

JOINT SEMINAR

“CREATING A GREEN CBD IN KOWLOON EAST”

11 DECEMBER 2014



Seize the Opportunity in Kowloon East



Our Potential

Background: Kowloon East





What will be done
for Kai Tak?



Kai Tak Developments: Planning Vision/Themes/Initiatives

Planning Vision

- A distinguished, vibrant, attractive and people-oriented community by the Victoria Harbour

Planning Themes/ Initiatives

- Heritage, green, sports and tourism hub of Hong Kong
- Green web for sustainable development
- Quality living environment
- Help regenerate adjacent old districts under Energizing Kowloon East initiatives





Kai Tak Developments: Open Space and Greening

- 100 ha open spaces
- 11 km waterfront promenade
- Green web for sustainable development

Locations	Minimum Greening Ratios
Development Sites, including G/IC	30% overall 20% at-grade 20% of roof area
Public Open Spaces	30% - 60%
Amenity Areas	85%
Roads and Walkways	10% - 15%





Kai Tak Developments: Kai Tak River – A Green Corridor

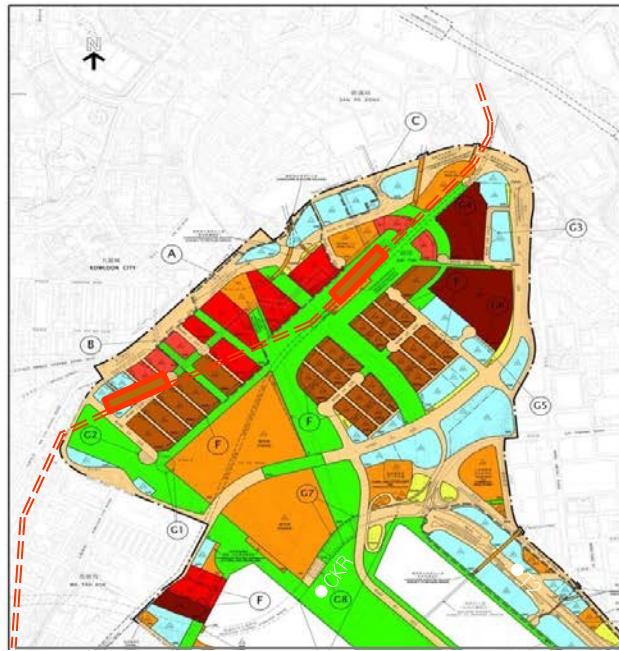


- Turn Kai Tak Nullah, a major flood relief waterway, into an attractive river-like green corridor
- Integrate KTD with adjacent districts
- Provide open spaces for public enjoyment



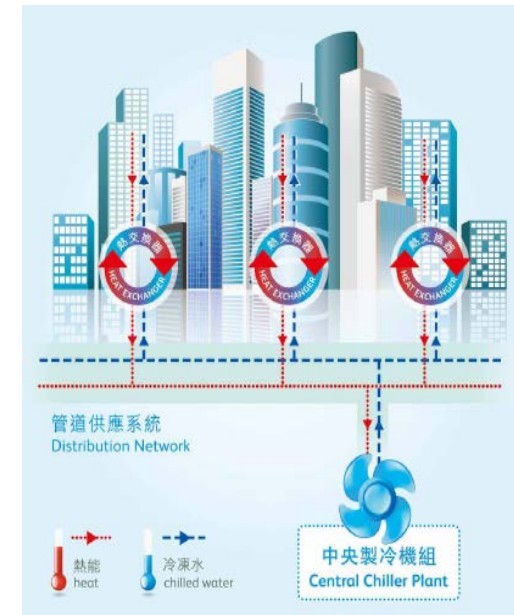


Kai Tak Developments: Sustainability Initiatives



- Road network designed to discourage traffic
- Railway as backbone of public transport (SCL has two stations in KTD)
- CKR and T2 – depressed road/tunnel

- District Cooling System offers a whole range of energy efficiency and environmental benefits.

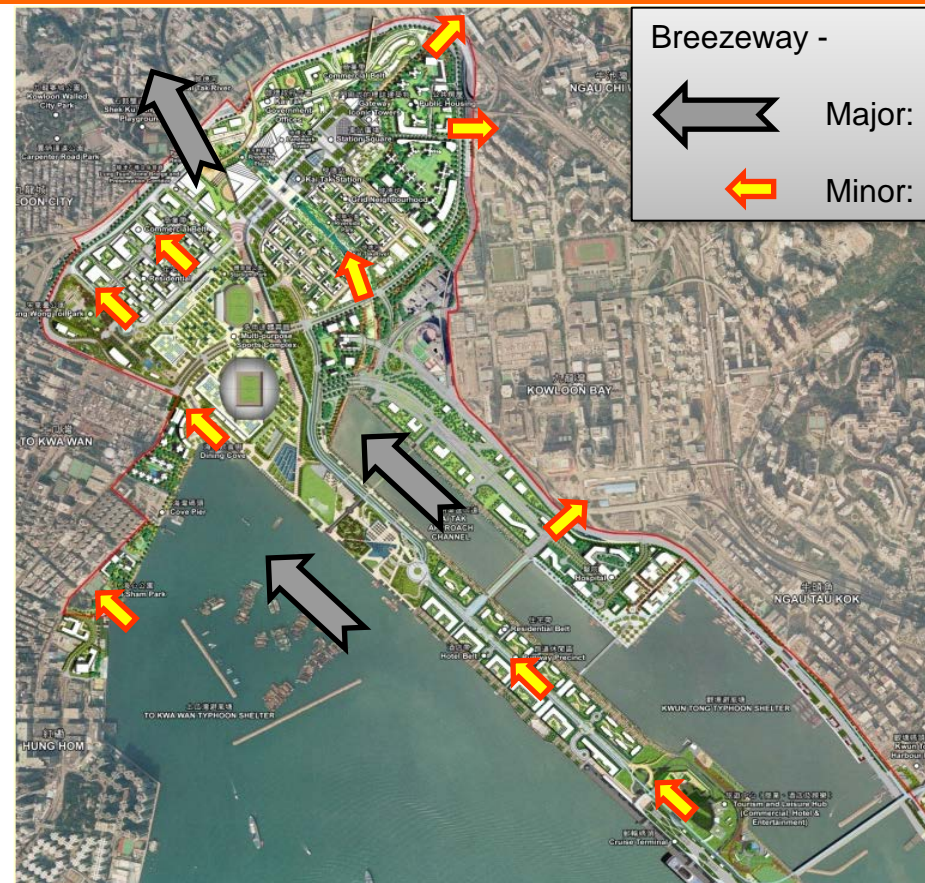
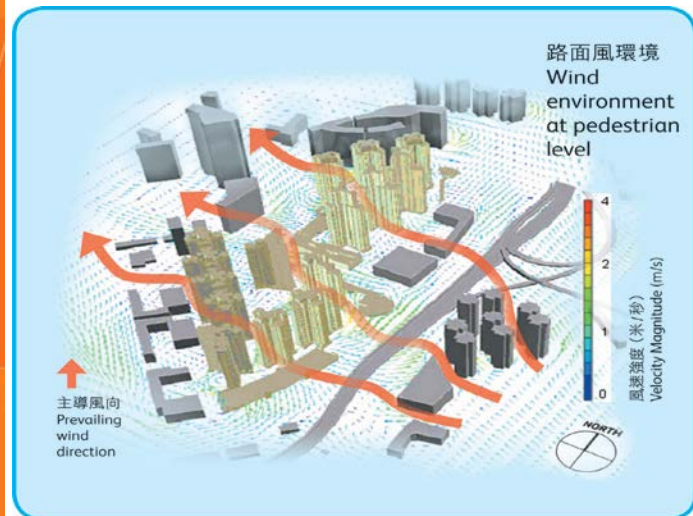


(Graphical Illustration of DCS)



Kai Tak Developments: Sustainability Initiatives (2)

- Capturing southeast prevailing winds -
 - Grid oriented to form breezeways
 - A network of 10m wide pedestrian walkway
 - Provide air corridors



- Manage micro-climate
 - optimize natural ventilation
 - improve building permeability
- Podium free for better street environment

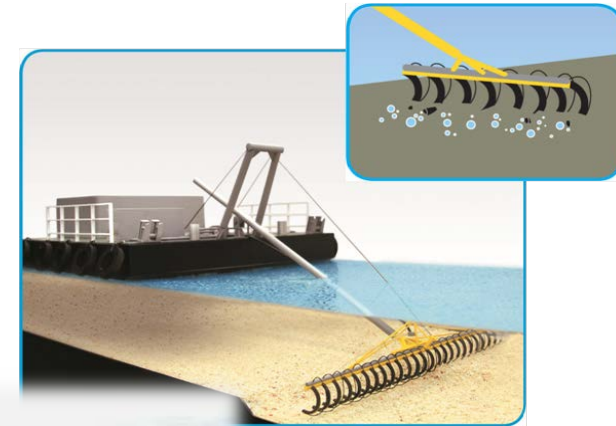


Kai Tak Developments: Pleasant Waterways



Remove odour problem

- Flow interception
- Dredging contaminated sediments
- Bio-remediation treatment



(Illustrating the Process of Bio-remediation)



Past condition of Kai Tak Approach Channel)



Better use of water body

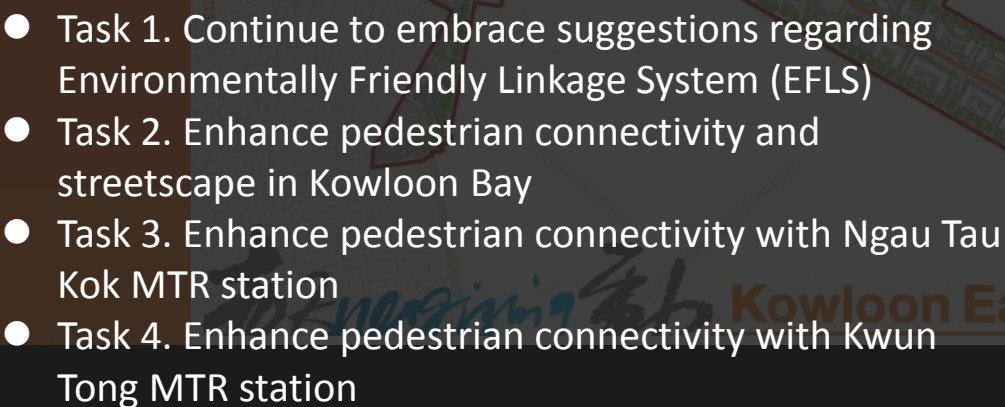
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What about the old
industrial areas?



Category 01: Enhance Connectivity

概念總綱計劃 3.0



Category 01: Enhance Connectivity

Promote Walkability in KE



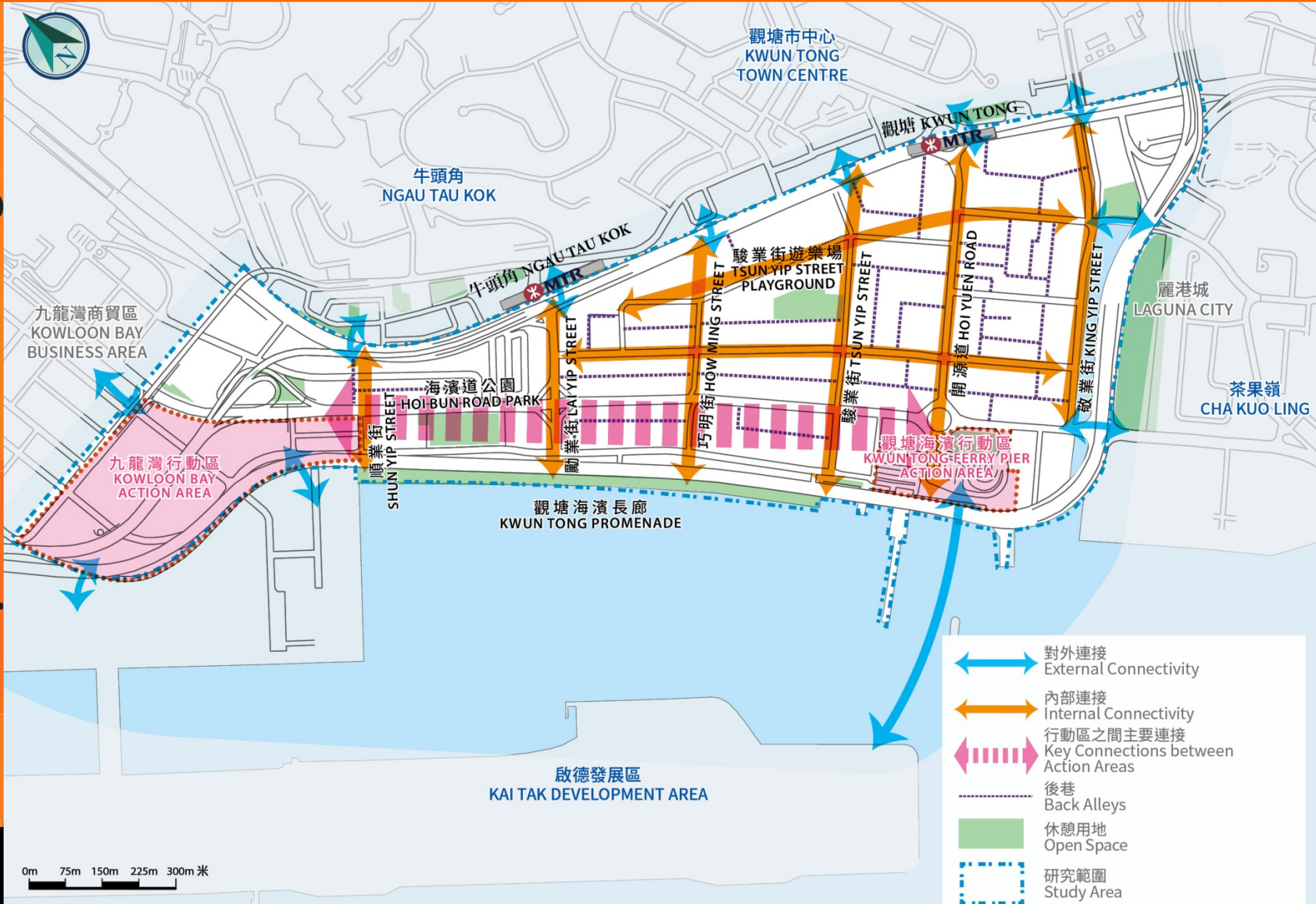
Kowloon Bay Business Area Pedestrian Environment Improvement – Feasibility Study (February 2013 to End 2014)

七組行人連接路線 Seven Pedestrian Links



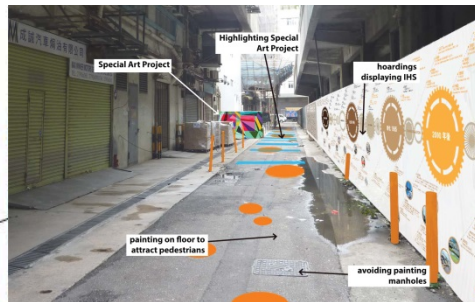
Category 01: Pedestrian Environment Improvement Scheme for Transformation of Kwun Tong Business Area – Feasibility Study

Initial Improvement Strategies

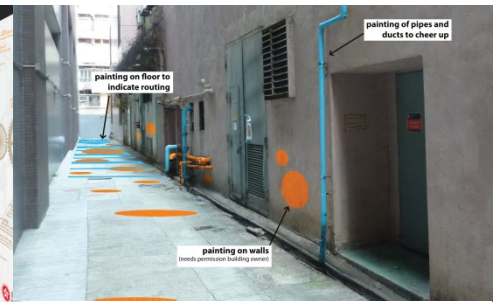


Category 01: Back Alleys Revitalization

Urban Design Elements – Transformation of Back Lanes



a. Tsun Yip Street Alley



c. Hoi Yuen Road Alley



b. Between Tsun Yip Street and Hung To Road

Category 02: Improve Environment

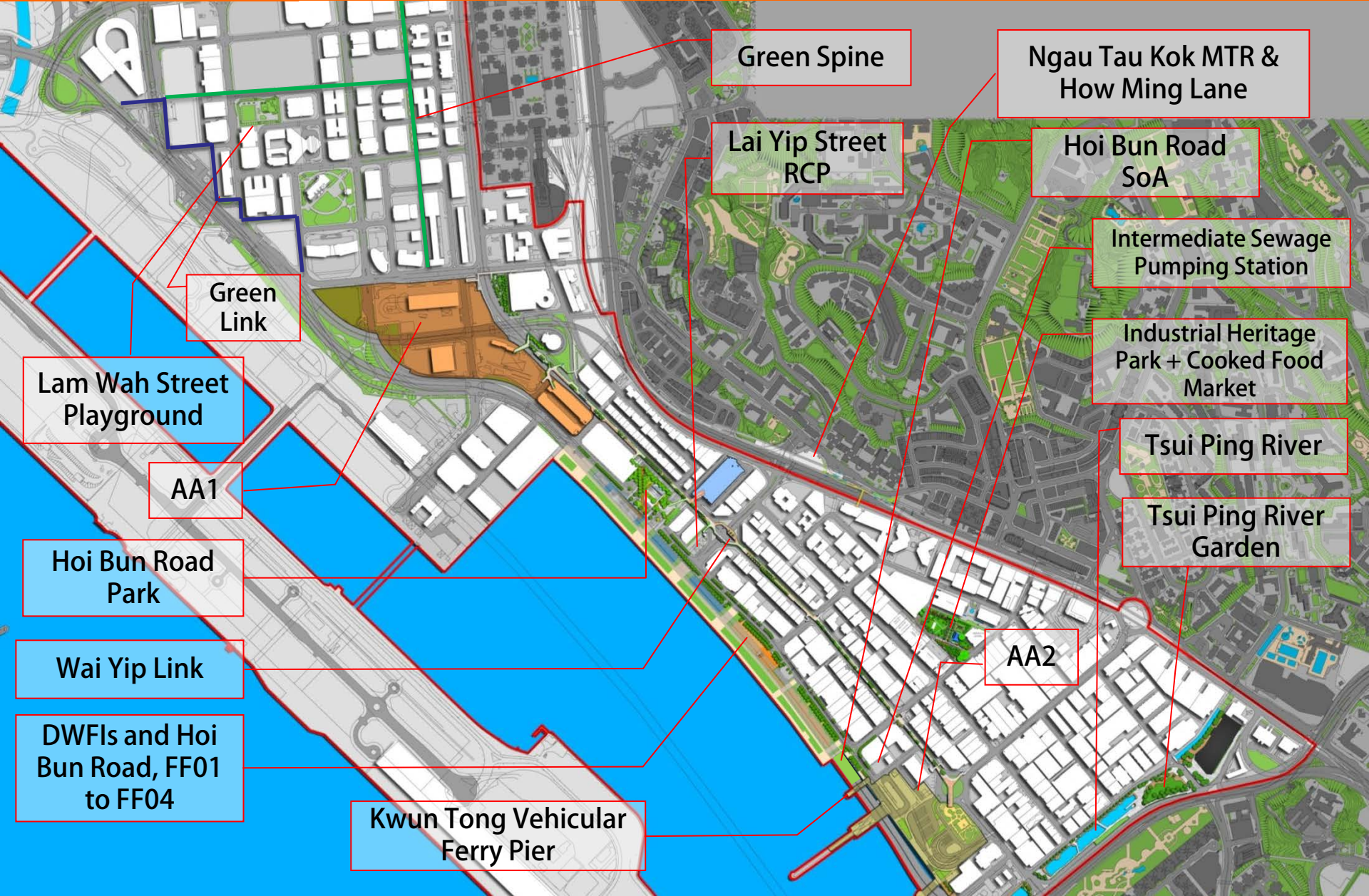


Category 02: Improve Environment



- Task 5. Face-lifting of the waterfront along Hoi Bun Road
- Task 6. Face-lifting of Tsun Yip Street Playground
- Task 7. Convert King Yip Street Nullah to Tsui Ping River
- Task 10. Bring vibrancy to the waterfront

Category 02: Green Master Plan for KE



Category 02: Improve Environment

Face-lift Public Space



Before



After



Before



After

Category 02: Converting Tsun Yip Street Playground into Kwun Tong Industrial Cultural Park – Phase I



Category 02: Converting Tsun Yip Street Playground into Kwun Tong Industrial Cultural Park – Phase I



05

開始 1950-65

新加坡政府決定將新加坡工業發展局發展為發展工業的區域，為了發展新加坡工業的發展，新加坡政府決定將新加坡工業發展局發展為發展工業的區域，為了發展新加坡工業的發展，新加坡政府決定將新加坡工業發展局發展為發展工業的區域...

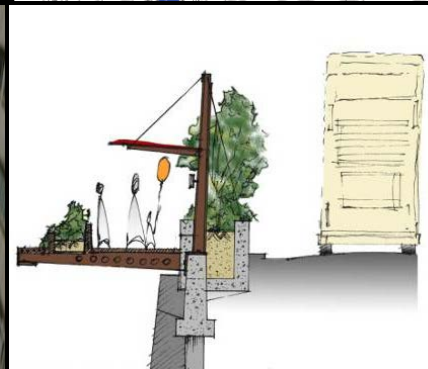
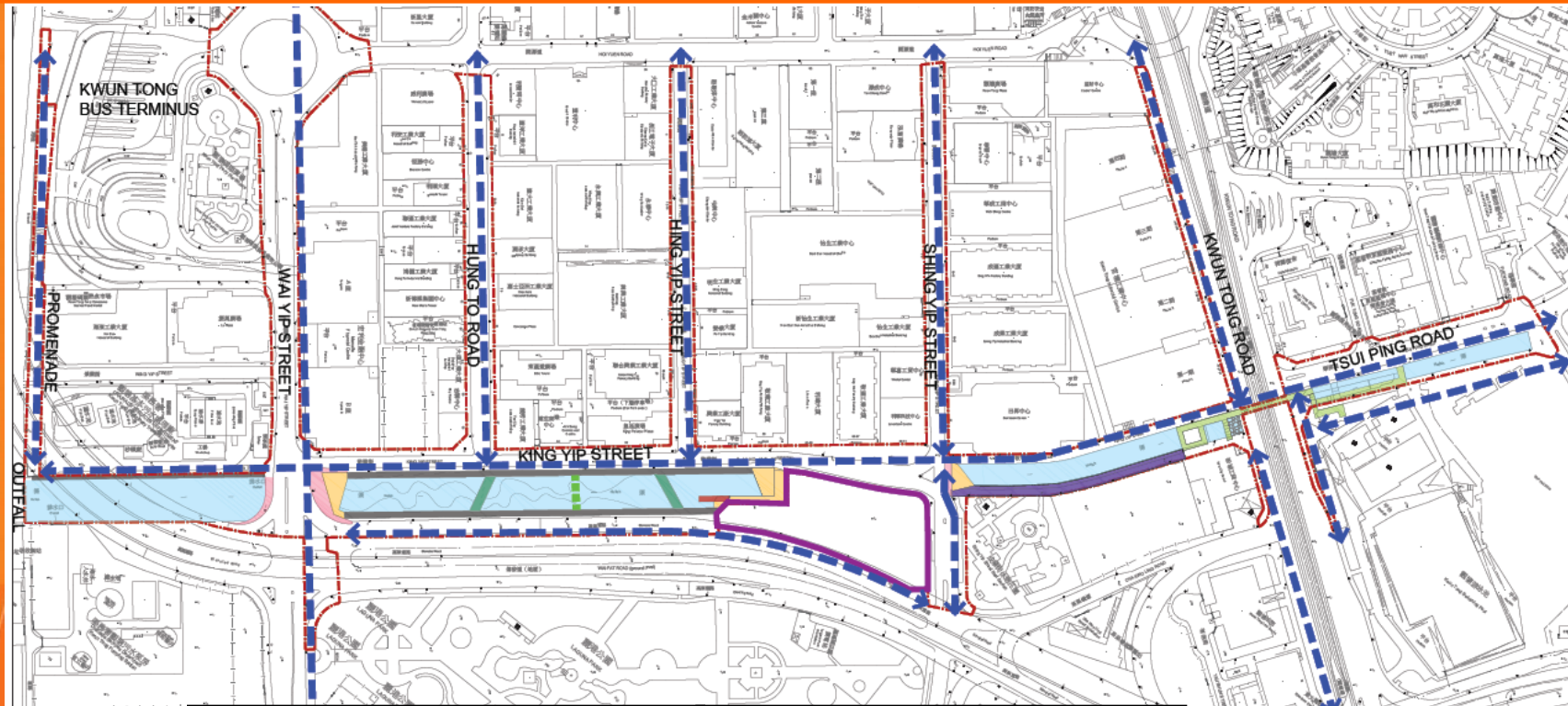
BEGINNING 1950-65

To facilitate the change of Hong Kong from its entrepot trade into an industrial city, the Government decided in the mid-1950s to provide properly planned estates for the local industries to grow. Reclamation in Kowloon East and the planning of the Kowloon East area were the first and largest reclamation project for industrial sites in Hong Kong, which was carried out in stages over a period of ten years producing a total area of 641 acres. Sites were sold by auction first in large parcels ranging from 8,000 to 200,000 sq. ft. and later reduced to smaller parcels because of bigger demand. Charming houses and industries were excluded from the area and waterfront also were reserved for government and industries that required sea access. Among the first houses and co-owners in the Kowloon Industrial Area were cotton mills, thermal plants, electrical appliances and plastic factories. Many of the first generation factories were purpose-built for their specific production. Some of them have been demolished or altered and not many of them are preserved intact at present. Notable industries and brands that were located in the area during this period include the following:

- Cotton Mills: Nanwang Cotton Mills, East Sun Cotton Mills
- Thermal Plant: Hing Shing Thermal Plant Factory
- Electrical Appliances: Do Wei Electrical Mfg. Company
- Plastic: China Plastic Mfg. Co., (1952) National Lacquer and Paint Products Company Ltd. (Central Park)
- Shoes and Clothing: Suen On Toy Street Factory Ltd., Li Wan Man Street Factory (How Crocodile Garment Ltd.)
- Plastics and Toy: Plastic Manufacturing Corporation Ltd.
- Food and Beverage: Nanwang Flour Mills

Category 02:

Tsui Ping River Transformation Project



Category 02: Improve Environment

Face-lift Public Space



Category 02: Kwun Tong Promenade

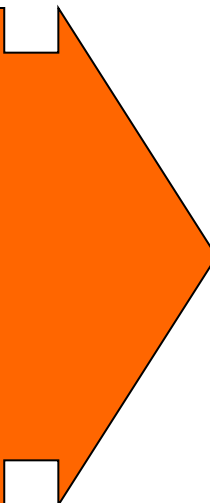
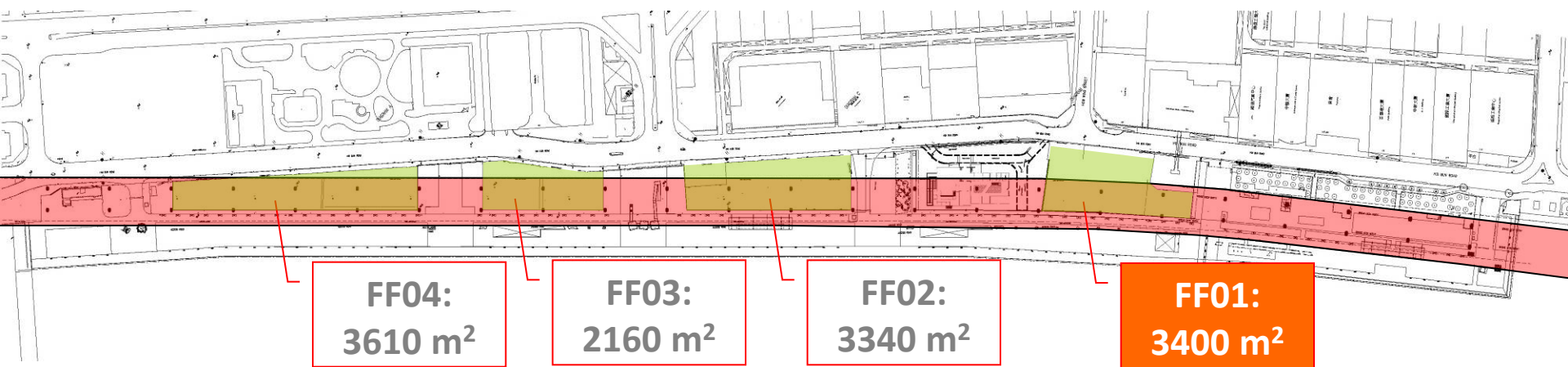


- Kwun Tong Promenade Phase 1 already in use while Phase 2 will be completed around end 2014





Category 02: Fly the Flyover 01 (反轉天橋底1號場) - from idle land to public space





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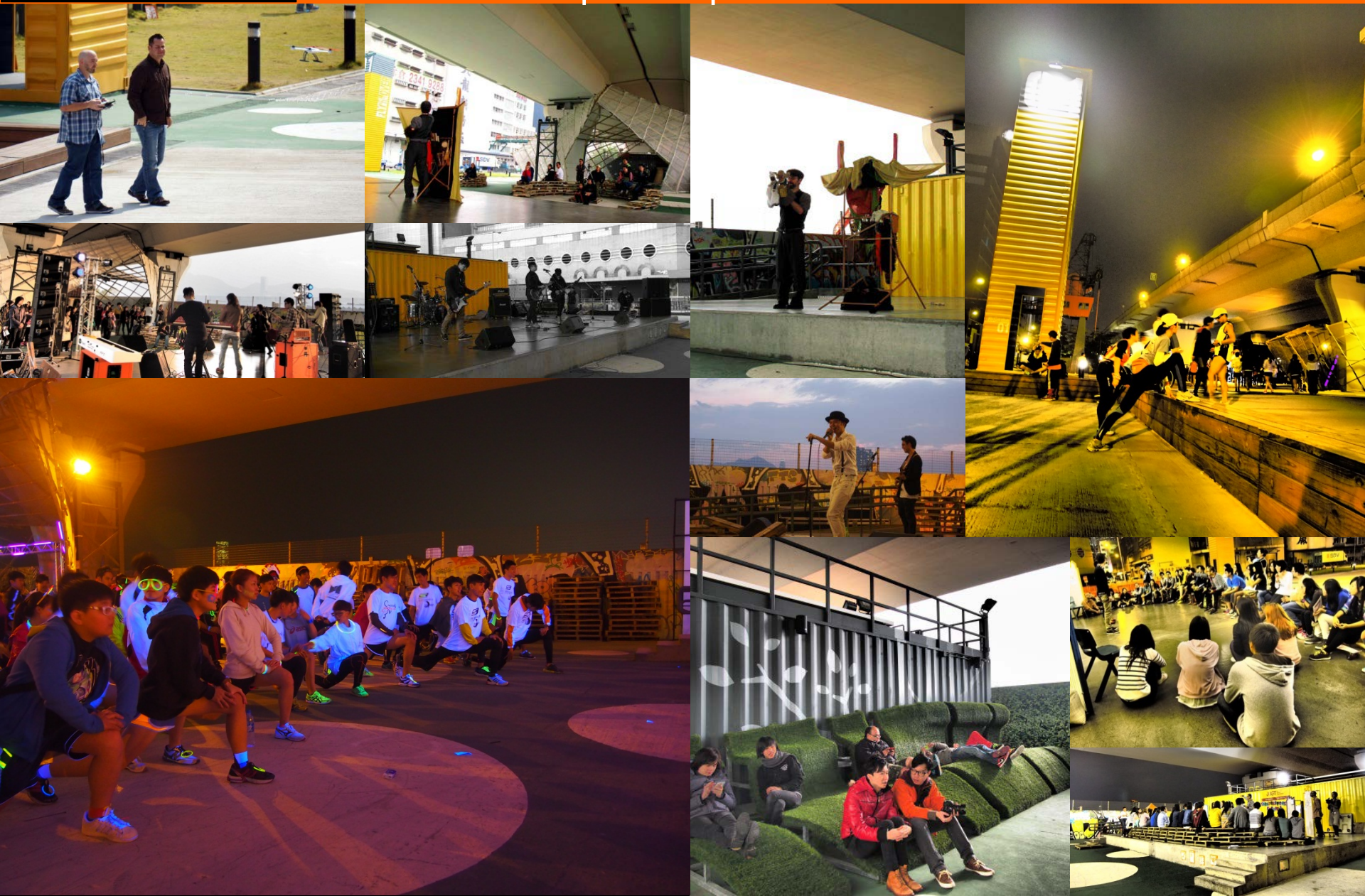
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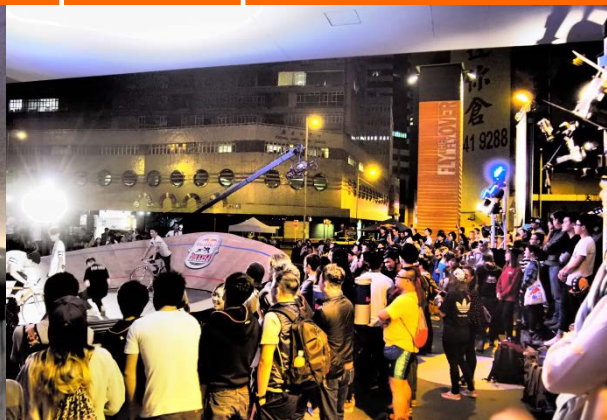
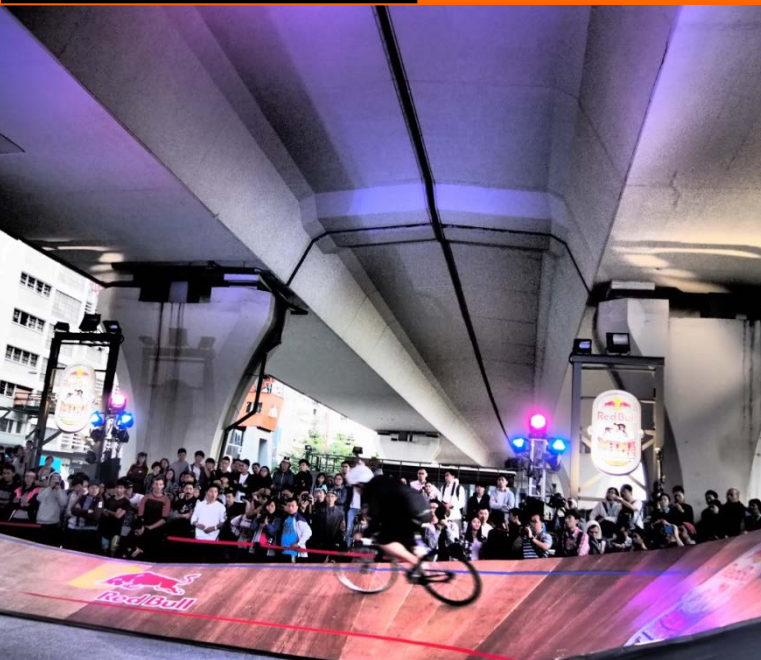


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Category 02: Creativity, Arts & Cultural Facilities under Kwun Tong Bypass – FF0123 Invitation for Proposal (IFP)

Progress

Launching: 31 Oct 2014

Closing: 9 Jan 2015

Tentative programme

Selection of Operator: early 2015

Operation of the Project: around mid 2016



Category 03: Release Development Potential

概念總綱計劃 3.0



- 升龍宮地
 建立城中樂園
 Kei Tak Fantasy
 "Edutainment"
 Landmark

Category 03: Kowloon Bay Action Area





Kai Tak Fantasy

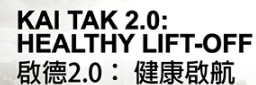


KAI TAK FANTASY

A place for you

Kai Tak Fantasy – Design Competition





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How about the
private sector?

Establishment of Online Green Map

Windows Internet Explorer

en/green_map/index.html

網頁快訊圖庫




Kowloon East 九龍東

- HOME
- WHAT'S NEW
- ABOUT EKEO
- VISION AND MISSION
- CONCEPTUAL MASTER PLAN
- QUICK WINS
- KAI TAK DEVELOPMENT
- PUBLIC ENGAGEMENT
- EKEO STUDIES & ACTIVITIES
- FLY THE FLYOVER OPERATION
- GREEN MAP**
- NEWS & PUBLICATIONS
- AWARD WINNING PROJECTS IN KE
- FAQS
- RELATED LINKS
- CONTACT US

Energizing Kowloon East - Green Map - Energizing Kowloon East Office - Windows Internet Explorer

http://www.ekeo.gov.hk/en/green/map/map.html




九龍東 GREEN M 綠色建築地圖

LEGEND:

- BEAM Plus NB Provisional Platinum rating
綠建環評新建築暫定白金認證
- BEAM Plus NB Provisional Gold rating
綠建環評新建築暫定金級認證

Green Check Points
綠色景點

Energizing Kowloon East Office



122 Hoi Bun Road, Kwun Tong

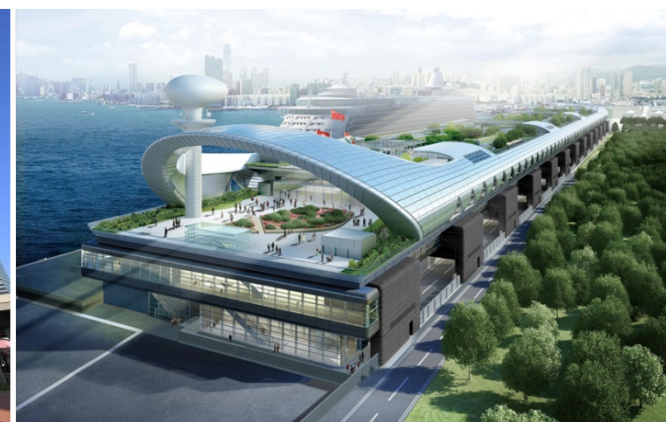
[More details](#)

完成

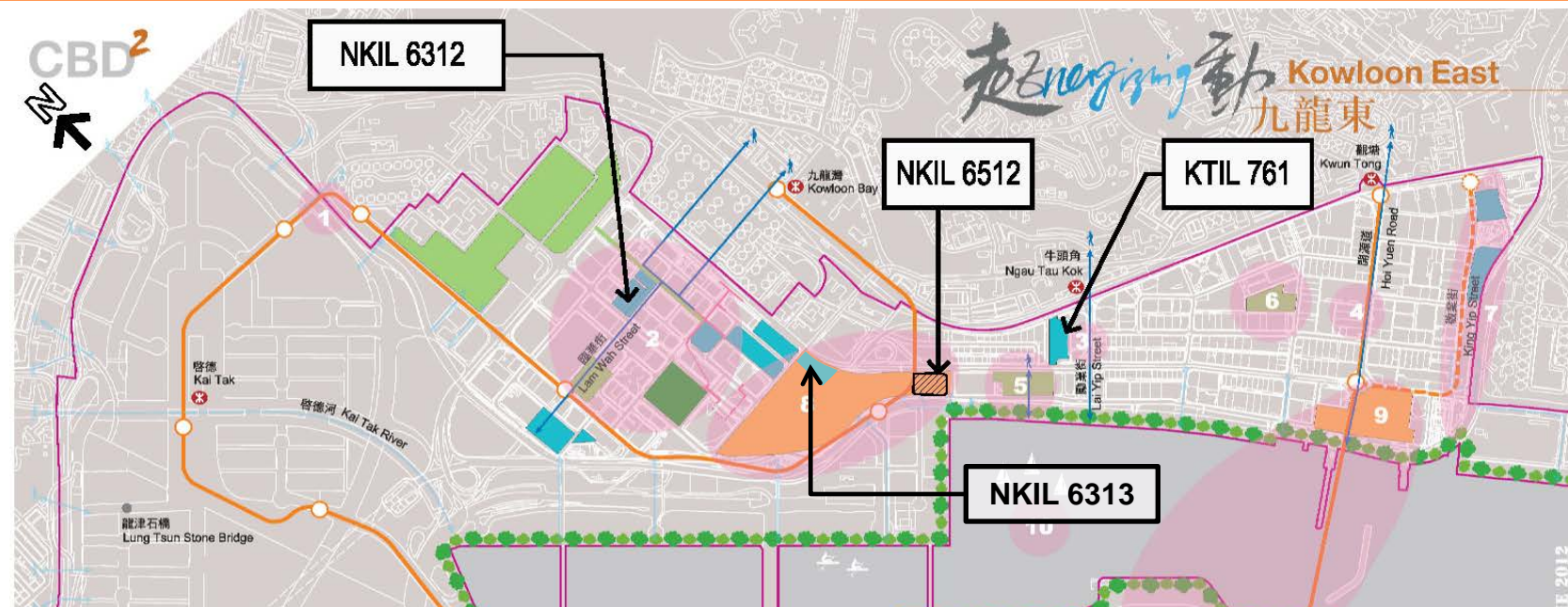
國際網路 | 受保護模式: 關閉

115%

Green Buildings and Green Checkpoints in KE



Green Requirements in KE Land Sale



1. **Mandatory Greening Ratio:**
An additional greening ratio of 10% (i.e. 20% of PNAP Requirement + 10%)
2. **BEAM Plus:**
Provisional Gold Rating or above
3. **Enhance Connectivity :**
Include public open space & greening to promote walkability

Public Engagement and Promotion

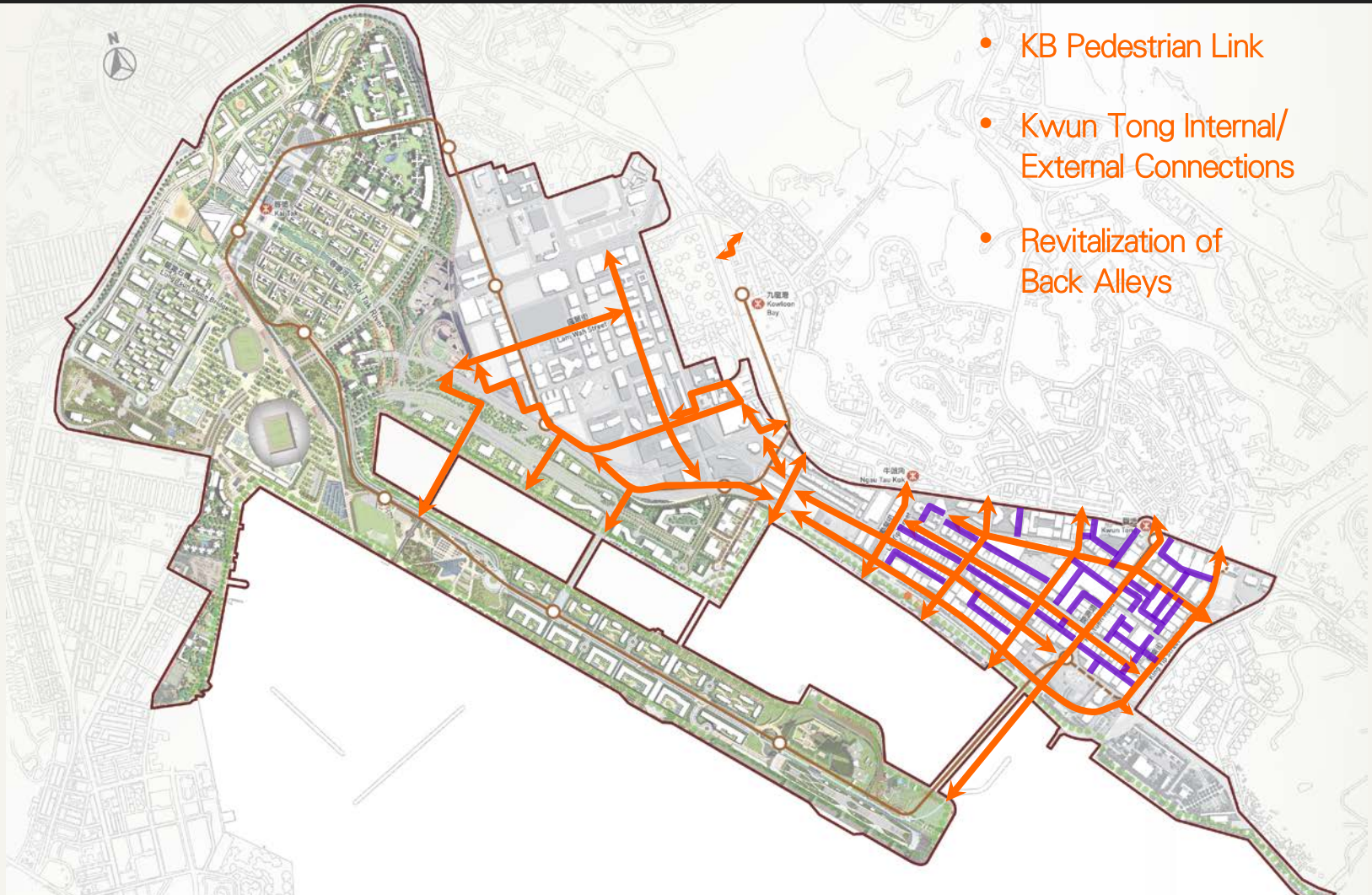


Our Future...

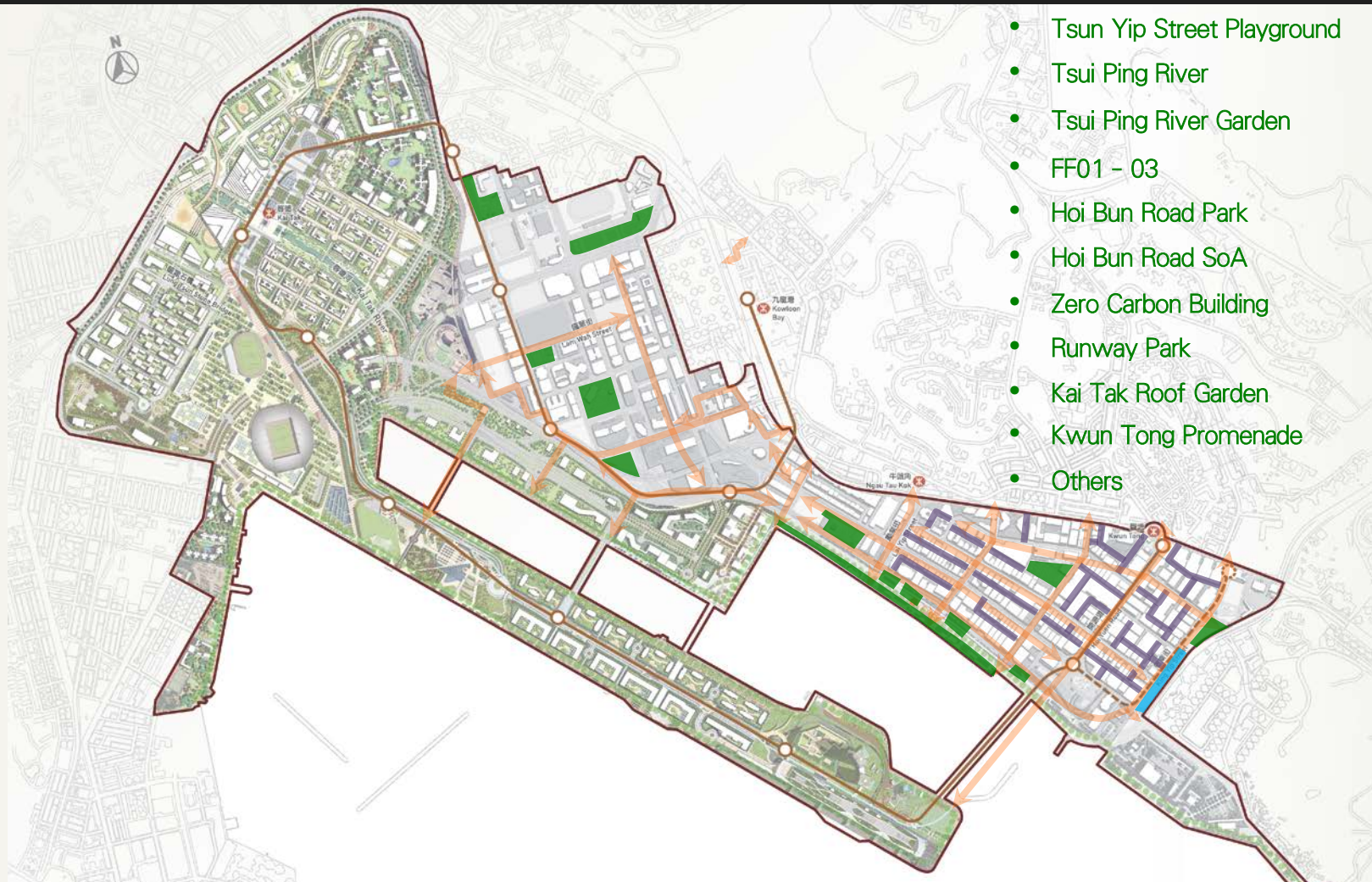
New Sustainable Development in Kai Tak



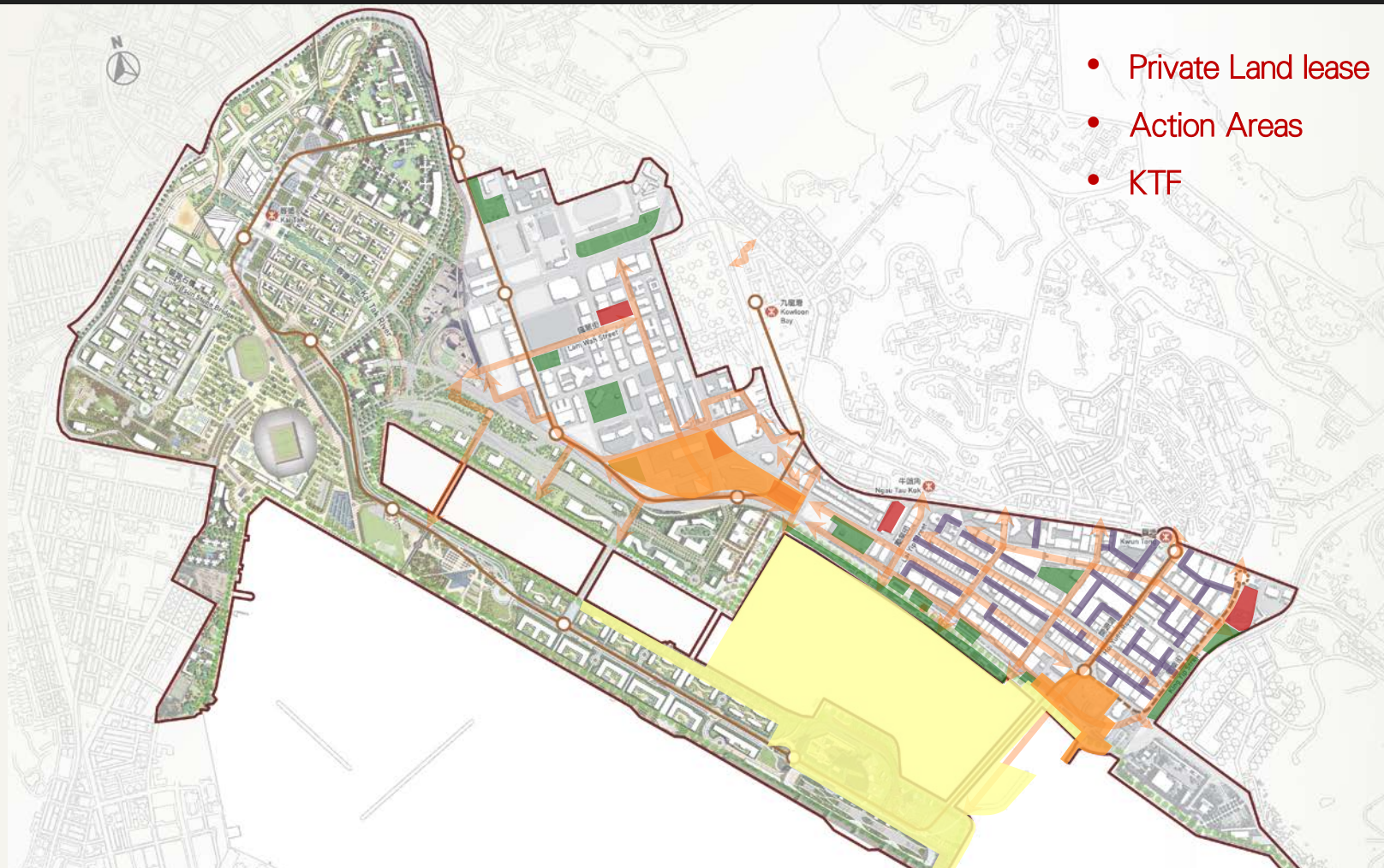
Walkable Community



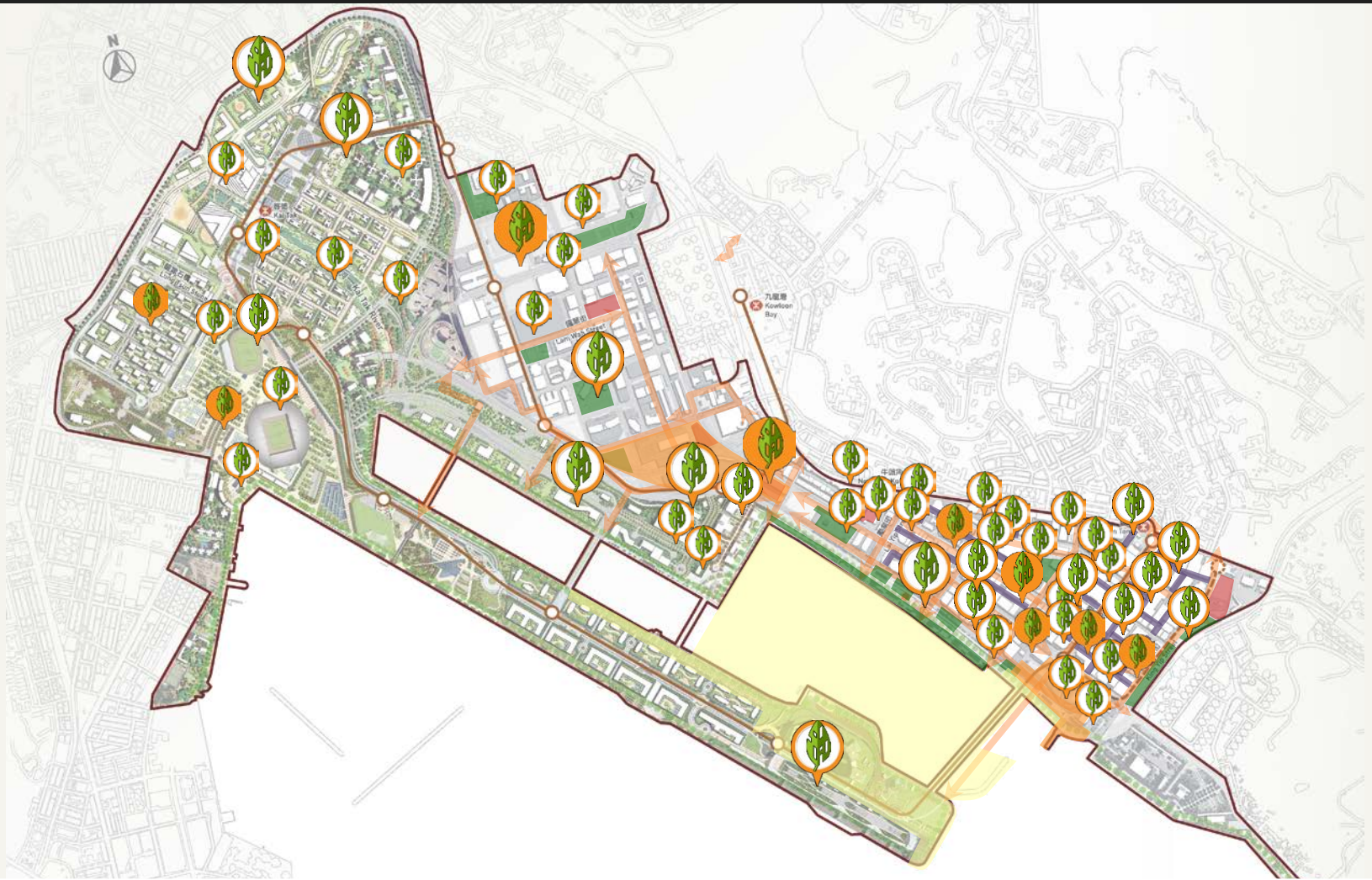
Green Environment



Innovation and Green Development



Contribution of Private Sector



Together we build a green community

我們相信 We Believe

如果在九龍東工作的26萬員工能認同九龍東是一個易行綠色社區，有他們樂於流連歇息的公共空間，這個地方便能吸引投資、聚匯人才，並提供無限的機遇，成為香港另一個具吸引力的核心商業區。

if the 260,000 workers found Kowloon East a green community with walkable passageway, stayable public spaces and sittable spots, then we can attract investment, conglomerate people and provide limitless business opportunities, making Kowloon East an attractive alternative CBD of Hong Kong.



我們會
We Will

繼續與社區緊密對話，營造一個更美好的
綠色九龍東
maintain a close dialogue with the
community to build up a better Green
Kowloon East.



Thank you!

● Connectivity

● Design

● Diversity

● Branding