# 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

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



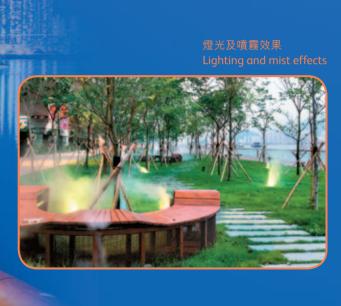
Being part of the Kai Tak Development (KTD), which

rapidly transforming

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

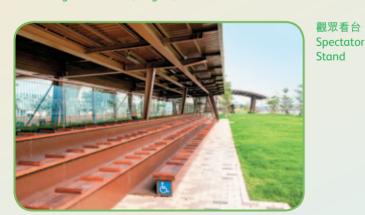
Working Area. After serving Hong Kong for many years, the Kwun Tong Public Cargo Working Area was finally fully decommissioned in December 2011, leaving a

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





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

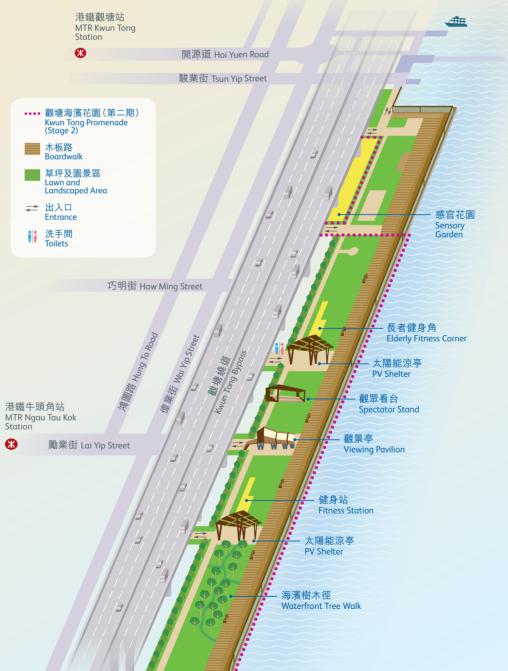


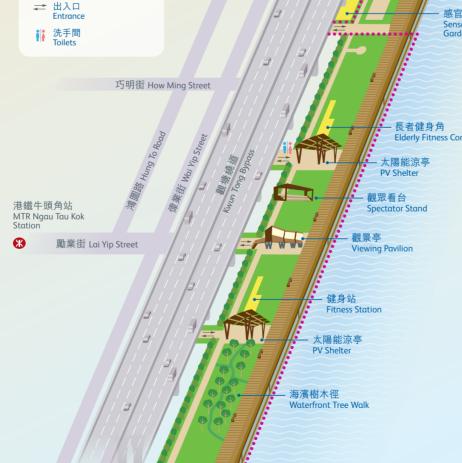
## 九龍東的海濱地標

面積達7340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)更伸延至停用後的觀塘 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

位於觀塘繞道傍、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。







順業街 Shun Yip Street 点

感官花園 Sensory Garden

特色塔樓



#### 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 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.

長者健身角

**Elderly Fitness Corner** 

get away from the hustle

Promenade (Stage 1)



Fitness Station



海濱樹木徑 Waterfront Tree Walk



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

環境, 讓大眾盡情享受園內

觀塘與海濱連成一體

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 公園和海港連成一體, 使維 港的迷人景致盡收眼底。



**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 multipurpose 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



## 《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 基建設施。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。隨着 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

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

供冷效益 無可比擬

區域供冷服務的收費和相關

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 據賣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/

one of the ambitious infrastructure elements from a sustainability and environmental standpoint is the District Cooling System (DCS), which is an energyefficient 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



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. □

## 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展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 們一直致力推展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. □





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