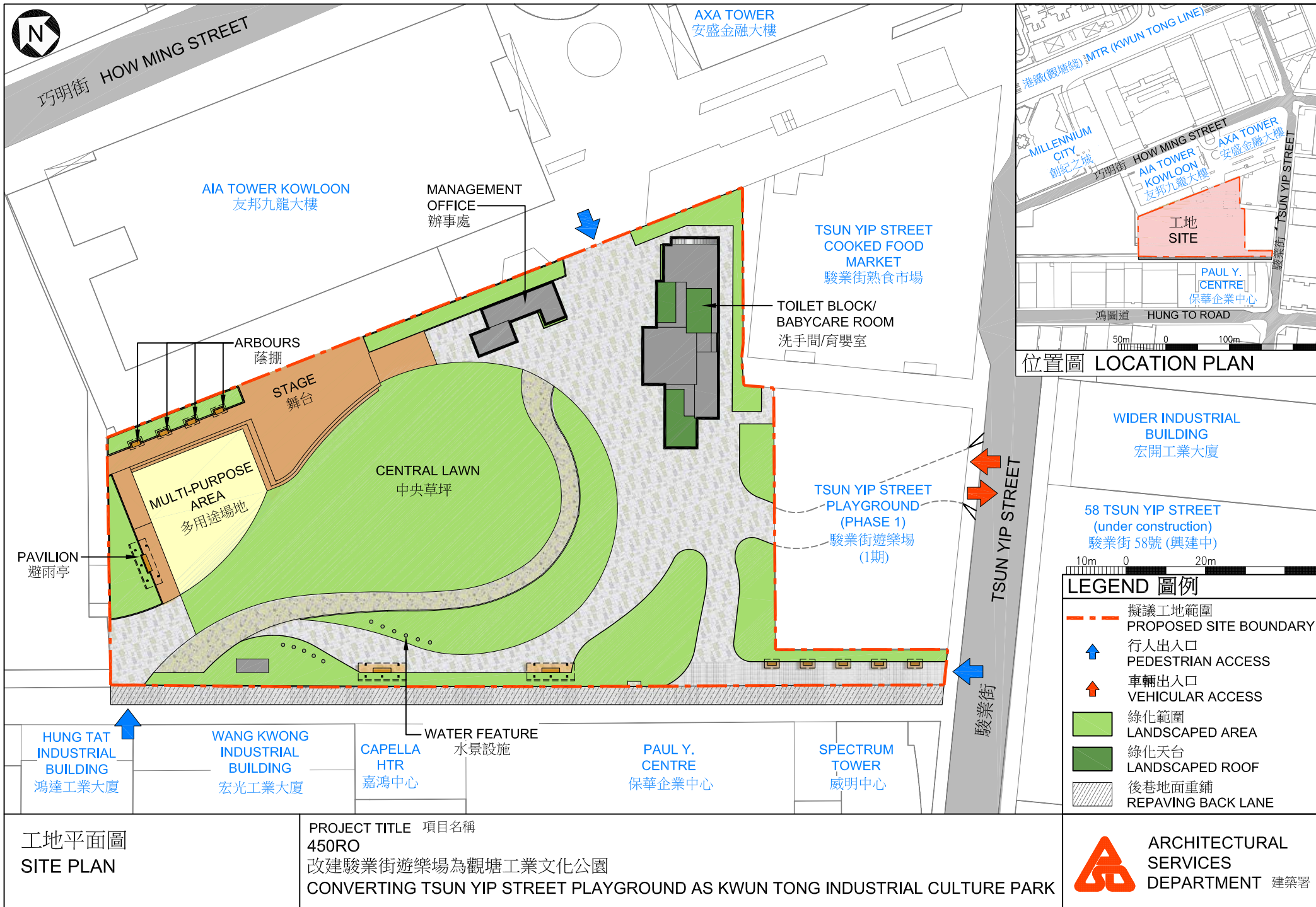
Enclosures

Enclosure 1 Location Plan and Site Plan

Enclosure 2 Artist's Impression

Development Bureau

February 2015



巧明街 HOW MING STREET

AIA TOWER KOWLOON
友邦九龍大樓

MANAGEMENT OFFICE
辦事處

ARBOURS
蔭棚

STAGE
舞台

MULTI-PURPOSE AREA
多用途場地

PAVILION
避雨亭

HUNG TAT INDUSTRIAL BUILDING
鴻達工業大廈

WANG KWONG INDUSTRIAL BUILDING
宏光工業大廈

CAPELLA HTR
嘉鴻中心

PAUL Y. CENTRE
保華企業中心

SPECTRUM TOWER
威明中心

AXA TOWER
安盛金融大樓

TSUN YIP STREET COOKED FOOD MARKET
駿業街熟食市場

TOILET BLOCK/
BABYCARE ROOM
洗手間/育嬰室

CENTRAL LAWN
中央草坪

TSUN YIP STREET PLAYGROUND (PHASE 1)
駿業街遊樂場 (1期)

WATER FEATURE
水景設施

TSUN YIP STREET

港鐵(觀塘綫) MTR (KWUN TONG LINE)

MILLENNIUM CITY
創紀之城

HOW MING STREET

AXA TOWER
安盛金融大樓

AIA TOWER KOWLOON
友邦九龍大樓

工地 SITE

PAUL Y. CENTRE
保華企業中心

鴻圖道 HUNG TO ROAD

50m 0 100m

位置圖 LOCATION PLAN

WIDER INDUSTRIAL BUILDING
宏開工業大廈

58 TSUN YIP STREET
(under construction)
駿業街 58號 (興建中)

10m 0 20m

- LEGEND 圖例**
- - - 擬議工地範圍
PROPOSED SITE BOUNDARY
 - ↑ 行人出入口
PEDESTRIAN ACCESS
 - ↑ 車輛出入口
VEHICULAR ACCESS
 - 綠化範圍
LANDSCAPED AREA
 - 綠化天台
LANDSCAPED ROOF
 - 後巷地面重鋪
REPAVING BACK LANE

工地平面圖
SITE PLAN

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

ARCHITECTURAL SERVICES DEPARTMENT 建築署



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

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