

# **Task Force on Kai Tak Harbourfront Development**

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For discussion  
on 1 Jun 2011

TFKT/10/2011

## **Kwun Tong Promenade Stage 2**

### **PURPOSE**

This paper is to seek Members' views on the design of the Stage 2 of Kwun Tong Promenade (KTP2).

### **BACKGROUND**

2. According to the Kai Tak Outline Zoning Plan No. S/K22/2 approved by the Chief Executive in Council on 6 November 2007, the existing Kwun Tong Public Cargo Working Area (PCWA) is zoned "open space". It is the Government's plan to turn the area into a waterfront promenade upon decommissioning of the PCWA. Occupying an area of about 3.8 hectares at the south-western shore of the Kwun Tong waterfront, the promenade will provide an area of open space for enjoyment by local residents, tourists, and other visitors. It will form a continuous traffic-free pedestrian corridor connecting to open spaces in the Kai Tak Development and form part of the promenade extending from Cha Kwo Ling to Ma Tau Kok. A location plan showing the project site is at **Annex A**.

3. A section at the southern portion of the Kwun Tong PCWA of about 200 metres in length was developed into Stage 1 of Kwun Tong Promenade (KTP1) in late 2009. KTP1 was open to the public in January 2010 and was well received by the public.

4. The remaining section of the Kwun Tong PCWA is expected to be decommissioned after the expiry of the existing Berth Licence Agreements in 2011. The Leisure and Cultural Services Department (LCSD) plans to develop the site to be vacated into Kwun Tong Promenade (Stage 2) (KTP2).

### **PROPOSED SCOPE OF WORKS**

5. Having consulted the District Facilities Management

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Committee of Kwun Tong District Council, LCSD proposed that the following key features should be included in the scope of works of the KTP2 -

- (a) a boardwalk;
- (b) sitting-out areas and pavilions and shelters with benches;
- (c) a multi-purpose open area with fitness stations;
- (d) an exercise corner with fitness equipment suitable for elderly people;
- (e) landscaped area with a multi-purpose lawn and trees;
- (f) models of cargo containers and cranes to evoke the historical context of the area;
- (g) a café;
- (h) water features with animated lighting effects; and
- (i) ancillary facilities such as toilet blocks, store rooms and a loading and unloading area.

6. Moreover, KTP1 was proposed to be included into this project for necessary upgrading in order to maintain a consistent and unified design for the whole Kwun Tong Promenade.

### **PROPOSED DESIGN**

7. The design of KTP2 continues the design concept used in KTP1 with emphasis on openness, transparency, greening and urban connectivity. A Value Management workshop on this project was also held on 14 April 2010, which was attended by Members of the Task Force on Kai Tak Harbourfront Development and the District Facilities Management Committee of Kwun Tong District Council. Members were in support of LCSD's scope of works for the project.

8. The decorative steel structure (1<sup>st</sup> "folly") in KTP1 is further developed into a series of "follies" in the design of KTP2. These follies are the artistic representation of the history of the site as a PCWA handling recycled paper and they also serve as the focal points to the entrances of the promenade. The entrances are planned to face the existing road junctions or adjacent amenities to enhance the accessibility to waterfront, as well as integration and connection with the local urban fabrics.

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9. The design layout and an aerial view of the promenade are attached at **Annexes B and C** respectively.

## **WAY FORWARD**

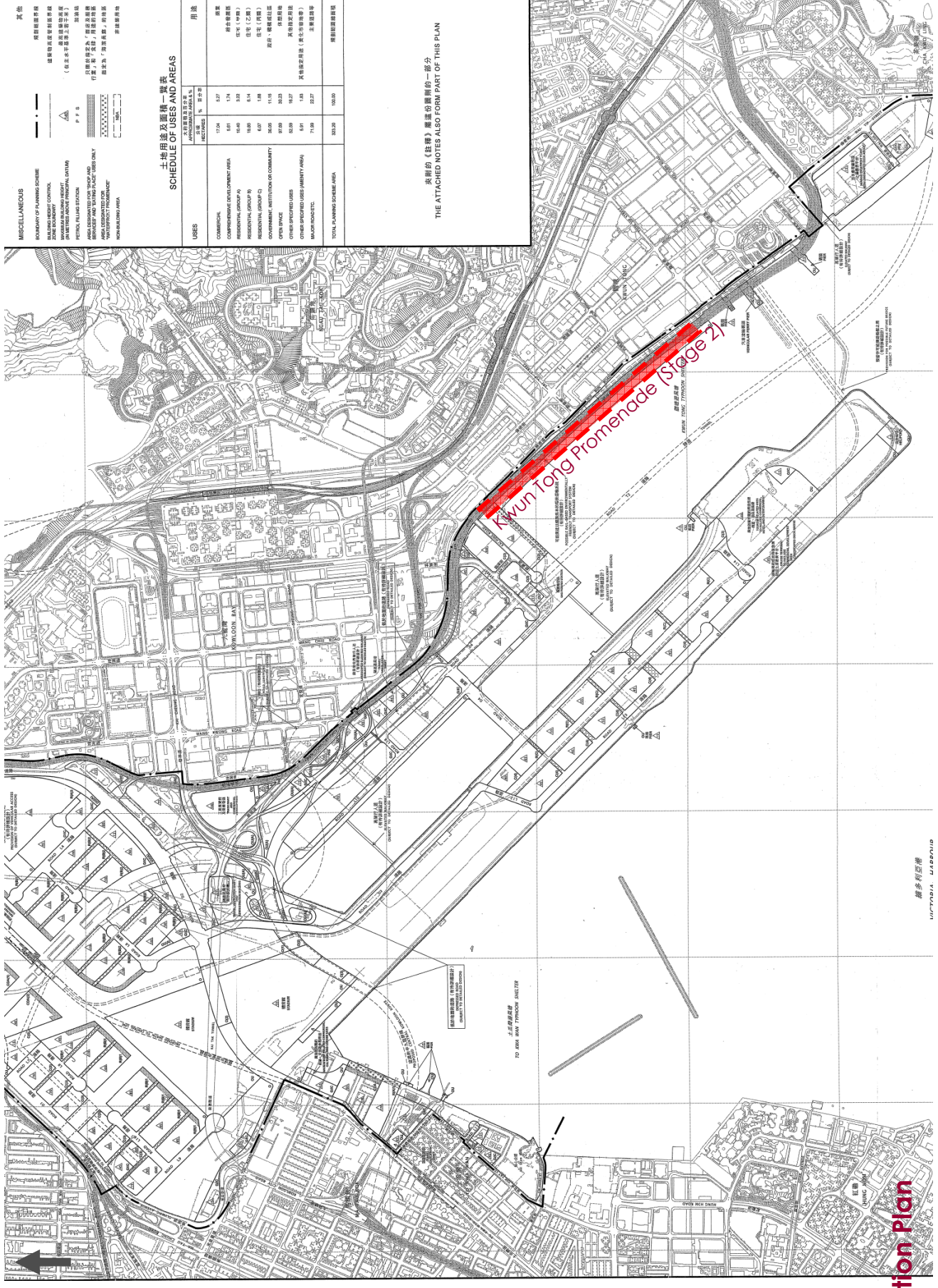
10. We are in parallel making arrangement for consultation with the Kwun Tong District Council on the design. After consultation with the Task Force and Kwun Tong District Council, ArchSD will incorporate comments received into the design.

11. Subject to smooth planning work and funding approval, the earliest commencement and completion dates for the construction of the promenade are late 2012 and late 2014 respectively.

## **ADVICE SOUGHT**

12. Members of the Task Force are invited to comment on the design of the project.

**Architectural Services Department  
Leisure and Cultural Services Department  
May 2011**



**MISCELLANEOUS**

- BOUNDARY OF PLANNING SCHEME
- PLANNING SCHEME CONTROL
- MAXIMUM ALLOWABLE BUILDING COVERAGE
- PERMITTED USES
- AREA DESIGNATED FOR "SHOP AND SERVICE" USES ONLY
- WORKING PROPOSED
- REPLANNING AREA

**其他**

- 規劃區界線
- 發展區內各項規管
- 最高容許樓宇覆蓋率
- 容許用途
- 只供作「店舖及服務」用途之指定區
- 正在研究中的建議
- 重新劃定區

**土地用途及面積一覽表**  
SCHEDULE OF USES AND AREAS

USES	佔地總面積 (公頃)	佔地總面積 (%)	用途
COMMERCIAL	17.04	5.77	商業
COMPREHENSIVE DEVELOPMENT AREA	9.81	3.18	綜合發展區
RESIDENTIAL (GROUP A)	16.95	5.49	住宅 (A類)
RESIDENTIAL (GROUP B)	6.07	1.94	住宅 (B類)
GOVERNMENT, INSTITUTION OR COMMUNITY	30.00	9.58	政府、機構或社區
OPEN SPACE	97.09	30.29	綠化地帶
OTHER SPECIFIED USES	32.09	9.97	其他指定用途
OTHER SPECIFIED USES (AMENITY AREA)	6.91	1.98	其他指定用途 (康樂用地)
MAJOR ROAD ETC.	71.99	22.77	主要道路等
TOTAL PLANNING SCHEME AREA	323.28	100.00	發展區總面積

本圖的《註釋》是這份圖的一部分  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

Location Plan

維多利亞港  
VICTORIA HARBOUR





Conversion of Existing Marine Office Building

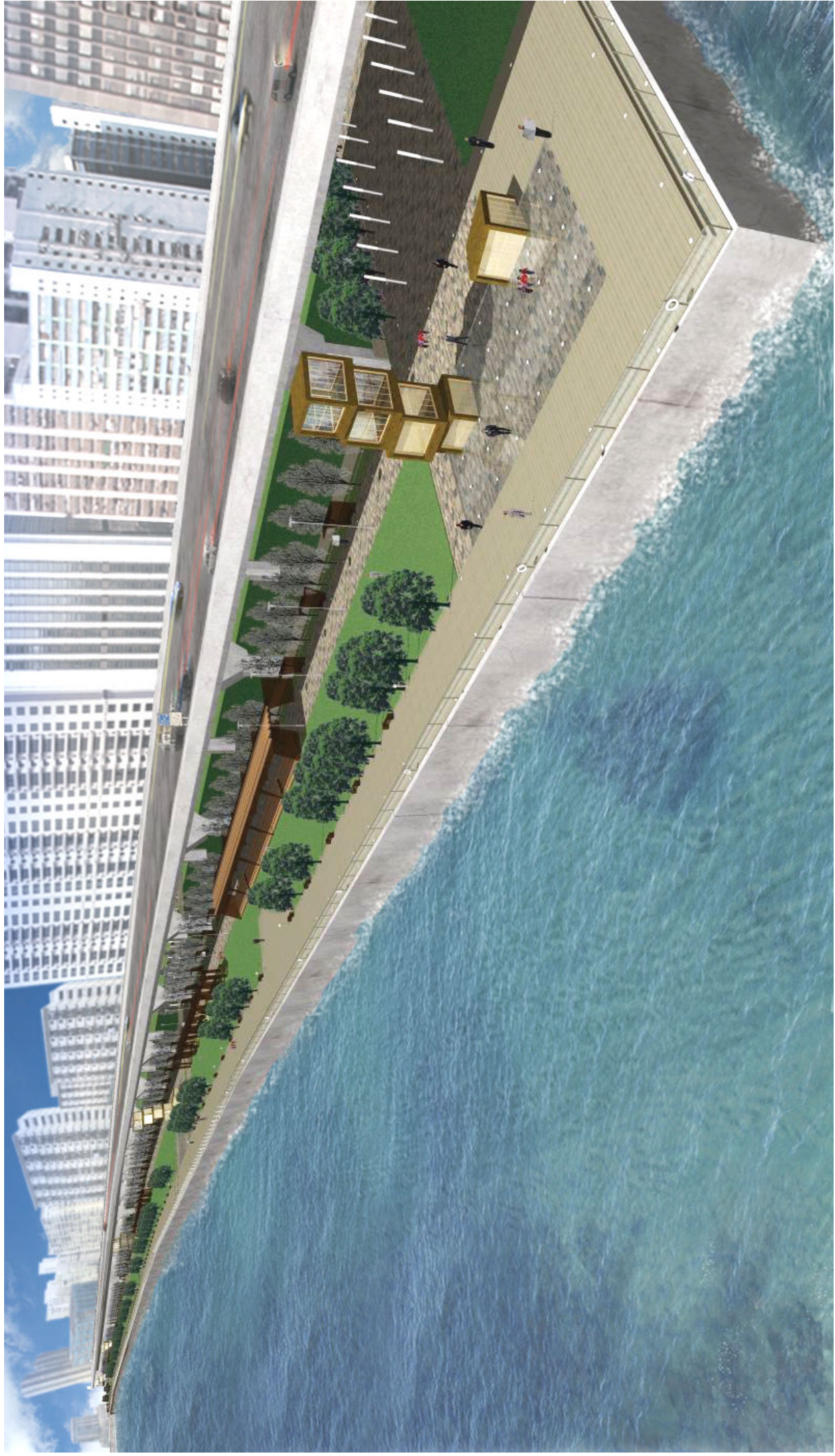


Folly Crane



Layout Plan





Aerial View