



## 觀塘全新海濱長廊 人人共享

### Kwun Tong's New Waterfront Walkway for All

■ 隨着香港發展成為一個繁榮的國際都會，維港兩岸的海濱地帶逐漸成為商廈的集中地外，亦同時是重要的公共資產，供公眾享用。觀塘正

是一個好例子，因為在這個人口稠密而迅速轉型的臨海地區，一個全新的海濱花園將可滿足大眾的康樂和休憩所需。

啟德發展計劃被視為起動整個九龍東的主要催化劑；而前身為觀塘公眾貨物裝卸區的觀塘海濱花園正是啟德發展計劃的一部分。多年來一直為香港提供服務的觀塘公眾

貨物裝卸區，最終於2011年12月停止使用。其後騰出的珍貴空間，被重新塑造為景觀優美的海濱花園，並設有各式各樣的公共設施，供遊人休憩和享用。

■ As Hong Kong continues its journey as a bustling international city, the harbourfront areas of Victoria Harbour are gradually developing into the focal point for commercial complexes, and at the same time becoming important public assets for all to enjoy. And nowhere is this more true than in Kwun Tong, where a new promenade is taking shape to meet the recreational and leisure needs of the densely populated and rapidly transforming seaward area.

Being part of the Kai Tak Development (KTD), which itself is seen as a major

catalyst for the re-energizing of the whole of Kowloon East, the Kwun Tong Promenade is completely reinventing what was once the Kwun Tong Public Cargo

Working Area. After serving Hong Kong for many years, the Kwun Tong Public Cargo Working Area was finally fully decommissioned in December 2011, leaving a

precious space for developing a landscaped waterfront promenade with various public amenities for enjoyment and leisure.



燈光及噴霧效果  
Lighting and mist effects



觀塘海濱花園 (第二期)  
Kwun Tong Promenade (Stage 2)



觀眾看台  
Spectator Stand

**九龍東的海濱地標**  
面積達7 340平方米，設有一條200米長木板路的觀塘海濱花園 (第一期) 已率先於2010年1月正式開放，並隨即成為一個廣受公眾歡迎的焦點地方。與第一期相連的觀塘海濱花園 (第二期) 更延伸至停用後的觀塘公眾貨物裝卸區的餘下地段。合共兩期的觀塘海濱花園，提供了一個優美的休憩空間和一條宜人的行人專用通道，除了把觀塘西南面的沿岸地帶與啟德發展區連接起來，亦為煥然一新的九龍東締造一個全新的海濱地標。

**日夜景致 各具特色**  
位於觀塘繞道旁、面積約34 000平方米的海濱花園 (第二期) 已於2015年5月27日開放予公眾使用。香港人煙稠密，生活節奏急促。相比這繁忙的都市面貌，觀塘海濱花園無疑是一處寧靜的城市角落，讓人們可以稍稍遠離煩囂鬧市，細味觀塘海濱日與夜的不同景致。公園內超過四成地方種植了不少喬木和灌木，綠意盎然。遊人可寫意地在多用途草坪上漫步或坐臥，享受陽光與海風。每當夜幕低垂，LED照明裝置更會以富動感的柔和光線締造繽紛而浪漫的氣氛，為海濱花園增添另一番韻味。



觀塘海濱花園 (第一期)  
Kwun Tong Promenade (Stage 1)

**Seaside focal point for Kowloon East**  
Stage 1, the pioneering piece of the Kwun Tong Promenade made up of a 200m-long wooden boardwalk covering an area of 7 340m<sup>2</sup>, was opened in January 2010. It soon became an attractive place exceptionally well received by the public. Linking with the Stage 1 promenade is the Kwun Tong Promenade (Stage 2) that extends to the remaining area of the Kwun Tong Public Cargo Working Area after its full decommissioning. Together the two stages provide a beautiful open space and pleasant pedestrian access

connecting Kwun Tong's southwestern embankment with the KTD. The promenade also creates a completely new seaside focal point for the whole of the enhanced Kowloon East.  
**Unique day and night settings**  
Opened to the public on 27 May 2015, the Kwun Tong Promenade (Stage 2) embraces an area of nearly 34 000m<sup>2</sup> adjacent to the Kwun Tong Bypass. In contrast to the busy and congested urban lifestyles of people living in Hong Kong, the promenade has been envisaged as a place of calm in the city where people can

get away from the hustle and bustle to enjoy the splendid day and night vistas of Kwun Tong. Natural green features cover over 40 per cent of the area with many trees, shrubs and extensive lawns to walk, sit and lie on and appreciate the sunshine and sea breezes. At night, LED lighting installations with dynamic and soft lighting create a colourful and romantic atmosphere, adding another dimension to the promenade experience.



感官花園  
Sensory Garden



健身站  
Fitness Station



長者健身角  
Elderly Fitness Corner





海濱樹木徑  
Waterfront Tree Walk



咖啡室  
Cafe

### 園內設施 齊備多元

全新的觀塘海濱花園（第二期）除設有一條750米長的木板路，還有休憩處、觀景亭、太陽能涼亭和觀眾看台，讓遊人細意欣賞美不勝收的景致。此外，好動的可以在設有不同健身設施的健身站舒展筋骨。公園亦設有適合長者使用的長者健身角，以及附設遊戲設施的感觀花園，讓小朋友盡情玩樂。公園環境

優美，多用途草坪和海濱樹木徑是鬆弛身心、親近綠色植物的好去處。公園內亦設有配以動感燈光和音響效果的噴霧水景裝置。富特色的塔樓地標，更突顯從前貨物裝卸區的歷史痕跡。這裡還設有咖啡室和洗手間，提供一個舒適的

環境，讓大眾盡情享受園內設施。

### 觀塘與海濱連成一體

觀塘海濱花園與九龍東中心地區，包括觀塘和牛頭角都是近在咫尺，徒步可達。由兩個港鐵站步行前往，只需大

約15至20分鐘。如從牛頭角港鐵站沿勵業街往海濱方向前行，視線更首先會被園內的特色地標建築物所吸引。

園內建築物以玻璃、鋼材和鋼絲網為主要建材。沿着海濱長廊建造的玻璃欄杆，以開揚的設計意念，把海濱公園和海濱連成一體，使維港的迷人景致盡收眼底。

九龍東和啟德發展計劃正逐步轉化為充滿活力、集商業和生活機遇於一身的多元化地區，而新落成的觀塘海濱花園正是標誌這改變的有力象徵，把新舊地區與海港連繫起來，提供一個精心規劃的環境，讓社會大眾體驗觀塘嶄新的面貌——一個人共享的海濱花園。



太陽能涼亭  
PV Shelter

### Engaging multi-faceted facilities

The new Kwun Tong Promenade (Stage 2) adds a boardwalk of 750m with sitting-out areas, a viewing pavilion, PV shelters and a spectator stand for people to take in the lovely views. For the more active, there is a fitness station with various facilities for exercise. An elderly fitness corner with

equipment suitable for senior citizens is also provided. Kids can have fun at the playgrounds of the sensory garden. The lovely park area has a multi-purpose lawn and a waterfront tree walk, both are pleasant places to relax surrounded by the greenery, and there is also a mist feature with animated lighting and sound effects.

The specially-commissioned featured towers evoke the history of the former cargo working area. In addition, a cafe and toilets are provided to ensure a comfortable environment for public enjoyment of all the facilities in the park.

### Connecting Kwun Tong to waterfront

The Kwun Tong Promenade is closely linked with the Kowloon East central areas, including Kwun Tong and Ngau Tau Kok within easy walking distances. The two MTR stations are only around 15 to 20 minutes away on foot. Walking from the MTR Ngau Tau Kok station along Lai Yip Street towards the harbourfront, pedestrians will first notice the eye-catching iconic building in the promenade.

The materials chosen for the buildings in the promenade are primarily glass, steel and wire mesh. The glass balustrades built along the waterfront adopt an open design concept, allowing a close connection to the waterfront and unobstructed views of the beautiful Victoria Harbour.

As Kowloon East and the KTD evolve into vibrant and multi-faceted districts with a huge variety of commercial and lifestyle opportunities, the new Kwun Tong Promenade is a powerful symbol of this transformation, connecting areas old and new with the harbour. This thoughtfully crafted environment offers a place for people from every walk of life to experience a new side of Kwun Tong – a water side promenade for all.



多用途草坪  
Multi-purpose Lawn



觀景亭  
Viewing Pavilion

## 《區域供冷服務條例》現已生效 District Cooling Services Ordinance now in force

■啟德發展計劃在不同領域開創先河，從可持續發展和環保的角度而言，區域供冷系統是其中一項具前瞻性的基礎設施。這個具能源效益的空調系統，為啟德發展計劃內的公共和私人非住宅發展項目提供水冷服務。工程共分三期進行。第一期工程主要為敷設管道；第二期工程則包括建造中央供冷站、海水泵房和相關設施。隨著兩期工程分別於2013年第一季和2014年第三季竣工，區域供冷系統已開始向啟德郵輪碼頭大樓和公共房屋商場提供區域供冷服務。

為了落實推行，當局必須就區域供冷服務的收費和相關

事宜立法。經立法會三讀通過後，《區域供冷服務條例》於2015年3月27日刊登憲報。

### 供冷效益 無可比擬

啟德區域供冷系統為香港首個同類系統，與傳統氣冷式空調系統和獨立使用冷卻塔的水冷式空調系統比較，該系統可分別節省35%和20%的用電量。啟德發展計劃內的所有公共發展項目，大約佔總空調樓面面積約35%，均會使用區域供冷服務。至於私人非住宅項目，則須根據實地條款列明的相關規定，並按照機電工程署發出的指引，建造和保養連接至區域供冷系統的支站。



### 費用相宜 收回成本

《區域供冷服務條例》所訂明的收費，可讓政府在系統的30年使用期內收回全部成本。與獨立使用冷卻塔的水冷式空調系統比較，區域供冷服務所訂的收費亦具競爭力。有關條例的詳細內容，請查閱 [www.legco.gov.hk/yr14-15/chinese/ord/ord007-2015-c.pdf](http://www.legco.gov.hk/yr14-15/chinese/ord/ord007-2015-c.pdf)。

■The KTD has been groundbreaking on many fronts and one of the ambitious infrastructure elements from a sustainability and environmental standpoint is the District Cooling System (DCS), which is an energy-efficient air-conditioning system that provides cooling services to the public and private non-domestic developments at Kai Tak. The DCS project is being implemented in three phases. The works under Phase I of the project, completed in the first quarter of 2013, included laying of pipes; and Phase II, involving the construction of central chiller plant rooms, a seawater pump house and associated facilities, was finished in the third quarter of 2014. Following the completion of the two phases, the district cooling services have already started to supply the Kai Tak Cruise Terminal Building and the shopping centre of public housing estates.



南廠制冷機組  
South Plant Chillers

Legislation to provide for matters relating to district cooling services, including the imposition of charges for the services was required for the project to go ahead. Having gone through the entire three-reading procedure in the Legislative Council, the District Cooling Services Ordinance (Ordinance) was gazetted on 27 March 2015.

### Ultra-efficient cooling

The DCS at Kai Tak is the first of its kind in Hong Kong. The system consumes 35 per cent less electricity compared to traditional air-cooled air-conditioning systems and 20 per cent less than individual water-cooled air-conditioning systems using cooling towers.

All the public developments at the KTD, which account for around 35 per cent of the total air-conditioned

floor area, will subscribe to district cooling services. Private non-domestic projects will be required, under relevant provisions prescribed in the land sale conditions, to construct and maintain DCS substations for connection to the system in accordance with the guidelines issued by the Electrical and Mechanical Services Department.

### Competitive tariffs cover costs

The tariff set out in the Ordinance seeks to achieve full cost recovery of the DCS over its projected lifespan of 30 years. The tariff is set at a competitive level comparable to the cost of using individual water-cooled air-conditioning systems using cooling towers. Details of the Ordinance can be found at [www.legco.gov.hk/yr14-15/english/ord/ord007-2015-e.pdf](http://www.legco.gov.hk/yr14-15/english/ord/ord007-2015-e.pdf).

## 啟德河排水設施工程 獲綠建環評新建建築 暫定鉑金評級 Drainage facilities along Kai Tak River awarded Provisional Platinum Rating in BEAM Plus New Buildings

■土木工程拓展署在推行啟德發展計劃內各工程項目的同時，亦積極向公眾推廣環保設計和可持續發展概念。其中「啟德明渠重建及改善工程」項目內正興建的兩個淤泥清理站，最近獲得香港綠色建築議會認可的綠建環評新建建築1.2版最高級別的暫定鉑金級評級。綠建環評為樓宇使用者提供一個建築物的效能標籤，標示建築物可達至低碳和可持續標準的整體質素。今次評級見證我們一直致力推廣啟德的可持續發展的努力。

■While taking forward various works projects under the KTD, the Civil Engineering and Development Department is also taking an active role in promoting environmentally friendly design and sustainable development concepts to the public. In a recent development, two desilting compounds being implemented under the "Reconstruction and Upgrading of Kai Tak Nullah" project have achieved a provisional platinum rating, the highest rating under the Building Environmental Assessment Method (BEAM) Plus New Buildings Version 1.2, which is recognised by the Hong Kong Green Building Council. BEAM Plus provides building users with a single performance label that shows the overall quality of a building in meeting low carbon and sustainability standards, and this latest award shows our ongoing commitment to incorporating sustainable elements in the KTD.

