

# 創精神 THE SPIRIT OF CREATION

THE PAST AND FUTURE OF INDUSTRIES IN KOWLOON EAST

早於1950年代，觀塘工業區已規劃為香港主要的製造業中心，直到1980年代的全盛時期，區內的工人數目多達20萬。

Planned in the 1950s, the Kwun Tong Industrial Area (KTIA) became a major manufacturing centre in Hong Kong, reaching its peak in the 1980s with a working population of around 200,000.



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

近年來，觀塘工業區蛻變成為商貿區已是不爭的事實。新建的現代化辦公室樓宇及酒店日益增多，座落工廠大廈之間的酒店如雨後春筍般出現。即使區內的工業氣息依然濃厚，在短時間內會維持不變，但長遠而言，該區的非工業活動勢將與日俱增，工業色彩會轉化為其他的新事物。有見及此，起動九龍東辦事處現正制訂城市設計策略，藉以傳承九龍東的工業文化。不少豐富多采的工業文化都蘊藏在私人工業大廈內，當中的工業活動更是寶貴傳統的一環。因此要傳承九龍東工業文化的精神，私人業主和工業家的參與不可或缺。

The recent transformation of KTIA into a business district is evident by the increasing number of new modern offices and hotels sprouting up among the industrial buildings, although the industrial characteristics are still strong in the area and will continue to be so in the near future. Nevertheless, it is expected that the industrial characteristics will begin to transform as more non-industrial activities take place in the longer term. Against this background, the Energizing Kowloon East Office (EKEO) is formulating strategies to sustain the industrial culture in Kowloon East. Much of the richest industrial culture is embedded in private industrial buildings and the industrial activities taking place inside these buildings, which makes participation of private landowners and industrialists critical to keep the spirit of Kowloon East's industrial culture alive.

## 承載輝煌 Understanding the Past to Move Forward

儘管區內早期的工業大廈不少都因重建而不復存在，但仍然可以透過不同形式訴說他們昔日的故事，與依然屹立的工業大廈互相和應。

回顧過去的歷史，新時代的觀塘商貿區和九龍灣商貿區將繼往開來，日後的發展會更繁榮昌盛。

傳承工業文化的足跡並不等於凍結商貿區的發展，反而鼓勵私人業主在計劃重建或改建作商貿用途時，將工業元素融入新建建築物的設計，體現「創精神」。

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 Kwun Tong Business Area (KTBA) and Kowloon Bay Business Area will flourish through understanding their past.

Sustaining the industrial culture does not mean “freezing” development in the business areas. On the contrary, it encourages private landowners to consider incorporating industrial elements when planning for redevelopment or conversion into business use and capture the “Spirit of Creation”.





## 處理方式 Approaches

### 一般處理方式 GENERAL APPROACHES

- 在建築物內可開放予公眾的地方設立展覽區，展示有關該地點或建築物的故事。包括舊照片、舊產品及舊廣告等；
- 在建築物入口處或外牆設置展示板，介紹該地點有趣的工業歷史；
- 放置與該地點過往有關的工業活動為創作主題的藝術作品。
- Provide a publicly accessible exhibition area in the building for displaying the industrial culture of the site or building, including old photos, old products and old advertisements;
- Install a display at the building entrance or external wall to briefly introduce the interesting industrial history of the site;
- Install an art feature with creative theme related to the former industrial activities of the site.



建築物大堂一幅以鈕扣為主題的藝術作品，展現觀塘昔日製衣業的故事。  
A button art installation is displayed in a building lobby to reflect the textile industry of Kwun Tong.

### 三種不同情況 的處理方式 APPROACHES FOR THREE DIFFERENT SCENARIOS

A

#### 重建的工業大廈地盤 Redevelopment of Industrial Building Sites

- 將工業元素融入新建築物的設計以顯現該地點過往的歷史。
- Incorporate industrial concepts in the new building design.



重建中的王氏工業中心。  
Wong's Industrial Building in redevelopment.

B

#### 活化工業大廈 Revitalization of Industrial Buildings

- 對於某段特別時期的工業大廈，保留及突顯其獨特的建築特色，或展現該等大廈昔日的用途。
- Maintain and highlight architectural features that are unique in industrial buildings of a particular period or reflect the past function of the buildings.



獨特的建築特色包括貨倉大廈外牆垂直凸出的建築線條、小窗戶、大露台和半圓貨物起卸台。  
Unique architectural features include vertical fins, small windows, big balconies and the semi-circular crane operating structures in godowns.

C

#### 現存的工業大廈 Existing Industrial Buildings

- 對於仍在運作中的工業大廈，保留及突顯其獨特的建築特色，或展現該等大廈昔日的用途；
- 舉辦導賞團講解仍然運作中的工業生產的過程。



仍在運作中的九龍麵粉廠。  
Kowloon Flour Mill still in operation.

## 為何要傳承九龍東的工業文化？ Why does industrial culture matter in Kowloon East?

工業年代的輝煌歲月，標誌著香港歷史一個重要里程，值得讓公眾認識和細味。  
The industrial golden days marked a significant part of local history for the public to appreciate.

現今的商貿區是昔日工業的延續，了解和闡明工業年代的特色和傳統，有助傳承過往的「創造精神」。  
Today's business areas are a continuation of the industrial past. The industrial characteristics and heritage significance would sustain the "Spirit of Creation" in the future development.

讓私人業主和工業家直接與公眾分享他們的故事。  
Private landowners and industrialists can share their stories with the public directly.

### 一起參與，延續「創造精神」！ Your participation will make a difference!

我們誠意邀請您參與這件極具意義的事情。如有任何查詢，請以電郵或來函與我們聯絡。  
You are encouraged to take part in this meaningful process and if you have any enquiries, please contact us by email or post.



香港特別行政區政府  
發展局  
Development Bureau  
The Government of the Hong Kong Special Administrative Region

起energizing動 Kowloon East  
九龍東

九龍觀塘海濱道122號起動九龍東辦事處  
Energizing Kowloon East Office  
122 Hoi Bun Road, Kwun Tong, Kowloon  
T 3904 1337 E ekeo@devb.gov.hk  
www.ekeo.gov.hk