

**For Discussion
On 17 December 2024**

**Legislative Council House Committee
Subcommittee on Policy Issues Relating to
Strengthening and Promoting the Development of Kowloon East as
the Second Core Business District**

Waterfront Development in Kowloon East

PURPOSE

This paper briefs Members on the development of the waterfront in Kowloon East (KE) including the relevant measures to bring vibrancy to the waterfront in relation to the implementation of KE as the Second Core Business District (CBD2).

Promoting Waterfront Development in KE

2. KE fronting Victoria Harbour, with its shoreline stretching from Ma Tau Kok to the west, extends to Kwun Tong and Cha Kwo Ling to the east along Kai Tak Development Area (**Appendix 1**). With a view to achieving the vision of providing a diversified, vibrant, accessible and harmonious harbourfront, the Government has been adopting the “incremental approach” in advancing the opening of harbourfront sites, and has reserved the entire shoreline for waterfront promenade as far as practicable in the implementation of KE CBD2 (including the planning of the Kai Tak Development)¹. Following the progressive realization of the CBD2 and works under the Kai Tak Development, various sections of the waterfront promenade have been gradually completed.

¹ The waterfront of about 1 km at Kai Tak Cruise Terminal and Government Flying Services Kai Tak Division could be developed into waterfront promenade due to operational needs. Besides, the approximately 65 m section of the Fishtail Rock fronting Hoi Sham Park in To Kwa Wan is a natural coastline, for which has not been developed into waterfront promenade.

3. In terms of the waterfront which are already opened to the public, the Kwun Tong Promenade which used to be a public cargo handling area, Phase 1 has been opened for public enjoyment in January 2010. It was the first open space project of the entire KE waterfront promenade which set a new scene for KE waterfront. Phase 2 was subsequently opened in May 2015. In August 2023, the landscaped deck built atop the Kwun Tong Sewage Pumping Station and its adjacent waterfront open space (i.e. Cha Kwo Ling Promenade), together with the Tsui Ping Seaside, connecting Kwun Tong and Cha Kwo Ling has been opened, which provided about 1.7 km continuous waterfront. The Tsui Ping River facilities and riverside promenade connecting the Tsui Ping seaside were also opened in December 2024 upon revitalization, which greatly enhanced the overall connectivity of the Kwun Tong area and the accessibility of the KE waterfront. Besides, about 1 km of promenade comprising the Kai Tak Promenade (Hong Kong Children's Hospital section) and the adjacent children's play facilities, as well as the public open space (POS) constructed by private residential developments at the Kai Tak former runway was already opened. For To Kwa Wan waterfront near Kai Tak, the newly completed promenade in the extension of Hoi Sum Park was also opened to the public in April 2023. At present, a total of about 4 km waterfront promenade was opened in KE CBD2.

4. Along with the further implementation of various projects of the Kai Tak Development, new sections of waterfront promenade that would be completed in the short term include the Dining Cove adjoining Kai Tak Sports Park, Kai Tak Metro Park (Waterfront Section), the remaining POS at the Kai Tak former runway to be provided by the private residential developments, promenade in front of Kai Tak New Acute Hospital and Shing Fung Road Park. It is expected that the length of waterfront promenade in KE CBD2 would be extended for about 4.3 km to about 8.3 km in 2028 or before. For details of each waterfront section, please refer to the items under (a) in the table of **Appendix 2**.

5. Besides, about 2.2 km of waterfront promenade will be developed along with future developments, and the implementation schedule would be subject to land sale programme or the progress of other developments. Relevant information can be referred to the items under (b) in the table of Appendix 2. For the waterfront section of about 70 m fronting the Grand Waterfront in To Kwa Wan near Kai Tak (please refer to Appendix 1 for the location), as it involves town gas facilities and private land, Development Bureau is exploring different implementation measures (see para. 24(a) below for details). Upon completion of all the items, the length of waterfront promenade in KE will be about 11 km. Relevant details are provided in

Appendix 2.

Vibrant Waterfront

6. While developing quality waterfront space for public enjoyment, we also emphasize on providing ancillary facilities with a view to making the waterfront become energetic and vibrant public space, providing locals and visitors more diverse and unique experiences, valuing on both quality and quantity.

Diversified waterfront experience

7. To further enhance the waterfront, the Government actively promotes and encourages the introduction of commercial facilities such as catering, retail and entertainment facilities in suitable waterfront venues to provide locals and tourists with diverse and enjoyable experience. Currently, waterfront commercial and dining activities in KE concentrate along the Kwun Tong waterfront. The restaurants at the “Fly the Flyover” Site under the Kwun Tong Bypass has been providing dining services to the visitors of the waterfront these years. Besides, some old industrial buildings along Hoi Bun Road were redeveloped / renovated to provide food and beverage facilities in shops fronting the seaside. Together with the completion of some new high-quality commercial developments in the vicinity, choices of food and beverage services along the Kwun Tong waterfront has been enriched.

8. The Government encourages private sectors to provide diversified facilities in waterfront private development projects to tie in and enrich the adjoining waterfront promenade. In terms of planning, ‘Shop and Services’ and ‘Eating Place’ are always permitted in the lowest two floors of building for the residential developments at the Kai Tak Runway Precinct. The Government also encourages provision of restaurants and retail shops facing the waterfront by private developers through land sale conditions. The developments at the Kai Tak Runway Precinct are expected to be gradually completed from this year to 2027. In addition, for the POS within private developments, application can be made if the private developer intends to provide commercial elements within the open space to enhance its vibrancy².

² Public Open Space in Private Developments – Design and Management Guidelines: https://www.devb.gov.hk/filemanager/en/content_582/Guidelines_English.pdf

9. The Harbour Office of the Development Bureau, after introducing the first smart specialty vending facility in Wan Chai promenade in August 2024, is preparing to set up other vending facilities in KE to provide visitors with specialty snacks. The new facilities are expected to come into operation soon in Kwun Tong Promenade and Cha Kwo Ling Promenade respectively.

10. Being the largest scale sports infrastructure ever in Hong Kong, Kai Tak Sports Park (KTSP) with views of Victoria Harbour, will provide locals and tourists with a one-stop sports, leisure, catering and shopping experience. There will be over 700 thousand feet of retail, catering as well as leisure and entertainment facilities in the KTSP. There will be nine diversified concept restaurants at the “Dining Cove” where locals and tourists can choose to dine indoor or al fresco to enjoy the breath-taking views of the Victoria Harbour. During various mega sports, culture and entertainment events, the KTSP will attract locals and tourists to consume in Hong Kong, promote the economic transformation and development of KE and support the development of sports, recreation and entertainment and tourism in Hong Kong, as well as injecting strong impetus into mega event economy.

11. Shing Fung Road Park, located near the Kai Tak Sports Park, covers an area of 3.9 hectares. It is one of the largest public open space at the future waterfront promenade. The park is equipped with a diverse range of facilities, including an observation deck, an amphitheater, a water play plaza and a light refreshment kiosk, providing visitors with various experiences. The 5,400 m² viewing station will serve as a main connection point between the waterfront promenade at Kai Tak Approach Channel and the future Metro Park. The floating stage is an outdoor water-land interface area for the public to enjoy performances on the waterfront. Construction of Shing Fung Road Park has been progressively completed from December 2024. In the long term, more entertainment and tourism-related facilities will be added to enhance the vibrancy and appeal of CBD2 and its waterfront.

Bring vitality to waterfront promenade

12. The existing and new waterfront promenade in KE are mainly under the management of Leisure and Cultural Services Department (LCSD). Waterfront promenade provides a wide range of recreational facilities for public use, such as fitness equipment, children's play facilities, multi-purpose lawns, and landscaped areas, etc. Public may fully enjoy these facilities and engage in suitable leisure activities. To enhance the inclusiveness and accessibility of open space, GreenWay

for shared use of pedestrians and bicycles is being implemented in appropriate sections of the promenade. With a total length of about 13 km, the GreenWay in Kai Tak is being implemented to dovetail with the implementation programme of the infrastructure projects, open spaces and private developments in Kai Tak Development. The first phase is about 7.5 km long, of which about 600 m long located at the Kai Tak Promenade near the east of the Kai Tak Bridge in the former runway has been opened since September 2024. The remaining part of the first phase including the sections falling within the “Dining Cove” and “Shing Fung Road Park” is anticipated to be opened in phases from 2025.

13. The waterfront promenade in KE and the adjoining sites are ideal venue for events. LCSD has organized various activities at the Kwun Tong Promenade, such as "Enjoy the Fun" Carnival@National Day” held on 1st October to celebrate the 75th Anniversary of the Founding of the People's Republic of China. The LCSD also accepts applications from groups to rent venues for non-designated activities, such as performances, festivals and long-distance running competitions, etc. There are also activities to promote KE’s economy like the "Hong Kong Waterfront Countdown Concert and New Year's Eve Market" on New Year's Eve in 2023 (「炒旺香港海濱倒數音樂會暨除夕市集」), and the cultural and creative markets at the “Kwun Tong Chinese Cultural Fest” during the National Day in 2024, etc. LCSD will balance the needs and concerns of different users, and continue to review the use and management of waterfront facilities and to provide quality leisure and sports facilities and public space for the public enjoyment.

Place-making Strategies

14. The ‘Fly the flyover’ Operation adjoining the Kwun Tong Promenade is an important place-making strategy under the Energizing Kowloon East initiative, which is run by the Energizing Kowloon East Office (EKEO) and the operator under partnership. The Operation aims to utilize unused spaces beneath Kwun Tong Bypass for creative, arts and cultural uses, to provide a venue for leisure and entertainment to the public to tie in with the development of CBD2. Since 2013, through the “Fly the Flyover” Operation, the three vacant sites beneath Kwun Tong Bypass has been transformed into three public venues, equipped with outdoor stages, conference room, gallery, urban farms and restaurants, etc., becoming gathering points for public to carry out leisure activities. To date, the “Fly-the-flyover” sites have held over 1 900 events of arts and cultural, creativity, sports, green and healthy living, attracting more than 900 000 participants. Many of the events were related

to promoting the economy of KE, including flea market and food carnivals, etc., and these include the "Night Vibes Hong Kong" Campaign held in 2023. Mega events held in 2024 included "Kowloon East Rowing Festival 2024 cum VESSEL Canoe Competition", "Lo Pan Festival", Kwun Tong Chinese Cultural Fest - Celebrating the 75th Anniversary of the Founding of the People's Republic of China, "PAC-MAN Halloween Trick-or-Treat at Kowloon East", and "Kerry Hong Kong Streetathon" in December 2024. The current operation agreement of "Fly the Flyover" sites will be expired by end of May 2025. After thorough review and making reference to the operation modes of other harbourfront event venues in Hong Kong in the recent years, EKEO is now conducting open tender for the new contract. The tender document stated that the operator should make use of market force to further enhance the attractiveness and economic benefits of the sites, and strive to create waterfront space that would best meets the needs of the public, thereby attracting visitors and promoting economic development.

Collaboration in promoting water activities/sports

15. Kwun Tong Typhoon Shelter (KTTS) and the adjacent KTAC are located at the central location of the entire KE. Through the implementation of water quality improvement measures under the works of the Kai Tak Development, the water quality of the water bodies has been greatly improved. Taking this opportunity, EKEO has put forward water body co-use proposals for the KTTS and part of Kai Tak Approach Channel in order to further enhance diversity and vibrancy of the KE waterfront. Relevant works is described in the ensuing paragraphs.

16. As regards water quality, in the past, KTTS and KTAC was bounded by former runway and breakwater of KTTS, resulting in slow water flow and thus low flushing ability. Pollutants flowing into KTAC/KTTS could not decay or be assimilated effectively, leading to water quality and odour issues. Civil Engineering and Development Department, Environmental Protection Department and Drainage Services Department have implemented three-pronged mitigation measures, including (a) A new round of pollution source investigation at the catchment area which has been completed in 2023-2024 in phases; (b) Dredging at KTAC to remove some sediments, and in-situ bio-remediation treatment of sediments at KTAC and KTTS; and (c) "Interception and Pumping Scheme" (IPS) and enhanced monitoring to improve the operation of Dry Weather Flow Interceptors at the upstream of Kai Tak Nullah. After years of treatment, the water quality at KTTS has generally reached the water quality requirement for secondary contact

recreation³. Due to constraints of water flushing and exchange at KTAC, there is room for improvement on water quality at KTAC. With the on-going IPS and related works, it is believed that the water quality at KTAC would be further improved to reach the requirement for secondary contact recreation. Relevant departments would continue the monitoring at the catchment area and water bodies of KTAC/KTTS, and conduct improvement works, if necessary, to maintain water quality.

17. To promote water body co-use between vessels and water recreational activities in the KTTS during non-typhoon days, EKEO and Marine Department jointly promulgated in August 2018 and revised in April 2019 the "Guidelines for Co- using Kwun Tong Typhoon Shelter". Besides, Marine Department has widen the passageway in KTTS along Kwun Tong Promenade from 50 m to 100 m so as to allow more space for water recreational activities.

18. To encourage and facilitate different organizations to hold different kinds of activities to introduce new waterfront experience to the public, EKEO has been and will continue to facilitate organizers to liaise with relevant government departments in applying relevant licences or permits; to arrange inter-departmental coordination meetings to iron out implementation arrangements when necessary; and to pair up different organizations to explore the possibilities of holding joint events. EKEO endeavors in establishing communication channel between organizers and relevant government departments. On the other hand, the Government has different subsidized schemes to encourage local groups in organizing more activities featuring local characteristics to promote vibrancy, for example, the "Community Involvement Programme" aims at providing funding to eligible organizations for organizing various festive events. There is also the "District Sports Programmes Funding Scheme" for facilitating sports activities. Besides, the "M" Mark System supports local "national" sports associations, private and non-government organizations to host more major international sports events in a consistent manner through provision of matching funds and direct subsidies.

19. Three water sports training centres⁴ at waterfront sites around KTTS have

³ The reference water quality for secondary contact recreation is annual geometric mean of E.coli not exceeding 610/100m. This standard allows general water activities (e.g. rowing, canoeing, etc.).

⁴ With the policy support of the then Home Affairs Bureau, the Hong Kong China Canoe Union, the Hong Kong Water Sports Council and the Kwun Tong Sports Promotion Association established water sports training centres at the Kai Tak and Kwun Tong waterfront.

gradually come into operation. Recently, different organizations have organized a variety of local and international water sports/recreational activities/training courses at the water bodies near KTTS for public and visitors to participate, which effectively demonstrated safe co-use of the water body of KTTS and Kai Tak Approach Channel, and enhanced vibrancy and attractiveness of the KE waterfront. In terms of promoting water sports, the operator of the “Fly the flyover” sites has been making efforts to take forward programme for promoting water sports activities since mid-2020. With the full support of the Hong Kong China Rowing Association, the programme has been implemented with the commencement of water sports training under the first phase of the ‘Jockey Club Row for Future Scheme’ at KTTS in June 2022. So far, more than 190 water sports training classes have been held, including board rowing, canoe and stand up paddle classes, etc. with more than 1 600 participants. Besides, with EKEO’s facilitation, the Hong Kong China Canoe Union has started a Kayak 3 Star Award Training course for some secondary school students in October 2024. The Kwun Tong Sports Promotion Association also commenced night time canoe training classes since September 2024. Large scale water activities / sports recently held include the Kowloon East Rowing Competitions held in April 2023 and April 2024, canoe and stand up paddle course racing held in June 2024 and the 15th Asian Dragon Boat Championships held in October 2024., EKEO collaborated with other parties and held a series of activities from April to October 2024 with a view to cultivating better understanding of public aspirations for the Kwun Tong waterfront and water bodies and to allow working population and residents in the vicinity to have fun from water activities in urban area and to appreciate the diversity and vibrancy around the KE waterfront.

Kwun Tong Typhoon Shelter

20. As for the suggestions regarding setting up floating restaurant at the water bodies and introducing tour boats in KTTS, Marine Department is open to the possibility of conducting economic activities on board vessels berthed in typhoon shelters and will consider upon receiving specific proposals. Nevertheless, to ensure marine safety, all vessels must comply with the requirements of the relevant marine legislations. For operation of restaurant business on board vessel, a marine restaurant licence should be obtained from Food and Environmental Hygiene Department.

21. Marine Department keeps an open mind towards suggestions to hold yacht trading or relevant exhibition activities in KTTS so as to bring economic benefits to the surrounding areas. Upon receiving specific proposals from stakeholders,

Marine Department will study and explore the feasibility with the relevant government departments without affecting the normal operation of the typhoon shelter. As mentioned above, EKEO would provide appropriate facilitation services to organizations for proposing activities that take place in KE.

Amendments to the “Protection Harbour Ordinance”

22. The Government strives to enhance the harbourfront sites in the vicinity of Hung Hom and To Kwa Wan, including the To Kwa Wan Waterfront Promenade, which was open at the end of last year, and the Hung Hom Urban Park (Phase 1), which was open in February this year. We understand that the public have strong aspirations for connecting the Hung Hom and To Kwa Wan harbourfront and hope that the promenade can be further extended and enhanced. However, under the existing Protection of the Harbour Ordinance (Cap. 531) (PHO), all reclamations in the harbour (including harbour enhancement projects which involve small-scale reclamations, such as the construction of boardwalks) are subject to the “presumption against reclamation”, which can only be rebutted upon the fulfilment of the “overriding public need” test. This restriction has deterred some harbour enhancement projects which involve only small-scale reclamations.

23. With a view to maintaining the protection of the Harbour, while promoting harbourfront enhancement for public enjoyment and strengthening harbour functions, we propose to amend the PHO. The relevant Bill (the Bill) was gazetted on 6 December and introduced into the Legislative Council for first reading on 11 December. According to the Bill, small-scale reclamations for the purpose of harbourfront enhancement meeting certain criteria may be exempt from the Presumption under the newly introduced and streamlined mechanism. This will be conducive to the implementation of minor works involving reclamations, including that of boardwalks and harbour steps, etc.⁵

24. Subject to the enactment of the Bill, there will be greater flexibility for harbour enhancement works, which will help facilitate the taking forward of the following projects in KE:

- (a) Improving the connectivity of the harbourfront in the vicinity of To Kwa Wan: Regarding the waterfront gas facility site off Grand Waterfront in To Kwa Wan

⁵ According to the provisions in the Bill, the relevant criteria include: the relevant specified area does not exceed 0.8 hectare, and that it falls within the specified categories of harbour enhancement reclamations (e.g. boardwalks, harbour steps).

mentioned in paragraph 5 above (location indicated at **Appendix 1**), subject to the enactment of the Bill, options such as the construction of a boardwalk may be considered for improving the connectivity of harbourfront in the area.

- (b) Revitalizing the Kowloon City Vehicular Ferry Pier facilities: Subject to the enactment of the Bill, we may consider more options, including those involving reclamations, when exploring ways to revitalise pier facilities (including the Kowloon City Vehicular Ferry Pier which is a Grade II historic building (location indicated at **Appendix 1**)) to increase vibrancy of the harbourfront.

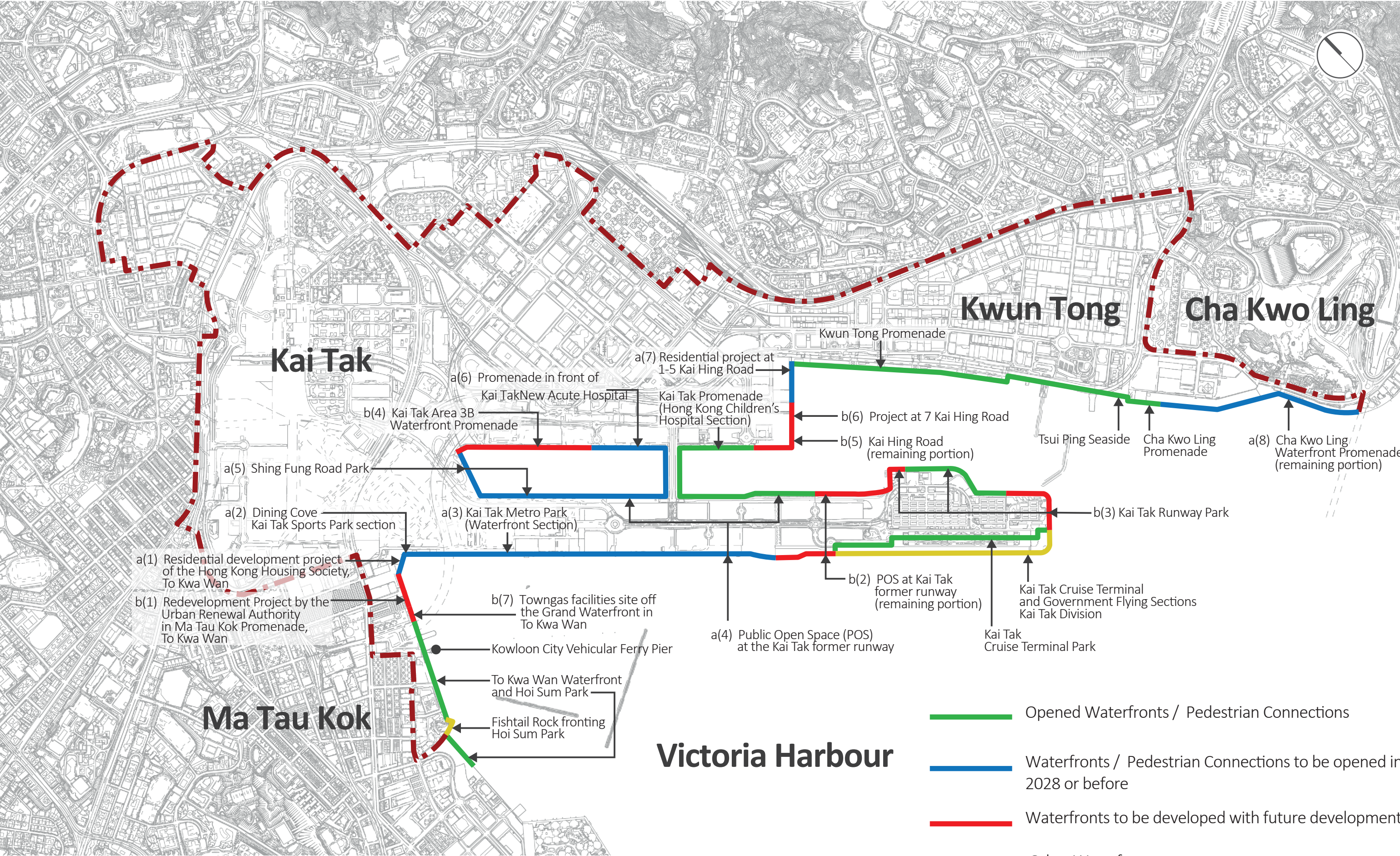
25. Regarding the proposal to construct a small pier or provision of landing facilities near the Kai Tak Cruise Terminal and Kai Tak Sports Park, we are communicating with the Transport and Logistics Bureau and the Culture, Sports and Tourism Bureau. If the needs for relevant landing facilities were established, and after consultation with relevant stakeholders, we will explore the technical feasibility of providing relevant facilities. Nevertheless, relevant projects will involve reclamation works. If the Bill is passed, relevant projects may consider to be carried out under the conditions of exemption granted in accordance with the new mechanism.

Advice Sought

26. Members are invited to note this paper as a reference for detailed discussion.

Development Bureau
December 2024

Waterfront in Kowloon East



Appendix 2

Waterfronts to be completed in short term and Waterfronts to be developed along with future developments

Item	Length of Harbourfront Promenade	Status
(a) Waterfronts to be completed in 2028 or before		
1. Residential development project of the Hong Kong Housing Society, To Kwa Wan	about 110 m	Expected to be opened in 2028
2. Dining Cove - Kai Tak Sports Park section	about 180 m	Expected to be opened in Q1 2025
3. Kai Tak Metro Park (Waterfront Section)	about 580 m	Construction works commenced; Some parts largely completed. Under handover and arrangement of opening with the relevant departments
4. Public Open Space (POS) at the Kai Tak former runway	about 1.1km	POS at the land sale sites is largely completed and will be gradually opened soon
5. Shing Fung Road Park	about 800 m	Construction works commenced; expected to be completed by end 2024. Under handover and arrangement of opening with the relevant departments
6. Promenade in front of Kai Tak New Acute Hospital	about 300 m (another about 200 m pedestrian connection at	Construction works commenced; expected to be opened in phases from 2025

Item	Length of Harbourfront Promenade	Status
	Kai Tak Bridge)	
7. Residential project at 1-5 Kai Hing Road	about 160 m	Expected to be opened in 2028
8. Cha Kwo Ling Waterfront Promenade (remaining portion)	about 910 m	Expected to be opened in phases from 2028
(b) Waterfronts to be developed along with future developments		
1. Redevelopment Project by the Urban Renewal Authority in Ma Tau Kok Promenade, To Kwa Wan	about 120 m	Redevelopment project under implementation; promenade is expected to be opened in 2033
2. POS at Kai Tak former runway (remaining portion)	about 570 m	POS at Sites 4B4 and 4B5 which is subject to land sales programme
3. Kai Tak Runway Park	about 470 m (another about 500 m pedestrian connection at waterfront already opened)	There is no change to its long term planning intention. Prior to the materialization of the planned uses, the site will be converted into facilities for youth development, including "Youth Post" hostel and spaces for cultural and arts exchanges for youths.
4. Kai Tak Area 3B Waterfront Promenade	about 580 m	Pending release of the site; currently used as government works area
5. Kai Hing Road (remaining portion)	about 320 m	Pending release of the site; currently used as government

Item	Length of Harbourfront Promenade	Status
		works area
6. Project at 7 Kai Hing Road	about 60 m	Pending redevelopment by a private developer
7. Harbourfront area occupied by the Towngas facilities off the Grand Waterfront in To Kwa Wan	about 70 m	Under private ownership. The Government has been liaising with the landowners to explore the feasibility of connecting the promenade