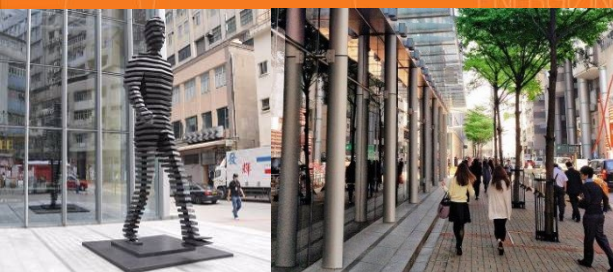


Planning for Kowloon East — Hong Kong's CBD2

Energizing Kowloon East Office
Development Bureau
December 2017

BRANDING
DESIGN
DIVERSITY



National 12th Five-Year Plan

A steady and adequate supply of quality office space is pivotal to support Hong Kong's status as an international centre for financial services, trade and shipping, and strengthening its global influence as a financial centre.



2011-12 Policy Address

**From Strength
to Strength**



The ultimate goal of social development is to give people a better life.
This is also my political vision.
All government efforts should be geared towards the continuous improvement of people's livelihood.

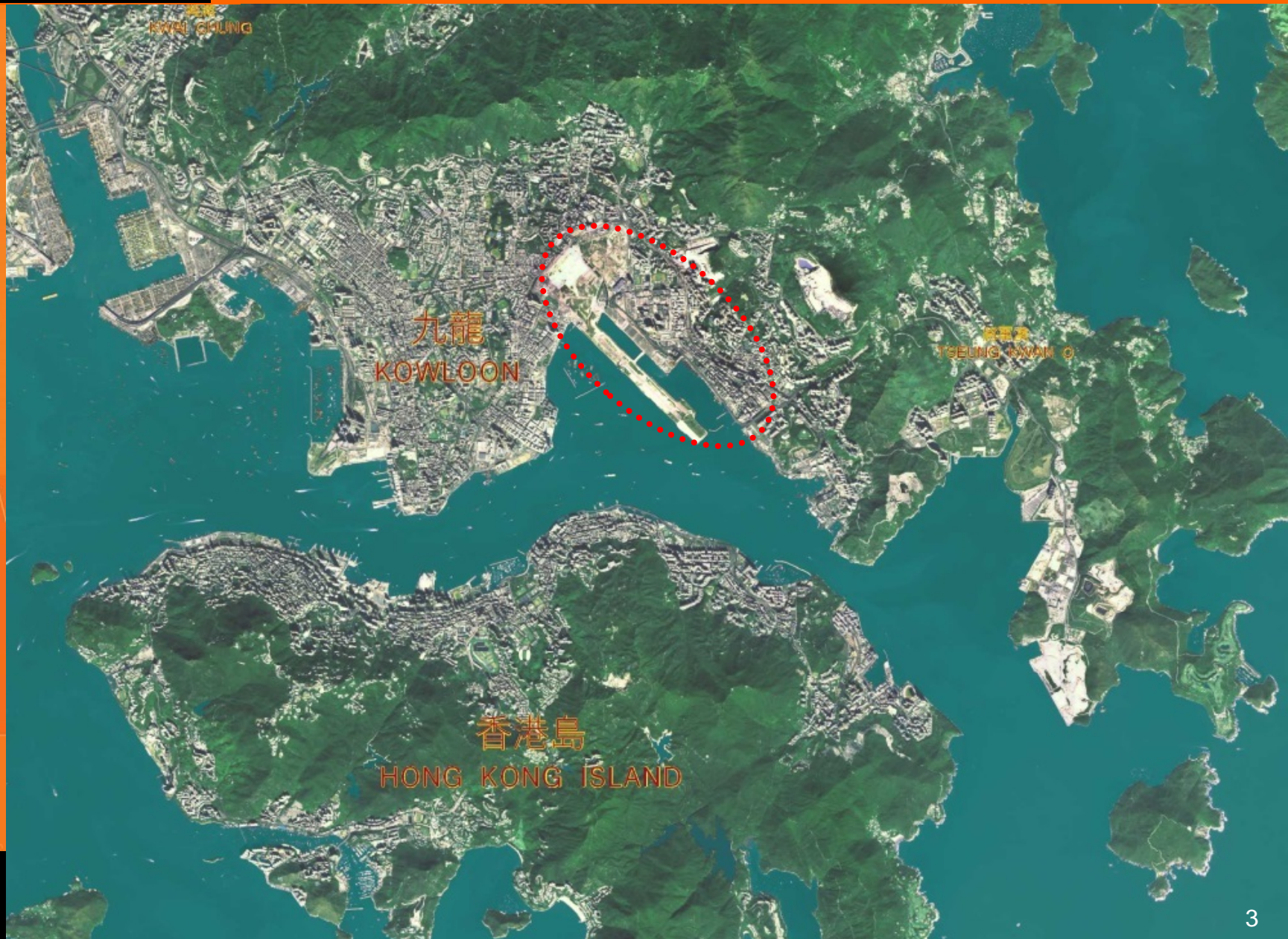
2011-12 Policy Address

The Energizing Kowloon East initiative will facilitate the transformation of Kowloon East into another attractive Core Business District (CBD) to support Hong Kong's economic development.



Background

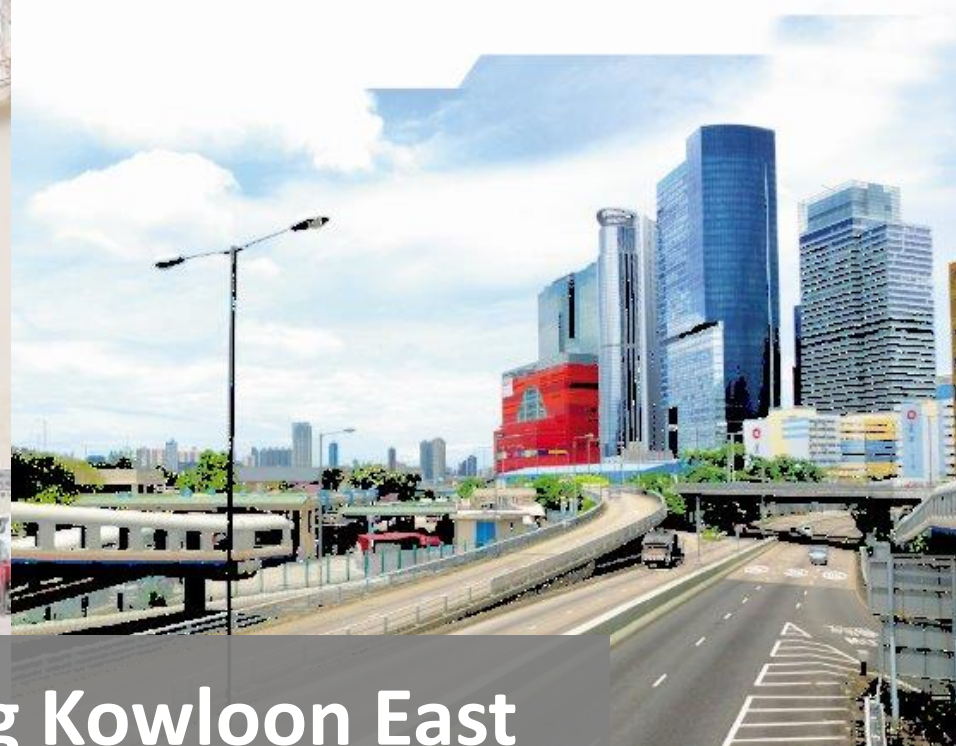
Why Kowloon East?



Background

HK2030+ Conceptual Spatial Framework



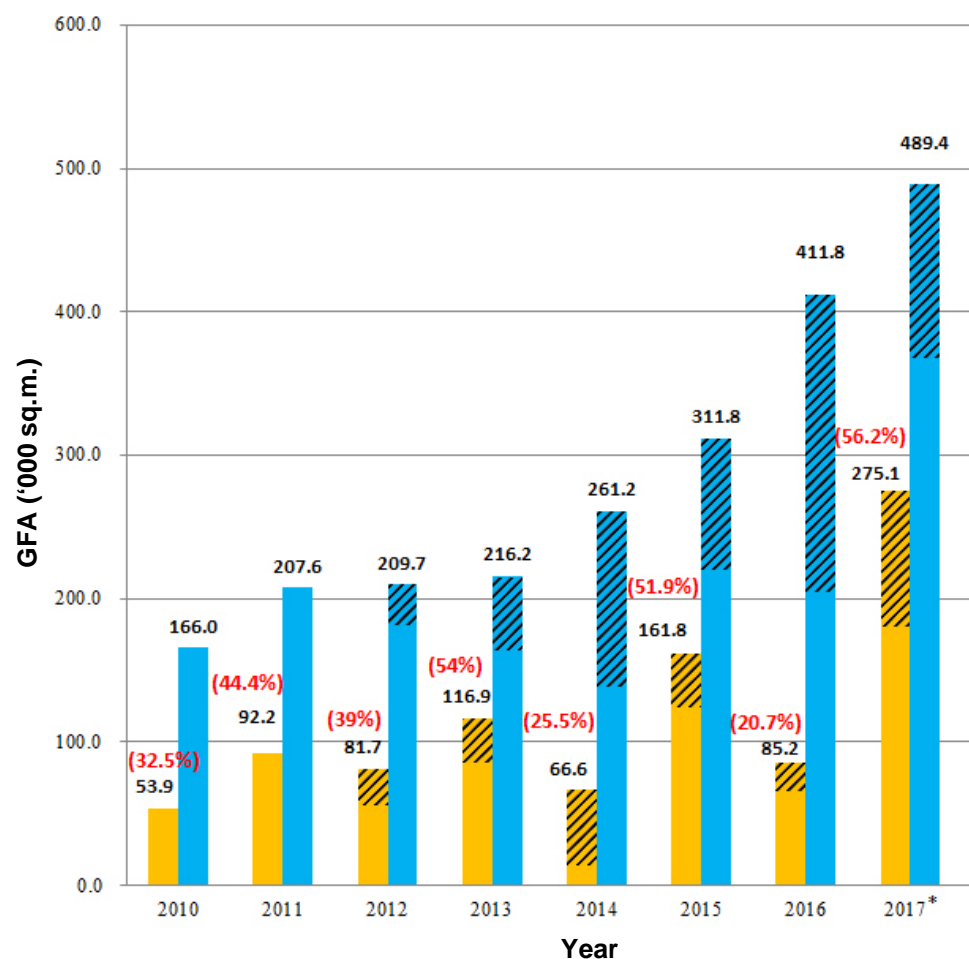


Transforming Kowloon East into Hong Kong's second CBD



New Office Supply from 2010 to 2017

Actual / Forecast Completion of New Office (All Grades) in Kowloon East



Legend

- Actual / Forecast Completion of New Office in Kwun Tong /Kowloon Bay ('000 sq.m. GFA)
- Actual / Forecast Overall Completion of New Office in Hong Kong ('000 sq.m. GFA)
- Wholesale Conversion of Existing Industrial Buildings

Kowloon East accounted for **40%** of the completion of new office in Hong Kong on average from 2010 to 2017

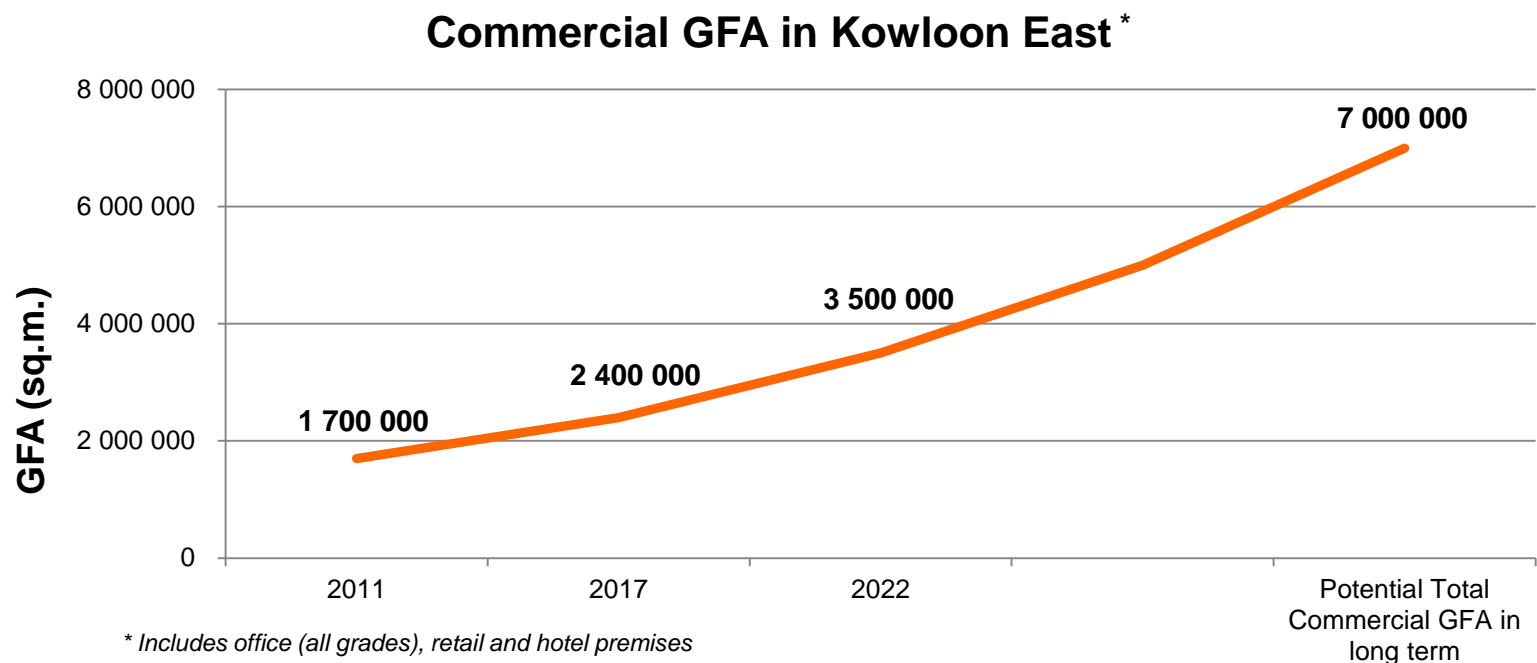
* Provisional Forecast Figures

Source: Rating and Valuation Department and Lands Department



Background

Commercial GFA in Kowloon East



Kowloon East will be Hong Kong's largest office and retail submarket #

The completion of new Grade A office space in the next ten years will continue to pull down the average building age in Kowloon East #

By the completion of the Central Kowloon Route in 2026, Kowloon East and Central will enjoy similar access to and from the future Express Rail Link Terminus and Hong Kong International Airport. #

Source: "Kowloon East - Hong Kong's CBD 2.0" by CBRE Research (2017)



Background

Our Strategy

Connectivity

Branding

Design

Diversity

CBD²

Shift from
Development Planning
Approach to
Place Making Approach





Background

Public and Stakeholder Engagement



Public Workshop



Artists Workshop



Walking Tour



Developers and Owners Forum



HKIA



HKILA



HKIP

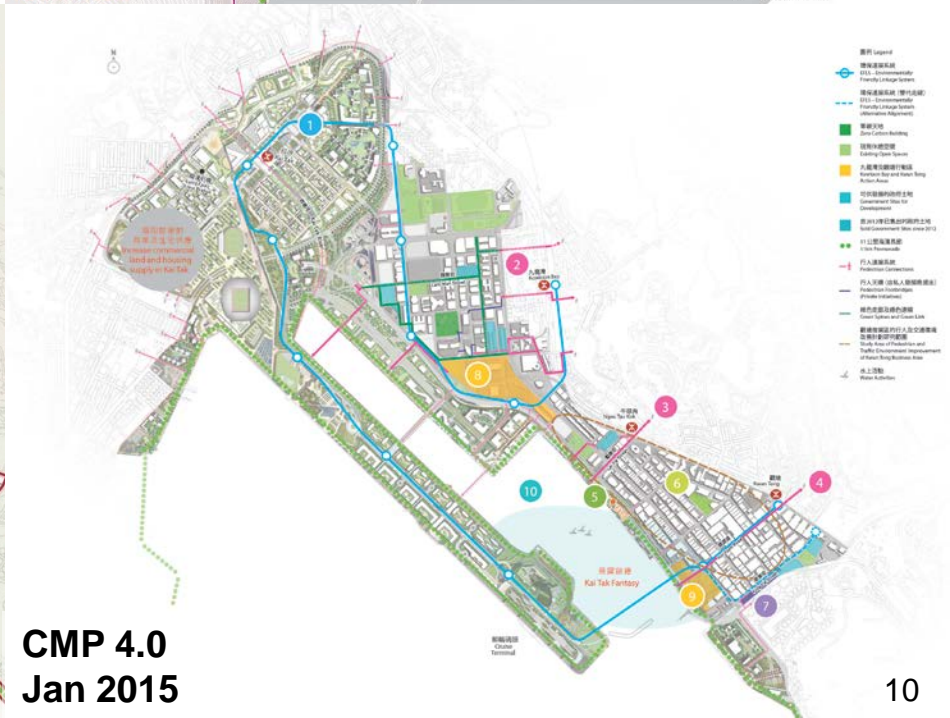


HKIUD



HKIE

Conceptual Master Plan Evolving

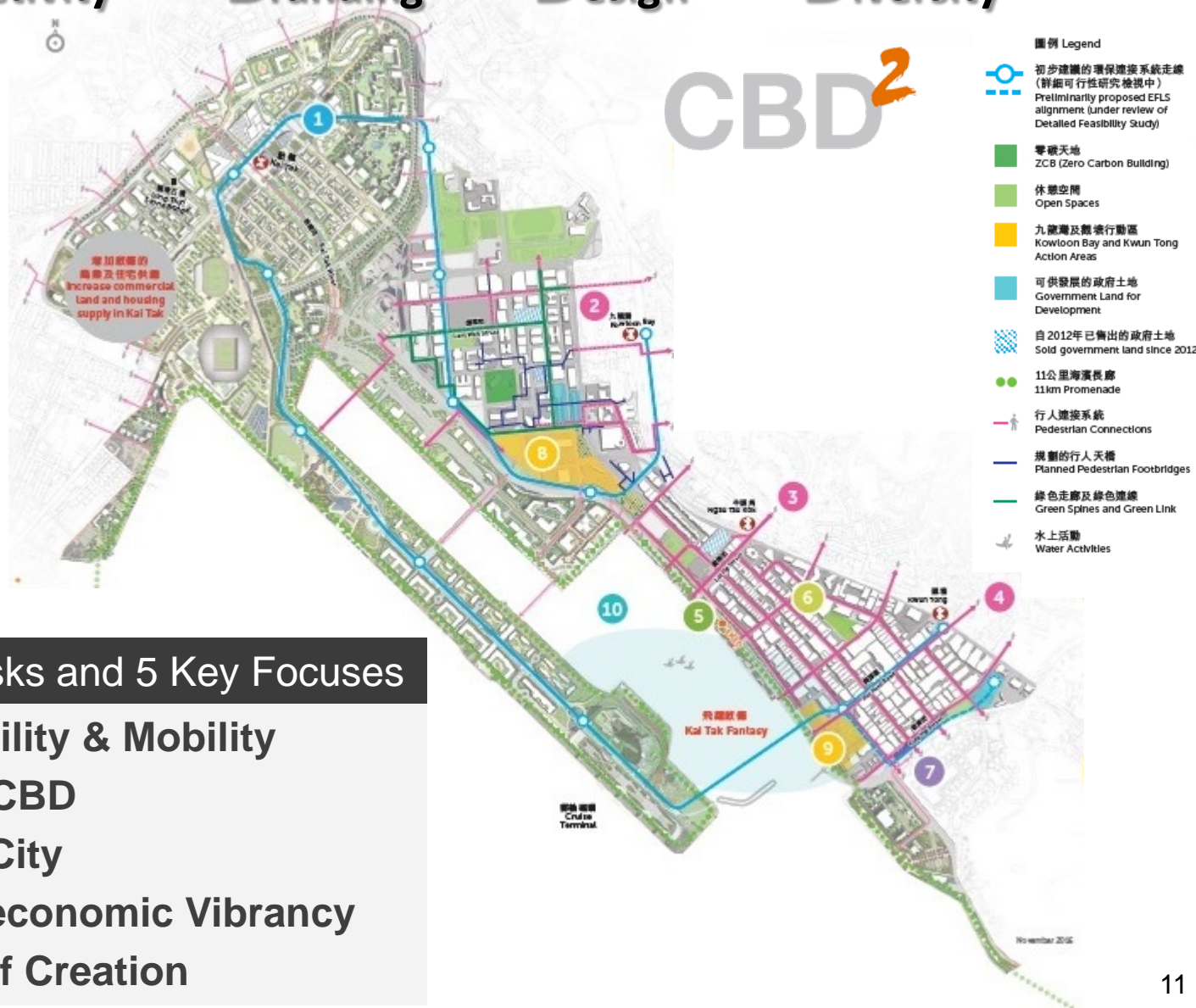


Connectivity

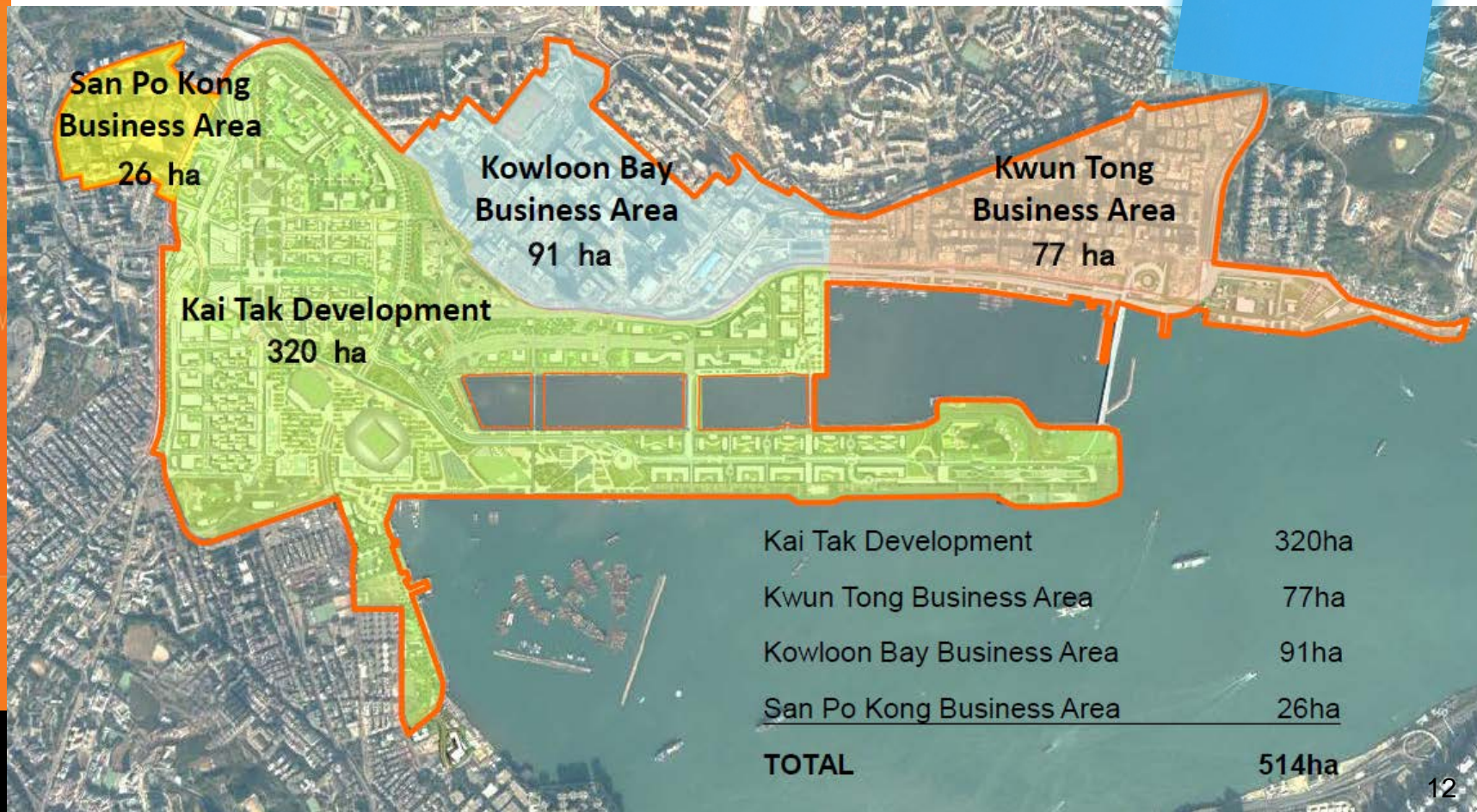
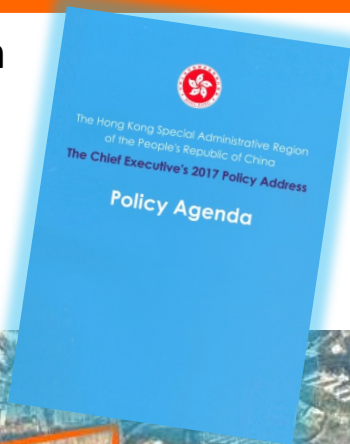
Branding

Design

Diversity

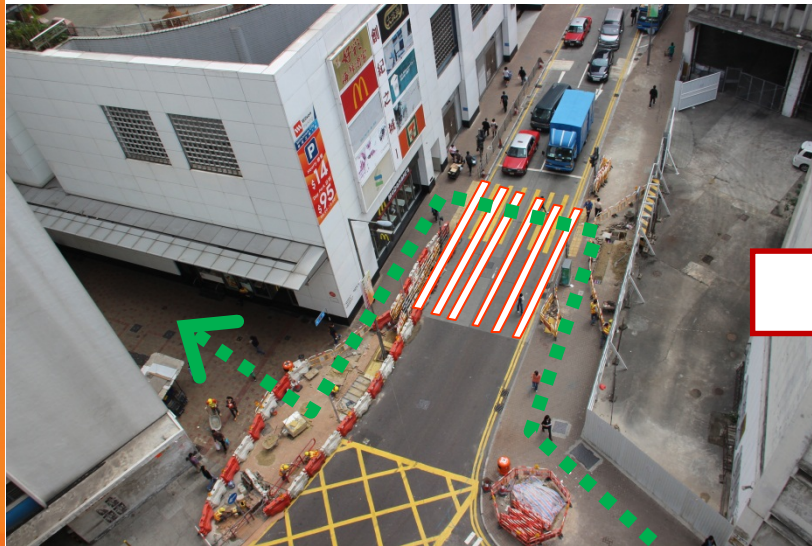


The Energizing Kowloon East initiative has already built up the urban transformation momentum in Kwun Tong and Kowloon Bay. We will **extend the initiative to San Po Kong**, particularly focusing on enhancing connectivity, improving the environment, and promoting vibrancy and diversified development.



Connectivity Quick Wins

Completed 60 quick wins and short-term traffic improvements



Connectivity Kowloon Bay Business Area (KBBA)

七組行人連接路線 Seven Pedestrian Links

北啟德線 Northern Kai Tak Link



綠色連線 Green Link



南啟德線 Southern Kai Tak Link



兆業街線 Siu Yip Street Link



綠色走廊 Green Spine



德福海大線 Telford Amoy Link



大業街線 Tai Yip Street Link



行人連接網絡建議圖 Pedestrian Linkage Network Proposal Map



發展局起動九龍東辦事處
Energizing Kowloon East Office
Development Bureau

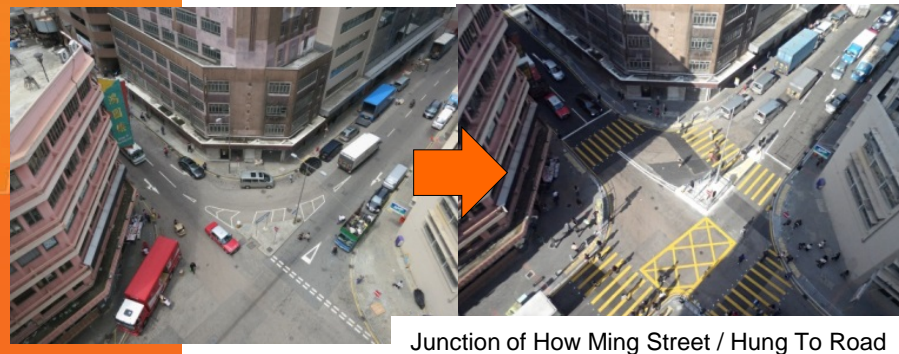
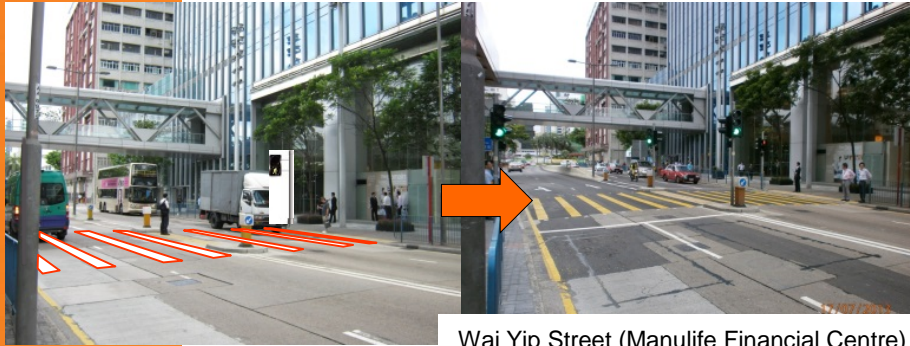
Connectivity Kwun Tong Business Area (KTBA)



Connectivity Public Engagement



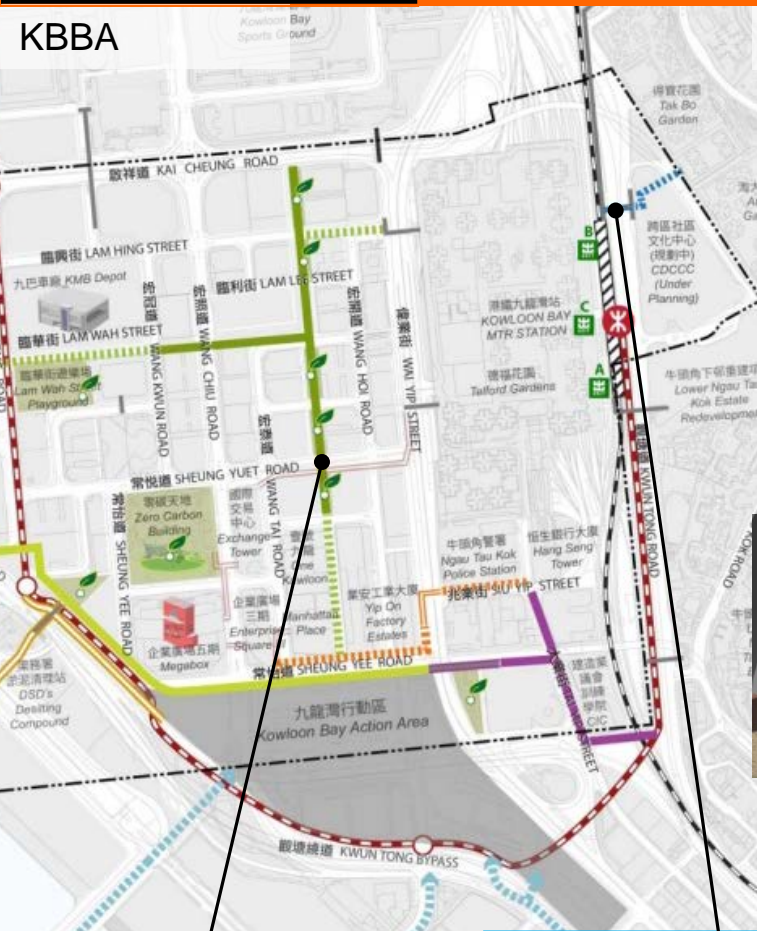
Connectivity Short-term Improvements



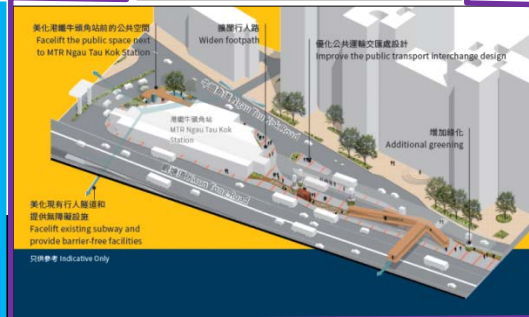
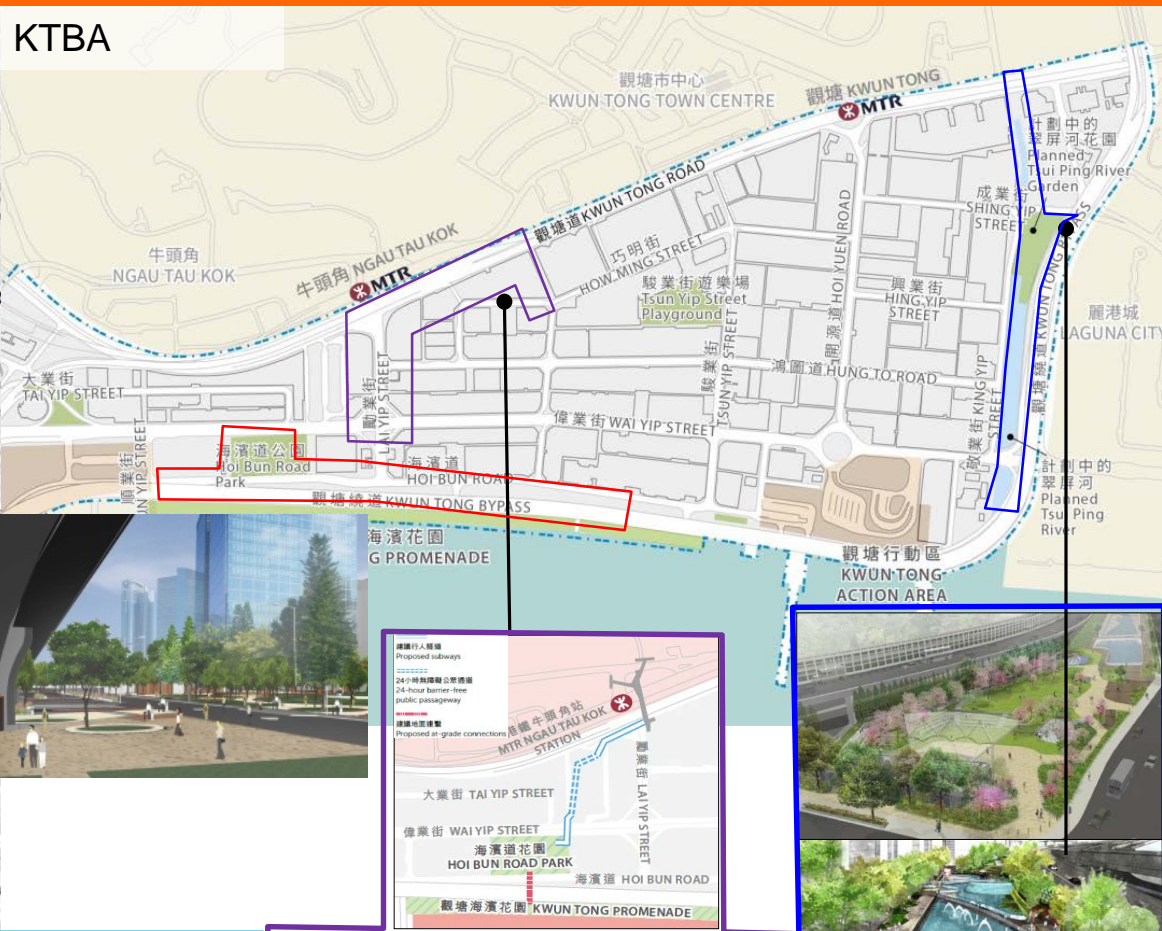


Connectivity Medium to Long-term Improvement Proposals

KBBA

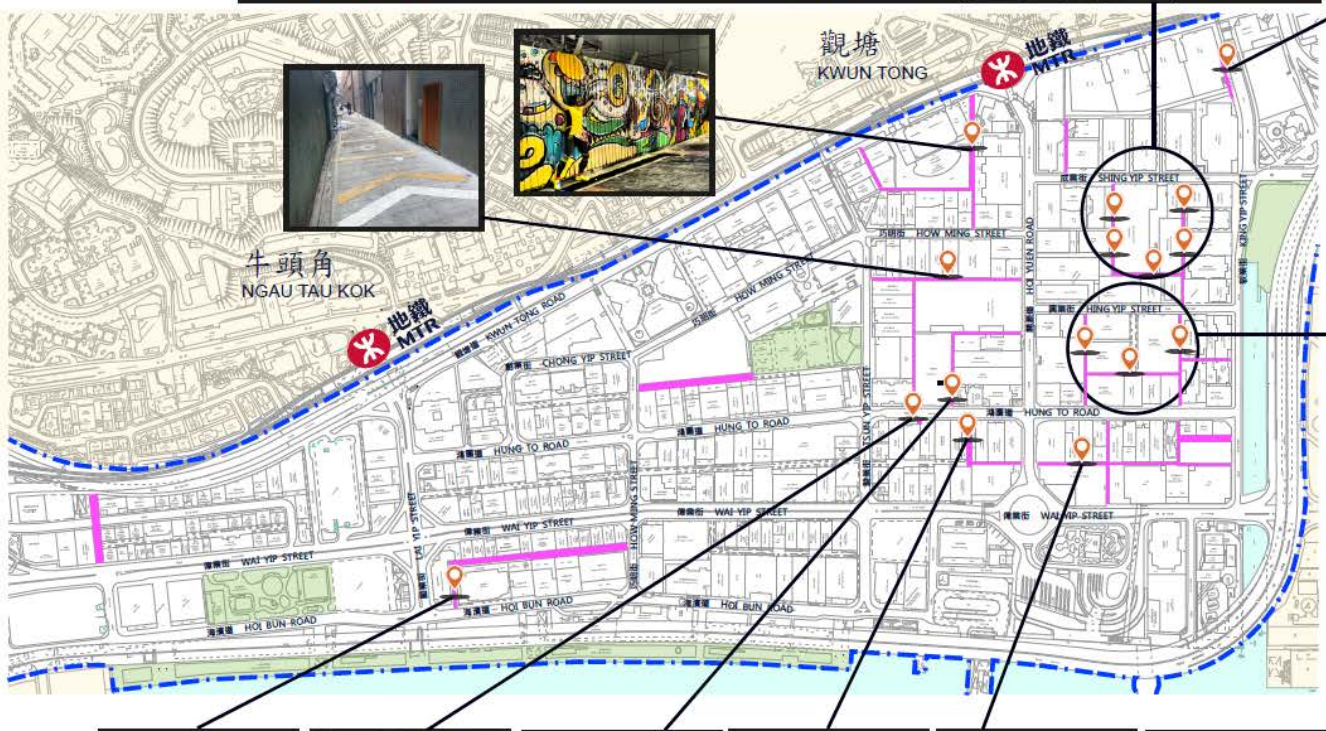


KTBA



BACK ALLEY PROJECT @ KOWLOON EAST

後巷計劃
九龍東



後巷計劃 BACK ALLEY PROJECT
休憩用地 OPEN SPACE

Connectivity Back Alley Run



Environment Energizing Hoi Bun Road

ENERGIZING HOI BUN ROAD creating places for people

Hoi Bun Road used to be an ordinary road abutting on a public cargo working area dissecting the Kwun Tong waterfront. It has turned into a charming green-blue gem and leisure hotspot for both locals and visitors.

The metamorphosis is geared by the steadfast efforts of planners in collaboration with other professionals and community counterparts under the Energizing Kowloon East (EKE) initiative. "Energizing Hoi Bun Road" has been one of the key tasks under the EKE Conceptual Master Plan (CMP) since 2012 and guided by EKE's CBD Strategy, viz. "Connectivity", "Branding", "Design" and "Diversity". Through iterative public engagement processes, dedicated planning and urban design inputs, and continuous enhancement works, a new face of Hoi Bun Road is in the making.

On planning and urban design, a place-making approach has been adopted to energize Hoi Bun Road and its vicinity. Various grey infrastructures such as the dry weather flow interceptors, pumping station, and refuse collection point along Hoi Bun Road have been given a facelift with attractive landscape design, harmonising with the waterfront environment. Pedestrian connectivity and the walking environment have been enhanced. We have proactively undertaken public realm enhancement works such as dressing-up public facilities and providing more green spaces.

The "Fly the Flyover Operation" forms an integral part of "Energizing Hoi Bun Road" which deserves particular mention. We have initiated land use restructuring, turning sterile spaces beneath Kwun Tong Bypass into popular arts and cultural venues for public enjoyment to complement the attractive waterfront promenade. The three venues under the flyover will add vibrancy by bringing in more diversified activities and events.

Looking ahead, we are planning to improve Hoi Bun Road Park and the nearby streetscape to further contribute to the new page of Kwun Tong waterfront.



2 HOI BUN ROAD PARK AND ADJACENT AREA



3 LAI YIP STREET REFUSE COLLECTION POINT



5 ENERGIZING KOWLOON EAST OFFICE



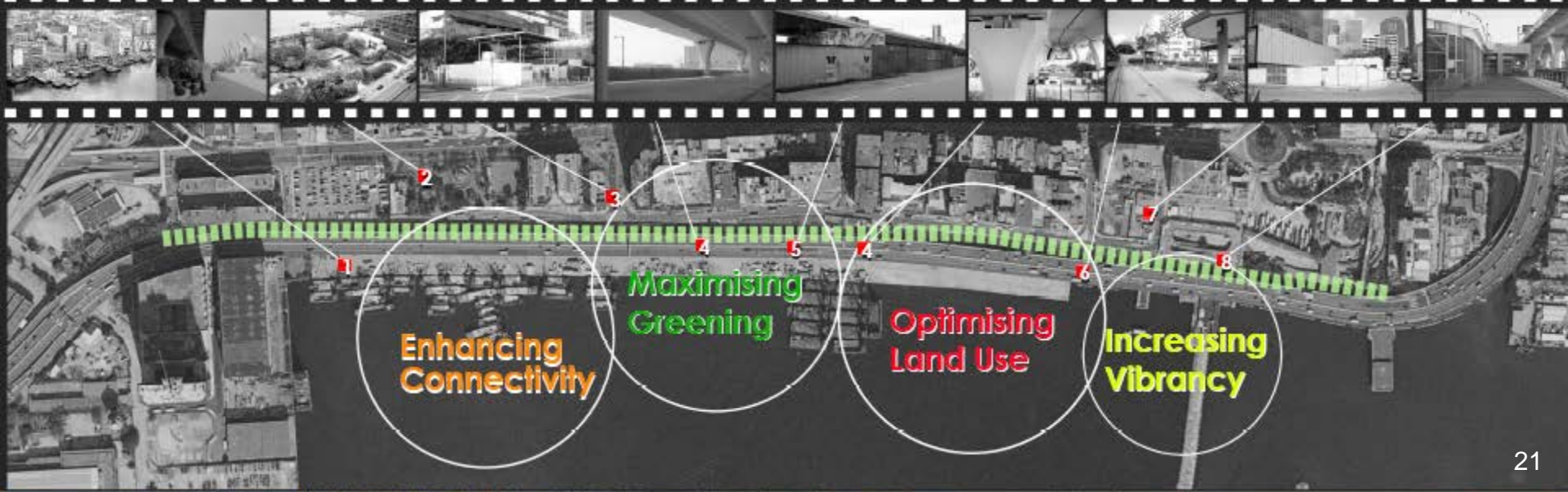
6 HOI BUN ROAD SITTING-CUE



7 INTERMEDIATE SEWAGE PUMPING STATION

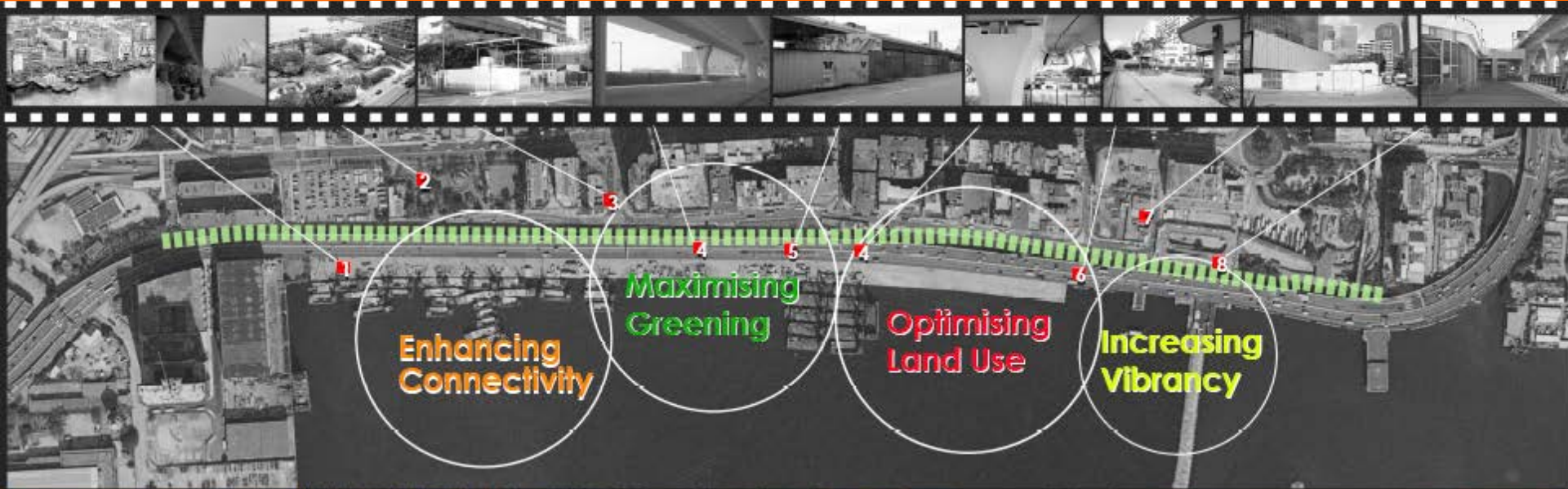


8 DANGEROUS GOODS VEHICLE FERRY PIER



Environment

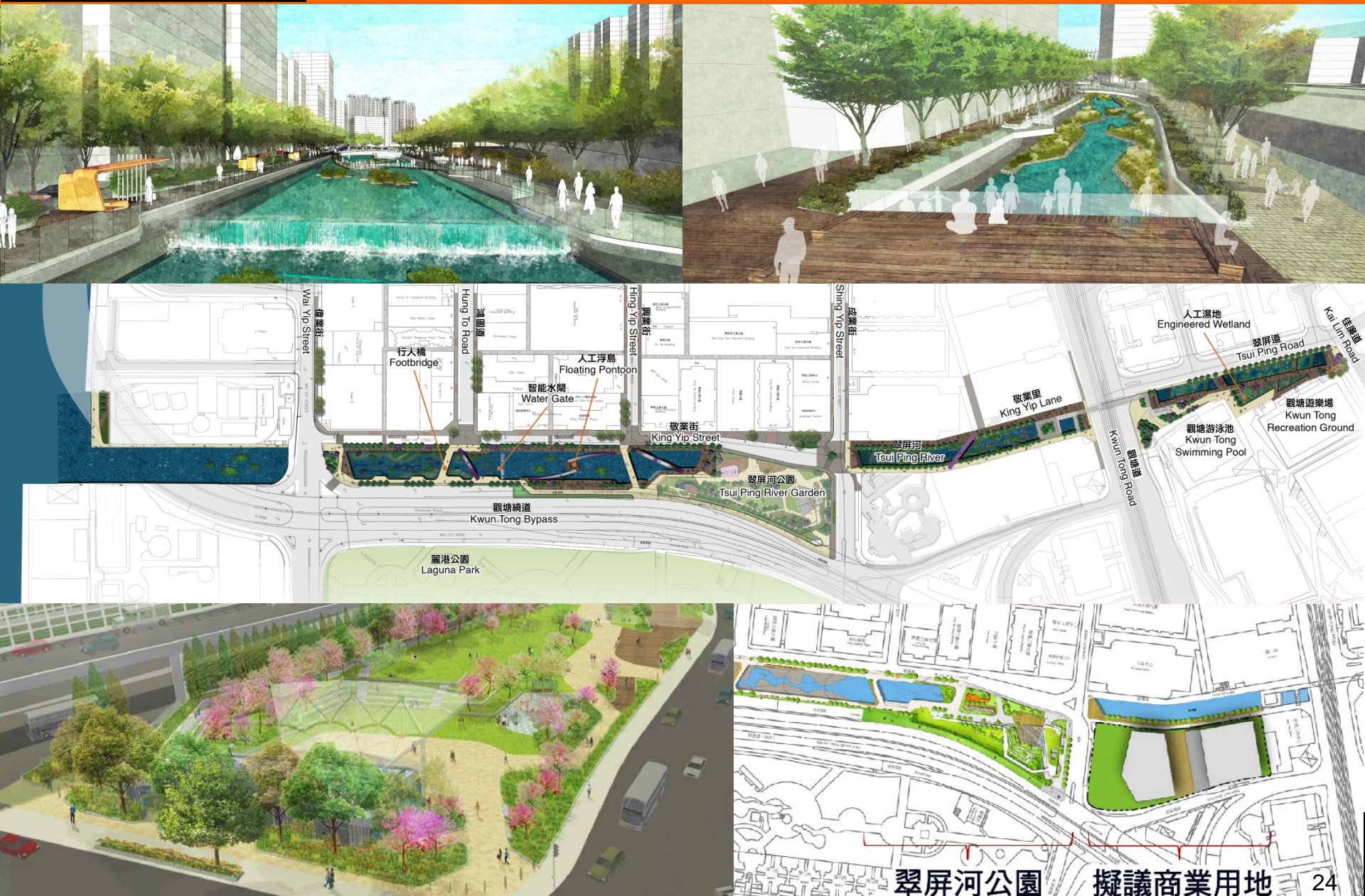
Energizing Hoi Bun Road



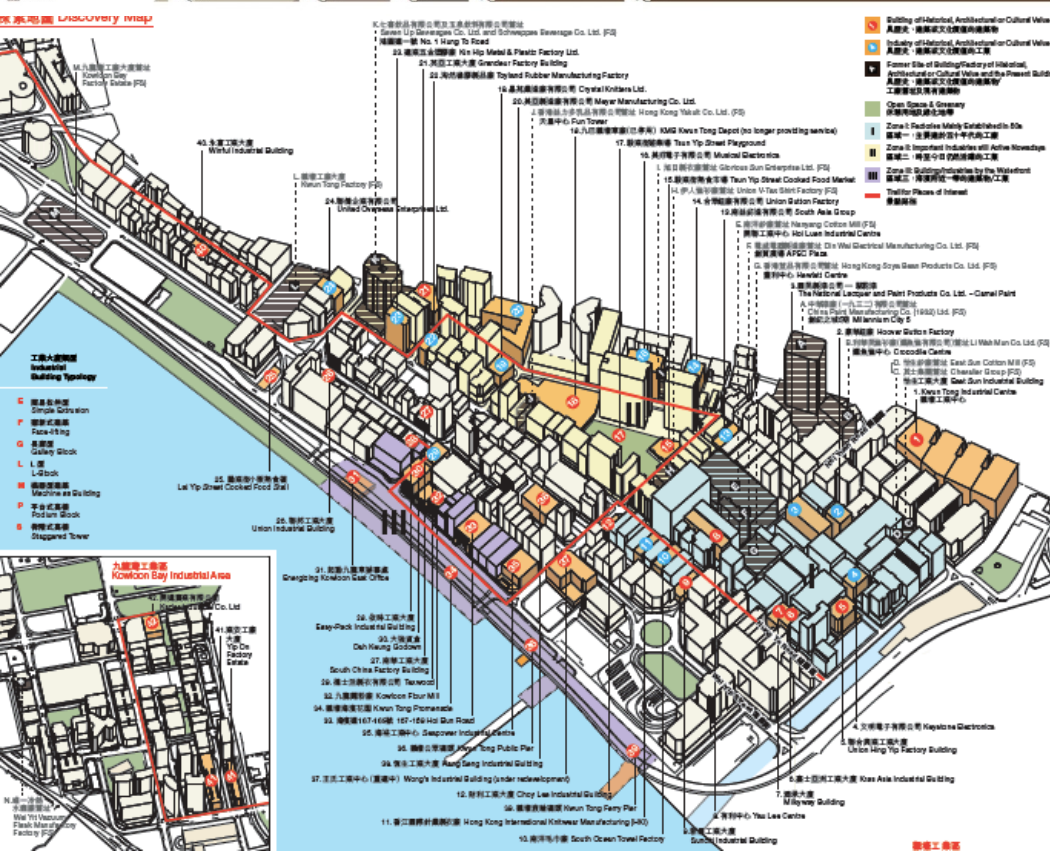
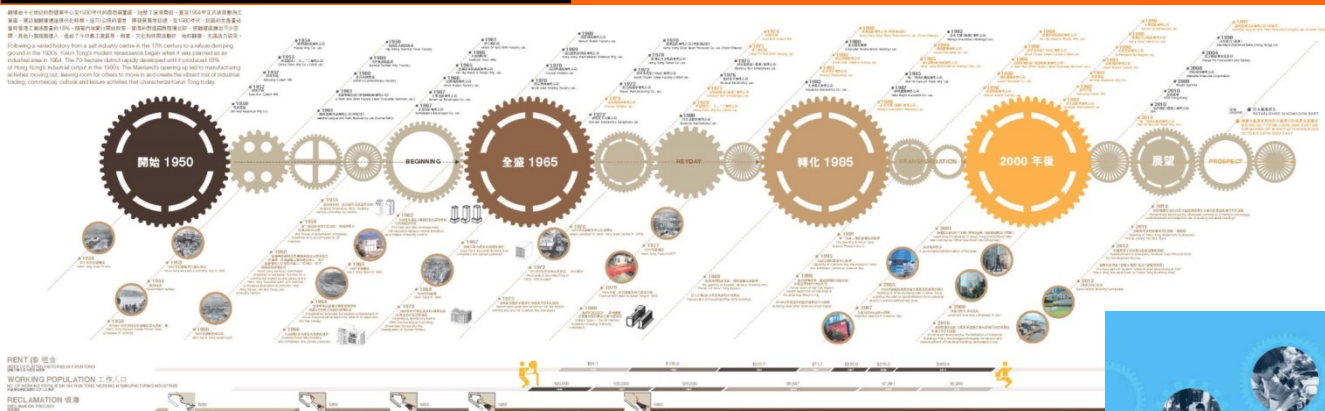
Environment Kwun Tong Promenade



Environment



Spirit of Creation Industrial Culture



Discovery Map and Advocacy Statement



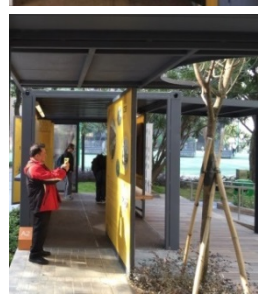
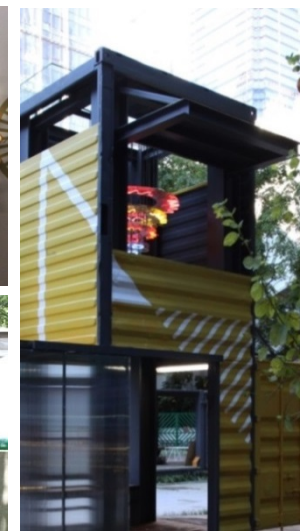
處理方式 Approaches



為何要傳承九龍東的工業文化
Why does industrial culture
matter in Kowloon East?



Spirit of Creation Tsun Yip Street Playground (Phase 1)



Spirit of Creation Tsun Yip Street Playground (Phase 2)



LEGEND 圖例



藝術裝置的擬議位置
(實際位置將由藝術作品
項目管理團隊與藝術家在
建築期間擬定。)
TENTATIVE LOCATIONS
FOR THE ARTWORKS
(WHICH ARE SUBJECT
TO THE FINAL DECISION
AT THE CONSTRUCTION
STAGE BY THE ART
INSTALLATION PROJECT
MANAGEMENT TEAM IN

Release Potential Kowloon Bay Action Area

- Review and formulate feasible development options taking into account connectivity with the surrounding area
- Relocate existing government facilities to release land for development

辦公室
Office



商業 / 零售
Commercial / Retail



行人連接
Pedestrian Connectivity



綠化
Greenery



九龍灣商貿區
Kowloon Bay
Business Area

九龍灣港鐵站
MTR Kowloon Bay Station

啟德發展區
Kai Tak
Development Area

觀塘商貿區
Kwun Tong
Business Area

牛頭角港鐵站
MTR Ngau Tau Kok Station



Release Potential Kowloon Bay Action Area

Integrated Waste Handling Facility (IWHF)



Commercial Development



Cultural, Creative and Tech Uses (Under Flyover)

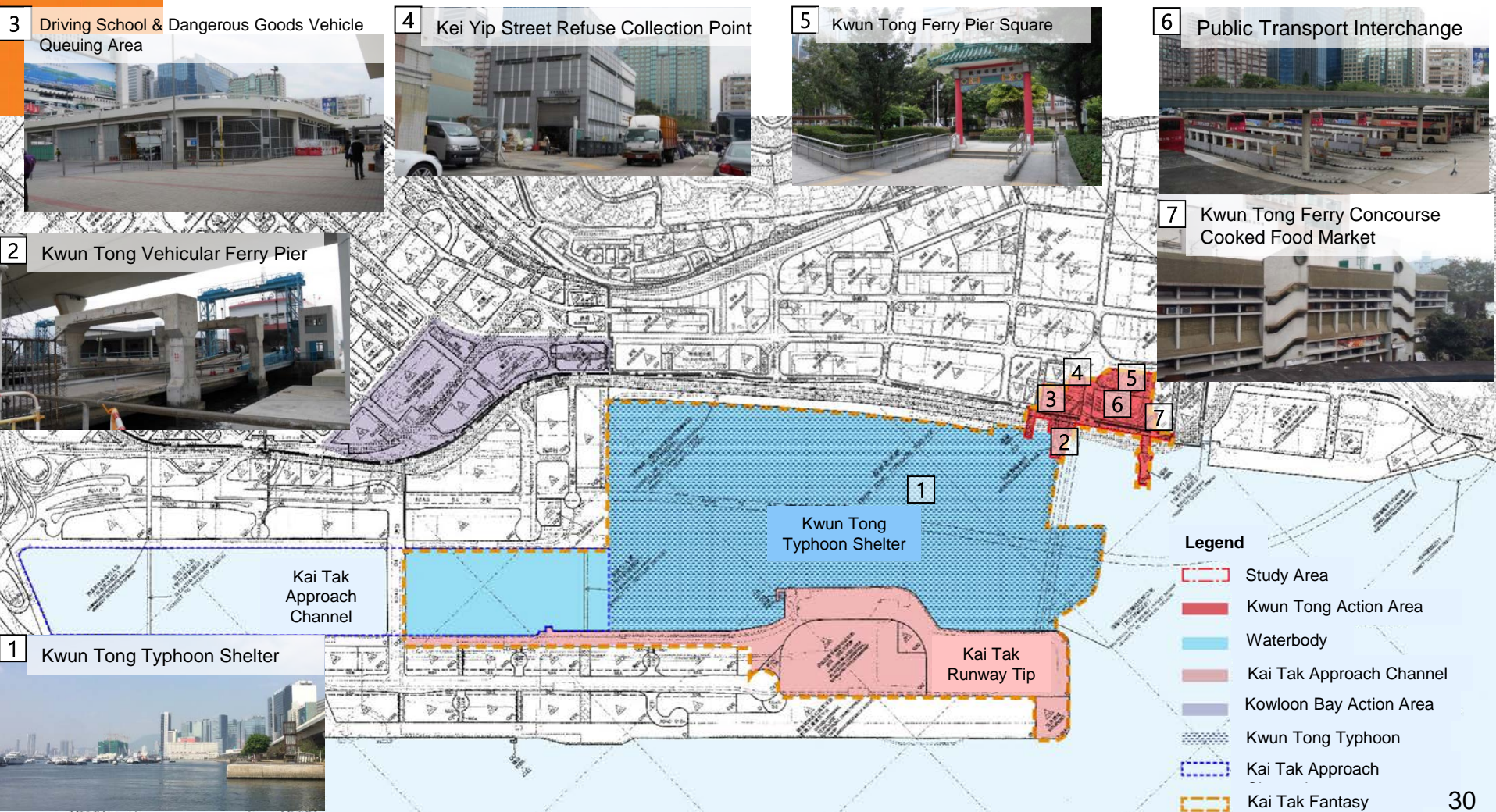


Commercial Development cum Possible EFLS Depot and Station



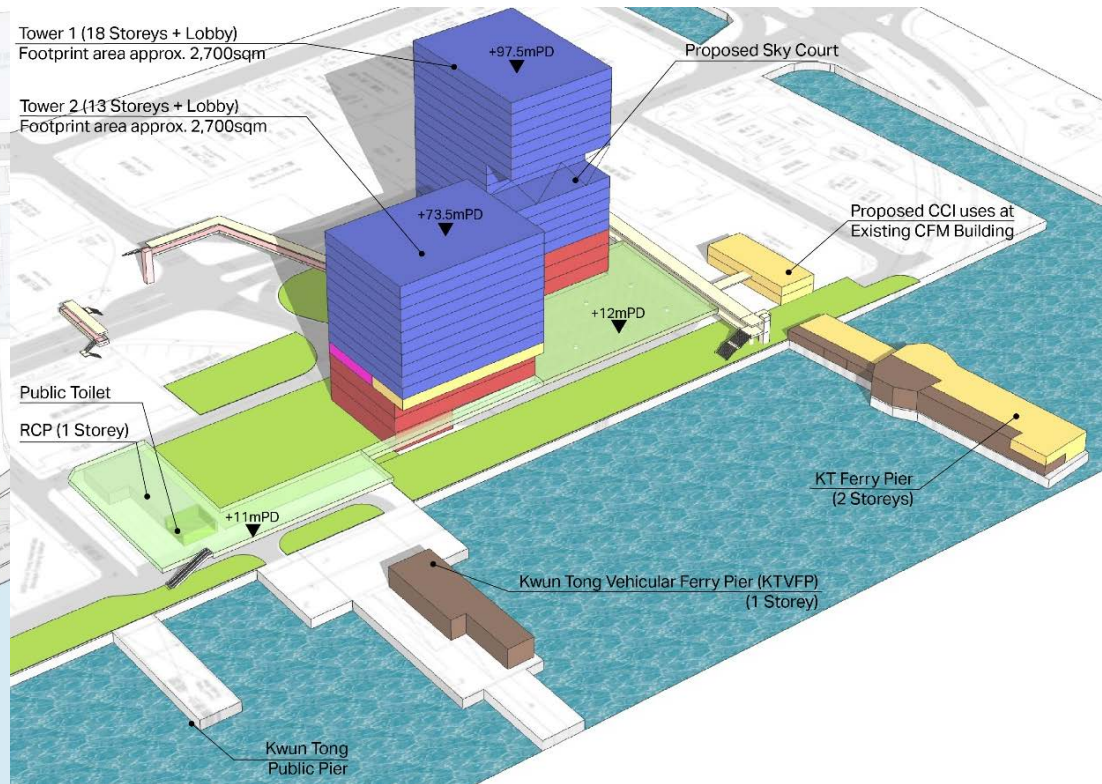
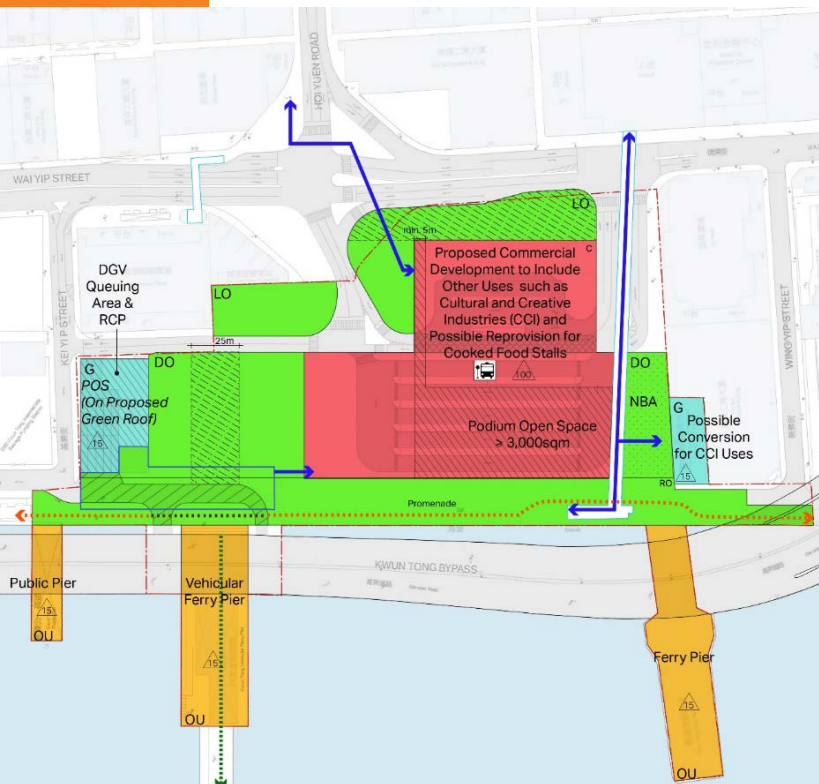
Release Potential Kwun Tong Action Area

- Formulate development and design options of undeveloped and underdeveloped government sites
- Relocate existing government facilities to release land for development



Release Potential Kwun Tong Action Area

- Commercial GFA of about 79,800 m²
- Some 16,000 m² of open space
- Multi-level pedestrian network within and beyond KBAA



Release Potential

Co-use Typhoon Shelter to Bring Vibrancy



Release Potential Public Engagement

- District Councils
- Harbourfront Commission (Task Force on Kai Tak Harbourfront Development)
- Land and Development Advisory Committee
- Area Committee



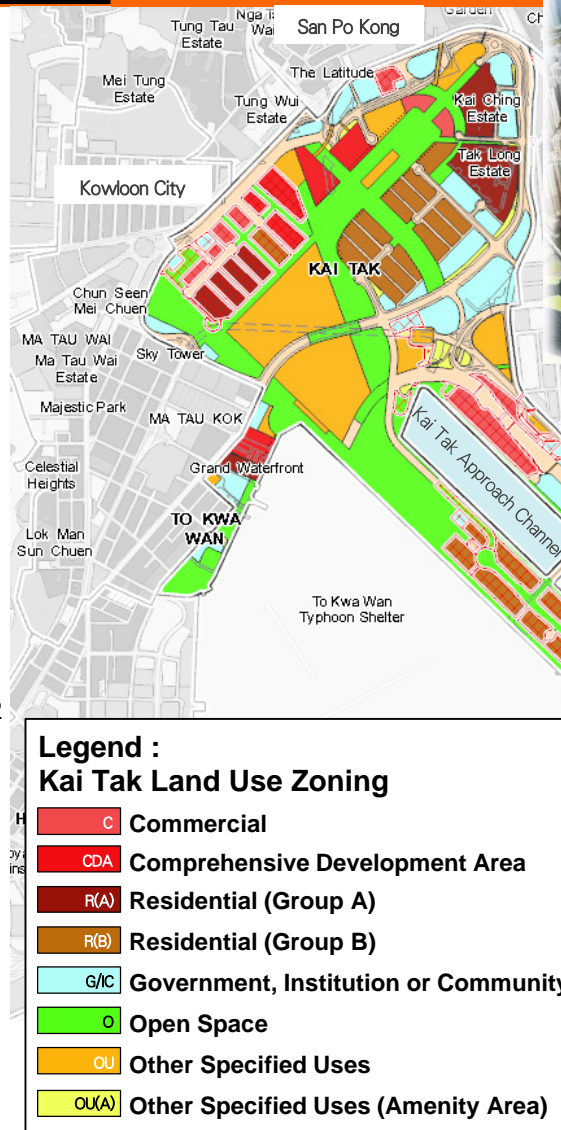
Kai Tak Development

Planning Vision

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

Basic information:

- ◆ Site Area: ~ 320 ha
- ◆ Open Space: ~ 100 ha
- ◆ Waterfront: ~ 11 km
- ◆ Gross Floor Area:
 - Non-residential: ~2.3 mn m²
 - Residential: ~2.9 mn m²
- ◆ Population: ~ 130 000
- ◆ Total Cost of Infrastructure Works: Over \$100 bn



Kai Tak Development

Major Features

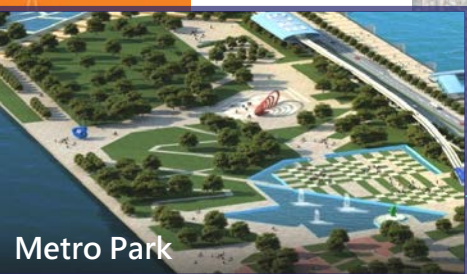
Showcasing Smart and Green Community



Kai Tak River



Multi-purpose Sports Complex



Metro Park



Kai Tak Cruise Terminal



Public Rental Housing



Grid Neighbourhood



District Cooling System



Kwun Tong Promenade

Kai Tak Development

Public Engagement





Smart City Pilot Area

- A test bed for innovations and cross-sector collaborations
- Demonstrate the feasibility of implementing smart city initiatives in both old and new communities



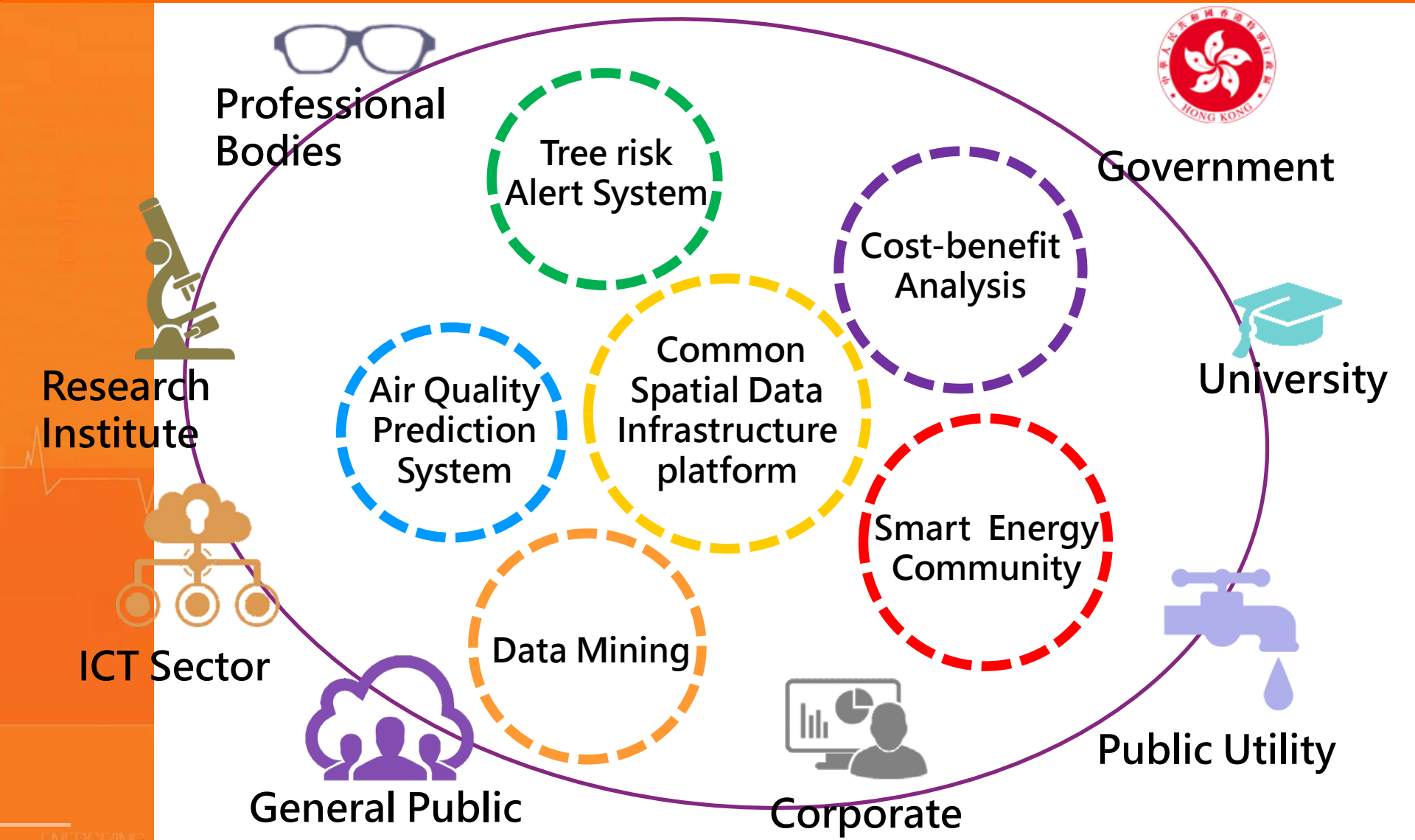
2015 Policy Address

We intend to use Kowloon East as a pilot area to explore the feasibility of developing a Smart City.



2017 Policy Address

We are using Kowloon East as a smart city pilot area, leveraging people-centric information and communications technology solutions for the sharing of data to improve the use of resources and enhance the management of pedestrian and vehicular traffic flows.



“My Kowloon East”

Easy Parking

Real-time parking vacancy data of hourly parking spaces in KE

Shortest driving route

Data Sharing



資料一線通 DATA.GOV.HK



Real-time parking vacancy data and location



Shortest driving route to carpark entrance



Real-time traffic information



Smart City Pilot Area Requirements in Land Sale Conditions

New Requirements in land sale conditions towards building a Green and Smart Neighbourhood:

1. Green Building Design
 - At least BEAM Plus Provisional Gold Rating
 - Higher Greening Ratio
2. Installation of Smart Water Meters
3. Electric Vehicle Charging Facilities
4. Sharing of Parking Vacancy information (for commercial site / commercial portion subject to alienation restriction)





Smart City Pilot Area

Proof of Concept Trials

Smart Crowd Management System



Walkable KE Mobile App



Kerbside Loading/Unloading Bay Monitoring System



Energy Efficiency Data System



Demonstrate the Social Benefits of Smart City Development

Real-time Roadworks Information



Multi-purpose Smart Lamppost



Smart Waste Bin System



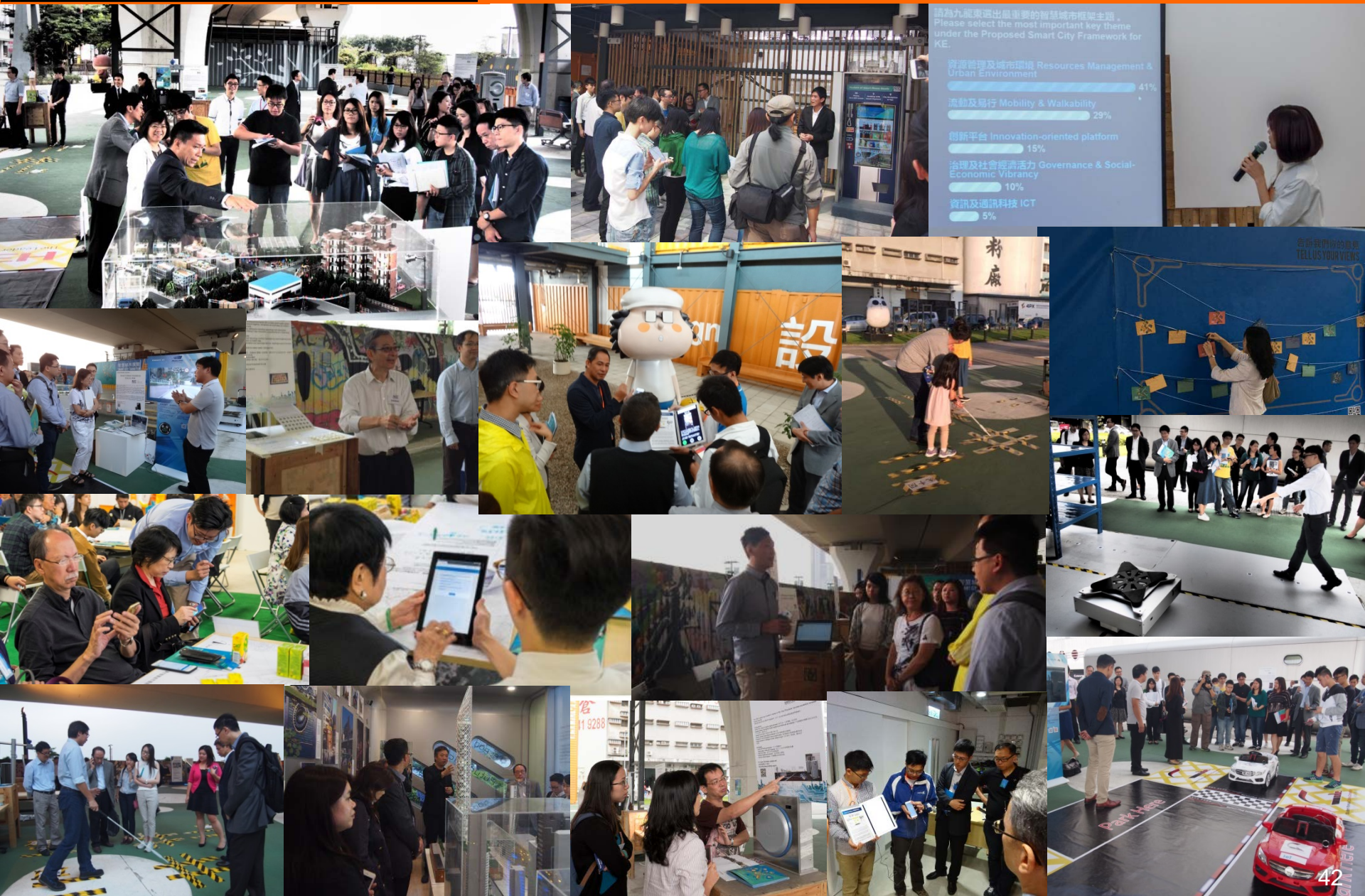
Illegal Parking Monitoring System



Understanding the Feasibility of Wider Application

Smart City Pilot Area

Public Engagement





To install energy monitoring devices for participating 120 households in Kai Ching and Tak Long Estates to collect energy consumption data of major appliances for a year



To address climate change



To collect energy consumption of major appliances



To monitor energy consumption



To participate in the campaign



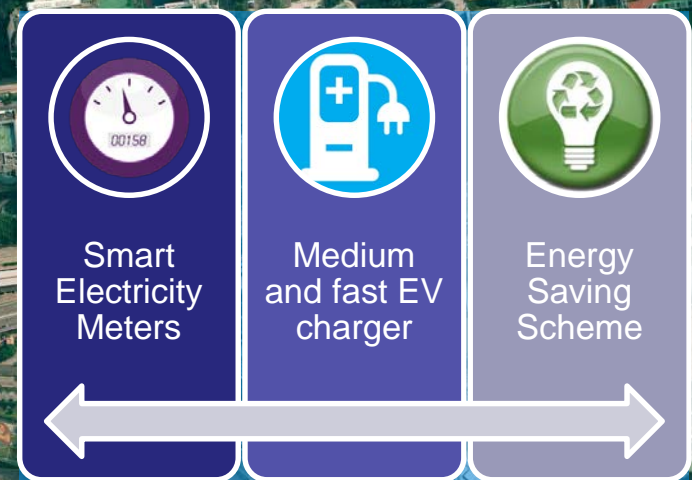
To drive behavioral change

Smart City Pilot Area Smart Energy Community

To create a Smart Energy Community around Muk Ling Street in Kai Tak Development Area

Smart Energy initiatives:

- Smart electricity meters
- Medium and fast EV chargers
- Energy saving scheme
- (demand-response system)

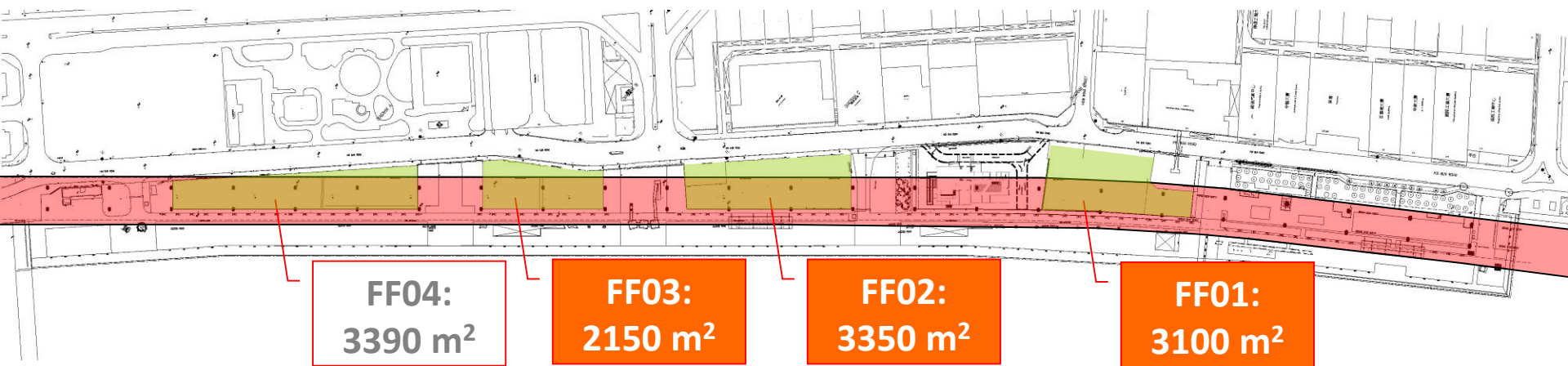


To form a Smart Energy Community (by CLP Power)



Place Making

Fly the Flyover Operation



Place Making

Fly the Flyover Operation



Place Making

Fly the Flyover Operation



Exchange and Sharing

- Connect with local stakeholders and global counterparts
- Held workshops and forums with public and stakeholders including local community, development sector, professionals, NGOs, students and other visitors



Exchange and Sharing



Exchange and Sharing



Former Deputy Mayor of Barcelona



Deputy Mayor of Barcelona



Mayor of Berlin



Mayor of Fukuoka

- Over 13 700 participants/visitors
- Over 540 conferences, seminars, workshops, etc
- Visitors and delegations from 25 countries



Former Mayor of London



Barcelona Symposium



Deputy Prime Minister of Singapore



Thank you!

Connectivity

Branding

Design

Diversity