

Bring Kai Tak Waterfront alive

讓啟德海濱重生

A proposal to create four activity centres along the Kai Tak waterfront
建議在啟德海濱改劃用地興建四座多用途活動中心

Proposed by Designing Hong Kong Limited
Town Planning Board application no: [Y/K22/4](#)

Designing Hong Kong Limited

創建香港

- A local non-profit organization devoted to promoting sustainability and quality of life
推動可持續發展及優質生活的本地非牟利機構
- Promote good design as core values in planning, development and governance
視美好設計為規劃、發展及管治的核心價值
- Design the waterfront for the enjoyment of leisure, cultural and recreational activities on land and water
推動建設優質的海濱設施讓大眾可以進行陸上及水上的休閒、文化及康樂活動
- Promoting harbourfront enhancement policies since 2003
從2003年起推廣改善海濱的政策



Government's Vision - a **Distinguished, Vibrant, Attractive** and **People-oriented** Kai Tak by Victoria Harbour

政府的願景 - 獨特、充滿活力、具吸引力及以人為本的啟德

Activating the Harbourfront 活化海濱

To bring life and vibrancy to the waterfront, it is necessary to introduce a variety of diverse programmes and activities ranging from casual strolls along the natural waterfront park, to a highly active commercial and retail-oriented waterfront lined with restaurants, cafes and bars.

海濱設計需包括緩步徑等康樂元素到餐廳、酒吧等商業元素，以容納各式各樣的活動，為啟德海濱帶來生氣和活力。



觀塘行動區及
啟德跑道末端
**Kwun Tong
Action Area and
Kai Tak Runway Tip**

釋放發展潛力，為「飛躍啟德」
計劃的重要部分
Release development potential
of important parts of the Kai Tak
Fantasy project



活力海濱
Vibrant Waterfront

加強海濱的活力及改善「飛躍啟德」範圍內
設施，推動親水文化

Enhance the vibrancy of the waterfront and
improve the facilities in the Kai Tak Fantasy area
for promoting water-friendly culture

Government's Vision - a **Distinguished, Vibrant, Attractive** and **People-oriented** Kai Tak by Victoria Harbour

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Celebrating the Views 欣賞景觀

Views beyond the neighbourhoods are absolutely critical to maintain one's orientation within the city. There is a strong emphasis on views to and from the mountains (i.e. Lion Rock and Fei Ngor Shan), the harbour (i.e. Victoria Harbour and Lei Yue Mun), and the city beyond (i.e. Hong Kong Island and Inland of Kowloon).

與附近地方的景觀連接對於在城市中的定位非常重要。因此啟德的設計非常強調對於山（例如獅子山、飛鵝山）、水（例如維港、鯉魚門）和城市（例如香港島、九龍）的景觀。



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for promoting water-friendly culture

Public Views: Second Kai Tak Forum in 2006

2006年啟德論壇（二）中的公眾意見

Vision and Planning Principles for Kai Tak 啟德的發展願景和規劃原則

- Give priority to harbourfront-dependent uses
優先預留作海港相關的用途

Kai Tak Approach Channel 啟德河


- To preserve for water-based recreation use in long term
保留水體並用作水上活動

Marine-related Facilities 海事設施

- Request for provision of marine-related facilities
提供更多水上活動設施及預留用地發展海事活動

2. Stage 2 Public Participation: Comments & Responses

Vision and Planning Principles for Kai Tak




Public Views:

- No in-principle objection to the proposals
- Other suggestions:
 - Sustain & enhance HK as a world-class international city
 - Provide for public spaces
 - Promote local and diversified economy
 - Give priority to harbour-dependent uses
 - Temporary use along harbourfront to enable public accessibility

2. Stage 2 Public Participation: Comments & Responses

Kai Tak Approach Channel (KTAC)



Public Views:

- Great concern on the environmental problems of KTAC
- Some advocate to reclaim KTAC to tackle the environmental problem
- Many support non-reclamation to preserve the heritage of the harbour and of the runway, & to preserve for water-based recreation use in the long term

2. Stage 2 Public Participation: Comments & Responses

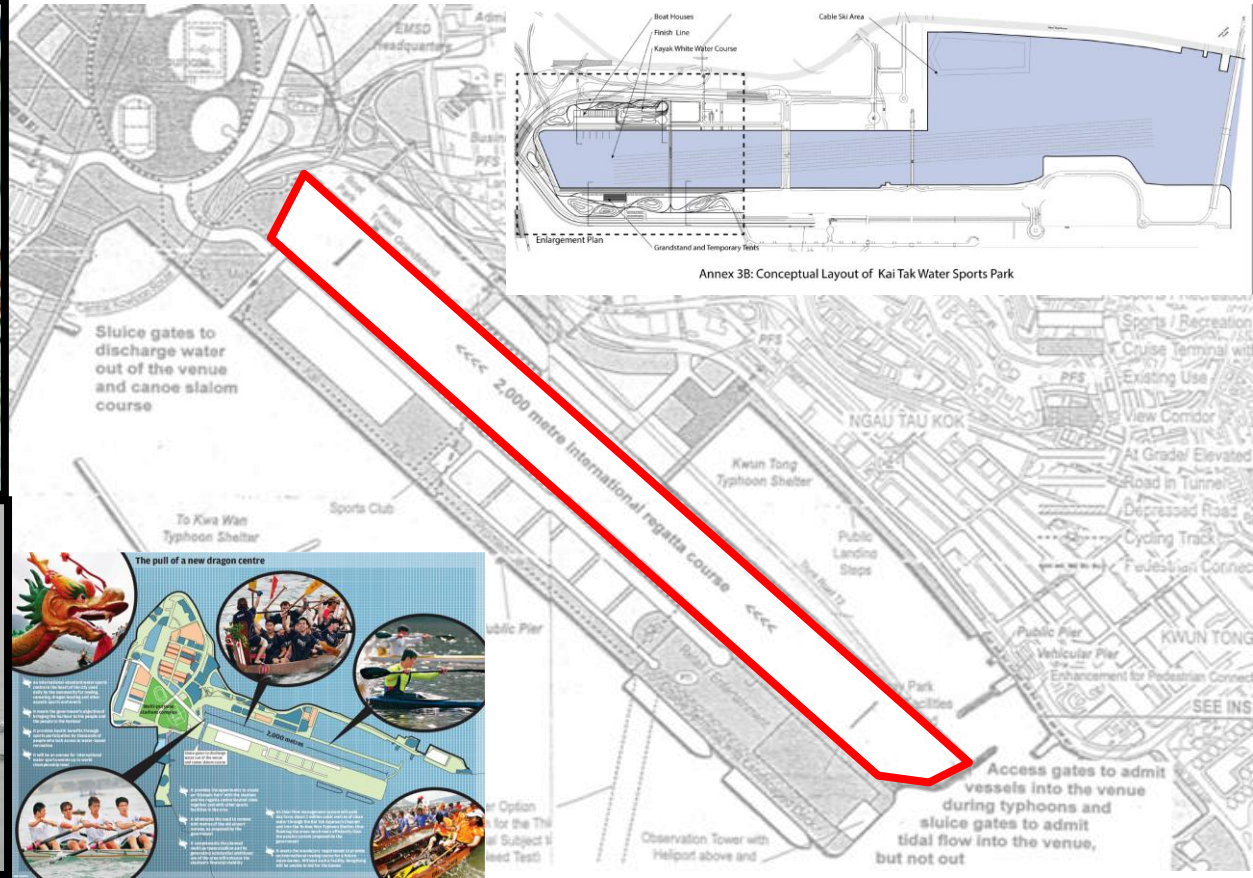
Marine-related Facilities

Public Views:

- Polarized views between marine facilities operators and the general public (esp. local communities)
- Operators
 - Retention of existing typhoon shelters
 - Object to sharing part of typhoon shelters with pleasure boats
 - Retention of the Kwun Tong and Cha Kwo Ling PCWAs
 - Request for re-provisioning arrangement, if necessary
- General Public:
 - Urge for early decommissioning of the PCWAs (local community)
 - Concern over the existing typhoon shelters may affect the water circulation and lower the visual quality of Kai Tak
 - Request for provision of marine-related facilities

Public Views: World class international regatta course

市民意見：世界級水上運動賽道



Public Views: Marina

市民意見：遊艇碼頭



活力海濱 Waterfront Vibrancy 2013/2014

BRANDIN
DESIGN
DIVERSITY



創建藝術創意空間 Creativity, Arts and Culture

BRANDIN
DESIGN
DIVERSITY



第二階段評審 2nd Stage Adjudication

第二階段評審將在2014年第四季舉行以選出優勝作品

2nd stage adjudication will be held in Q4 2014 to select a winning entry



Water Quality in Kai Tak in 2016 啟德的水質2016

- CEDD, EPD and DSD would further rectify identified pollution sources and upgrade DWFIs to intercept pollutants ... ⇒ achieve the water quality requirement for water sports activities
土木工程拓展署、環境保護署和渠務署已進行多項措施去尋找污染源頭及升級現有的旱季截流器，務求令啟德的水質符合進行水上活動的標準。
- Kai Tak Task Force in HFC had high expectation on the results of the water quality improvement scheme, not merely tackling the odour problem and to enable water sports activities (target of an annual geometric mean E.coli at KTAC below 610 count/100 ml)

啟德海濱發展專責小組對啟德的水質期望很高，希望可以盡快令解決河流的氣味問題，以及令水質達到進行水上活動的標準。（標準：平均大腸桿菌含量每一百毫升小於610）



Figure 3: Water Zones at KTAC/ KTTS

KTAC							KTTS
Zone 1		Zone 2				Zone 3	Zone 4
AC1	AC2	AC3	AC4	AC5	AC6	AC7	KT1
1,500 - 2,000		About 800				<600	<400

Note: Figures round to the nearest hundred

Table 3: Summary of Predicted *E.coli* Level at KTAC/ KTTS (Annual Geometric Mean)

Water Quality in Kai Tak in 2016 啟德的水質2016

Interception and Pumping (IP) Scheme

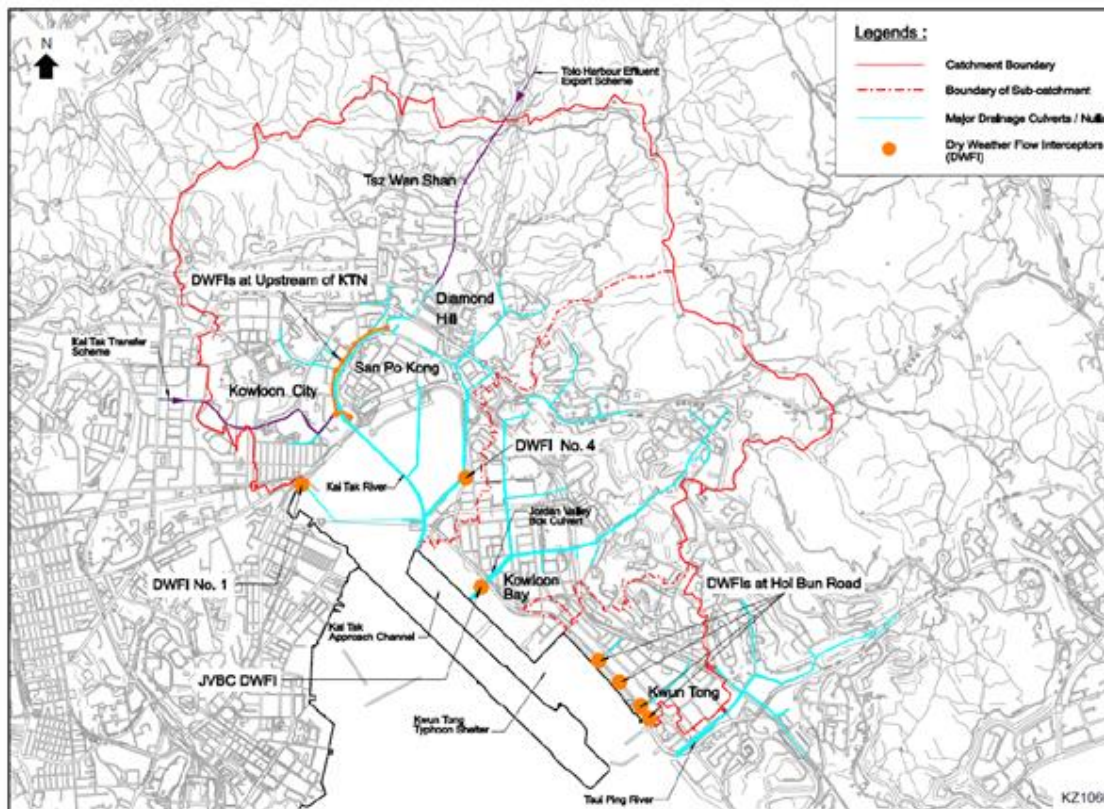
Annex 3



Water Quality in Kai Tak in 2016 啟德的水質2016

Major DWFIs at Upstream of KTAC/KTTS

Annex 5



Current Kai Tak plans: Dead water, dead open space ... 現時政府的計劃：一潭死水，沉悶的休憩空間...

Problems 問題:

Open space and water lack vibrancy due to the absence of public activity centres

欠缺公眾設施去提供各樣的康樂活動

February 2020

Current Kai Tak plans: Dead water, dead open space ...

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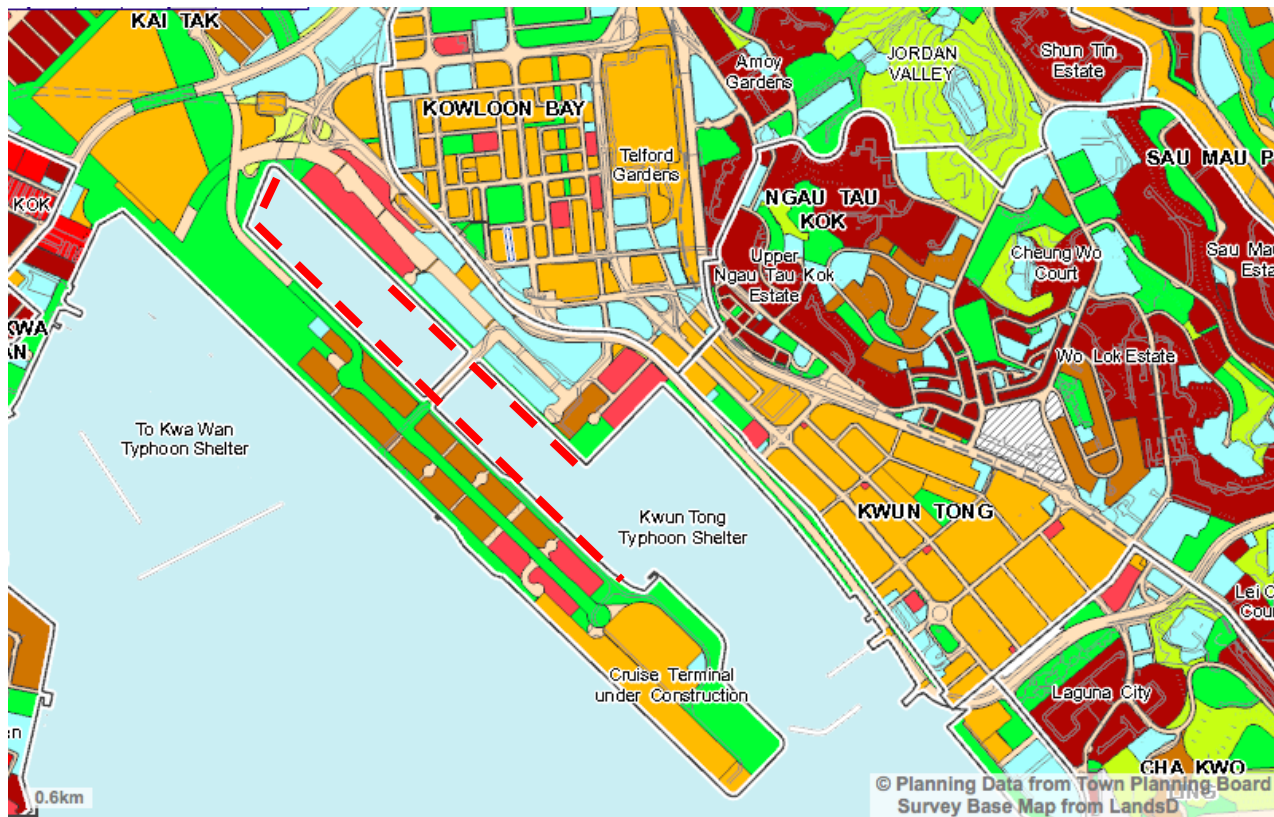
Open space and water lack vibrancy due to the absence of public activity centres

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Source: Energizing Kowloon East website

Current Kai Tak plans: Dead water, dead open space ...

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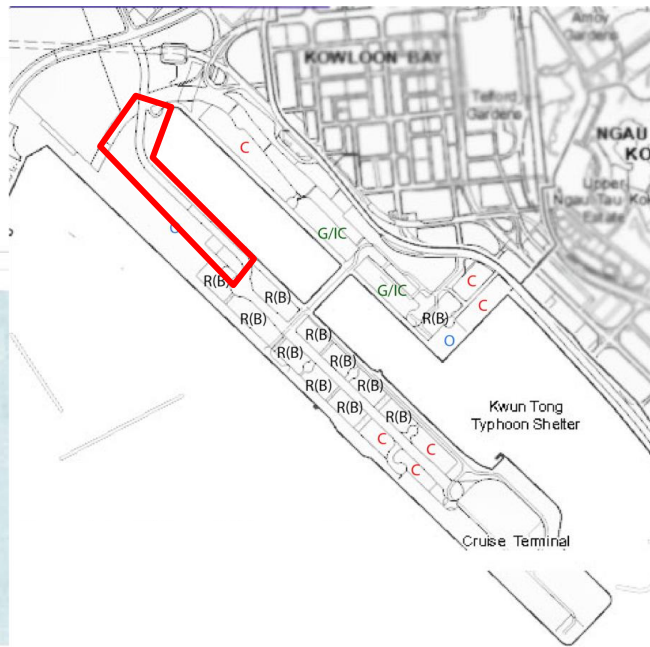
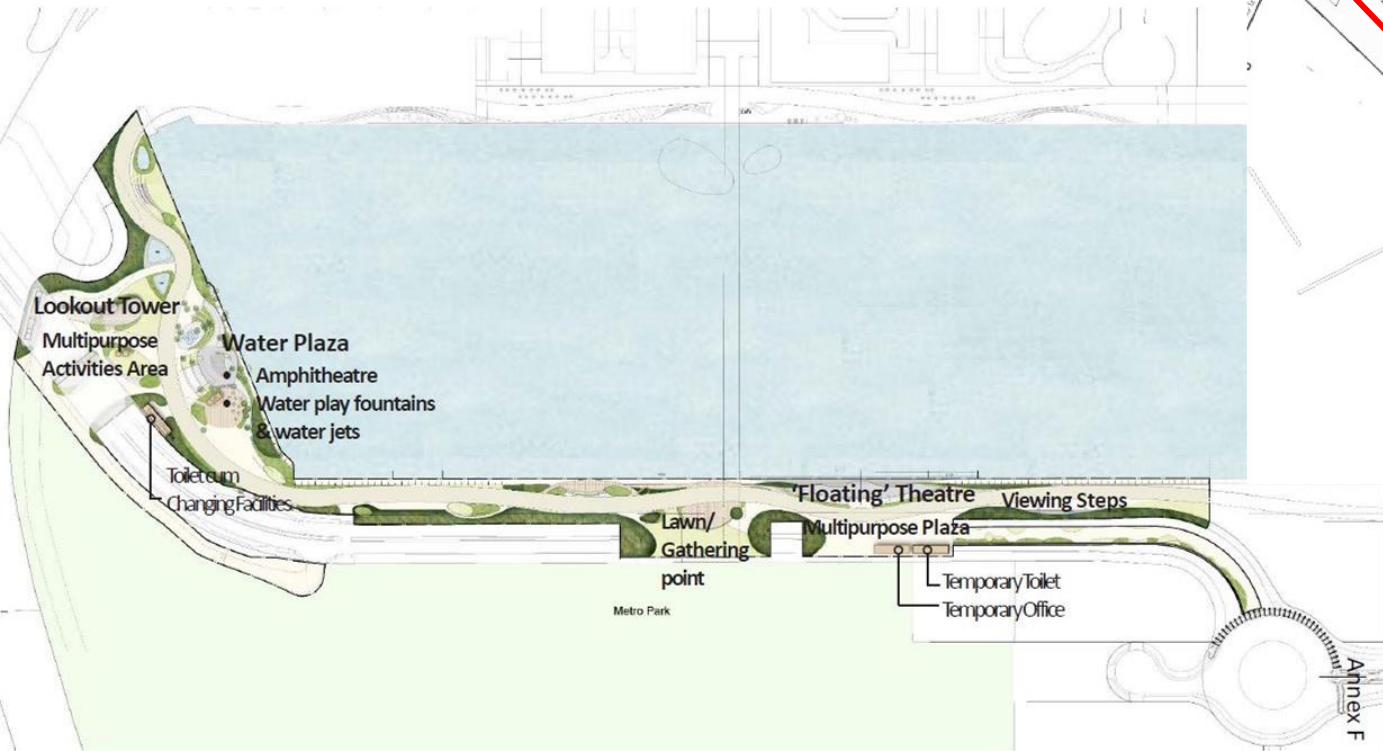
欠缺公眾設施去提供各樣的康樂活動

- Nothing. No activation.
- 欠缺任何的活化計劃

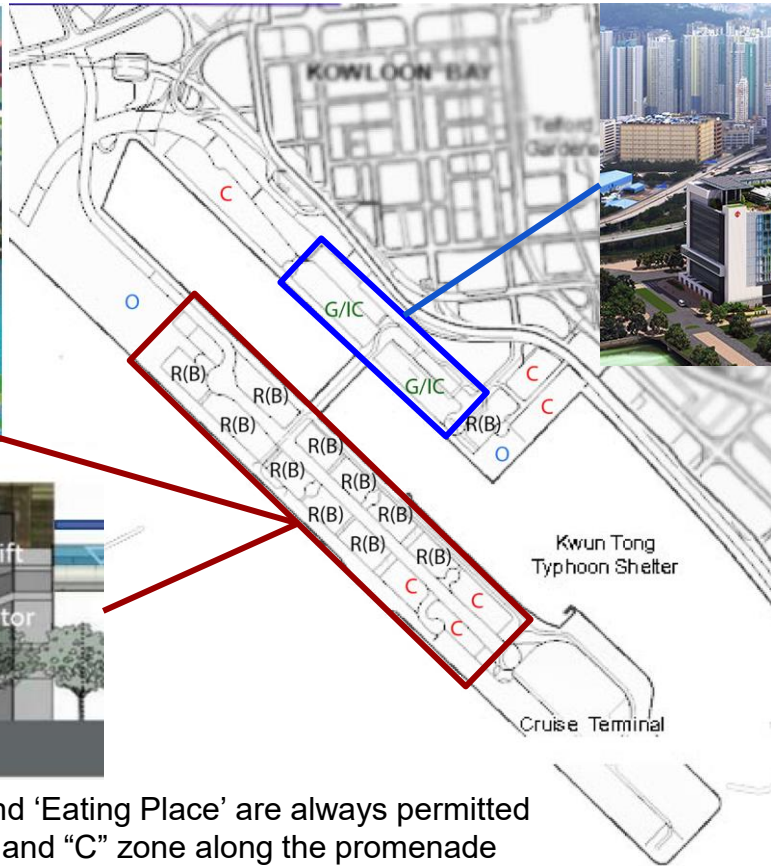
Kai Tak plans: Limited activation of the ground and water

現時啟德計劃: 只能有限活化地面及水體

Conceptual layout plan
Promenade adjoining Road D3(MPS)



Kai Tak plans: Limited activation of the ground and water 現時啟德計劃: 只能有限活化地面及水體



Hong Kong Children Hospital

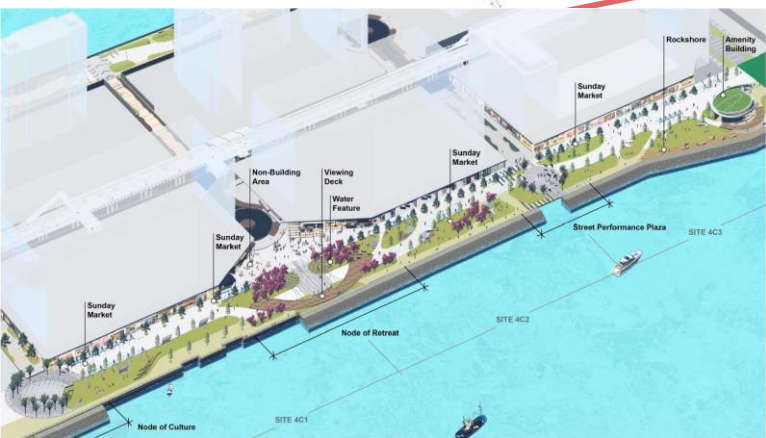
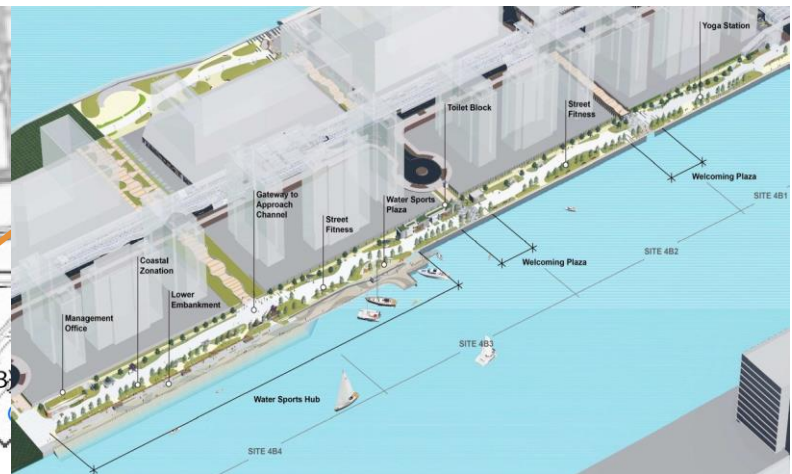
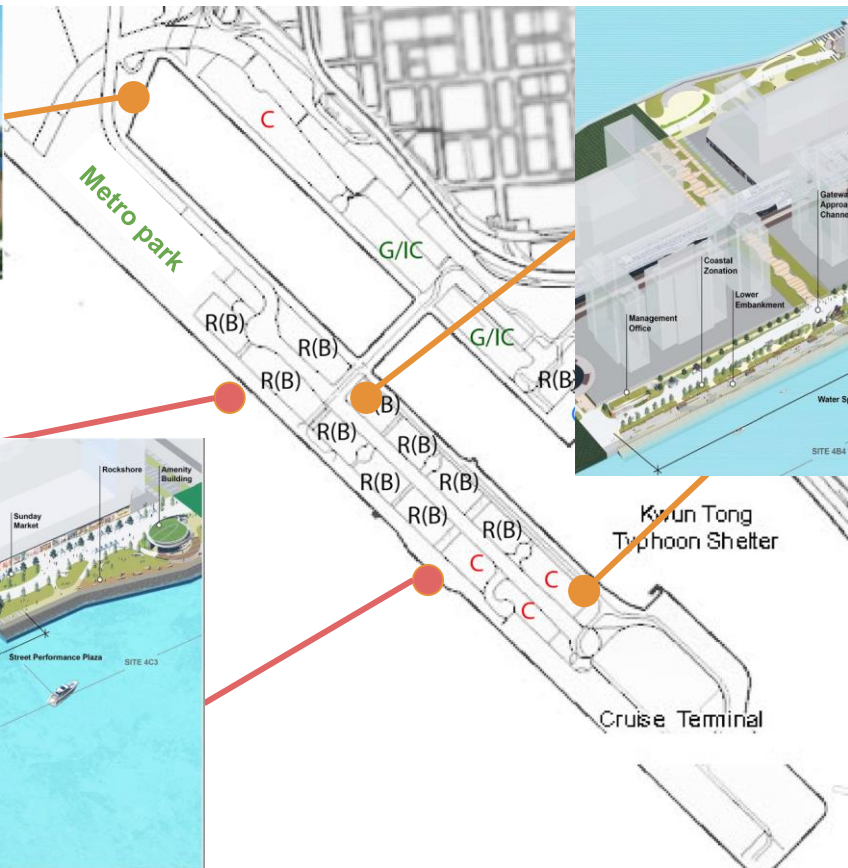
To Promenade



No guarantee: 'Shop and services' and 'Eating Place' are always permitted on the lowest two floors in the "R(B)" and "C" zone along the promenade

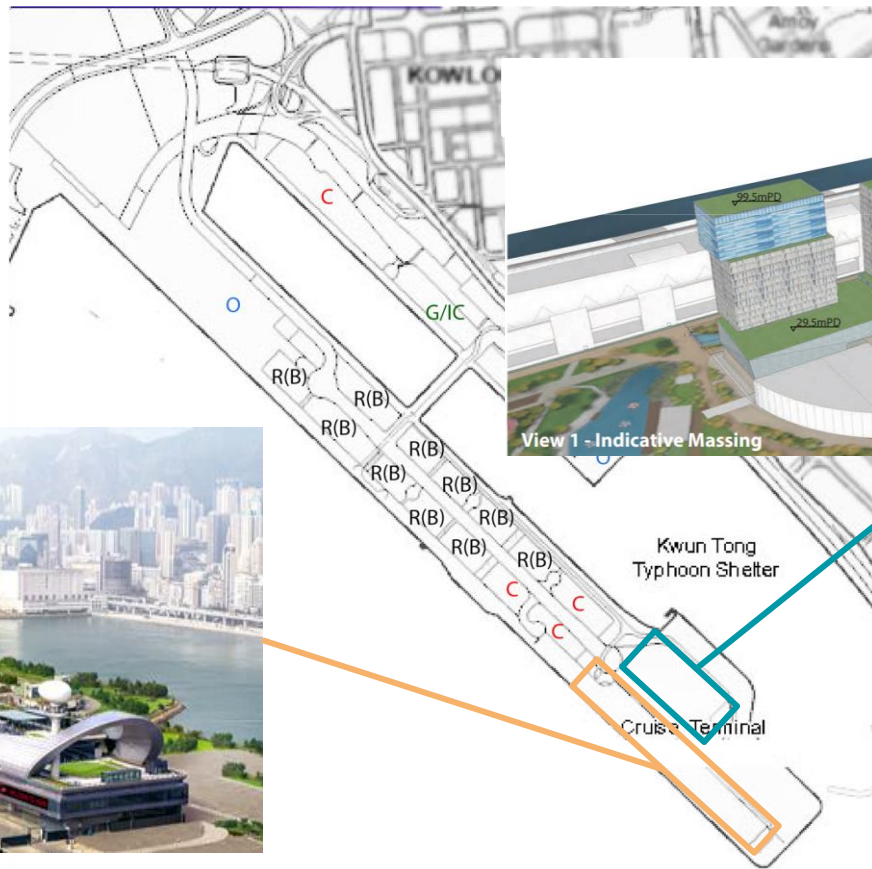
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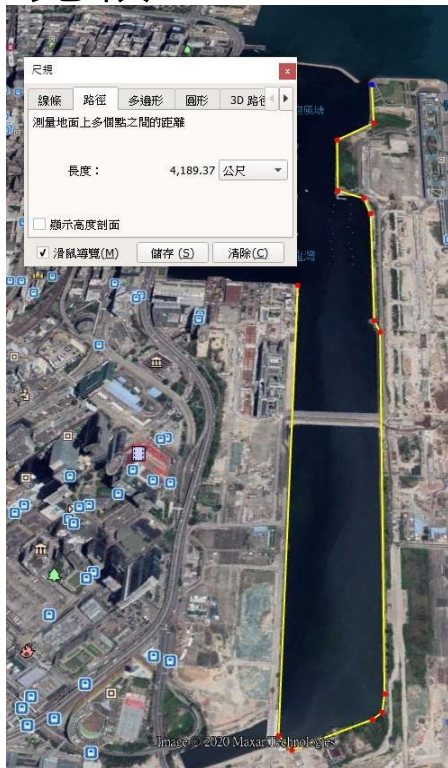


Kai Tak compared with international examples

啟德與其他國家的例子比較



Darling Harbour, Sydney



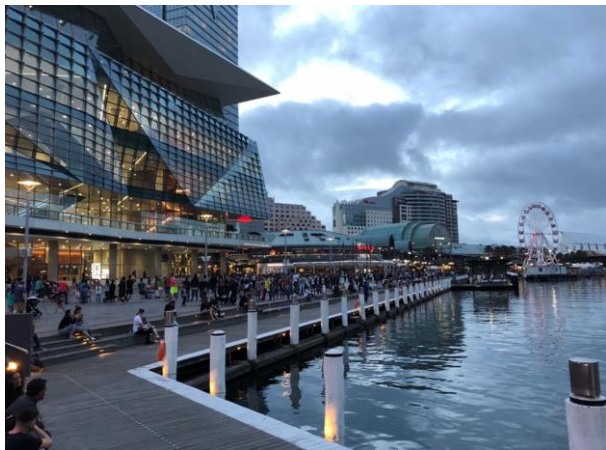
Kai Tak, Hong Kong



Marina Bay, Singapore

International example: Darling Harbour, Sydney

悉尼達令港 - 市民的聚腳點



International example: Marina Bay, Singapore

新加坡濱海灣 - 市民的聚腳點



International example: Toda, Japan

戸田市 - 水上運動與休憩用地共存



Local example: Stanley Main Beach

本地例子：赤柱正灘



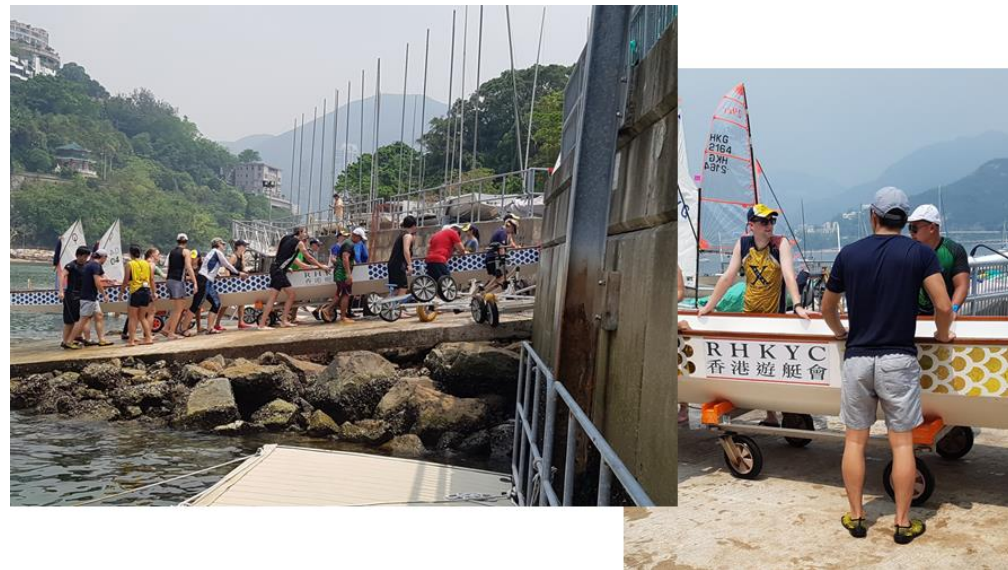
Local example: Shatin Shing Mun River

本地例子：沙田城門河



Local example: Middle Island

本地例子：熨波洲



Local example: Sai Kung Waterfront

本地例子：西貢海濱



Local example: Discovery Bay Waterfront

本地例子：愉景灣海濱



















Local example: Wanchai Waterfront

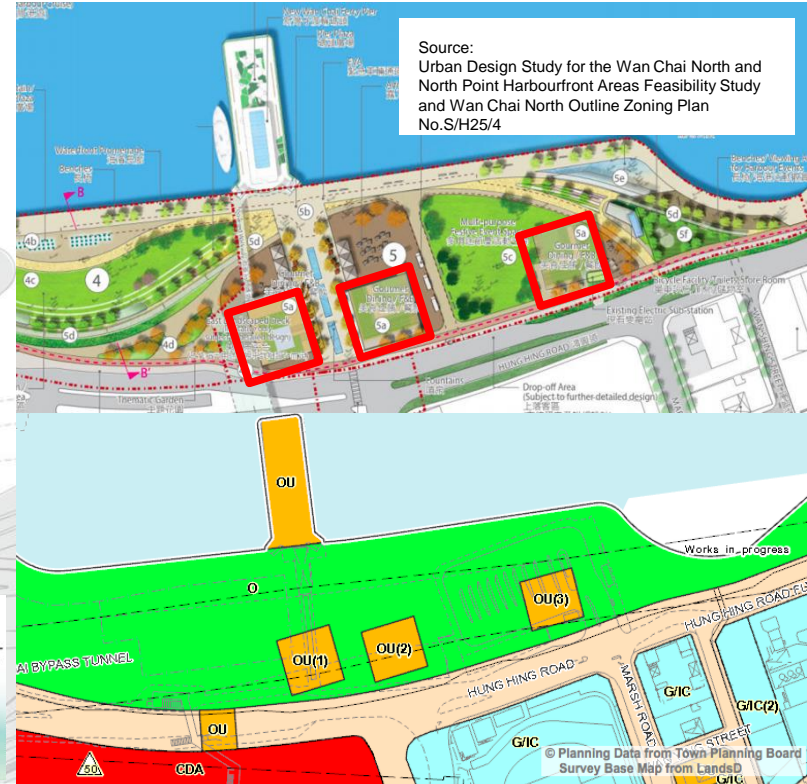
本地例子：灣仔海濱

Sites zoned for "Other Specified Uses" annotated "Waterfront Related Commercial and Leisure Uses"
 「其他指定用途」註明「與海旁有關的商業及休憩用地」

Pierside Precinct

Circulation + Spatial Arrangement

- | | |
|--|---|
|  General Landscape Treatment |  Main Waterfront Pedestrian Connection |
|  Buildings / Structures |  Primary Pedestrian Connections |
|  Active Landscape Spaces |  Secondary Pedestrian Connections |
|  Passive Landscape Spaces |  Landscaped Deck / Lookout (Indicative & Under Separate Study) |
|  Main Plaza Spaces |  Bicycle Trail |
|  Existing Major Open Spaces |  Vantage Zone |
|  Planned Coach Parking Site |  Potential EVA Access |
|  Main Entry Points | |
|  Key Monuments / Heritage Element | |

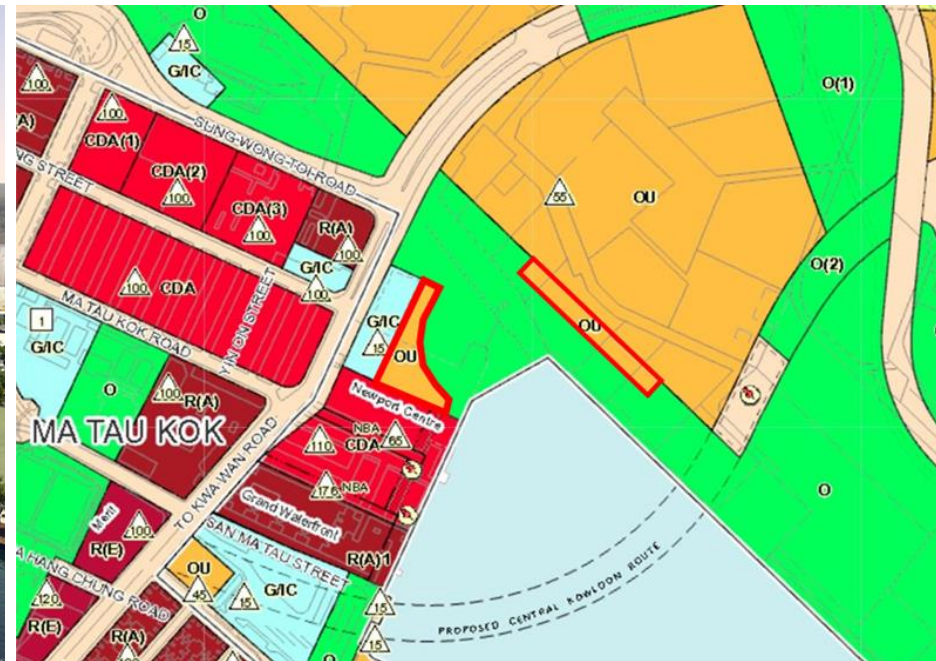


Local example: To Kwa Wan dining alcove

本地例子：土瓜灣餐飲中心

Sites zoned "Other Specified Uses" annotated "Waterfront Related Commercial, Cultural and Leisure Uses"

「其他指定用途」註明「與海旁有關的商業、文化及休憩用途」



Source: Kai Tak Outline Zoning Plan No. S/K22/6

Our Proposal: Four activity centres along the Kai Tak Channel 創建香港的建議：四個在啟德海濱旁的活動中心

Make space for FOUR public activity centres by rezoning small areas from “Open Space” to “Other Specific Use” annotated “Waterfront Related Commercial, Recreational and Leisure Uses only”

將啟德明渠邊的四塊用地現時指定為「休憩用地」及「休憩用地(2)」的用地改劃成「其他指定用途」註明「與海旁有關的商業、康樂及休憩用途」地帶。



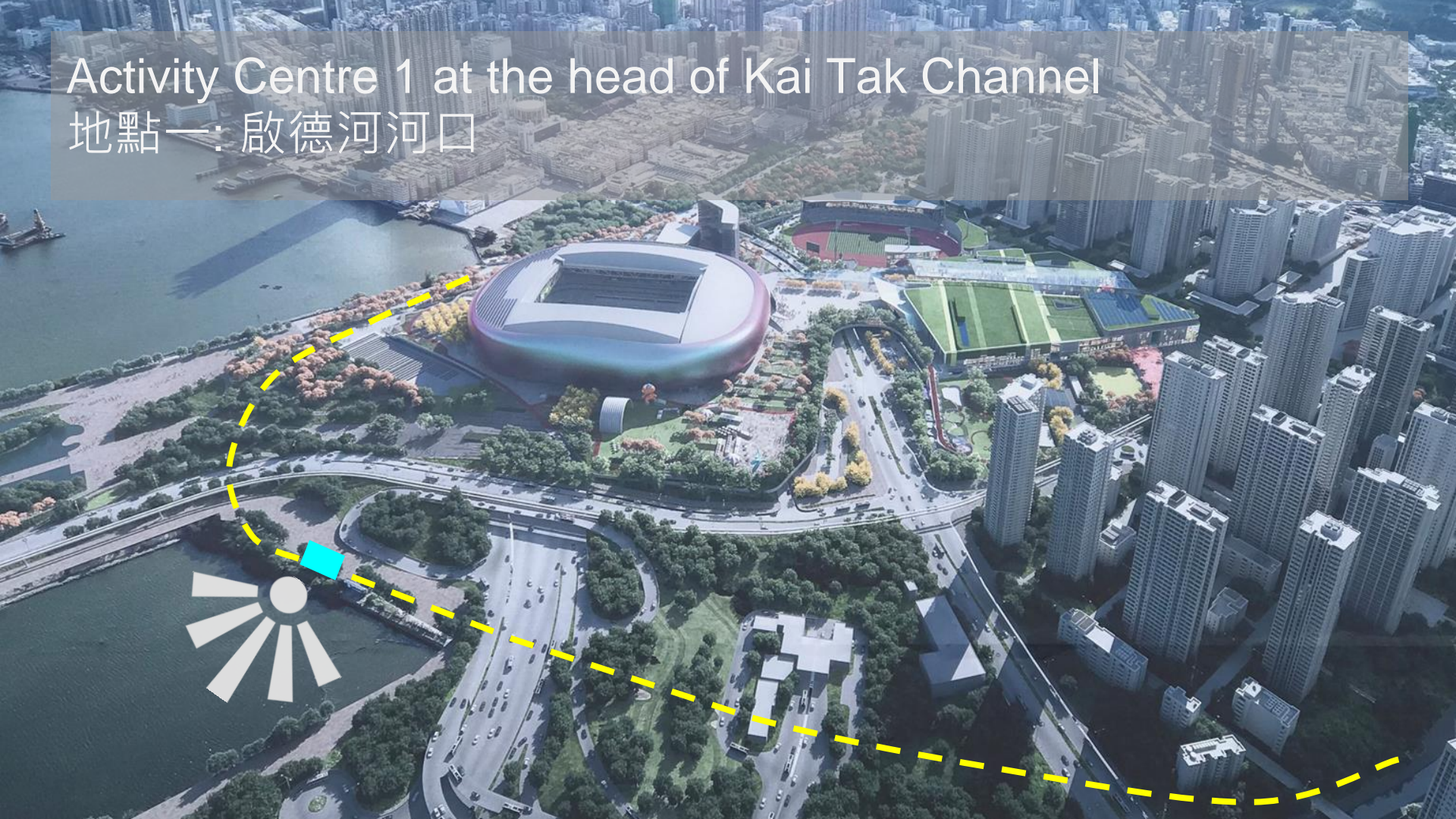
Action zone: Centres 1, 2 and 3 together with commercial site

活動區: 地點一、二、三與鄰近商業用地



Activity Centre 1 at the head of Kai Tak Channel

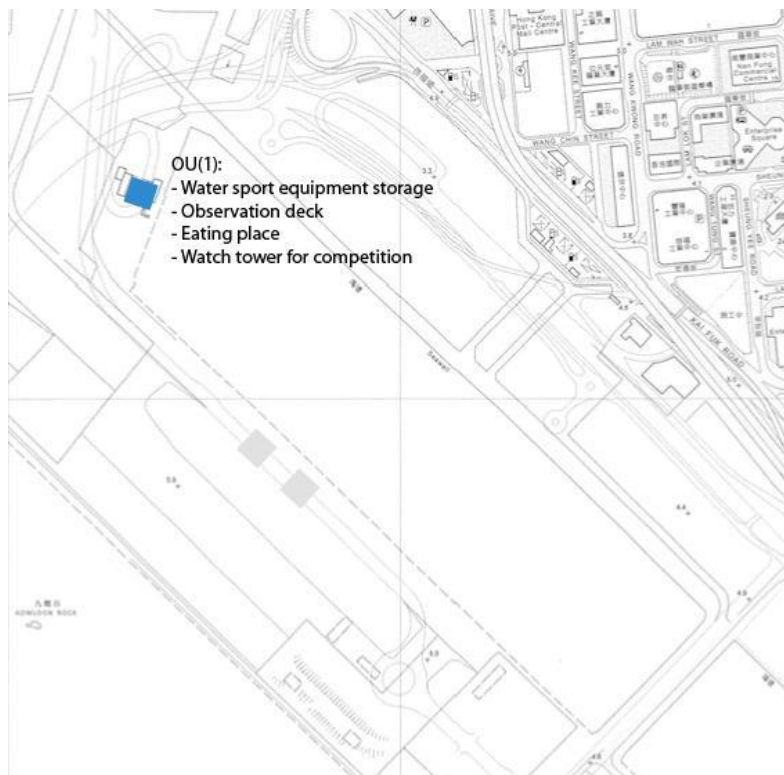
地點一：啟德河河口



Activity Centre 1 at the head of Kai Tak Channel

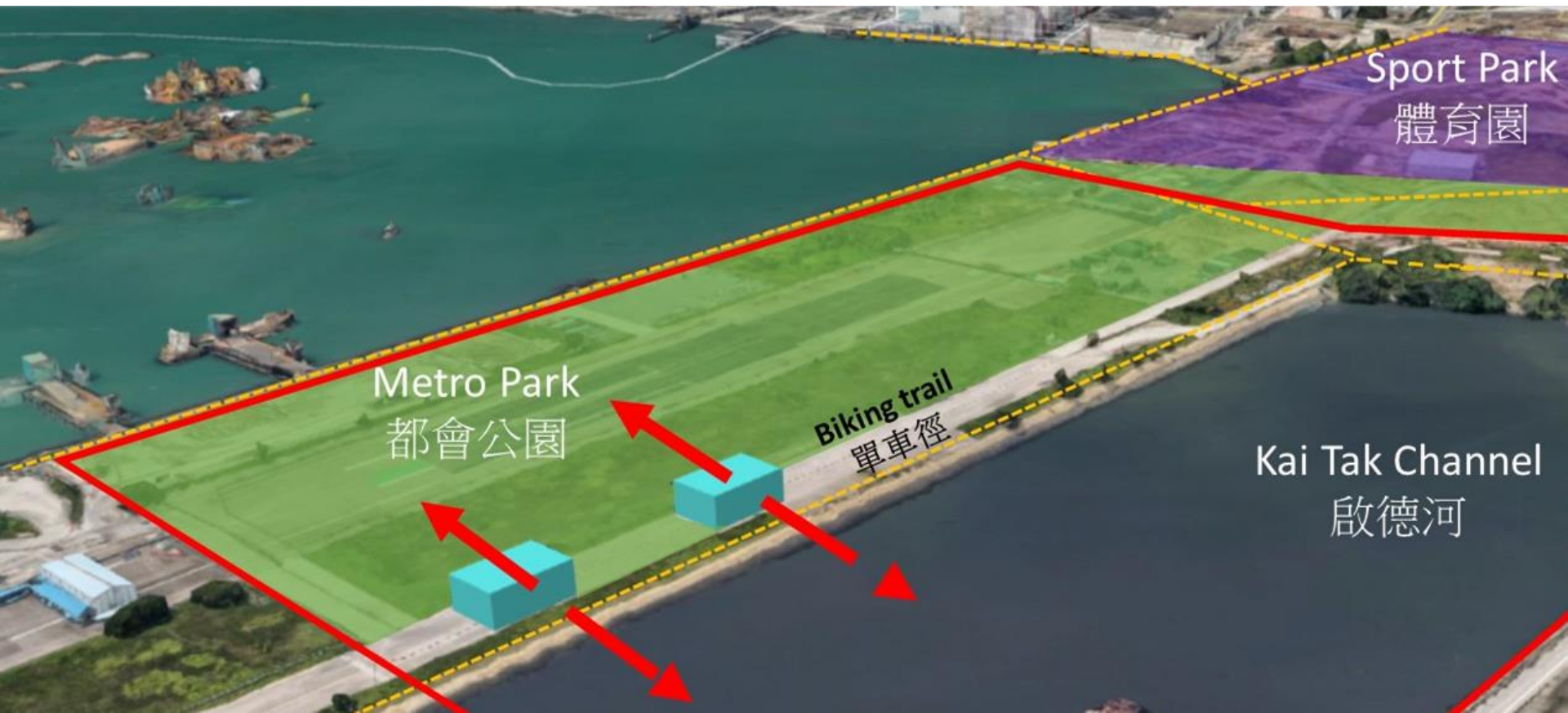
地點一：啟德河河口

- Point of arrival and social place for visitors from Kai Tak and To Kwa Wan
遊客從多個方向前來的集中點
- Acts as a nodal point connecting the waterfront promenade and the residential area
充當海濱長廊與鄰近住宅區的連接點
- Visitors have a long view of the Kai Tak channel
遊客可以欣賞整條啟德明渠進口道
- Proposed functions: Observation deck, watersports equipment storage, eating place, watch tower, office for competition controls, bicycle parking
建議用途包括觀景台、水上運動用品倉庫、餐廳、比賽控制塔, 單車泊位



Activity Centres 2 and 3 between Metropark and Channel

地點二和三：連接都會公園及啟德河



Activity Centres 2 and 3 between Metropark and Channel

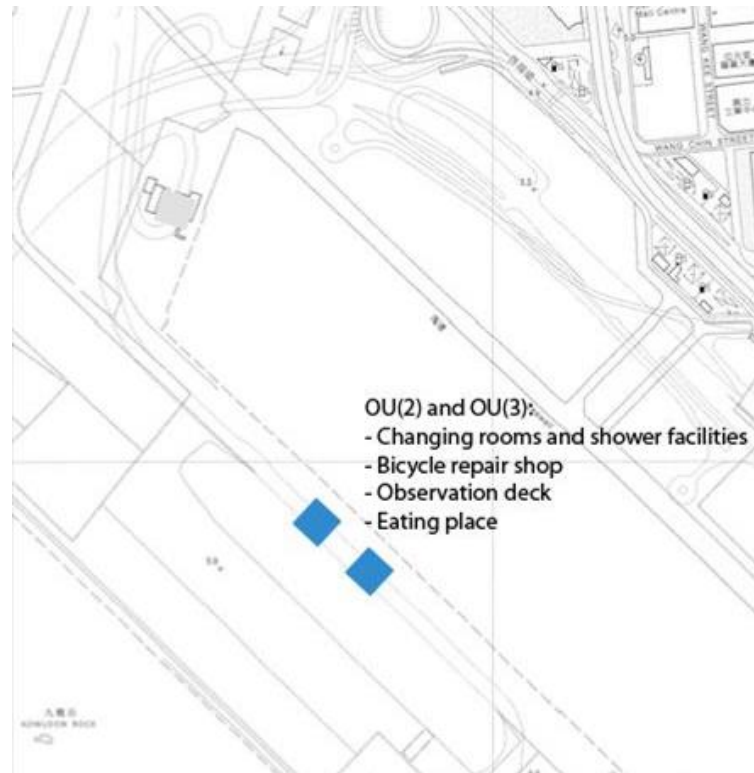
地點二和三：連接都會公園及啟德河



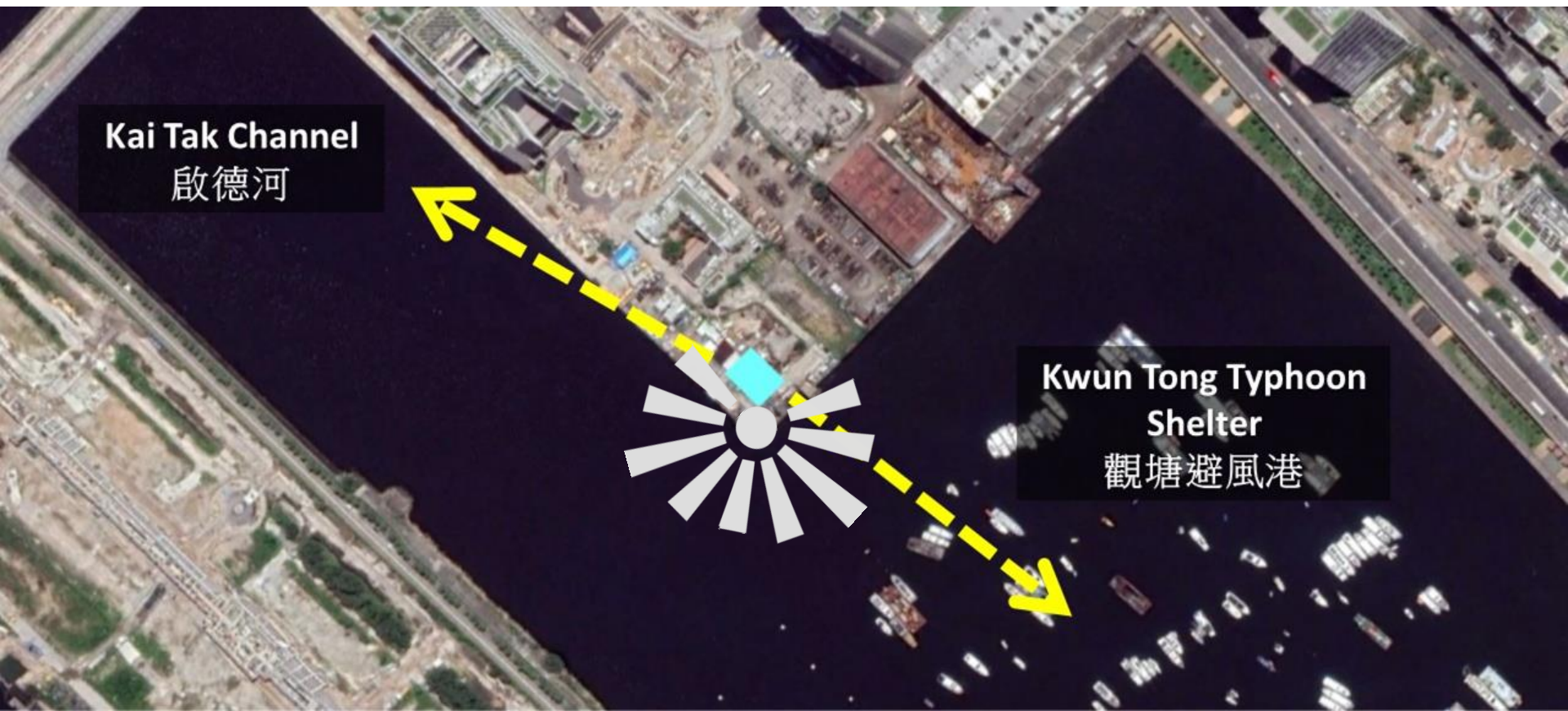
Activity Centres 2 and 3 between Metropark and Channel

地點二和三：連接都會公園及啟德河

- Extends the open space to include both the Metro Park and Kai Tak Channel
延伸並連接起都會公園及啟德河的休憩空間
- Supports active use of the waterfront, Kai Tak channel and Metro Park
推動使用海濱及都會公園進行多元化的活動
- Proposed functions: Changing and shower facilities, bicycle rental, observation deck, eating place for park and channel
建議用途包括更衣室及沐浴設施、單車租借設施、觀景台、餐廳



Activity Centre 4 at corner of the typhoon shelter and channel
地點四：啟德河與避風塘的交界點



Kai Tak Channel
啟德河

Kwun Tong Typhoon
Shelter
觀塘避風港

Action zone: Centre 4 together with Kwun Tong Promenade, former fire station, embankment STT and commercial sites

活動區：地點四與觀塘及啟德海濱、前消防局及商業用地

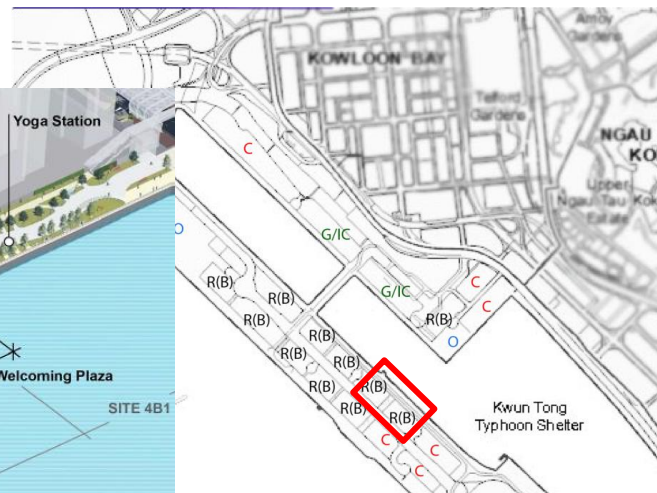
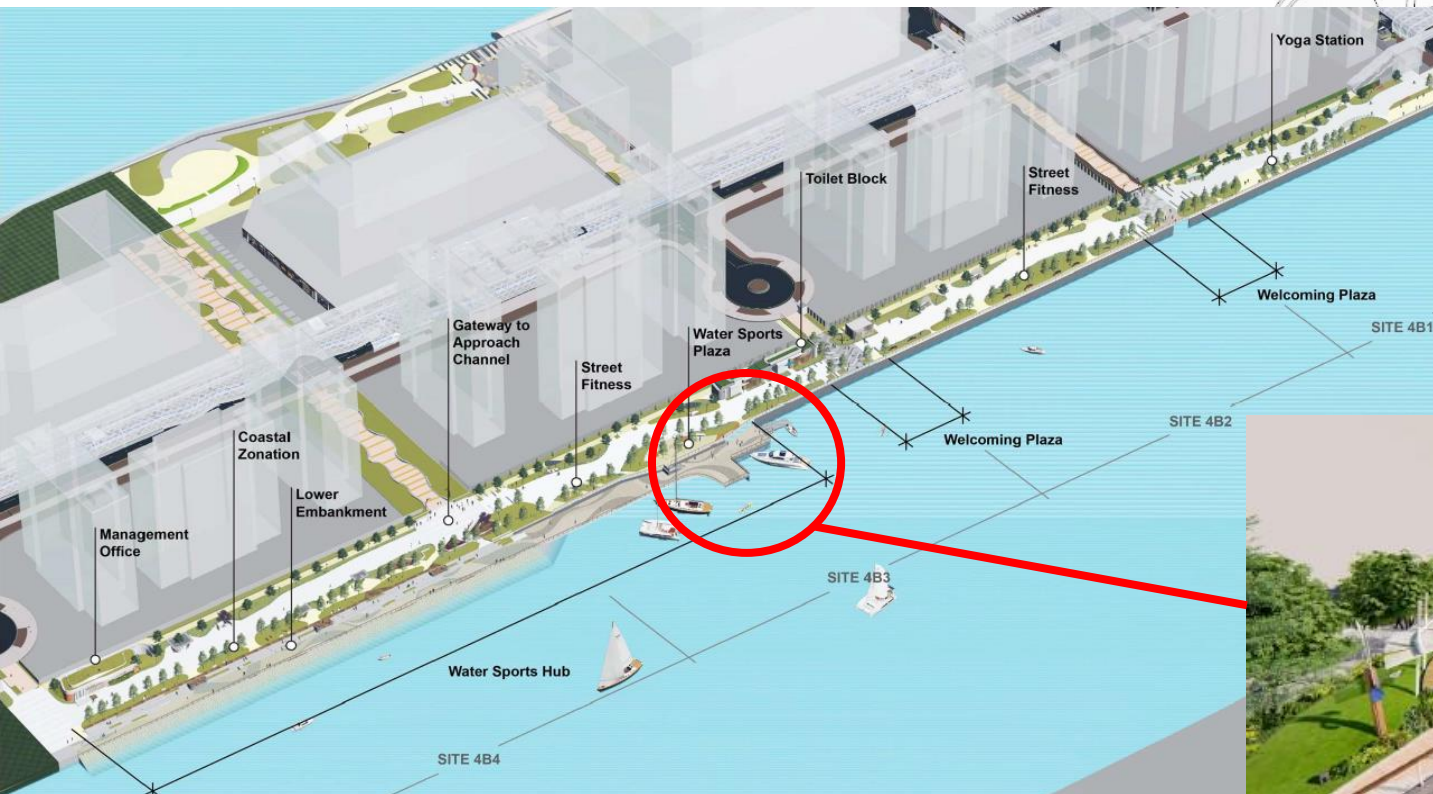


Activity Centre 4 at corner of the typhoon shelter and channel 地點四：啟德河與避風塘的交界點



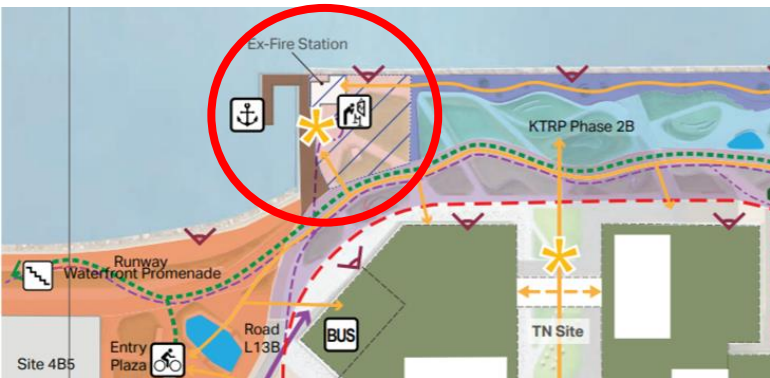
February 2020

Water sports: Landing point for events. Limited access.
水上運動：難以接駁到上岸設施



Water sports: Small club house and storage area

水上運動：小型會所及儲存空間



Site of Ex-Fire Station 前消防局用地:
Temporary Water Sport Centre 臨時水上活動中心

VESSEL at Kwun Tong Promenade

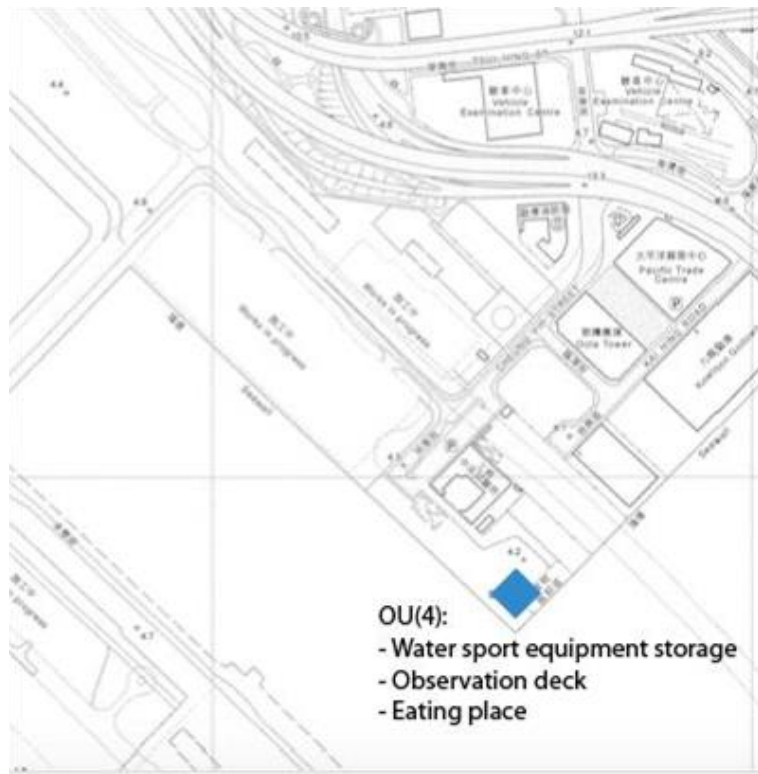
觀塘海濱「發現號」計劃用地



Activity Centre 4 at corner of the typhoon shelter and channel

地點四：啟德河與避風塘的交界點

- Acts as a nodal point connecting the Kai Tak Promenade and the existing Kwun Tong Promenade
充當啟德海濱與觀塘海濱的連接點
- Acts as a visual landmark for urban wayfinding enhancing overall pedestrian connectivity
作為附近地區的視覺地標，增強整體行人道的連接
- Supports both the typhoon shelter and the channel
可以支援啟德河出口及觀塘避風港
- Socializing hub with pleasant sea view and outdoor seating
提供海景及戶外座位的聚腳點
- Proposed functions: Observation deck, watersports equipment storage, eating place, etc
建議用途包括觀景台、水上運動用品倉庫、餐廳



Rezoning benefits 改劃好處

- Facilitate alternative management mode
容許其他康樂用地的管理模式
- Relaxation of building height
放寬高度限制
- Allow larger footprint for facilities
容許興建佔地較大的設施
- Greater flexibility of uses and activities
(include the use of water)
更靈活使用空間進行各類活動
(包括水上的部份)

Current zoning: OPEN SPACE

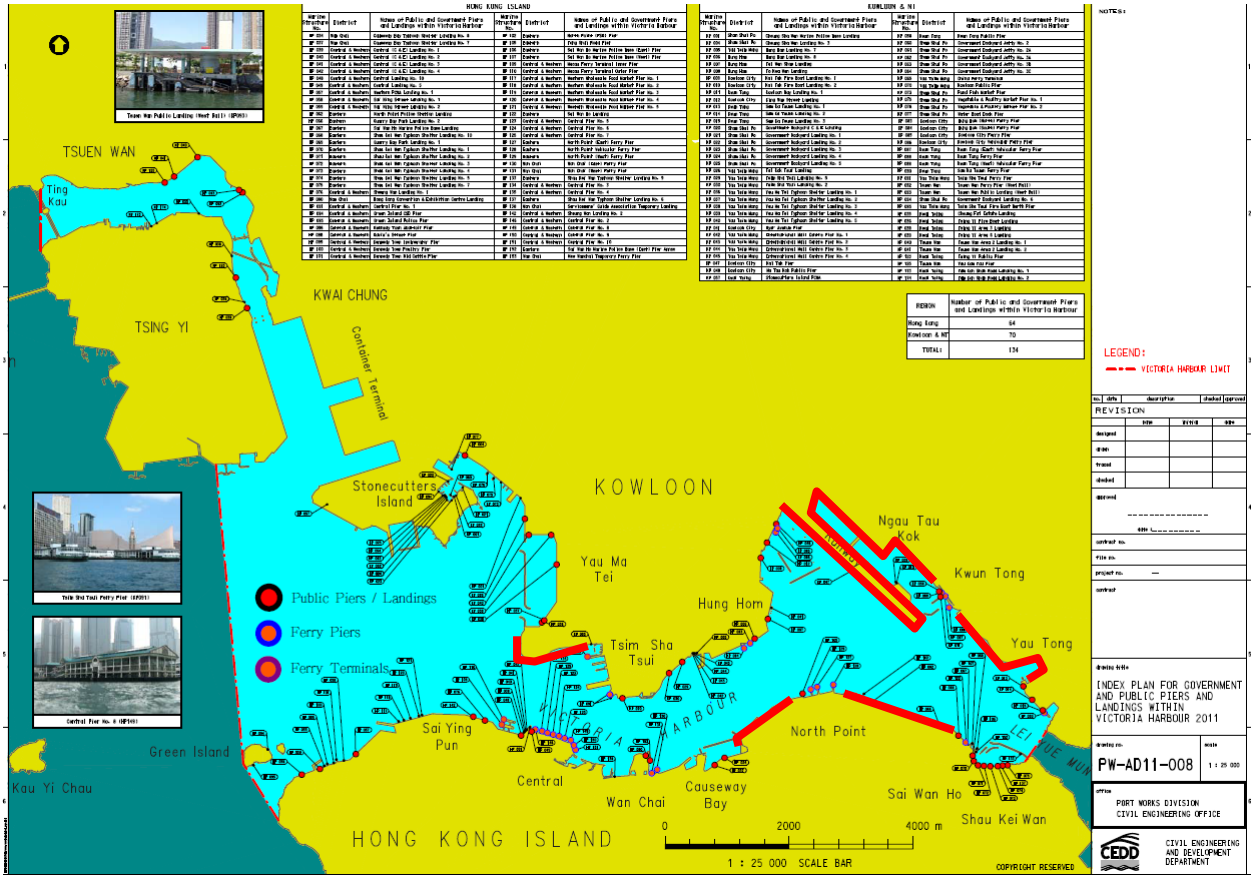
Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary	Eating Place
Field Study/Education/Visitor Centre	Exhibition or Convention Hall
Government Use (Automatic weather station only)	Government Refuse Collection Point
Park and Garden	Government Use (not elsewhere specified)
Pavilion	Holiday Camp
Pedestrian Area	Place of Entertainment
Picnic Area	Place of Recreation, Sports or Culture (not elsewhere specified)
Place of Recreation, Sports or Culture (Water Sports/Water Recreation only)	Private Club
Playground/Playing Field	Public Utility Installation
Promenade	Public Vehicle Park
Public Convenience	(excluding container vehicle) (other than on land designated "Open Space (1)")
Public Transport Terminus or Station (on land designated "Open Space (1)" only)	Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Public Vehicle Park (excluding container vehicle) (on land designated "Open Space (1)" only)	Religious Institution
Sitting Out Area	Service Reservoir
	Shop and Services
	Tent Camping Ground
	Utility Installation for Private Project

Proposed zoning: OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For "Waterfront Related Commercial, Recreational and Leisure Uses" only	
Eating Place	Government Use
Place of Entertainment	Public Utility Installation
Place of Recreation, Sports or Culture	Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Public Convenience	Social Welfare Facility
	Private Club

Water sports: Landing steps and piers - Existing

水上運動：現有的上岸設施及碼頭



Waterfront destinations where landings are missing
欠缺上岸設施的海濱範圍

NOTES:

LEGEND:

Public Piers / Landings

REVISION

NO.	DESCRIPTION	DATE	BY
001	Issue for Approval	2011	CE
002	Design	2011	CE
003	Check	2011	CE
004	Final	2011	CE

INDEX PLAN FOR GOVERNMENT AND PUBLIC PIERS AND LANDINGS WITHIN VICTORIA HARBOUR 2011

PW-AD11-008 1 : 25 000

OFFICE: PORT WORKS DIVISION CIVIL ENGINEERING OFFICE

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

Water sports: Landing steps and piers – required

水上運動：需要增設的上岸設施及碼頭



Thank you.

For more information on our proposal to create four activity centres along the Kai Tak waterfront, please contact samuel@designinghongkong.com

如對我們的建議有任何查詢，請電郵到samuel@designinghongkong.com聯絡項目主任黃允祈。

Town Planning Board application no: [Y/K22/4](#)