



獨特計劃 嶄新角度

Unique Views of a Unique Development



■去年年底，前土木工程拓展署署長蔡新榮先生在退休前接受了《啟德新里程》的專訪，為我們闡述有關啟德發展計劃中所面對的各種挑戰。

蔡先生說：「啟德發展計劃無論在地理環境、項目規模，以至複雜程度等各方面，都有別於新市鎮發展。」他曾參與多個新市鎮發展計劃的工作。從地理位置來說，香港的新市鎮發展都是位處新界，並以應付人口增長，解決市民的住屋需求，配合社會經濟發展的需要為主導。當時發展新市鎮的基本概念，是在新市鎮的指定範圍內，規劃所需的基礎建設和社區設施，以滿足發展需要。不過，位處九龍市區的啟德發展計劃，則超越了一般新市鎮發展的模式和要求。該計劃不僅要滿足發展區內的需要，而且更要配合毗鄰地區，以至香港的整體城市規劃，從而達致均衡發展；例如，在啟德發展區內興建大型多用途體育場館和郵輪碼頭，便是為了配合香港的長遠發展需要。

蔡先生表示，整個啟德發展計劃規模龐大且多元化，涉及不同部門和多個基建工程項目。該計劃須兼顧多方面的需要，包括建造公共房屋、興建郵輪碼頭、締造綠色環

境，加強周邊連繫、保護維港，以至保育文物等。為此，土木工程拓展署轄下設立了啟德辦事處，負責協調、監督和推動這項發展計劃，以便更有效地協調不同參與部門，跟進各工程項目的進度，並回應公眾對啟德發展計劃的意見。蔡先生表示，雖然面對重重挑戰，但對於能夠負責監督這個大型基建項目，他感到非常榮幸。

在整個啟德發展計劃的規劃過程中，公眾的意見可謂舉足輕重。啟德是市區最後一塊毗鄰維港而可供大型發展的現有土地，彌足珍貴。對於這龐大的市區發展項目，不同人士自有不同期望，因此我們必須著重加強與公眾的聯繫和溝通，主動聽取他們的意見。根據最初的規劃，整個九龍灣對開海面均會進行

填海工程，但經考慮公眾的意見後，我們按照保護維港的原則，並採納「零填海」方案，為啟德發展計劃作規劃，制定了法定的《啟德分區計劃大綱圖》。

蔡先生指出，啟德發展計劃的可持續發展亦相當重要。為此，啟德發展區內將設立香港首個區域供冷系統，供應冷卻水到用戶大廈的空調系統，以節省能源。啟德發展區內已預留土地，用以興建環保運輸系統，以助節能減排。此外，土木工程拓展署計劃進行園景綠化工程，為啟德發展區締造更多舒適的綠茵空間，供市民享用。

談到啟德發展計劃對毗鄰地區所產生的影響，蔡先生表示，整項計劃將連接毗鄰地區，令九龍東一帶充滿活力姿采。啟德發展區如何與毗鄰地區緊密連繫，是整個項目成功的關鍵。土木工程拓展署已悉心計劃建設一個完善的行人連接網絡，利用行人天橋、行人隧道、園景美化高架行人道、地面過路處和地下購物街，加強啟德與毗鄰地區的連繫。

啟德發展計劃的基建工程現正全力展開。蔡先生表示，他衷心希望善用這片毗鄰維港的市區珍貴土地，讓香港市民引以為榮。□

啟德發展計劃有別於新市鎮發展

Department (CEDD) to coordinate, oversee and promote this mega project. Mr Chai said he felt honoured to have taken up the role of overseeing this major infrastructure project, despite the challenges encountered.

The views of the public are essential in the planning of KTD. Located at the last precious harbourfront site available for large-scale development, KTD is a major urban development project that different people may have different aspirations. As a result, it is crucial to closely communicate with the public and actively engage their views. Under the initial plan, the whole area off Kowloon Bay would have been reclaimed. However, after considering public views, we followed the principle of harbour protection and adopted the "zero reclamation" proposal for the Kai Tak Development in formulating the statutory "Kai Tak Outline Zoning Plan".

Mr Chai pointed out that sustainable development within KTD is very important. The first-of-its-kind District Cooling System will be set up to provide cooling water for the air-conditioning systems of user buildings to save energy.

Land has also been reserved for an environmentally friendly transport system to reduce gas emissions and save energy. Greening works have also been planned by CEDD so that the public can enjoy more green space in KTD.

KTD is distinct from new town developments

On the impact of the project on its adjacent areas, Mr Chai said KTD would link up with its adjacent areas to create a vibrant Kowloon East. The success of the whole project hinges on how well it will be connected with the adjacent areas. A comprehensive pedestrian connection system of footbridges, subways, landscaped elevated walkways, at-grade crossings as well as underground shopping street have been carefully planned by CEDD to facilitate pedestrian connections with the adjacent areas.

The implementation of infrastructure works of the project is in full swing. Mr Chai sincerely wished we could make the best use of this last precious urban harbourfront site and turn it into an area which we can all feel proud of. □

無障礙種植 築建林蔭道路

從工程和規劃的角度而言，在啟德發展區內的道路中央和兩旁提供無障礙種植空間，可說是最有效的綠化方案之一。在地下沒有設施的指定種植地帶，樹木可以更健康地紮根生長，綠葉成蔭，日後亦無須因為維修工程而要搬遷或受到干擾。

Make room for green roads

From an engineering and planning perspective, one of the most effective greening solutions is the provision of utility-free planting areas in the centre and along both sides of the roads within KTD. In the absence of underground facilities, plants in these designated planting areas can enjoy a more favourable environment to root and thrive into larger vegetation. It also means that during maintenance and repair works, there will be no disturbance or need for tree removal.



宜人園景處處

我們將盡量利用啟德發展區內各令人意想不到的空間，廣植細意挑選的喬木和灌木，以增加綠化機會，締造優美宜人的環境。屋頂、高架行人道和其他平面位置，均會盡量栽種植物，構成空中花園，供居民和遊人觀賞，又或漫步其中，樂也融融。此外，亦會利用高架花槽和攀緣植物覆蓋建築物外牆，以達到垂直綠化的作用。上述種種方法均已證實能夠降低建築物的溫度，並且阻隔猛烈陽光。另外，位於啟德發展區內現正施工的污水抽水站，亦會加入屋頂綠化和垂直綠化工程，更會安裝風力發電風車，為建築物提供可再生能源。



Parks up high and on the side

Carefully selected trees and shrubs will appear in unexpected places of KTD as part of the efforts to maximise greening opportunities in the area. Plants on rooftops, above elevated walkways and on other horizontal parts of structures will form sky gardens within which residents and visitors can appreciate, walk around and enjoy. Also, elevated

planters and climbing plants will be used to cover the walls of buildings to achieve vertical greening. These techniques have proven environmental benefits in reducing the glare and heat on the buildings. The sewage pumping stations currently under construction within KTD will feature both roof and vertical greening with wind turbines installed to provide renewable energy for the buildings.



攜手參與 共建啟德河

■ 啟德明渠由蒲崗村道流經東頭邨和新蒲崗，至啟德發展區後流入維多利亞港，總長度為2.4公里，是東九龍其中一條主要的排洪渠道。隨著近年水質的改善，大家亦開始把明渠改稱為啟德河，而進一步的改善工程亦將陸續展開。

我們的目標是希望把明渠打造成市區中一條優美的綠化河道，在滿足防洪的需要外，亦可提供休憩和公共活動空間。

為此，一個名為「共建啟德河」的公眾參與活動已於2010年底推出，以收集公眾意見。

這實在是個難能可貴的機會，讓我們共同締造一個與別不同、充滿綠化色彩的城市景觀。同時，亦可保留一條連繫啟德發展區和毗鄰地區的水道，為市民提供休憩、娛樂、教育、文化和其他社區活動的場所。雖然現有的建築物 and 道路分

布會帶來一定程度的限制，同時我們亦需顧及安全和公共衛生，但啟德明渠充滿潛力成為一條全新的河道走廊。

在2010年12月11及18日，土木工程拓展署聯同渠務署和規劃署合辦了兩個社區展望工作坊，作為第一階段公眾參與活動的一部分。工作坊共吸引了約一百名人士參加，並就如何共建啟德河分組討論和交流意見。□



Give us your Views on Kai Tak River



■ Running from Po Kong Village Road through Tung Tau Estate and San Po Kong to KTD area and into Victoria Harbour, the 2.4km-long Kai Tak Nullah is one of the major flood relief drainage channels in East Kowloon. Now, people start calling the nullah **Kai Tak River**, with improved water quality in recent years and further improvement works upcoming.

Our vision is to transform the nullah into an attractive green river in the urban areas providing space for leisure and public activities while fulfilling its main flood prevention role. To this end, a public engagement programme, called "Building our Kai Tak River", was initiated at the end of 2010 to collect views from the public.

This is a unique opportunity for us to create a special urban landscape with enriched green features while maintaining a conduit linking KTD area with neighbouring areas and providing a place where people can meet for leisure, recreation, education, art or other community pursuits. Although there are limitations posed by existing buildings and road layouts, and constraints due to safety and public health considerations, the potential for developing a new waterway is enormous.

As part of the Stage 1 Public Engagement Programme, two community envisioning workshops, jointly organised by the Civil Engineering and Development Department, Drainage Services Department and Planning Department were held on 11 and 18 December 2010 with about 100 attendees participated in group discussions and shared views on building the Kai Tak River. □

龍津石橋第二階段公眾參與活動

Stage 2 Lung Tsun Stone Bridge Public Engagement

■ 土木工程拓展署於2011年1月22日聯同古物古蹟辦事處和規劃署舉辦了龍津石橋第二階段公眾參與活動的「建立共識」工作坊，並吸引了一百多位市民參與。發展局局長林鄭月娥女士出席致開幕辭，並由啟德辦事處專員鄧文彬先生扼述第一階段的公眾諮詢活動，以及第二階段工作坊的目的。其後丁新豹博士為我們介紹有關石橋的歷史和社會經濟背景，現任建築師羅健中先生更講解世界各地的保育項目和文物資源的展示手法。

工作坊旨在交流意見，討論保育石橋遺跡所需的土地範圍、如何連接周邊文物資源，以及收集公眾對展示遺跡手法的意見。為了在保育龍津石橋和啟德發展上取得平衡，我們將繼續進行諮詢和聽取公眾意見。□



嘉賓講者丁新豹博士
Guest speaker Dr Joseph Ting

■ On 22 January 2011, about 100 people attended a "Consensus Building" Workshop as part of the Stage 2 public engagement exercise on the preservation of Lung Tsun Stone Bridge remnants, jointly organised by the Civil Engineering and Development Department, the Antiquities and Monuments Office and the Planning Department. Mrs Carrie Lam, the Secretary for Development gave an opening remark, and Mr Stephen Tang, the Head of Kai Tak Office outlined the Stage 1 public consultation activities and the objectives of the Stage 2 workshop. The participants were then briefed by Dr Joseph Ting on the historical and socio-economic background of the Bridge. Mr Christopher Law, a practicing architect was also invited to talk about the preservation projects worldwide and the approaches of heritage interpretation.



嘉賓講者羅健中先生
Guest speaker Mr Christopher Law

The workshop focused on sharing views about the land requirement for preserving the Bridge remnants, how they should be connected to nearby heritage resources, and the ways to display the remnants. With a view to strike a balance between conservation and development in Kai Tak, we will continue consulting and listening to public views on the preservation of the Bridge remnants. □

下期精彩內容

我們將進一步介紹有關啟德發展計劃內已規劃的公眾休憩用地。

Look out for the next issue

We're going to take a closer look at the public open spaces planned for Kai Tak Development.

屋頂綠化和垂直綠化對環境有什麼好處?

屋頂綠化和垂直綠化都有助減少都市熱島效應。種植層與混凝土屋頂或牆壁之間的空隙，可發揮隔熱作用，從而降低大廈的溫度，亦可減少強光和熱輻射，並阻隔噪音；此外，植物更可過濾塵埃污染物，有助改善空氣質素。

What are the environmental advantages of roof greening and vertical greening?

Both the green roofs and green walls can help mitigate heat island effects in urban areas. The air cushion between the planted vegetation and the concrete roof or wall provides heat insulation and lowers the temperature of the buildings. Glare and heat radiation can be reduced and noise insulation is often improved. The plants can also filter dust pollutants resulting in better air quality.

啟德的都會公園有多大?

啟德的都會公園面積約24公頃，比銅鑼灣維多利亞公園還要大四分之一。

How large is Kai Tak's Metro Park?

The area of Metro Park in Kai Tak is about 24 hectares, which is more than 25% larger than the Victoria Park in Causeway Bay.

下一步...

「共建啟德河」第一階段公眾參與活動所收集的各項寶貴意見和建議，將納入不同的設計方案，供市民在預期於本年年中舉行的第二階段公眾參與活動內討論。

What's next...

The numerous valuable comments and suggestions received during the Stage 1 public engagement activities on building our Kai Tak River will be incorporated into the design approaches for discussion in the next stage, scheduled to be held in mid-2011.

我們歡迎您提供寶貴的意見，令《啟德新里程》的內容更豐富、更吸引。請將意見電郵至 ktd@cedd.gov.hk。

We appreciate hearing your valuable comments to enhance the contents of this publication. Please email them to ktd@cedd.gov.hk.

有問必答

Frequently Asked Questions

