

# KWUN TONG ACTION AREA

## A Vibrant Sustainable Commercial Hub



### OUR VISION

Unleash development potential to facilitate CBD2 transformation

### PLANNING CONTEXT



The Planning and Engineering Study on Kwun Tong Action Area was commissioned and spearheaded under the Energizing Kowloon East initiative to transform Kowloon East into Hong Kong's second core business district (CBD2)

One of the concepts promoted in the strategic plan "Hong Kong 2030+" is the Green and Blue Concept. KTAA aims to enhance its sustainability and resilience through the integration of these green blue infrastructure.

Part of the CBD2 test bed for smart city initiatives, KTAA will be innovative, smart, and sustainable. Real-time information and green infrastructure help to build a vibrant commercial hub.

Taking the Harbour Planning Principles into account, KTAA will enhance the harbourfront to become an attractive, vibrant, accessible, and sustainable world class asset.



### EXISTING SURROUNDING PROJECTS

KTAA aims to draw from the surrounding projects to create a cohesive and comprehensive CBD2.

**KAI TAK FANTASY WINNING SCHEME:** Following the Kai Tak Fantasy winning scheme, KTAA will promote the Healthy City Theme, Placemaking Approach, and Innovative Garden

### TO UNLEASH DEVELOPMENT POTENTIAL IN THE FOLLOWING ASPECTS:

- INCREASE COMMERCIAL LAND SUPPLY IN CBD2
- RATIONALISE AND OPTIMISE LAND USES
- ENHANCE PEDESTRIAN AND OPEN SPACE NETWORKS
- ADDRESS PARKING DEMAND AND TRAFFIC ISSUES
- TURN GREY INFRASTRUCTURE INTO BLUE GREEN ASSETS
- PROMOTE CO-USE OF WATER BODY TO BRING VIBRANCY TO THE HARBOURFRONT
- INCORPORATE SMART INITIATIVES AND CLIMATE RESILIENT MEASURES

### KEY CONSTRAINTS AND CONSIDERATIONS

- PEDESTRIAN CONNECTIVITY**  
Inadequate pedestrian connections
- AIR/VIEW CORRIDOR**  
Main air / wind corridors to be maintained
- SURROUNDING BUILDINGS**  
Harmonise with the surroundings
- OPEN SPACE**  
Proposed developments should provide not less than the existing amount of open space
- TRAFFIC ISSUES**  
Traffic congestion at the Roundabout and inefficient road layout
- INFRASTRUCTURE**  
Existing underground trunk sewer to be retained  
An underground storm water tank to be provided  
Visual Impact of Kwun Tong Bypass

### Existing Government Uses and Open Space to be reprovioned occupies more than 90% of the existing area

Kwun Tong Driving School will be relocated to unlock land for the reorganisation and optimisation of existing uses



### STUDY PROCESS

### SITE ANALYSIS

Understanding the Vision, objectives, site context and identifying key issues, constraints and opportunities

### DERIVE INNOVATIVE SOLUTIONS

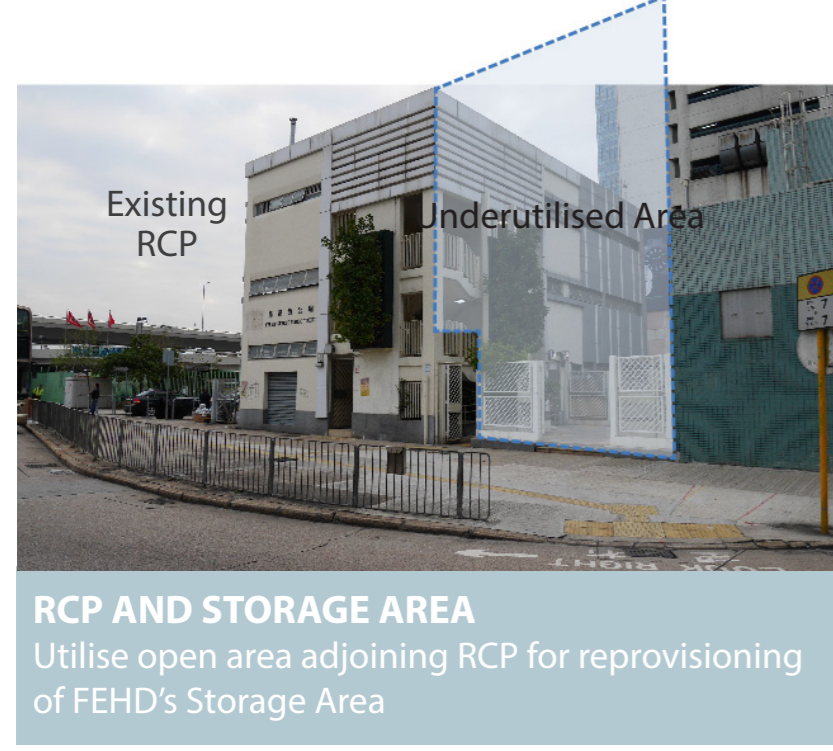
- Set Out Planning and Design Principles
- Formulation two development scheme options

# KEY STRATEGIES

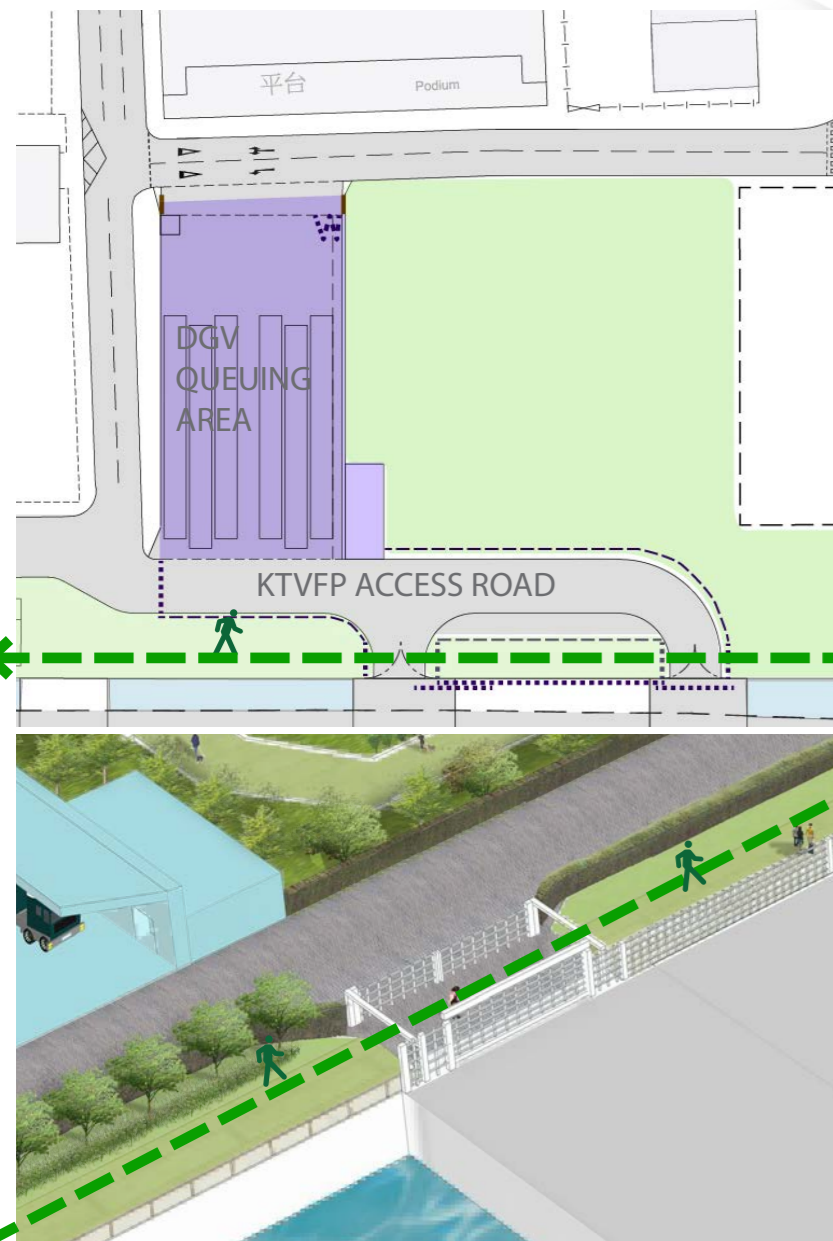
## RATIONALISING AND OPTIMISING LAND USE

### CO-USE STRATEGY - HORIZONTAL

Use Underutilised Area for Compatible Uses



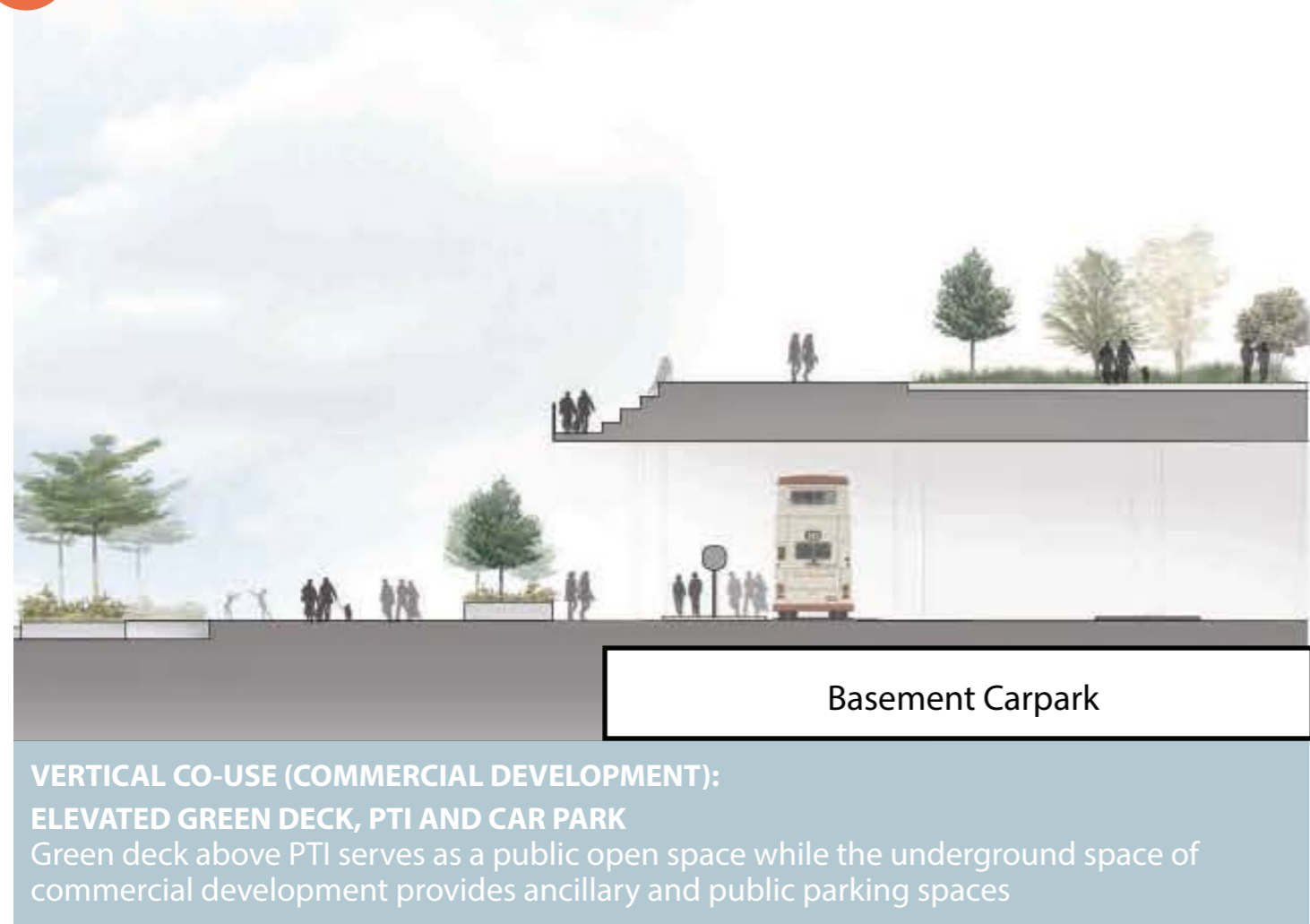
### Restructure DGV Queuing Area and Provide Pedestrian Link along Promenade



3

### CO-USE STRATEGY - VERTICAL

#### A Section A



**Open Space Node**  
Open Space  
Underground Storm Water Tank

**Commercial Development**  
Office  
Retail  
Public Open Space (Green Deck)  
PTI  
Basement Car Park

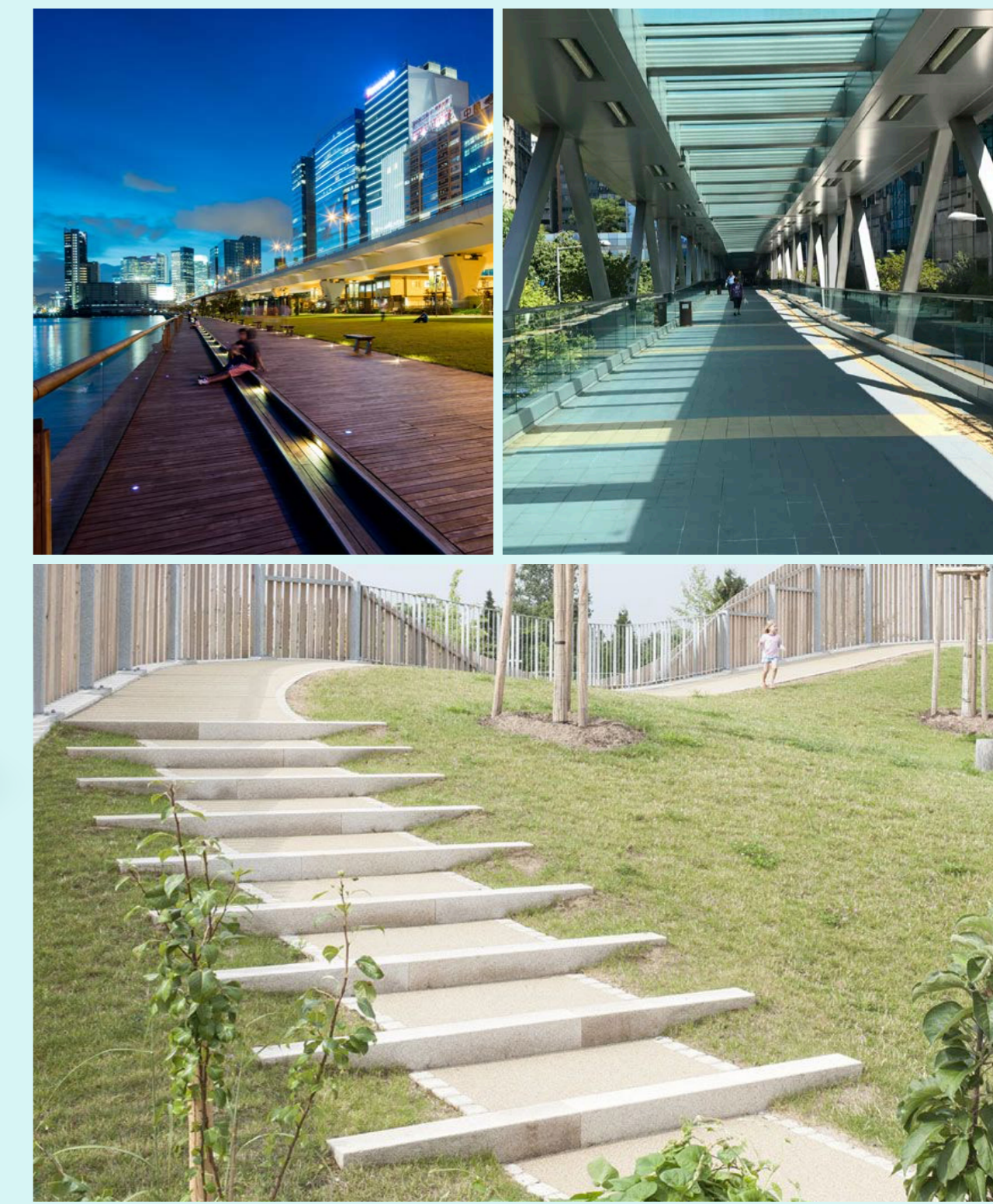
**Passenger Ferry Pier**  
Arts and Cultural Uses  
Pier Operation



## ENHANCE CONNECTIVITY

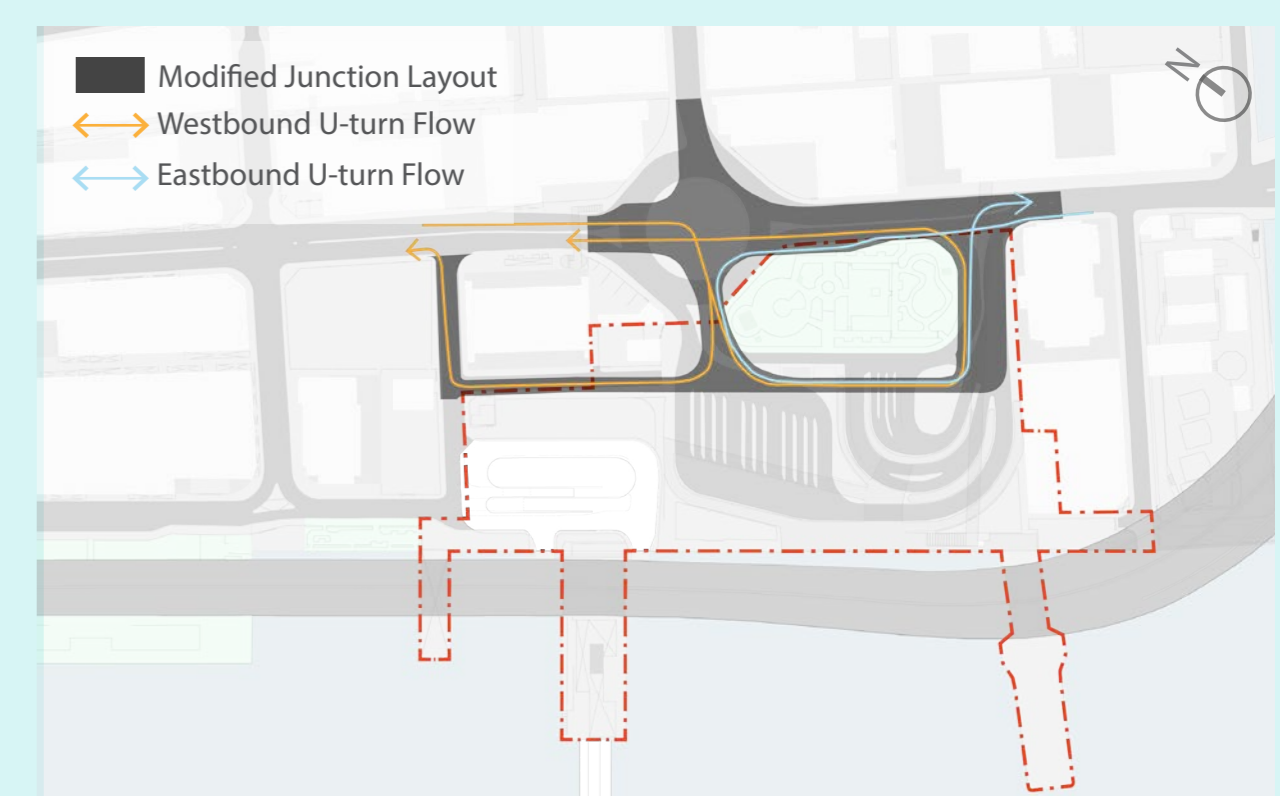
### MULTI-LEVEL PEDESTRIAN NETWORK

Bring people to the harbour



## TRAFFIC CIRCULATION

Modification of Road Network to alleviate traffic congestion



## QUICK-WIN PROJECTS



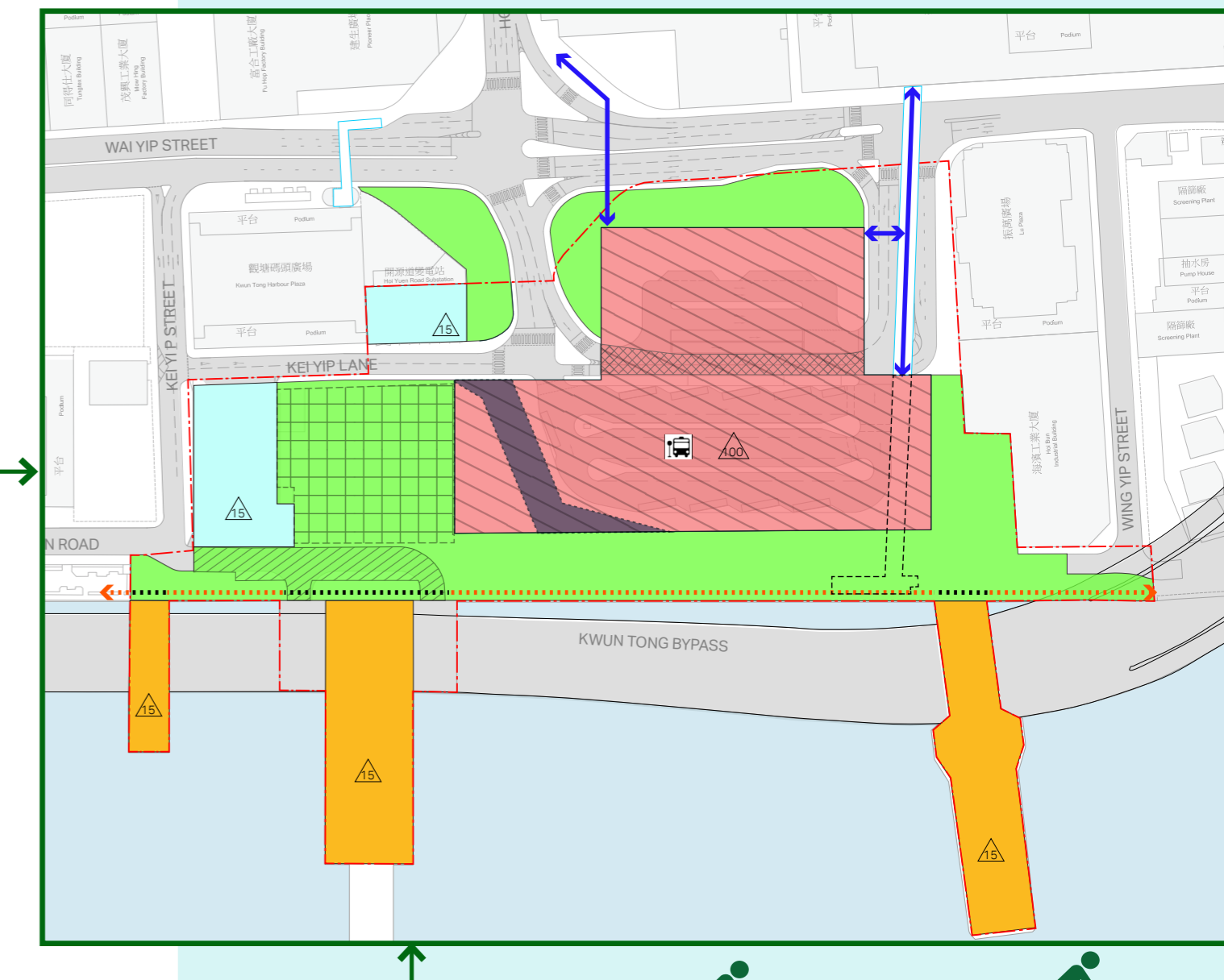
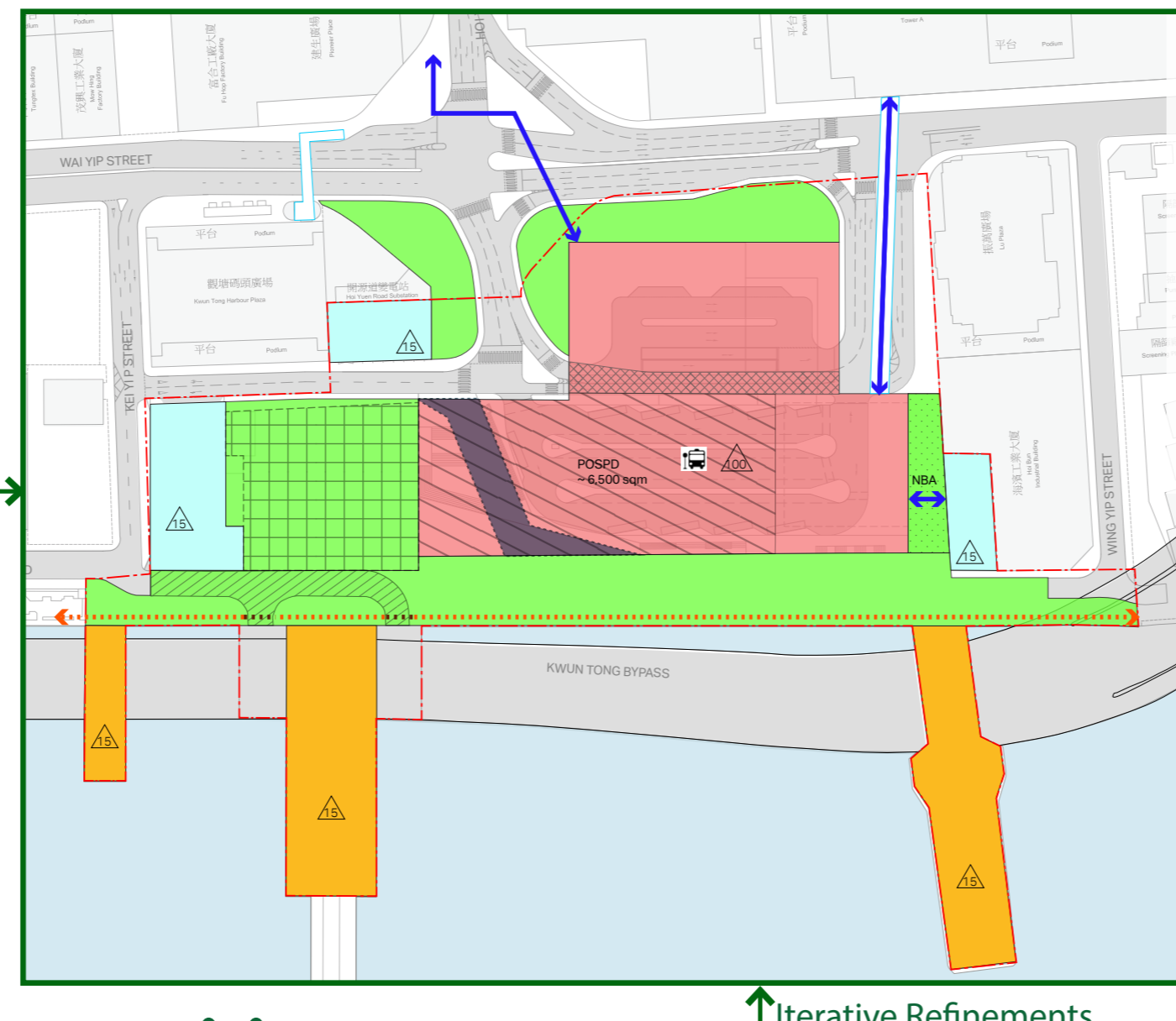
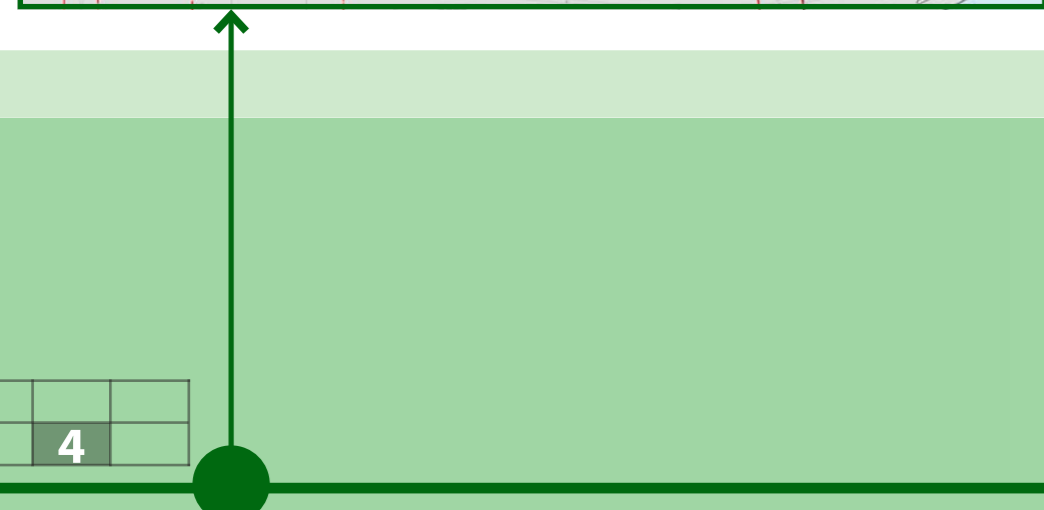
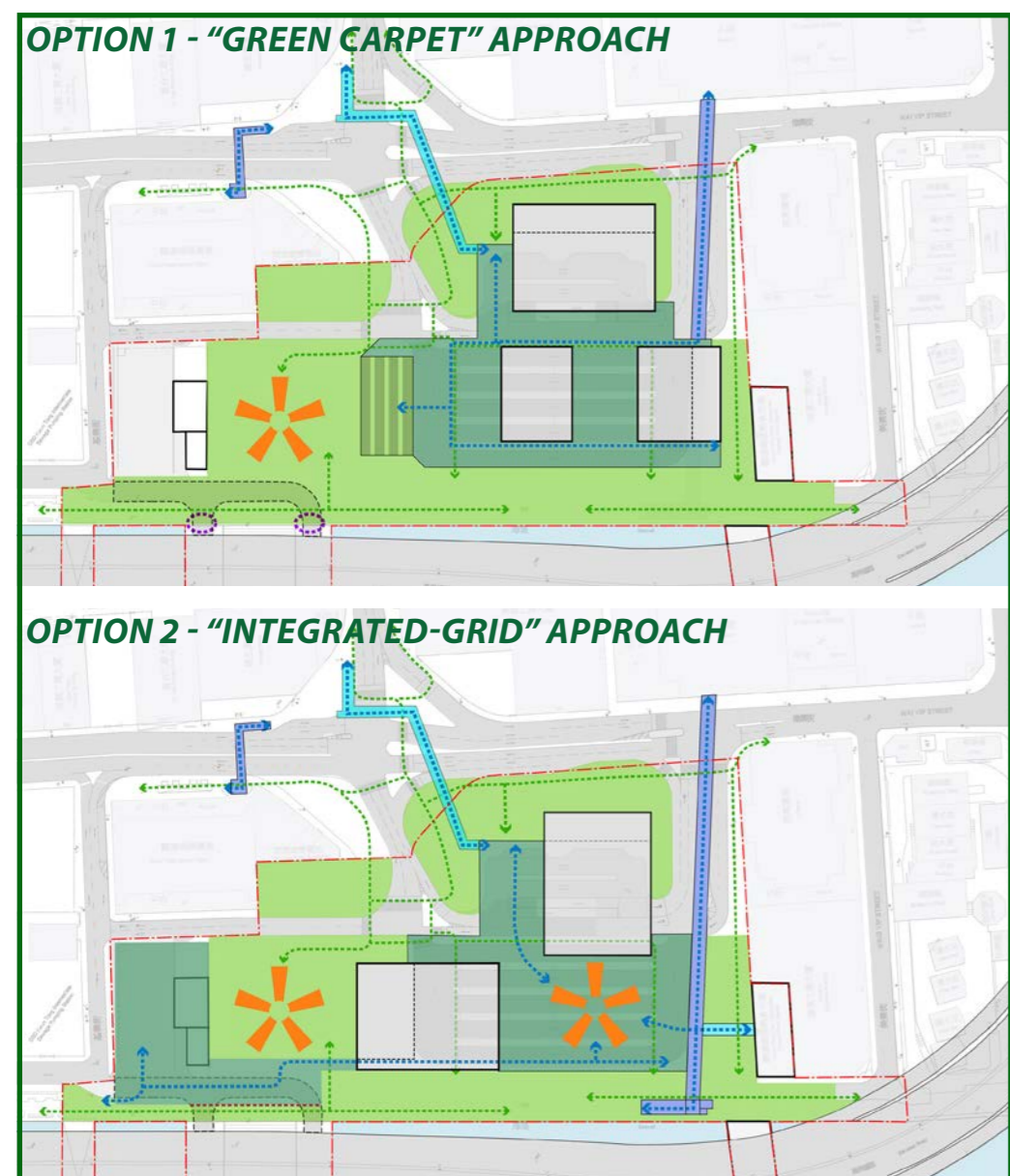
A number of quick-win projects are proposed to be implemented under minor works to bring early benefits



## PRELIMINARY OPTIONS

## PREFERRED DEVELOPMENT SCHEME

## RECOMMENDED SCHEME



**1ST PUBLIC ENGAGEMENT**

- Gauge public comments
- Formulate preferred development scheme for technical assessments

**TECHNICAL ASSESSMENTS**

- Confirm feasibility of preferred development scheme

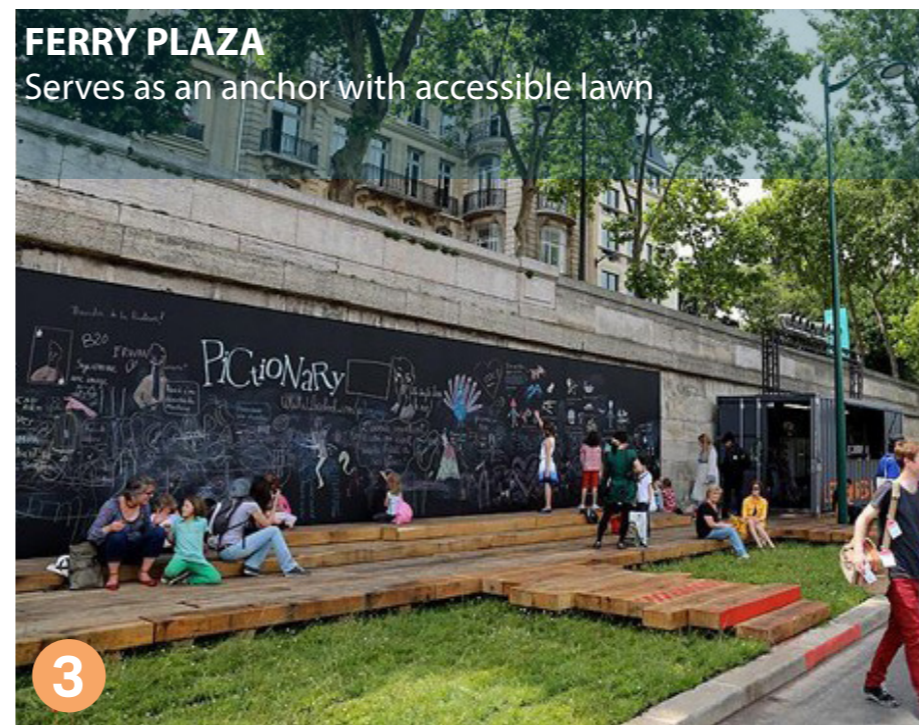
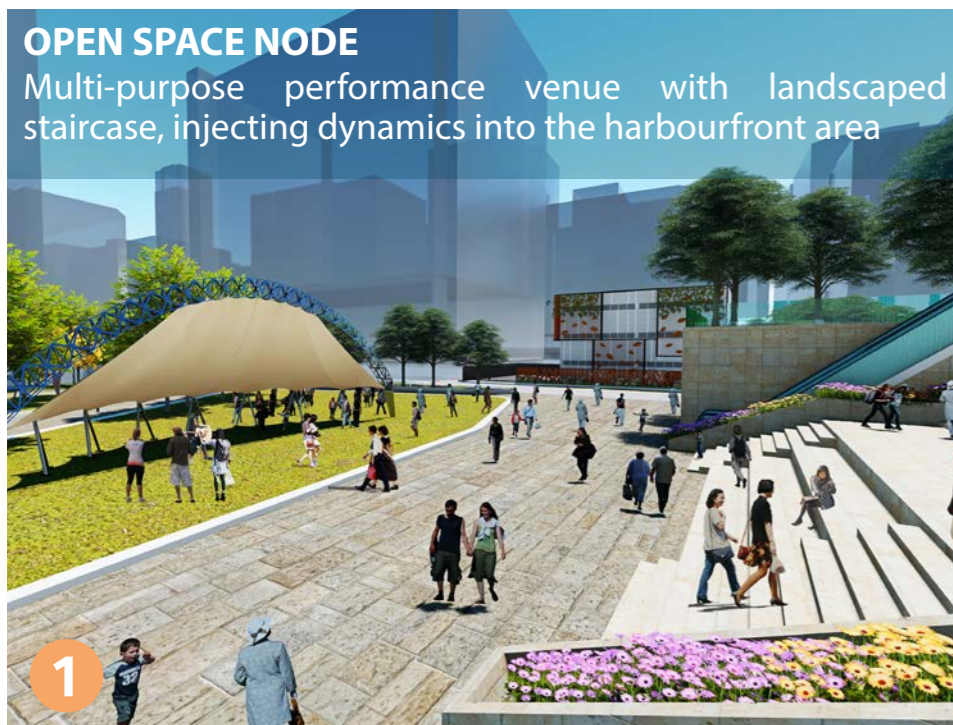
**2ND PUBLIC ENGAGEMENT**

- Gauge public comments on recommended scheme

## BLUE-GREEN ASSETS



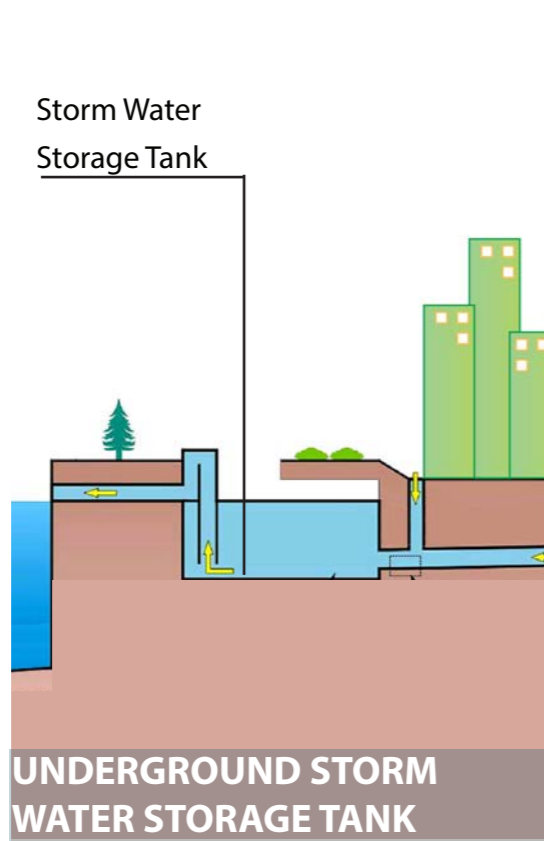
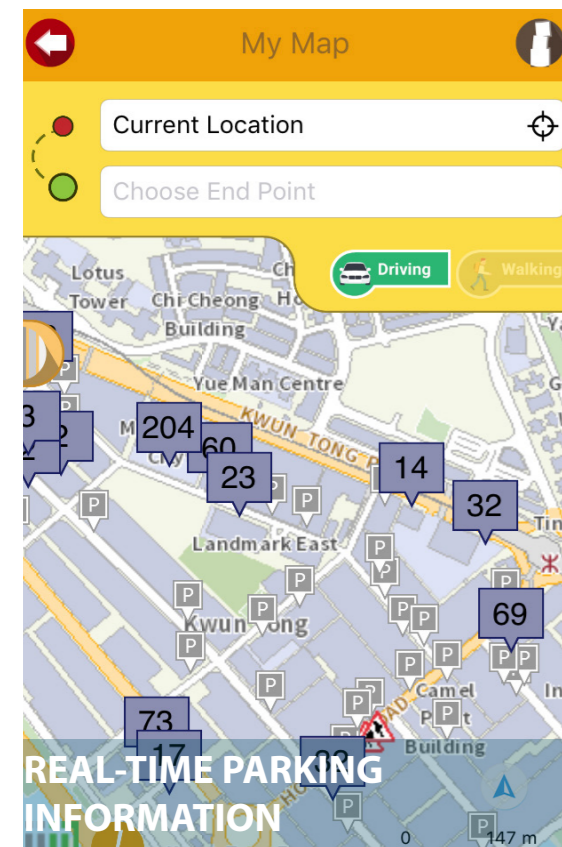
## MULTI-LEVEL PUBLIC REALM



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## SMART AND RESILIENCE



ACHIEVING BEAM PLUS ACCREDITATION OF GOLD OR ABOVE RATING

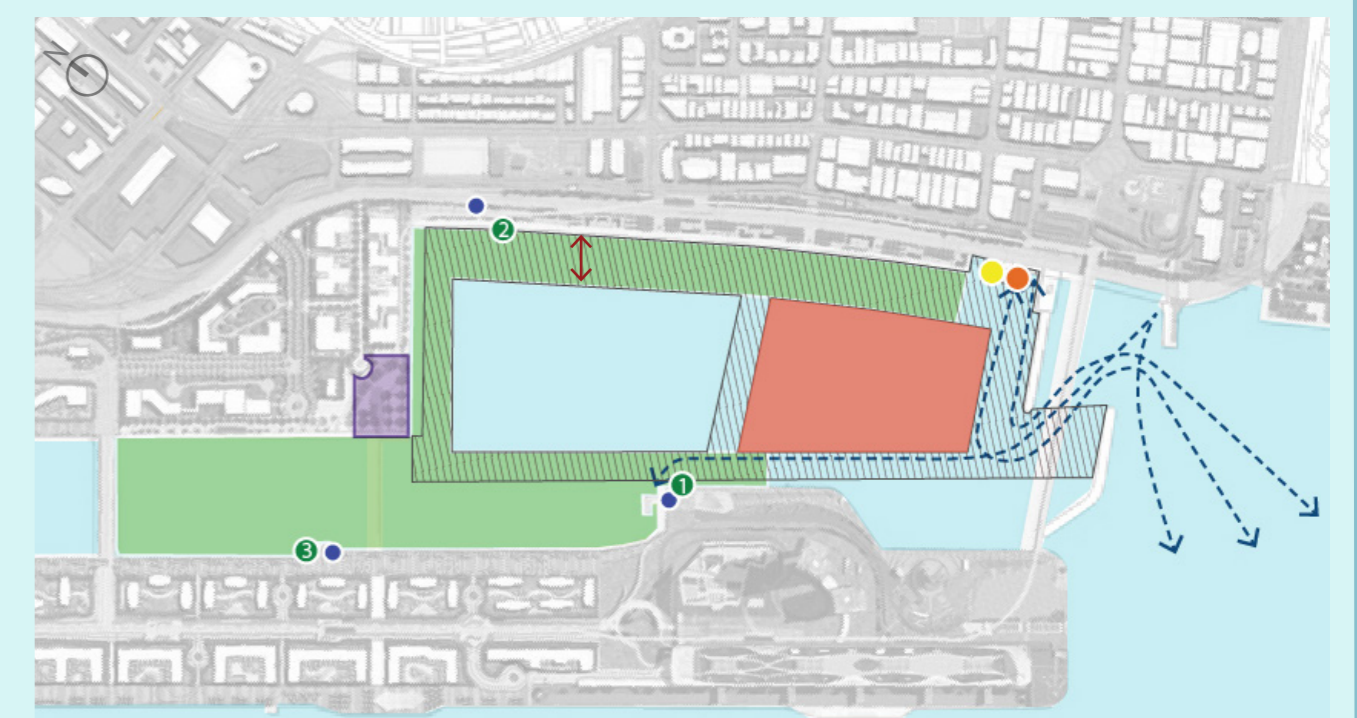
HIGHER GREENING RATIO



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## RECOMMENDED SCHEME

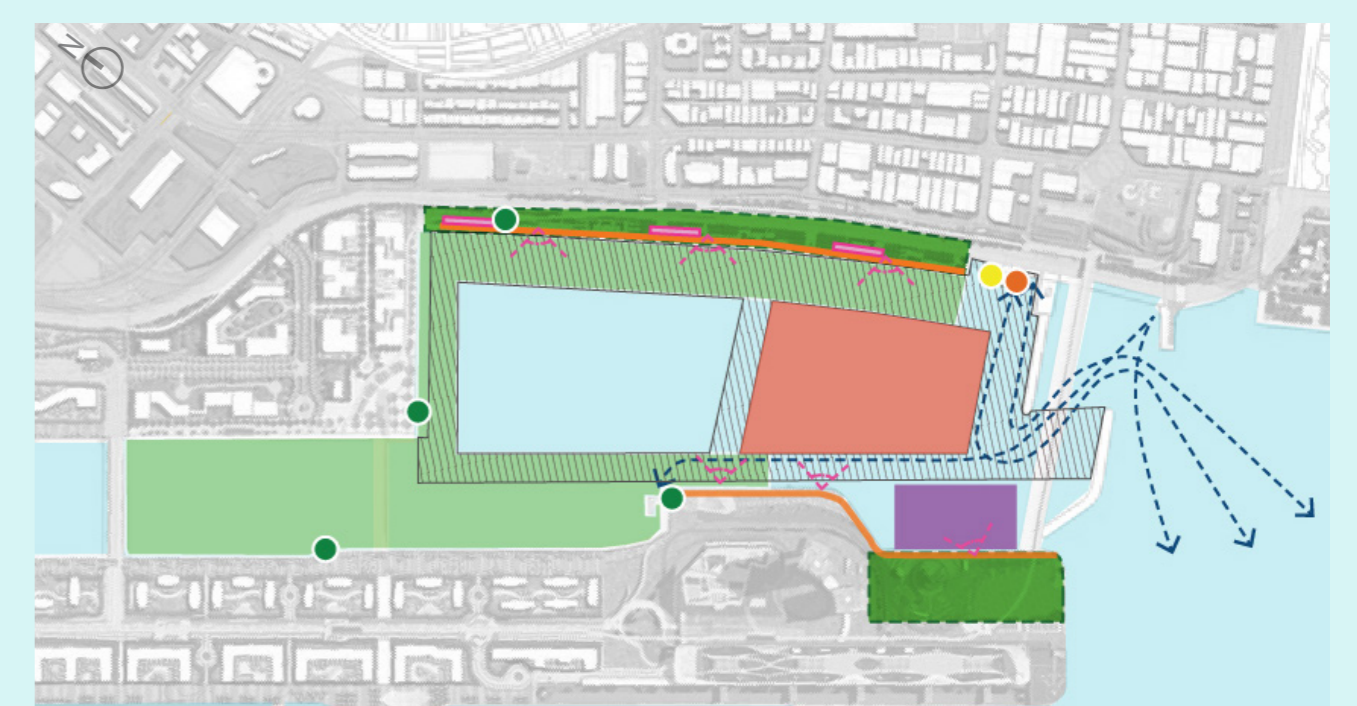
## FOR WATER BODY SHORT-TERM CO-USE STRATEGY



- Water Access Point
- Widened Passageway along Kwun Tong Promenade for Water Sports/Recreational Activities
- Designated Water Area for Water Sports/Recreational Activities
- Co-use for Water Sports/Recreational Activities and Vessels
- Land Area for Water Sports/Recreational Activities



## MEDIUM TO LONG-TERM CO-USE STRATEGY CREATE SYNERGY WITH DEVELOPMENTS



- Water Access Point
- Bollards to Facilitate Anchorage
- Designated Water Area for Water Sports/Recreational Activities
- Temporary Water Area for Water Sports/Recreational Activities
- Water Area for Water Sports/Recreation Event
- Flexible Land Area to Support Land-Water Events/Activities



## OZP AMENDMENTS PUBLIC WORKS IMPLEMENTATION