



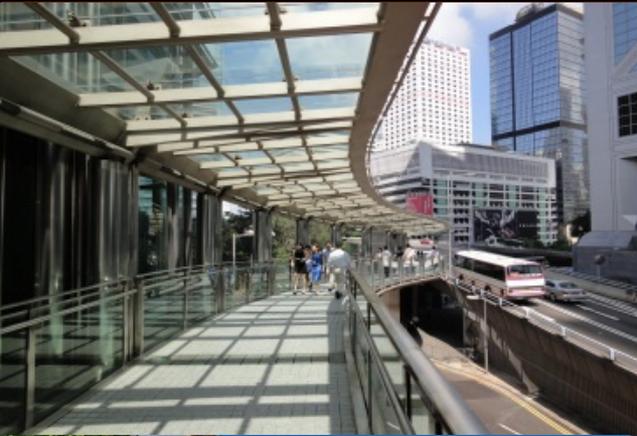
JOINT SEMINAR

“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

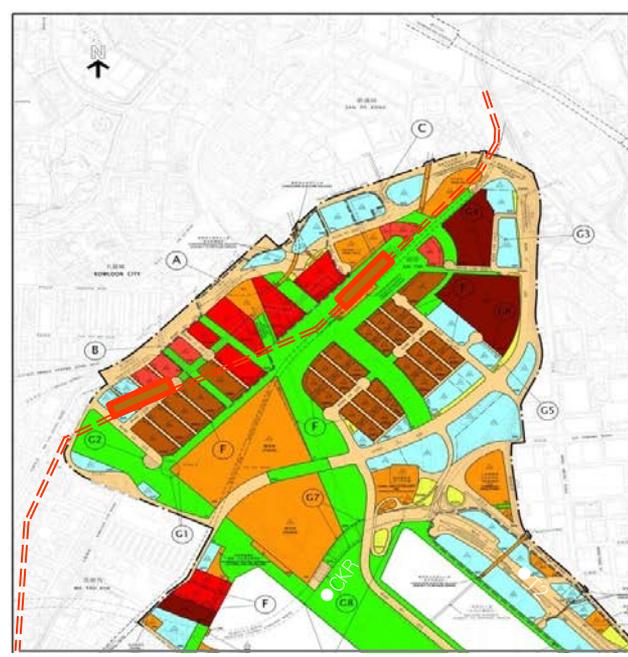


- Turn Kai Tak Nullah, a major flood relief waterway, into an attractive river-like green corridor
- Integrate KTD with adjacent districts
- Provide open spaces for public enjoyment



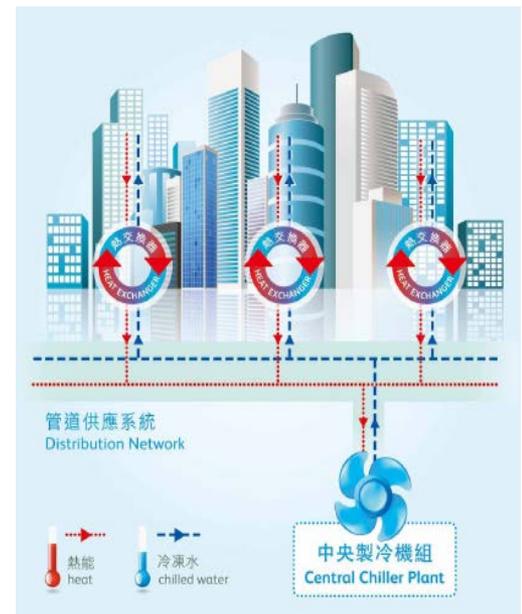


Kai Tak Developments: Sustainability Initiatives



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

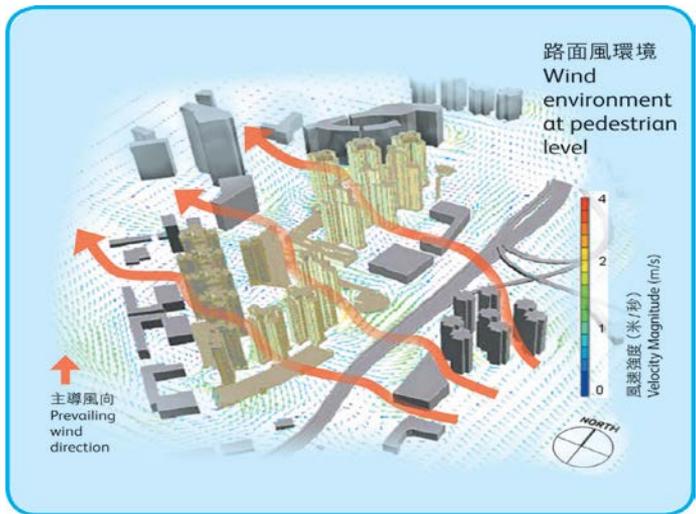
- District Cooling System offers a whole range of energy efficiency and environmental benefits.



(Graphical Illustration of DCS)

Kai Tak Developments: Sustainability Initiatives (2)

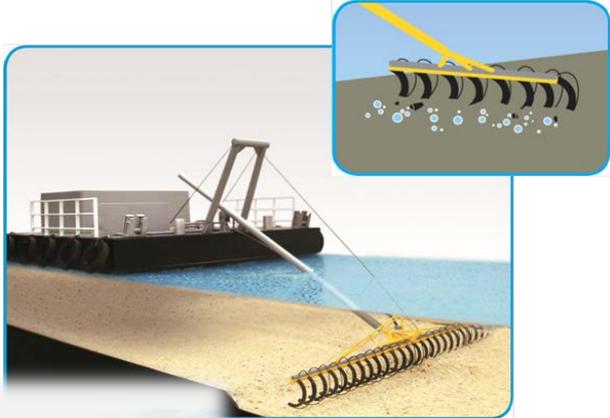
- Capturing southeast prevailing winds -
 - Grid oriented to form breezeways
 - A network of 10m wide pedestrian walkway
 - Provide air corridors



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



Kai Tak Developments: Pleasant Waterways



(Illustrating the Process of Bio-remediation)



Past condition of Kai Tak Approach Channel)

Remove odour problem

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



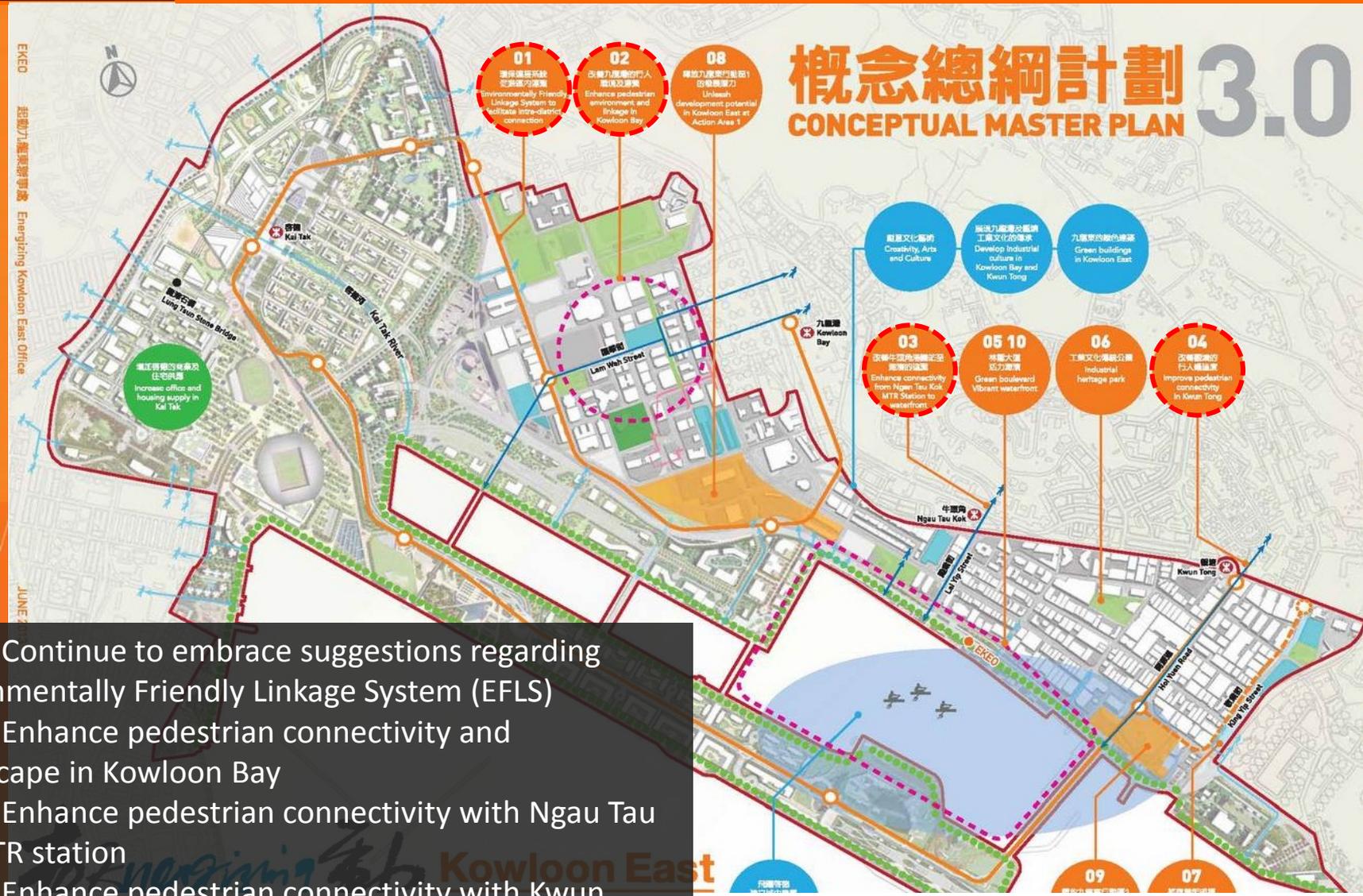
Better use of water body



What about the old
industrial areas?

Category 01: Enhance Connectivity

Category 01: Enhance Connectivity



- Task 1. Continue to embrace suggestions regarding Environmentally Friendly Linkage System (EFLS)
- Task 2. Enhance pedestrian connectivity and streetscape in Kowloon Bay
- Task 3. Enhance pedestrian connectivity with Ngau Tau Kok MTR station
- Task 4. Enhance pedestrian connectivity with Kwun Tong MTR station

Category 01:

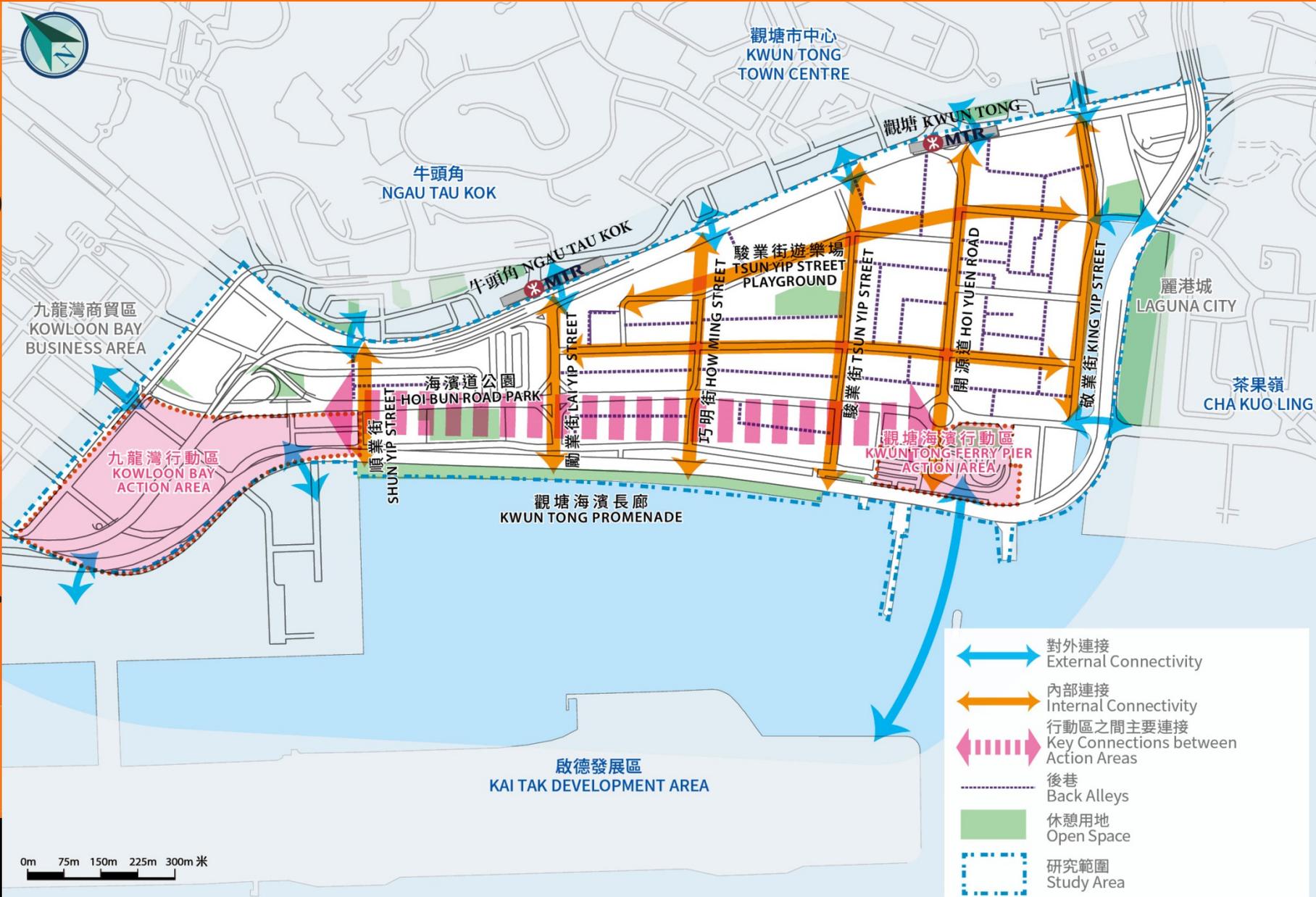
Enhance Connectivity

Promote Walkability in KE



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

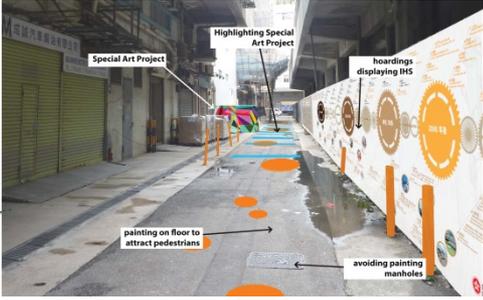
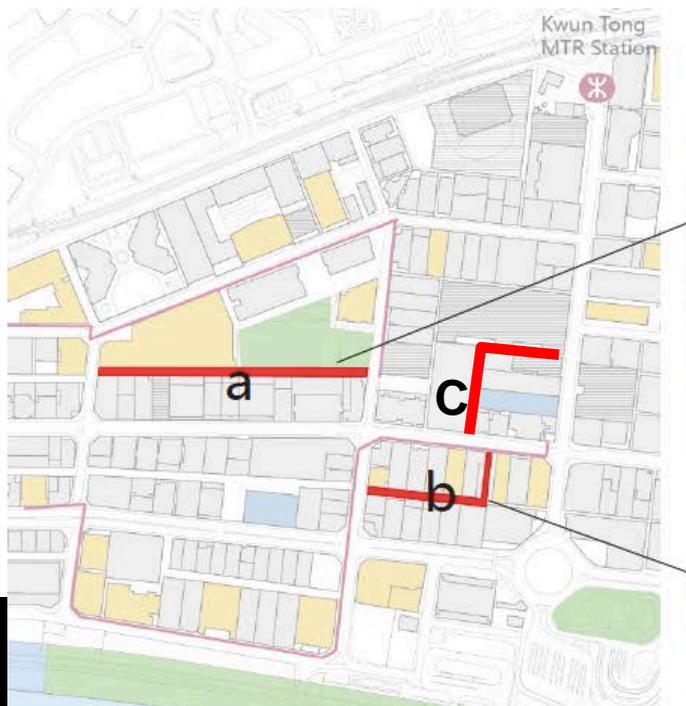
Initial Improvement Strategies



Category 01:

Back Alleys Revitalization

Urban Design Elements – Transformation of Back Lanes



a. Tsun Yip Street Alley



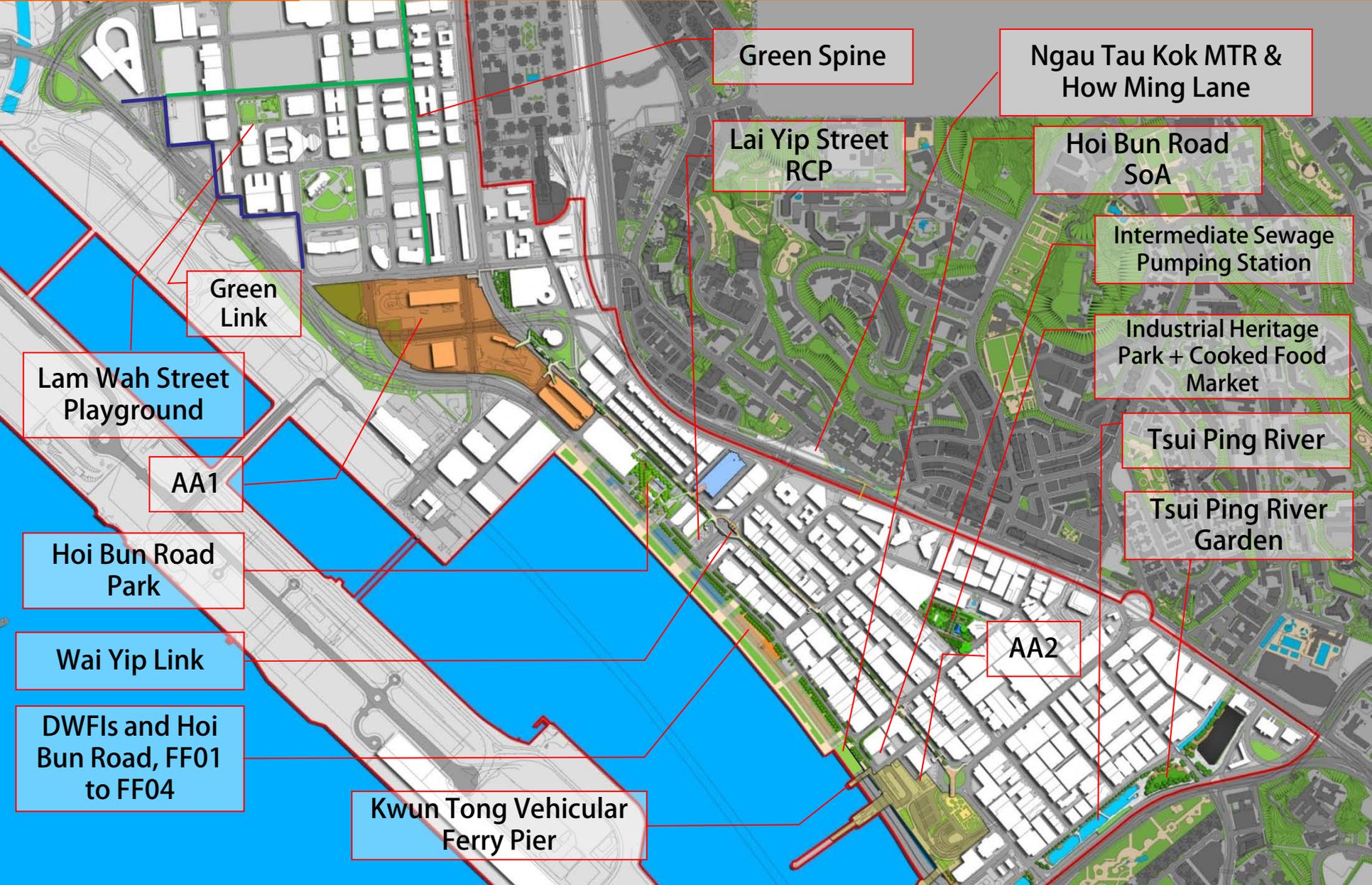
c. Hoi Yuen Road Alley



b. Between Tsun Yip Street and Hung To Road

Category 02: Improve Environment

Category 02: Green Master Plan for KE



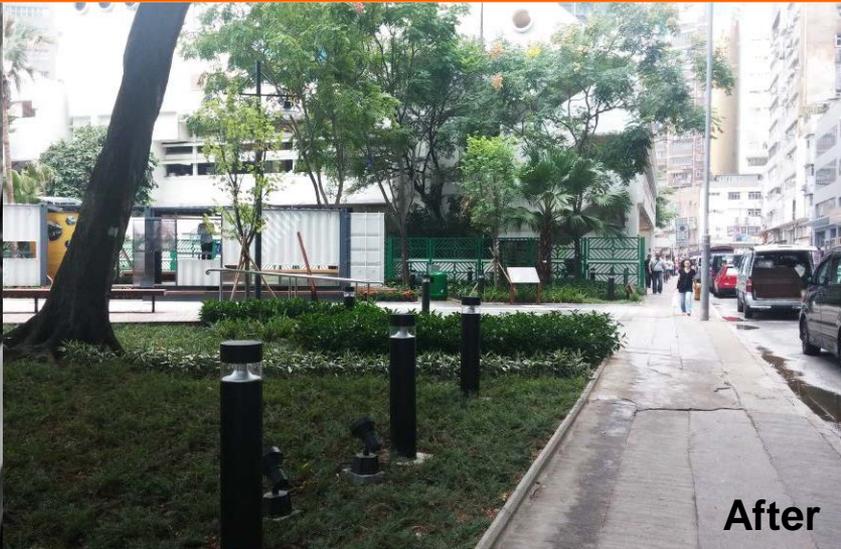
Category 02:

Improve Environment

Face-lift Public Space



Before



After



Before

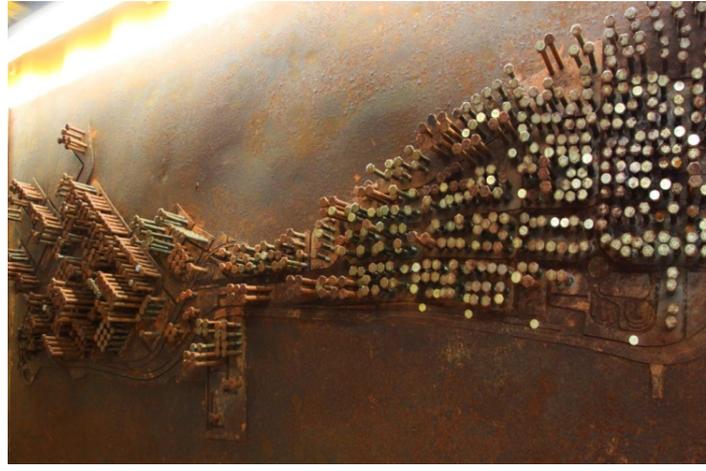


After

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



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05 開始 1950-65

開始 1950-65

戰後香港由一個以轉運貨物為主的港口轉變成發展輕工業的港口。為了支持本地工業的發展，香港政府在戰後初期開始在葵涌地區興建工廠。葵涌地區的發展，是香港工業化的重要里程碑。葵涌地區的發展，是香港工業化的重要里程碑。葵涌地區的發展，是香港工業化的重要里程碑。

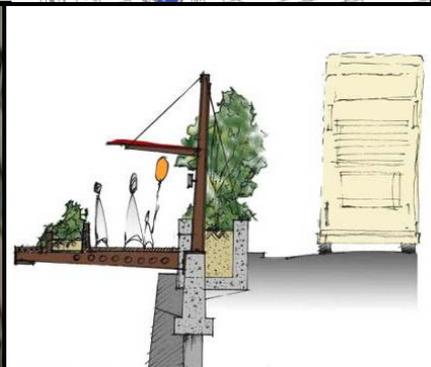
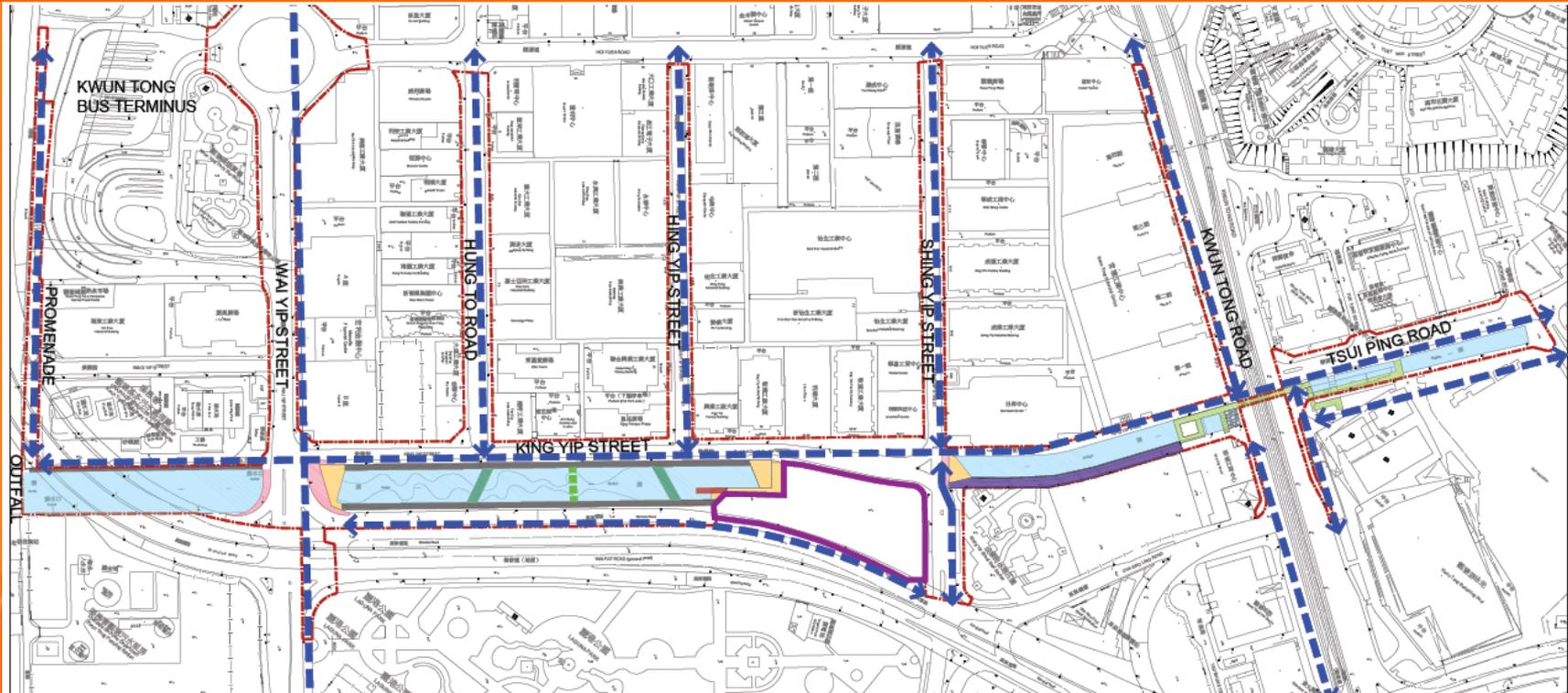
BEGINNING 1950-65

To facilitate the change of Hong Kong from its entrepot trade into an industrial city, the Government decided in the mid-1950s to provide specially planned areas for the local industries to grow. Reclamation in Kowloon East and the planning of the Kwun Tong area were the first and largest reclamation projects 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 split by water first in large parcels ranging from 8,000 to 200,000 sq. ft. and later reduced to smaller parcels because of bigger demand. Offensive trades and industries were excluded from the area and waterfront sites were reserved for government and industries that required sea access. Among the first factories and industries in the Kwun Tong Industrial Area were cotton mills, textile mills, 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 factories and brands that were located in the area during this period include the following:

- Cotton Mills - Nanwang Cotton Mill, East Sun Cotton Mill
- Textile Plant - Hin Shing Textile Plant Factory
- Electrical Appliances - Do Wei Electrical Mfg. Company
- Paper - China Paper Mfg. Co., (1952) National Concrete and Paper Products Company Ltd. (Central Paper)
- Shoes and Clothing - Sankon (or Tai Street) Factory Ltd., Li Wan Man Shoe Factory (How Crocodile Garment Ltd.)
- Plastics and Toy - Plastic Manufacturing Corporation Ltd.
- Food - (Hakka) M&F, Fooking
- Food and Beverage - Heungfong Flour Mills

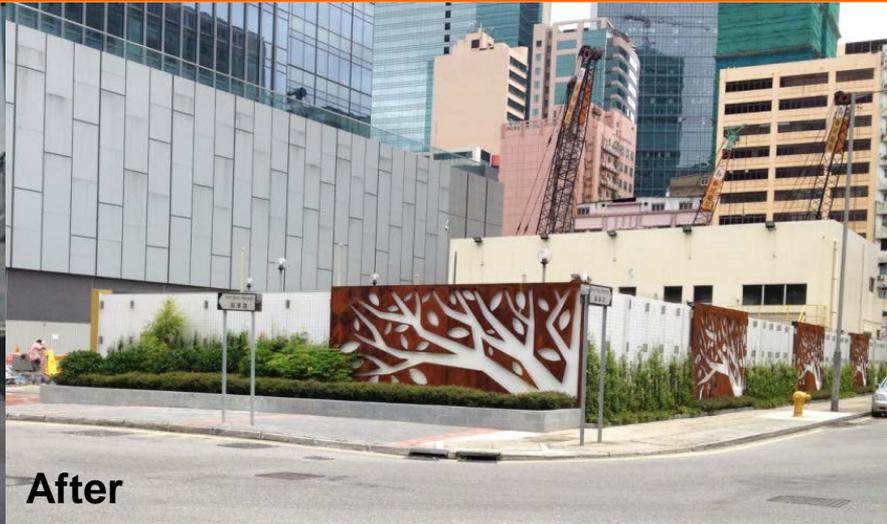
Category 02:

Tsui Ping River Transformation Project



Category 02: Improve Environment

Face-lift Public Space



Category 02: Kwun Tong Promenade

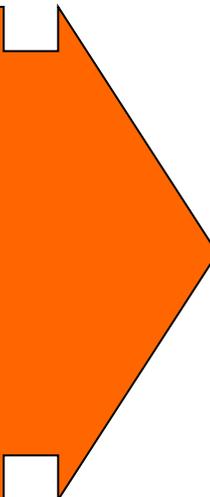
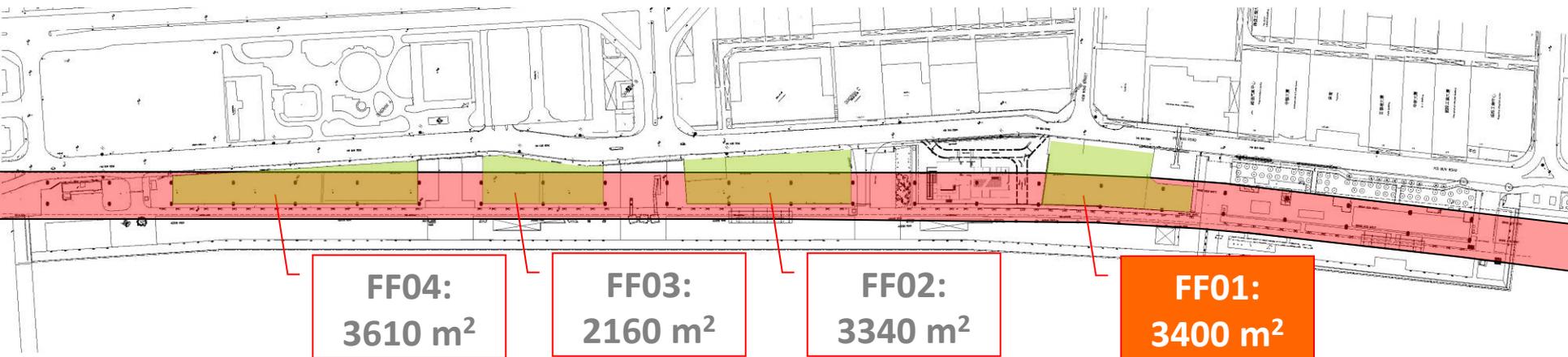


- Kwun Tong Promenade Phase 1 already in use while Phase 2 will be completed around end 2014



Category 02:

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





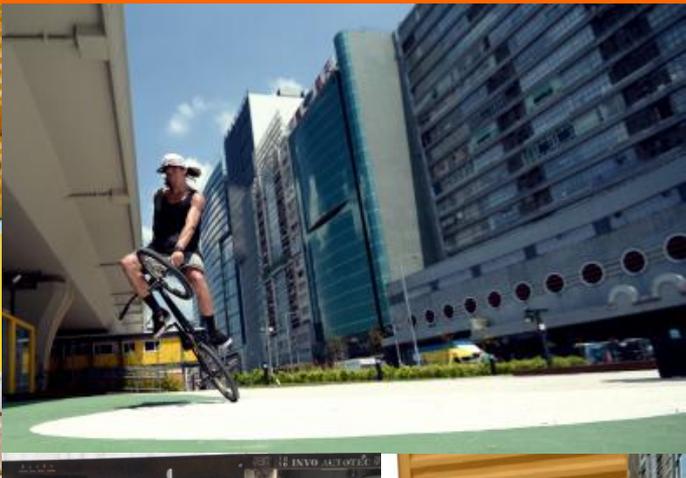
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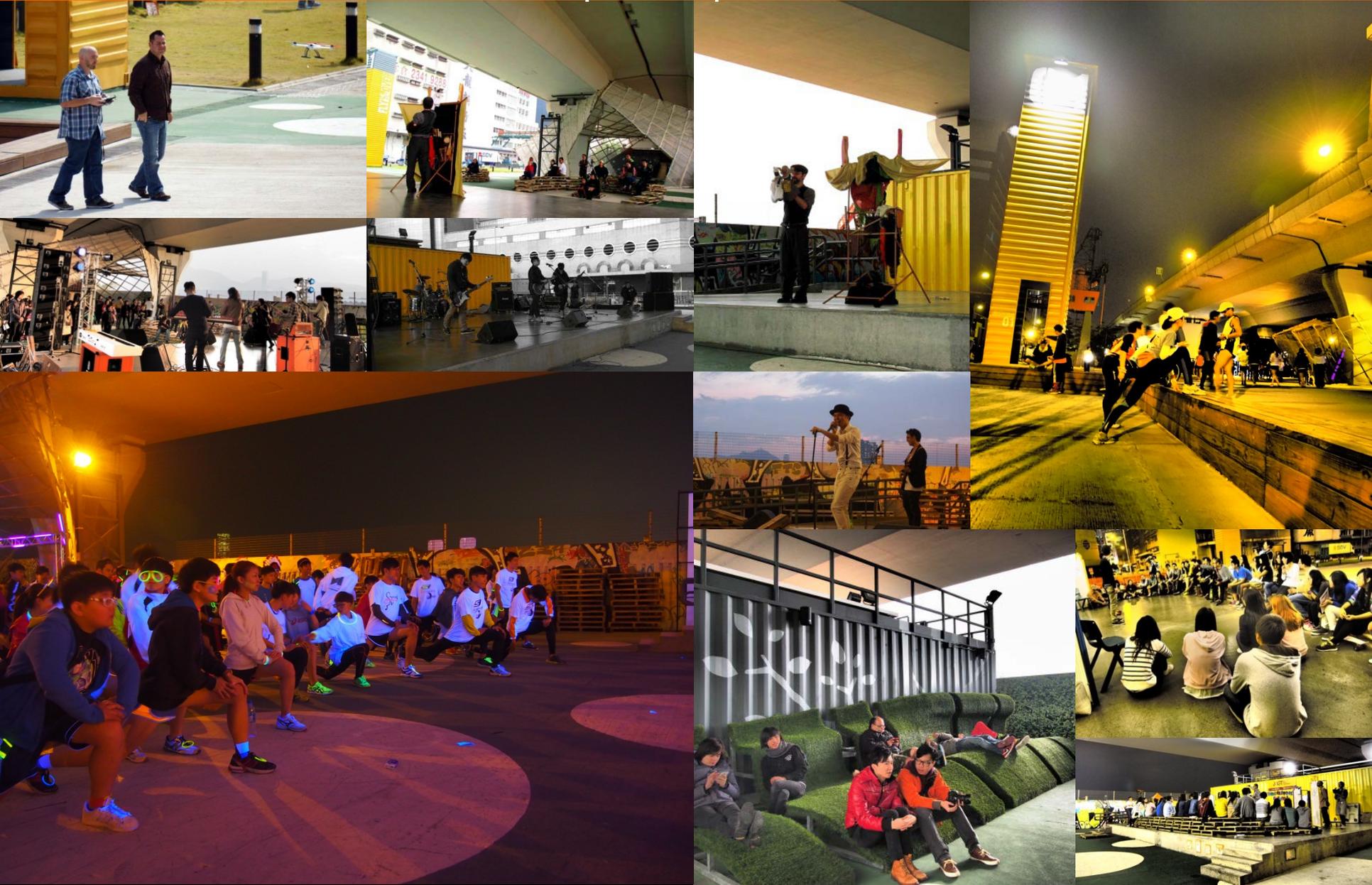
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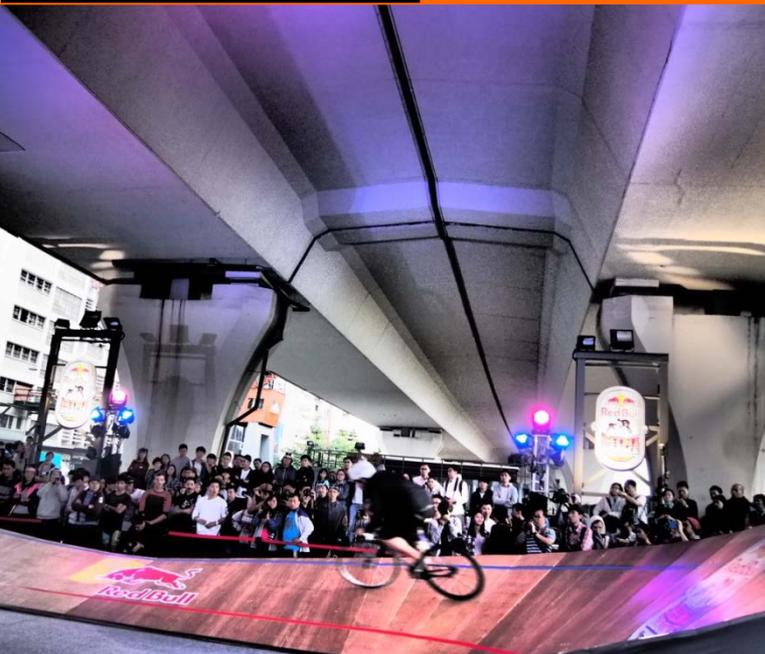


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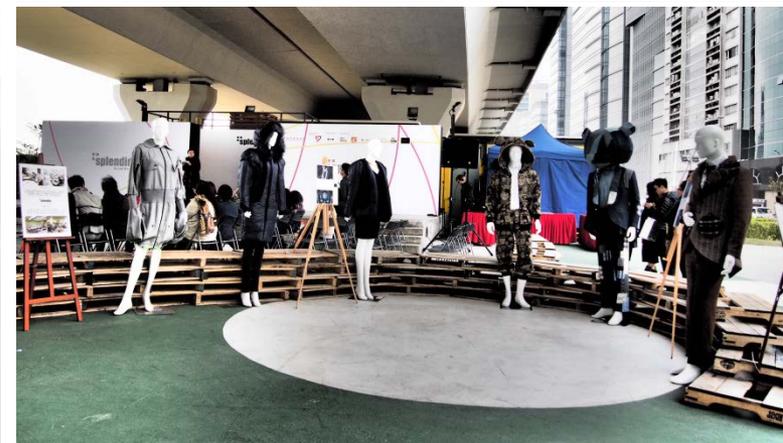


Category 02: Fly the Flyover 01 (反轉天橋底1號場) - from idle land to public space





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



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

Category 03:

Kowloon Bay Action Area



Potential Green Neighbourhood

- Higher Green Ratio
- Integrated Waste Management
- Enhanced Connectivity & Walkability

LEGEND

Study Area for Kowloon Bay Action Area



KAI TAK FANTASY INTERNATIONAL
飛躍啟德
IDEAS COMPETITION

Kai Tak Fantasy



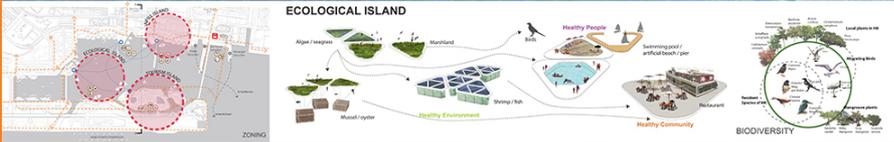
KAI TAK FANTASY

A place for you

Kai Tak Fantasy – Design Competition



Kai Tak Fantasy – Winner – Kai Tak 2.0: Healthy Lift Off



KAI TAK 2.0: HEALTHY LIFT-OFF 啟德2.0：健康啟航





How about the
private sector?

Establishment of Online Green Map

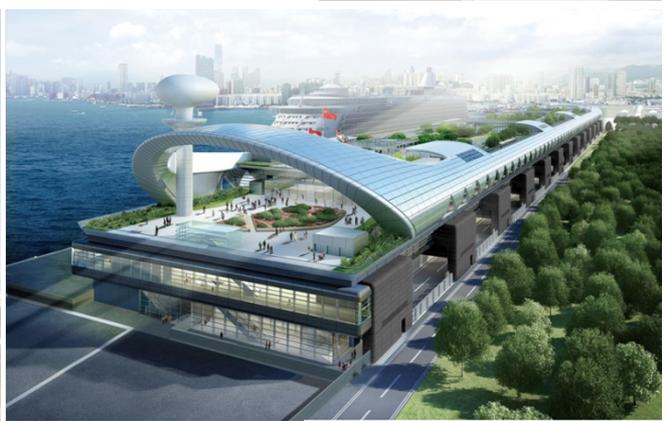
The screenshot displays a web browser window with the following elements:

- Browser Window:** Shows the URL `http://www.ekeo.gov.hk/en/green/map/map.html` and the page title "Energizing Kowloon East - Green Map - Energizing Kowloon East Office".
- Navigation Menu (Left):**
 - 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** (highlighted)
 - NEWS & PUBLICATIONS
 - AWARD WINNING PROJECTS IN KE
 - FAQS
 - RELATED LINKS
 - CONTACT US
- Main Content Area:**
 - Map:** Aerial view of Kowloon East with green buildings marked with numbered icons (1-10). Labels include "KATAK DEVELOPMENT AREA", "KOWLOON BAY", and "KWUN TONG".
 - Legend:**
 - BEAM Plus NB Provisional Platinum rating (Green leaf icon)
 - 綠建築評新建築暫定鉑金認證
 - BEAM Plus NB Provisional Gold rating (Yellow leaf icon)
 - 綠建築評新建築暫定金級認證
 - Green Check Points:** Represented by orange leaf icons.
- Inset Box (Right):**
 - Energizing Kowloon East Office**
 - Image of the office building.
 - Address: 122 Hoi Bun Road, Kwun Tong
 - Link: [More details](#)

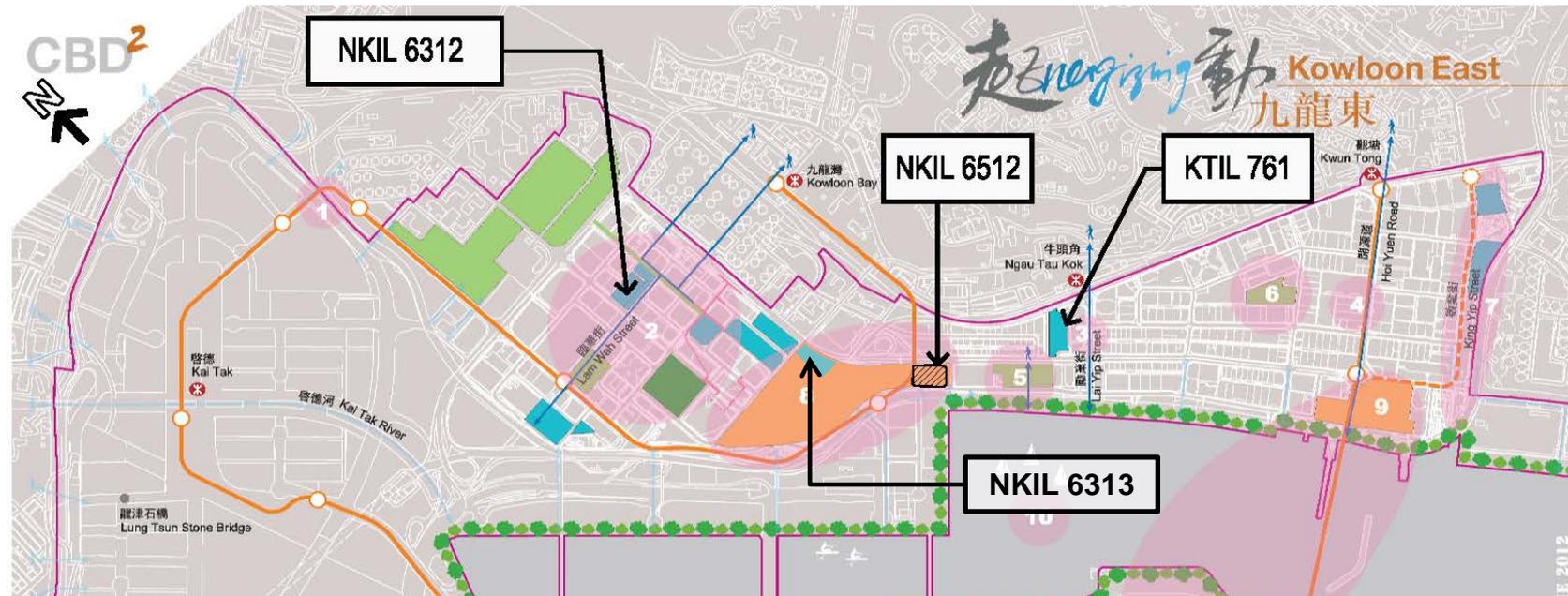
MADE IN HONGKONG

KONG

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 :

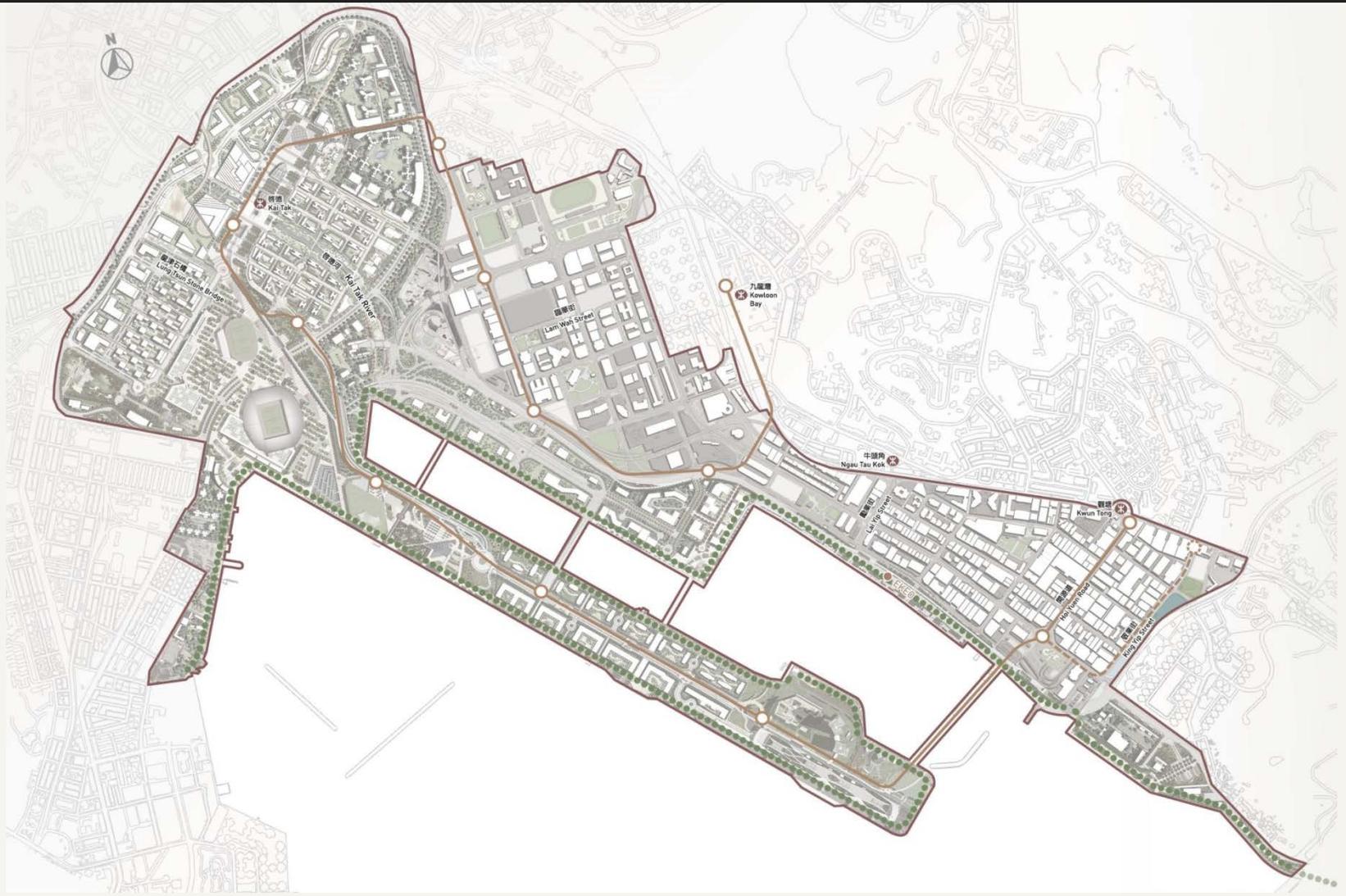
Include public open space & greening to promote walkability

Public Engagement and Promotion



Our Future...

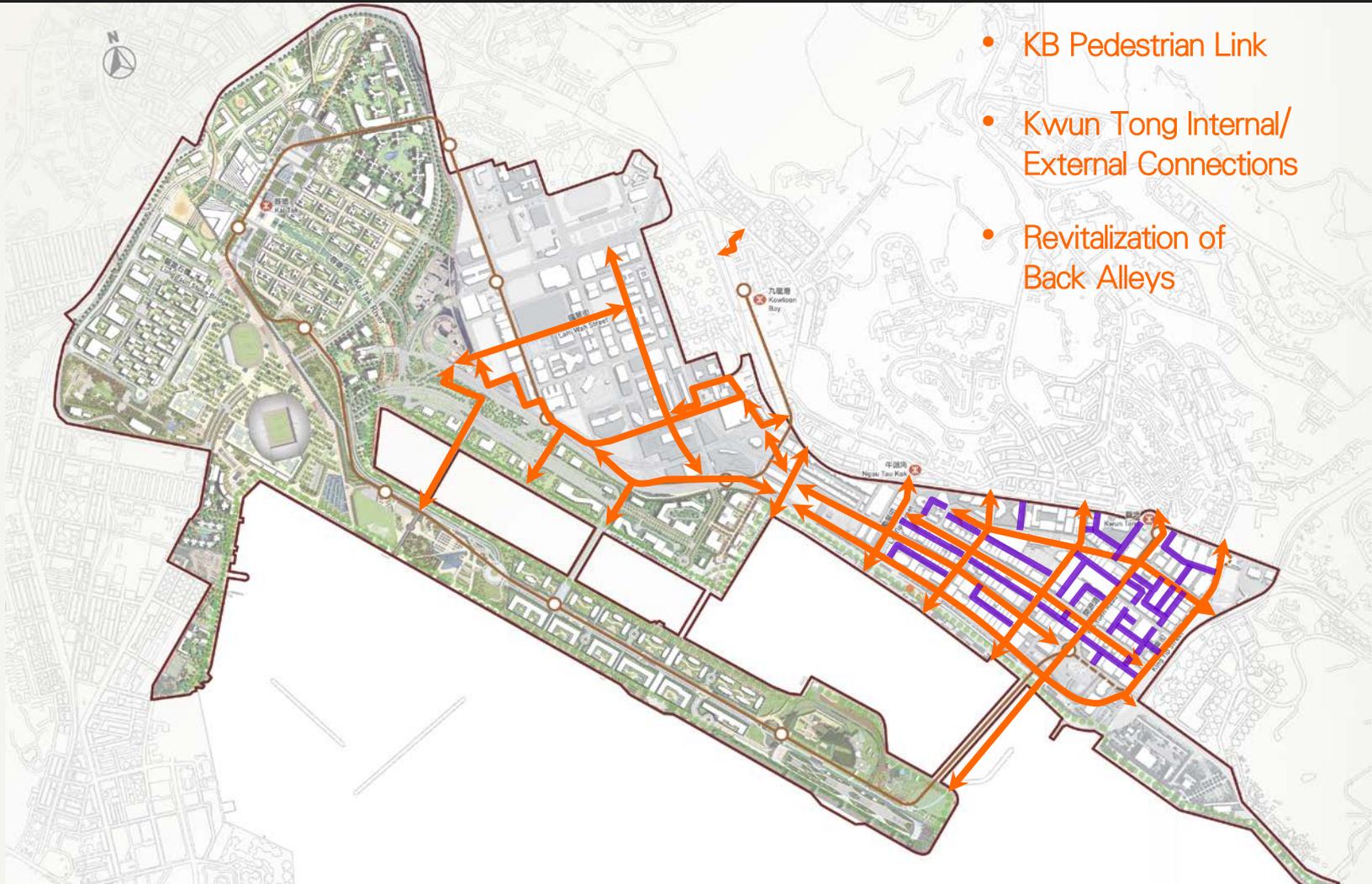
Creation of a Green CBD in KE



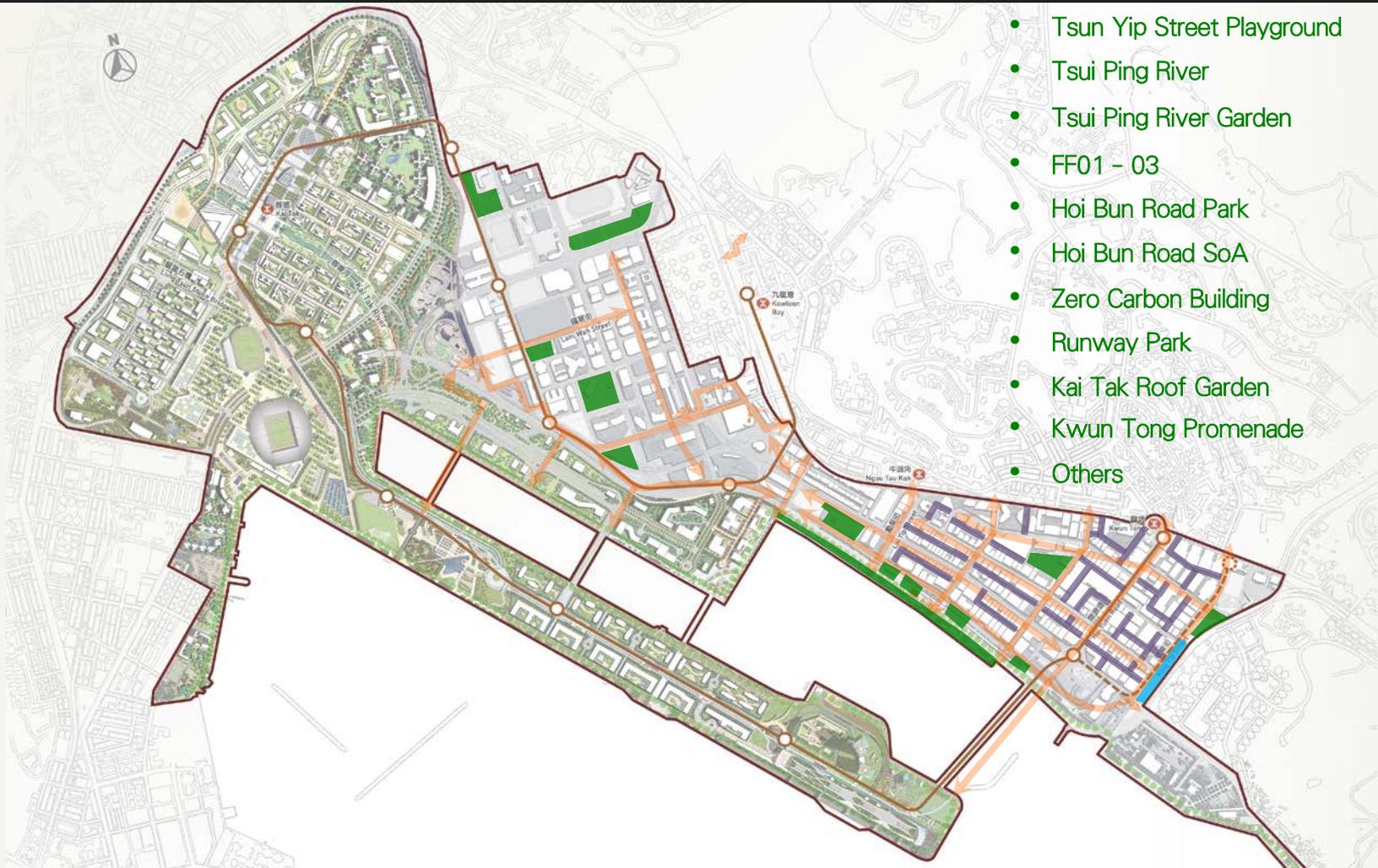
New Sustainable Development in Kai Tak



Walkable Community



Green Environment

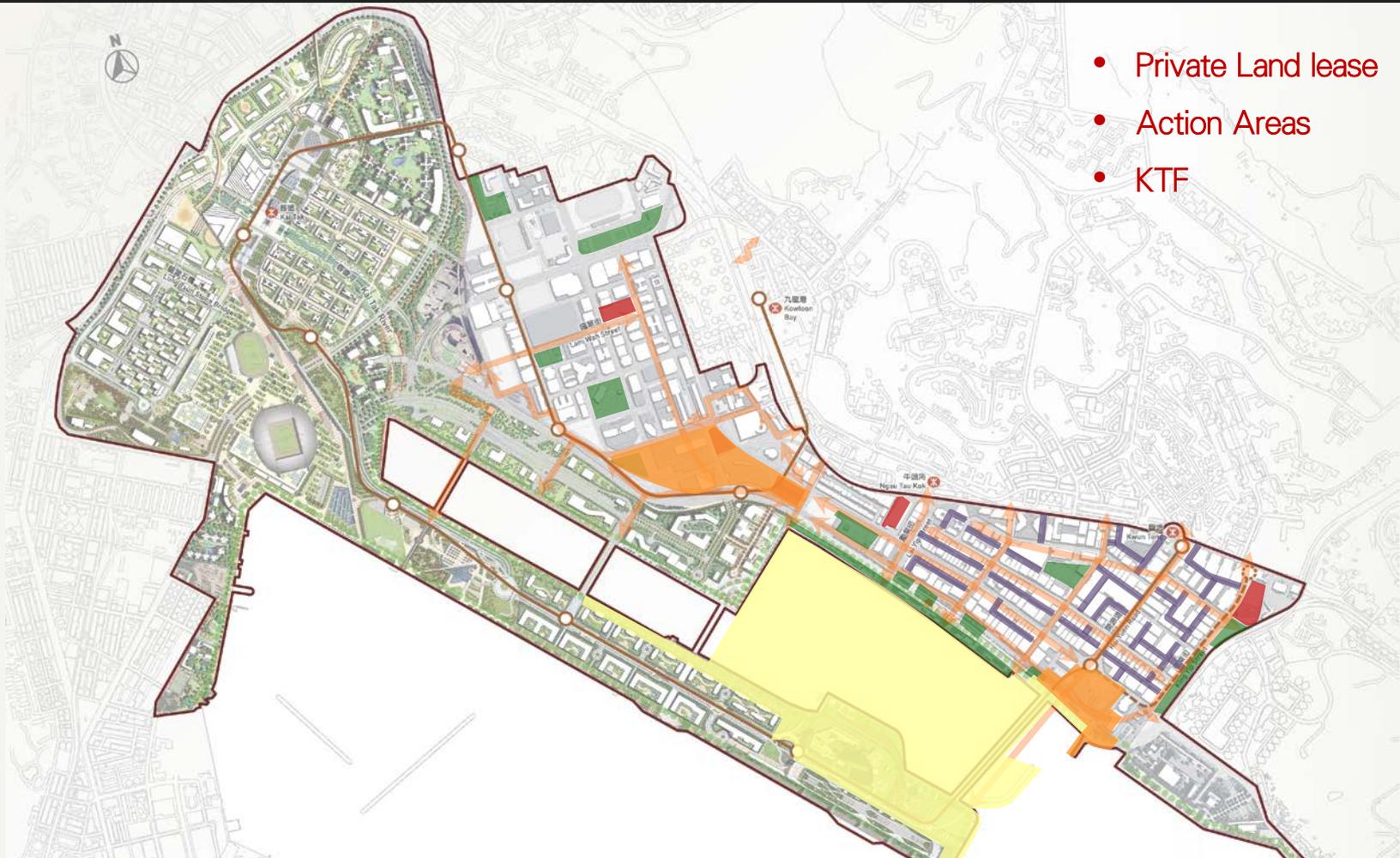


- Tsun Yip Street Playground
- Tsui Ping River
- Tsui Ping River Garden
- FF01 - 03
- Hoi Bun Road Park
- Hoi Bun Road SoA
- Zero Carbon Building
- Runway Park
- Kai Tak Roof Garden
- Kwun Tong Promenade
- Others



Innovation and Green Development

- Private Land lease
- Action Areas
- KTF



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