Kowloon East Office
九龍東辦事處

WorldGBC Congress 2015
Building a Sustainable CBD2 in Kowloon East

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29 October 2015

發展局
Development Bureau

Background Kowloon East

Background Vision

Background Kowloon East's Potential

- 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.

Conceptual Master Plan Version 4.0

CBD²

Connectivity Branding Design Diversity

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

Improvement Proposals

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

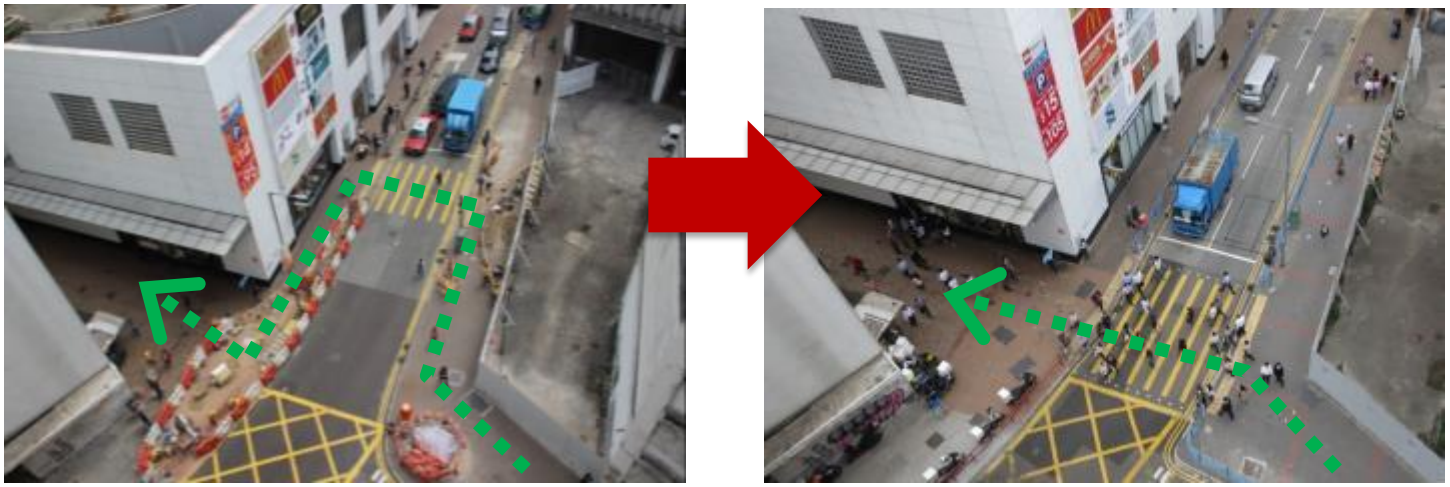
II) Medium to longer term

- 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

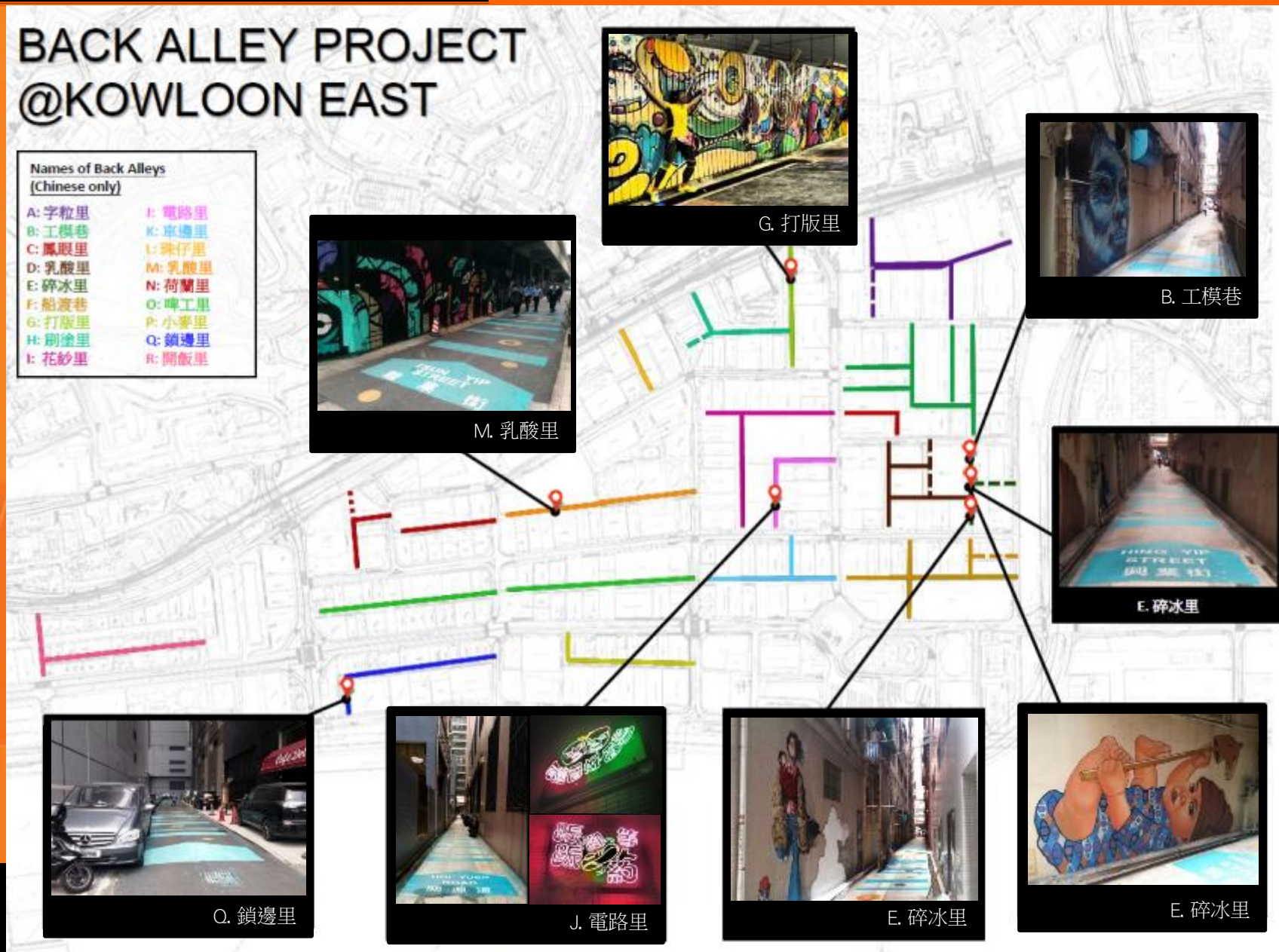
Medium to Long Term Measures

Traffic Studies in Kowloon Bay and Kwun Tong

Kwun Tong Business Area

Public Engagement Activities

Kwun Tong Business Area Back Alley Project

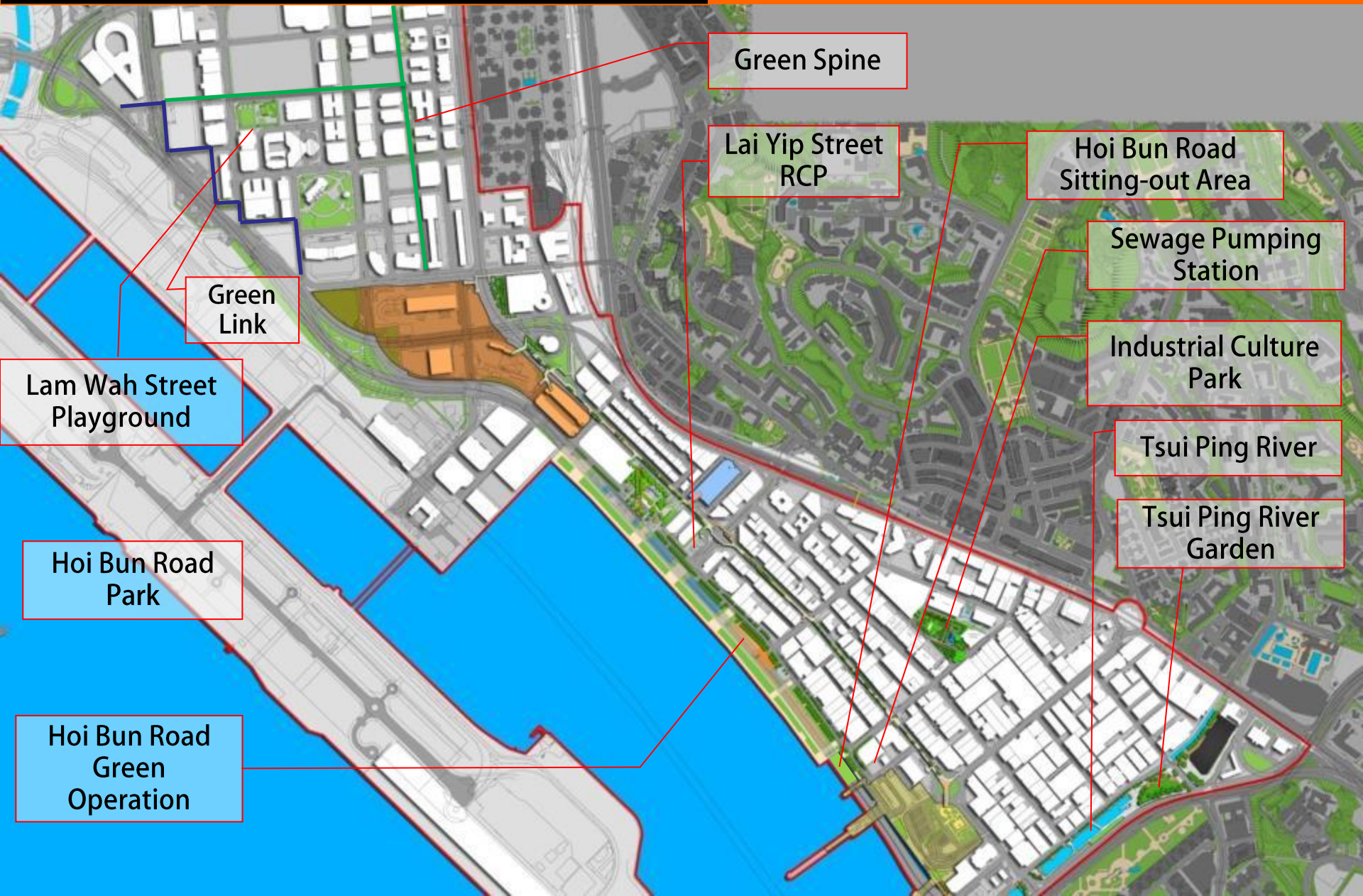


Kwun Tong Business Area

BackStreet Run

Improve Environment

Greening Master Plan



Improve Environment

Greening

Improve Environment

Kwun Tong Promenade

Before

After

Improve Environment

Tsun Yip Street Playground

Place Making

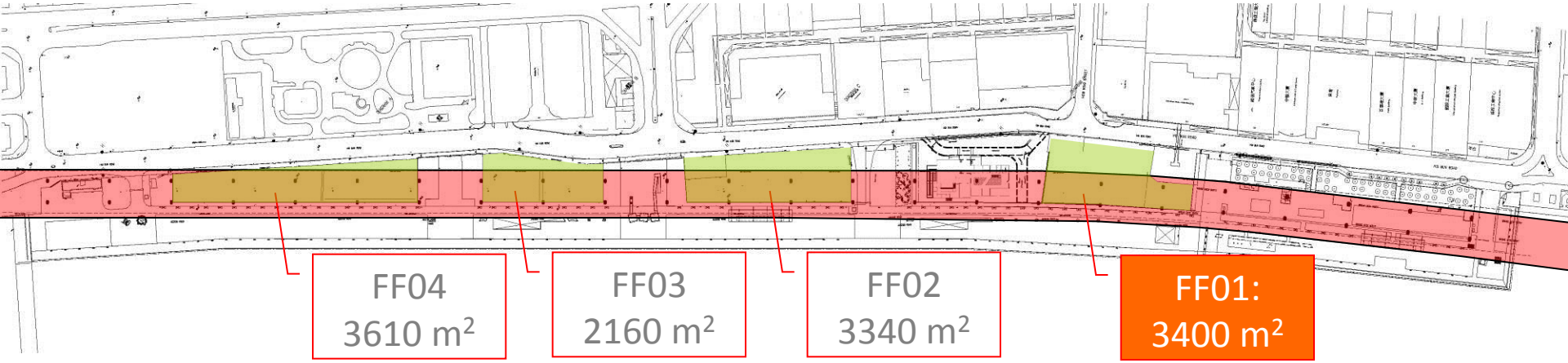
Tsun Yip Street Playground

Place Making

Tsun Yip Street Playground

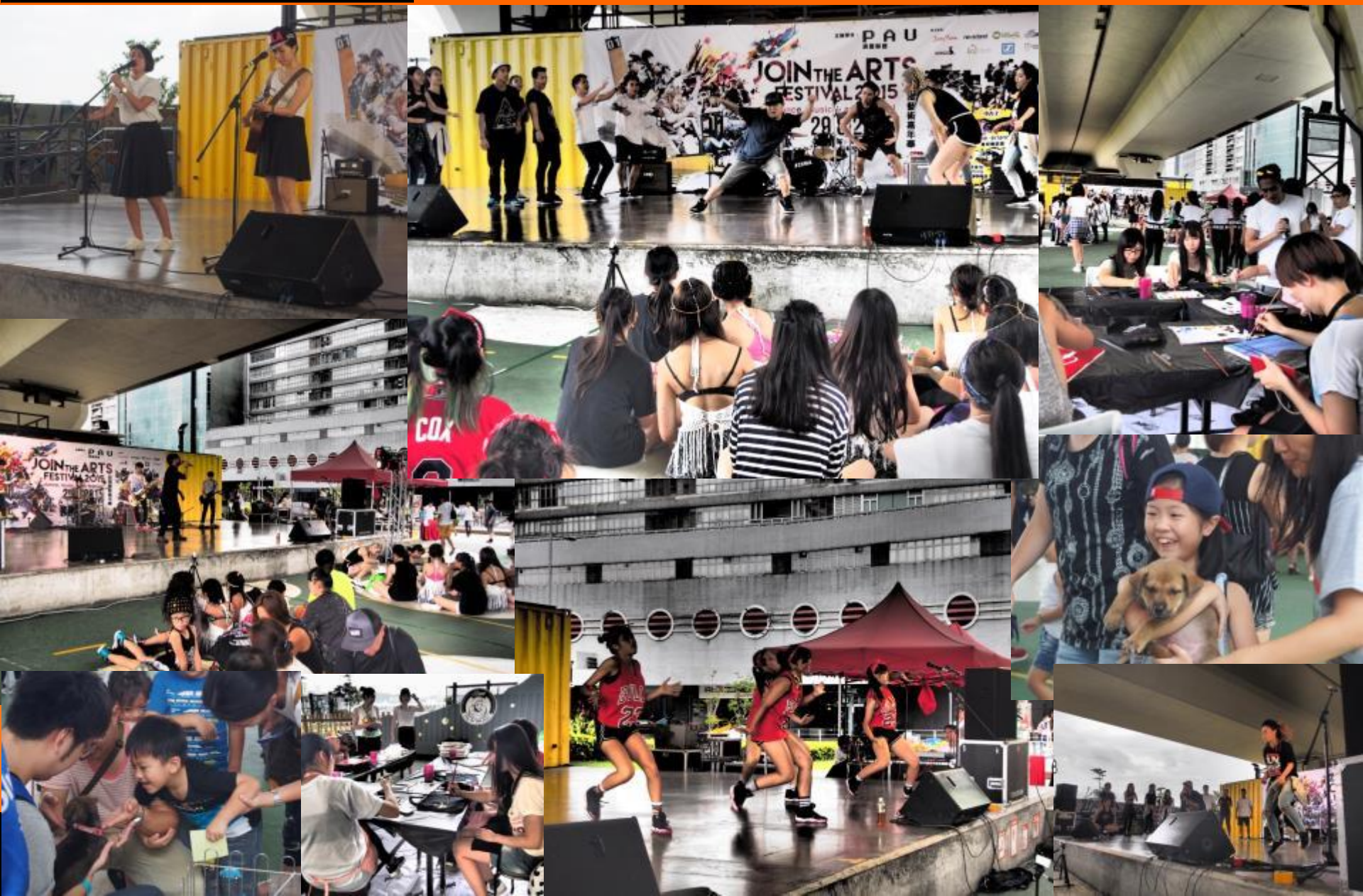
Place Making

Idle Land to Public Space



Social Inclusion

Fly the Flyover 01



Social Inclusion

Fly the Flyover 01

Social Inclusion

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Social Inclusion

Fly the Flyover 01

Kai Tak Development

Planning Vision/Initiatives

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 Development

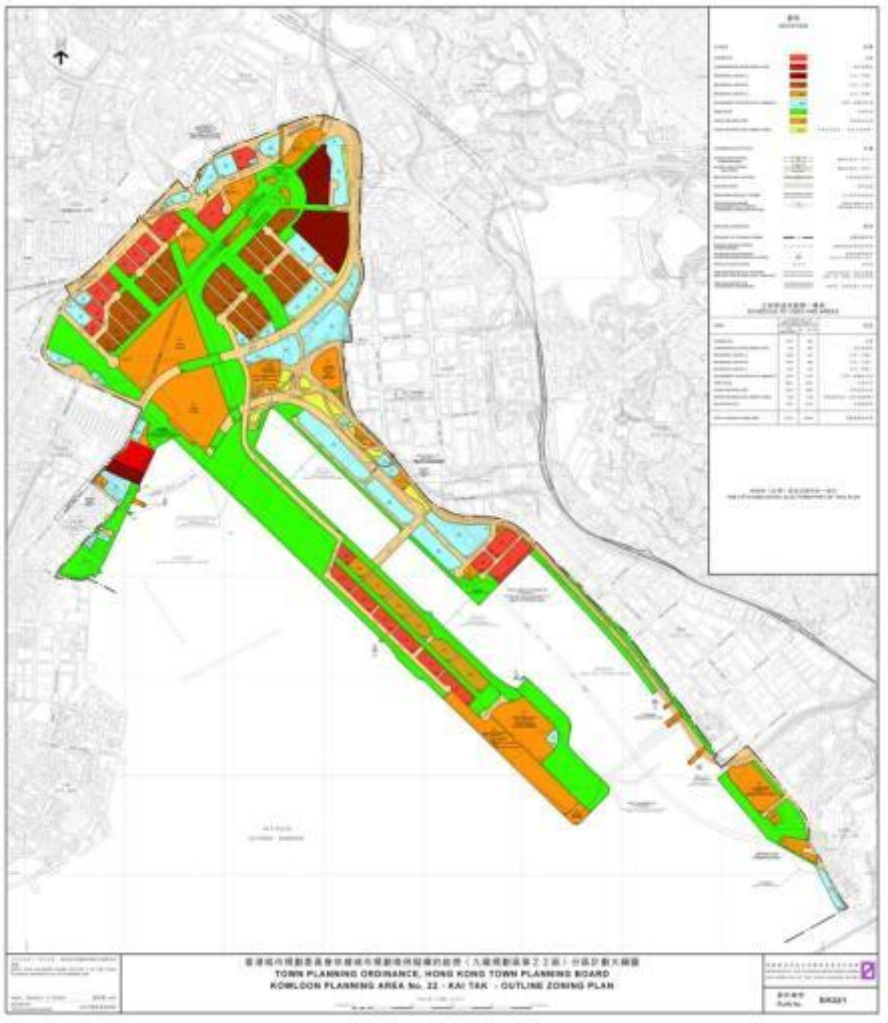
Public Engagement on Planning Review

Stage 1 | Stage 2 | Stage 3 | Statutory Planning Process

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	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 Development

Sustainability Initiatives

Metro Park and a Green Web

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

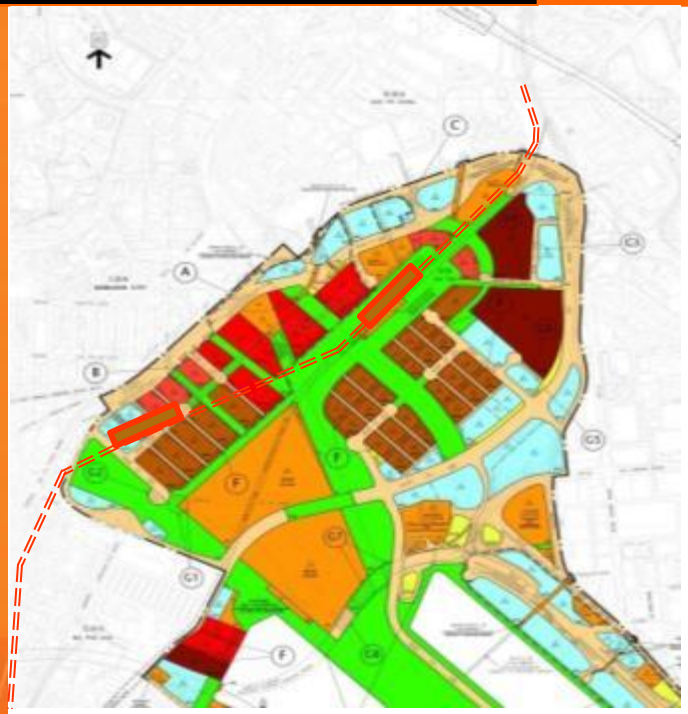
Grid Neighbourhood

Adoption of podium-free design for air ventilation consideration

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

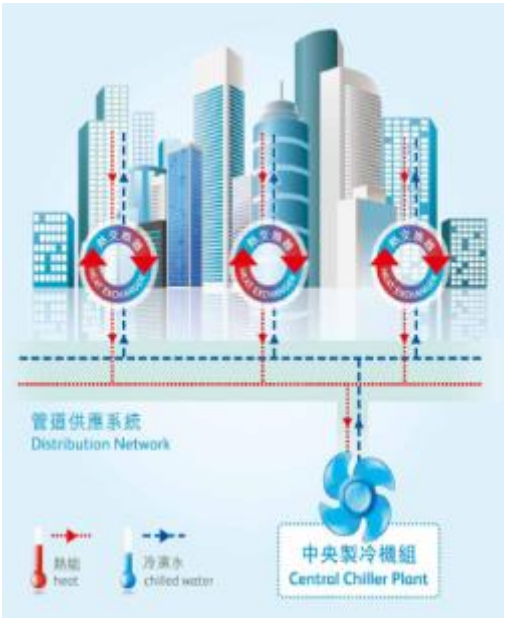
Kai Tak Development

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**



(Graphical Illustration of DCS)

Kai Tak Development

Creating A Green Corridor

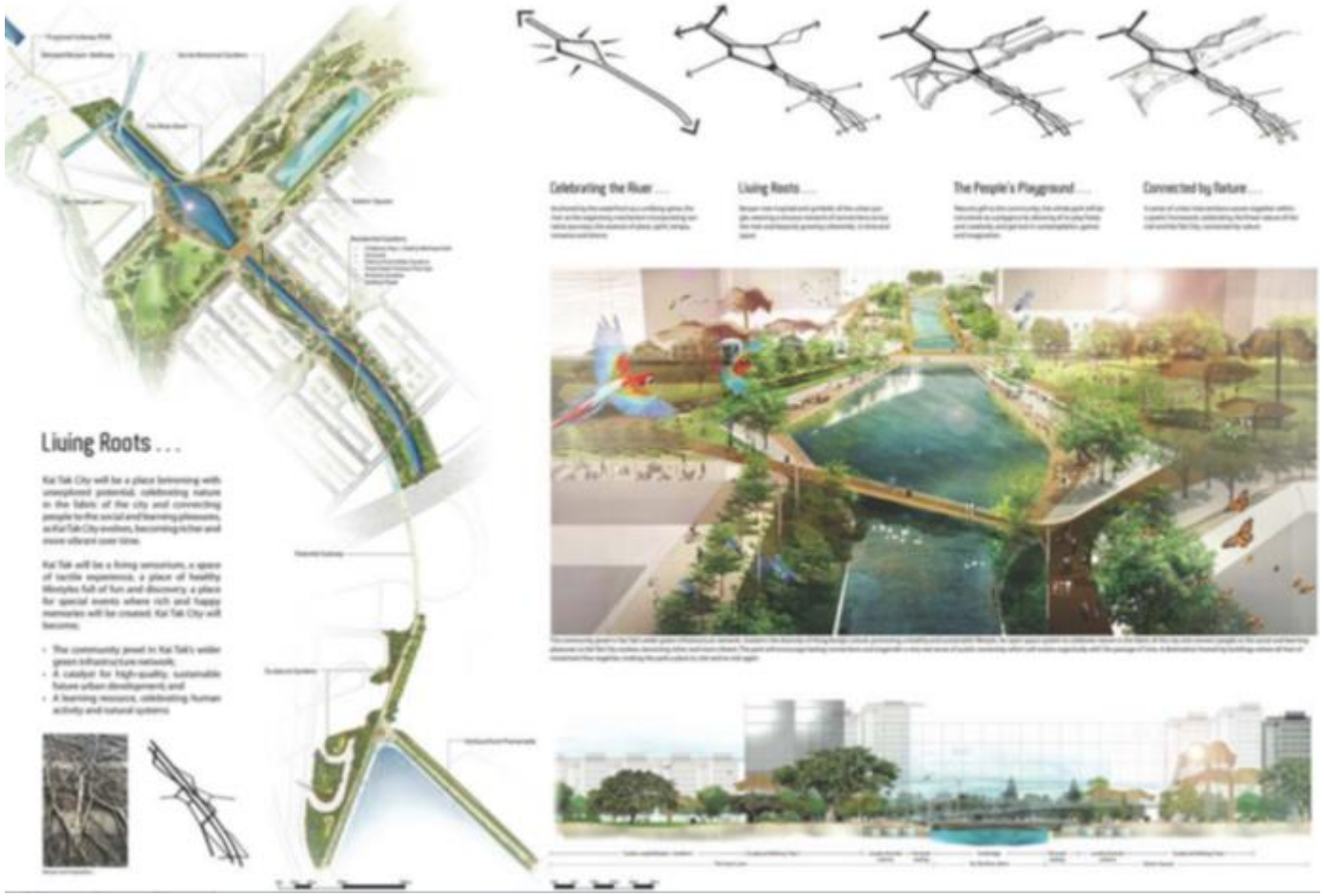
Kai Tak River

- 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



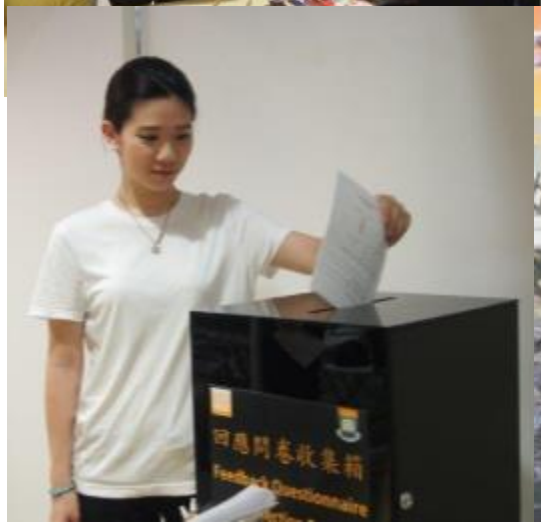
Result of the Kai Tak River Idea Competition announced in January 2015

Kai Tak Fantasy

Kai Tak Fantasy – a recreational landmark for its excellent potential for developing into a world-class tourism, entertainment and leisure attraction.

Community Engagement | Kai Tak Fantasy School Outreach

- 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

Forums and Symposiums

District Councils, professional institutions, and other stakeholders

Social Inclusion

Events

Looking Ahead

Smart City Initiative

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 eRouting website and mobile application

- Intelligent Road Network for sale for developing intelligent transport application

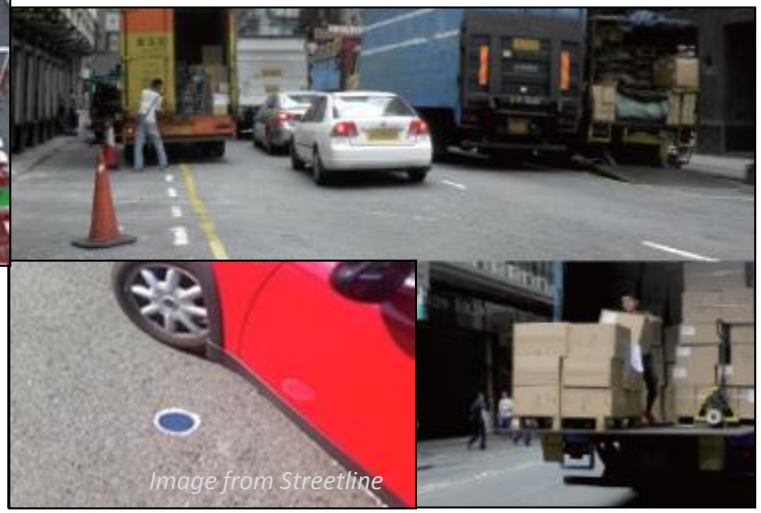
- Other intelligent transport system includes: Journey Time Indication System, CCTV, Traffic Control and Surveillance System

- 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 Traffic Management

- Real-time monitoring of traffic conditions and parking availability



- Dissemination of real-time parking information via mobile application

Walkability & Mobility

Image from Civil Engineering and Development Department

Green Transport Modes

Image from CLP Power Hong Kong Ltd

Image from West Kowloon Cultural District Authority

Real-time Bus Scheduling

Image from The Moscow Times

Wireless City

Open Data / Public Sector Information / Data Sharing

Common Data Platform

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

- Study underway to consolidate Government's GIS platforms as one for new development areas

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

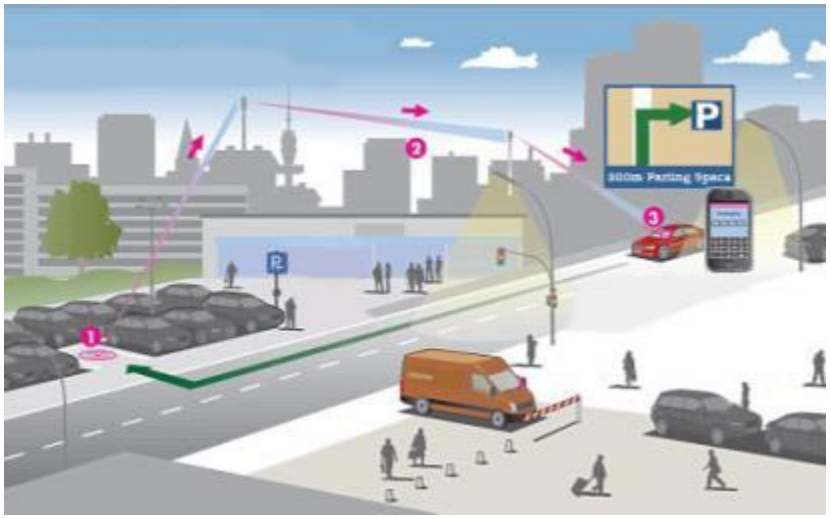
ICT & Smart Data

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

Download on the App Store

GET IT ON Google play

Images from Lands Department

Low Carbon Green Community

Green Infrastructures

Resource and Energy Efficient

Total Water Management

Smart Waste Management

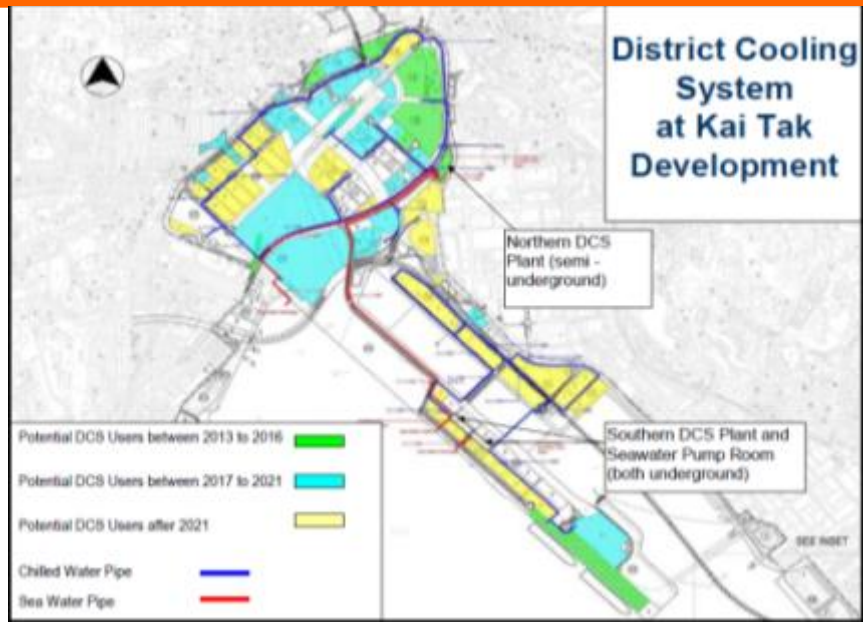


Image from Civil Engineering and Development Department

Image from Ove Arup & Partners Hong Kong Ltd

Image from ONZO Ltd

Smart City

Low Carbon Green Community

Green Spaces

Green Buildings

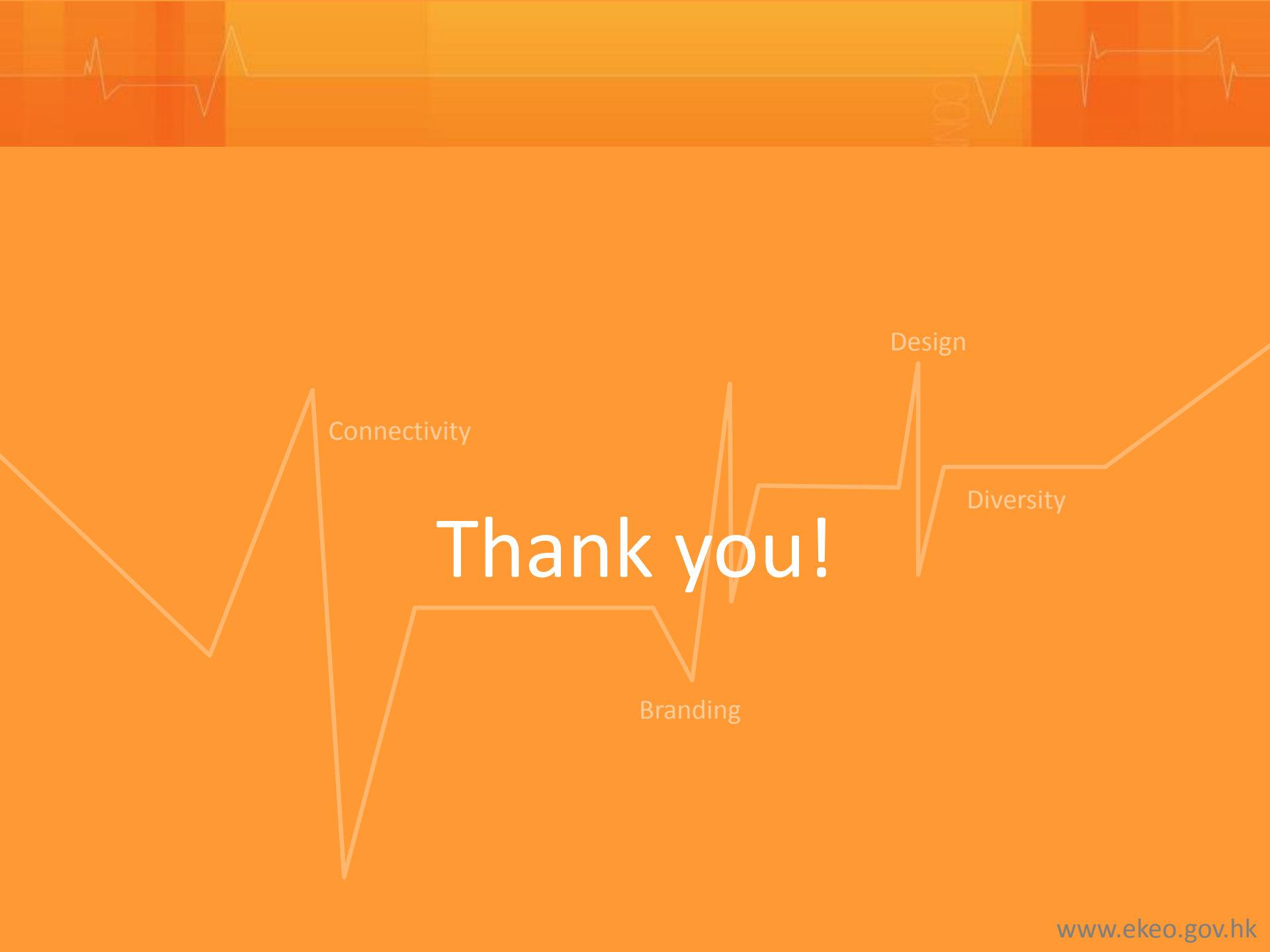
Green Neighbourhood

Urban Farming

- Currently 18 buildings with BEAM Plus Gold or Platinum rating in Kowloon East

We Will

Maintain a close dialogue with the community to build up a Sustainable CBD2 in Kowloon East.


Design
Connectivity
Diversity
Thank you!
Branding