WorldGBC Congress 2015
Building a Sustainable CBD2 in Kowloon East

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Background: Kowloon East

- Kai Tak Development: 320ha
- Kowloon Bay Business Area: 91ha
- Kwun Tong Business Area: 77ha

Total: 488ha
Transforming Kowloon East into another CBD in Hong Kong
Kowloon East has the potential to provide additional commercial/office gross floor area of 5 million m$^2$:

- 1.7 million m$^2$ from Kai Tak Development
- About 3.3 million m$^2$ from Kwun Tong and Kowloon Bay

Including the existing stock of 2 million m$^2$, Kowloon East has the potential to supply a total of 7 million m$^2$ of commercial/office space.
10 Main Tasks and 5 Key Focuses

(1) “Walkable” Kowloon East
(2) Green CBD
(3) Smart City
(4) Kai Tak Fantasy – Healthy Lift-off
(5) Spirit of Creation
Business Areas: Busy Traffic
I) **Short term**

- Improve at-grade pedestrian environment
  - Reviewed 41 signalized junctions with adjustments to signal timing where necessary
  - Already implemented road improvement works at 30 locations

II) **Medium to longer term**

- Commission studies to develop comprehensive network of pedestrian facilities
Short-term Measures

Improvement of Pedestrian Facilities

Realigning pedestrian crossing to provide a more direct route

Providing more pedestrian crossings
Medium to Long Term Measures

Traffic Studies in Kowloon Bay and Kwun Tong
Kwun Tong Business Area

Public Engagement Activities
Kwun Tong Business Area

BACK ALLEY PROJECT
@KOWLOON EAST

Names of Back Alleys
(Chinese only)

A: 字粒里
B: 工模巷
C: 傳眼里
D: 乳酸里
E: 碎冰里
F: 鋪板里
G: 打版里
H: 刷塗里
I: 花紗里
J: 電路里
K: 串邊里
L: 鬼仔里
M: 荷蘭里
N: 喜工里
O: 小麥里
P: 鎮邊里
Q: 開飯里
Improve Environment

Greening
Improve Environment

Kwun Tong Promenade

Before

After
Improve Environment

Tsun Yip Street Playground

Before

After

Before

After
Place Making

Tsun Yip Street Playground
Place Making

Tsun Yip Street Playground
Place Making: Idle Land to Public Space

- FF04: 3610 m²
- FF03: 2160 m²
- FF02: 3340 m²
- FF01: 3400 m²
Social Inclusion
Fly the Flyover 01
Social Inclusion  Fly the Flyover 01
Social Inclusion

Fly the Flyover 01
Social Inclusion  Fly the Flyover 01
**Planning Vision**
- A vibrant, attractive and people-oriented community by Victoria Harbour

**Planning Initiatives**
- Heritage, green, sports and tourism hub of Hong Kong
- Green web for sustainable development
- Quality living environment
- Help regenerate adjacent old districts
Kai Tak Outline Zoning Plan

- translate the development scheme into an OZP and further consult the public under the Town Planning Ordinance

- continue to discuss with the public and further enhance urban design
### Kai Tak Development

**Open Space and Greening**

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

### Locations vs. Minimum Greening Ratios

<table>
<thead>
<tr>
<th>Locations</th>
<th>Minimum Greening Ratios</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Sites, including G/IC</td>
<td>30% overall</td>
</tr>
<tr>
<td></td>
<td>20% at-grade</td>
</tr>
<tr>
<td></td>
<td>20% of roof area</td>
</tr>
<tr>
<td>Public Open Spaces</td>
<td>30% - 60%</td>
</tr>
<tr>
<td>Amenity Areas</td>
<td>85%</td>
</tr>
<tr>
<td>Roads and Walkways</td>
<td>10% - 15%</td>
</tr>
</tbody>
</table>
Metro Park and a Green Web

Landscape design places a strong emphasis on aesthetics, human comfort and creating a sense of place.

Grid Neighbourhood

Adoption of podium-free design for air ventilation consideration

Intimately scaled street blocks with 10m-wide pedestrian streets to enhance street-level activities
Kai Tak Development

Sustainability Initiatives

- Road network designed to discourage traffic
- Railway as backbone of public transport (Shatin-Central Link has two stations in KTD)
- Central Kowloon Route and Road T2 - depressed road/tunnel

- District Cooling System offers a whole range of energy efficiency and environmental benefits
Kai Tak Development

Creating A Green Corridor

Kai Tak River

- 2.4 km long
- A major flood relief drainage channel turning into a green river corridor
- Provide open spaces for public enjoyment
Kai Tak Development

Kai Tak River

2-stage public engagement to enhance public understanding; collect public views; and build public consensus on the design approaches

Result of the Kai Tak River Idea Competition announced in January 2015
Kai Tak Fantasy – a recreational landmark for its excellent potential for developing into a world-class tourism, entertainment and leisure attraction.
Invited all secondary schools in Hong Kong to join the public engagement activities of the competition.

HKU Social Science Research Centre gave briefings on the competition to some 1600 senior form secondary school students and collected their views on the shortlisted entries.
Kai Tak Fantasy

International Ideas Competition
Community Engagement

Our Approach

To serve as a platform and process for *establishing partnership with* District Councils, Area Committees, trades and operator associations, property owners, building management committees, and most importantly the *local community*.

To achieve the vision of Energizing Kowloon East with *collective wisdom and effort*.

To try out innovative solutions, consolidate resources and facilitate implementation.
Community Engagement

Guided Tours
Community Engagement

Workshops
Community Engagement

District Councils, professional institutions, and other stakeholders

Forums and Symposiums
Social Inclusion

Events
2015 Policy Address
“......to use Kowloon East as a pilot area to explore the feasibility of developing a Smart City.”

- Walkability & Mobility
- ICT and Open Data
- Low Carbon Green Community
**Walkability & Mobility**

**Reduce unnecessary car journeys and time**

**Empower non-motorized travellers with mobility**

**Facilitate multi-modal trips**

- **Hong Kong eTransport** website and mobile application
- **Intelligent Road Network** for sale for developing intelligent transport application
- **Other intelligent transport system** includes: Journey Time Indication System, CCTV, Traffic Control and Surveillance System

- **Hong Kong eTransport** website and mobile application used by about 18,000 people a day

- **Hong Kong eTransport Kiosks** set up at various locations
Smart City
Walkability & Mobility

**Smart Traffic Management**

- Real-time monitoring of traffic conditions and parking availability

- Dissemination of real-time parking information via mobile application
Smart City  
Walkability & Mobility  

Green Transport Modes  

Real-time Bus Scheduling  

Images from various sources.
Wireless City

Open Data / Public Sector Information / Data Sharing

Common Data Platform

- FREE wireless Internet access services at designated government premises (around 520 now)

- Data.one – Over 70 types of datasets provided by 25 data providers in 18 different categories

- Study underway to consolidate Government’s GIS platforms as one for new development areas
Smart City

ICT & Smart Data

Facilitate Informed Decisions

Asset Management

City Resilience

Do More with Less

- Wider application of wayfinding apps or informatics

- Open data to facilitate wider application of public sector information

Images from Lands Department
Green Infrastructures
Resource and Energy Efficient
Total Water Management
Smart Waste Management
Smart City

Low Carbon Green Community

- Green Spaces
- Green Buildings
- Green Neighbourhood
- Urban Farming

- Currently 18 buildings with BEAM Plus Gold or Platinum rating in Kowloon East
Maintain a close dialogue with the community to build up a Sustainable CBD2 in Kowloon East.
Thank you!