

**For Discussion
On 18 July 2018**

Legislative Council Panel on Development

Progress Report on Energizing Kowloon East Initiatives

PURPOSE

This paper aims to brief Members on the latest progress made under the Energizing Kowloon East (EKE) initiatives.

BACKGROUND

2. The 2011-12 Policy Address announced that the Government would adopt a visionary, coordinated and integrated approach to transform Kowloon East (KE), into another core business district (CBD2) to sustain Hong Kong's economic development. KE, with an area of about 488 hectares, comprises the Kai Tak Development (KTD) area, Kowloon Bay Business Area (KBBA) and Kwun Tong Business Area (KTBA). As promulgated in the Policy Agenda in October 2017, the EKE Initiative has been extended to San Po Kong (SPK), covering an area of about 26 hectares.

PROGRESS OF WORK

3. Members have been briefed on the EKE initiatives in the briefing following the Policy Address each year since 2012. In addition, Members were briefed on the progress of the EKE initiatives on 22 November 2016 in considering the proposed extension of the Energizing Kowloon East Office (EKEO)'s operation (LC Paper No. CB(1)133/16-17(04)). Apart from the ongoing initiatives focusing on enhancing connectivity, improving the environment, and unleashing development potential, EKEO is also taking a lead in exploring smart city development in the KE pilot area and new initiatives in SPK.

4. The major tasks are highlighted in the ensuing paragraphs. A table setting out the major studies and works projects under the EKE initiatives is at **Annex A**.

Enhancing Connectivity

5. To facilitate the transformation of KE into an attractive CBD2, we have been undertaking various measures to enhance the pedestrian and vehicular connectivity within the existing built-up areas of KBBA and KTBA:

Improving the Pedestrian Environment and Vehicular Traffic

- (a) EKEO advocates the concept of “Walkable KE”, and two consultancy studies to formulate short, medium and long-term proposals for improving the pedestrian environment and traffic conditions in KBBA and KTBA were completed in August 2016 and December 2017 respectively. As of June 2018, 63 out of 89 quick-win and short-term improvement schemes have been completed in KTBA and KBBA. In tandem, we are taking forward the planning and design of various medium and long-term schemes in collaboration with relevant government departments, which include the provision of three footbridges near MTR Kowloon Bay Station (viz. footbridges near MTR Kowloon Bay Station Exits A and B and across Wai Yip Street). Moreover, a consultancy study for improving walkability in the vicinity of the MTR Ngau Tau Kok Station to mainly examine the provision of barrier-free facilities at the existing subway, and two more subways connecting to Hoi Bun Road Park is in progress. We are also proactively facilitating the provision of footbridges/elevated walkways by the private sector in KE.
- (b) Leveraging the future development of the two action areas in KE (viz. Kowloon Bay Action Area (KBAA) and Kwun Tong Action Area (KTAA)), traffic and road improvement measures are proposed under the planning and engineering feasibility studies for the two action areas. In the vicinity of KBAA, widening of Sheung Yee Road is proposed to provide an additional traffic lane, and modification of the Hoi Bun Road/Cheung Yip Street junction is proposed to increase the junction capacity.□ For KTAA, a new through road extending from Kei Yip Lane is proposed to divert traffic away from the Wai Yip Street/Hoi Yuen Road roundabout. The roundabout would be converted to a signalised

junction to rationalise traffic flows and increase the junction capacity.

Intra-district Connectivity

- (c) The Kai Tak Office under the Civil Engineering and Development Department (CEDD) continues with the Detailed Feasibility Study (DFS) for Environmentally Friendly Linkage System (EFLS) for KE, including the determination of its network coverage, alignment, station locations, etc, and carrying out the associated technical assessments to ascertain its feasibility. The study is targeted for completion within 2018.

- (d) The Government is also proactively taking forward other major transport infrastructure projects, including Route 6 (comprising Tseung Kwan O – Lam Tin Tunnel and Central Kowloon Route which are under construction, and Trunk Road T2 which is subject to funding approval) to alleviate the traffic loadings along major roads and to cater for the traffic needs in KE. On railway infrastructure, the MTR Tuen Ma Line (Tai Wai to Hung Hom Section) is targeted for commissioning in 2019. It will greatly enhance the accessibility of KE, particularly for the KTD area. The East Kowloon Line between Diamond Hill and Po Lam is also under planning.

Improving the Environment

6. EKEO adopts a place-making approach in improving the environment in KE through quality urban design, land use review and streetscape enhancement. Several quick-wins and public works projects have been completed, and we are taking forward the improvement proposals for other open spaces and public spaces in KE.

Energizing Hoi Bun Road – Green Operation

- (a) We initiated the “Energizing Hoi Bun Road – Green Operation” as a place-making initiative along the Kwun Tong waterfront. This initiative includes enhancement and reprovisioning of various grey infrastructures such as dry weather flow interceptors, pumping station, and refuse collection point along Hoi Bun Road, which have been given a facelift with attractive landscape design to harmonise with the waterfront environment and improving the public spaces. To optimise the use of land resources, we have transformed three sites beneath Kwun Tong Bypass into venues for art, cultural and creative uses, viz. “Fly the

Flyover 01, 02 and 03” sites. The sites are now operated and managed by a non-profit-making organisation (NPO) in partnership with EKEO. Since commencement of its operation in September 2017, about 200 events have made use of these venues, bringing more vibrancy and synergies with the attractive Kwun Tong waterfront.

- (b) With funding approval obtained on the “Improvement of Hoi Bun Road Park and Adjacent Area” project, works will commence in 2018 to further enhance the Kwun Tong waterfront area. We will continue to coordinate the efforts of relevant government departments in taking forward various greening and streetscape improvement works along Hoi Bun Road, as well as other parts of the existing built-up areas in KE.

Incorporating the “Spirit of Creation” into Urban Design

- (c) We have carried out a study on the industrial culture of KE, capturing the “Spirit of Creation” resonating in the area. The industrial culture elements have been incorporated into the design of the Tsun Yip Street Playground phase 1 improvement works. The phase 2 improvement works are in progress and scheduled for completion around end 2018. We will continue to showcase industrial culture in other projects such as improvement of the Lam Wah Street Playground.

Tsui Ping River and Garden

- (d) In collaboration with the Drainage Services Department, we are developing environmental, ecological and landscaping proposals to transform the existing King Yip Street nullah into Tsui Ping River under a detailed design study. Capitalising on this unique opportunity, we have restructured the land uses in the King Yip Street area to enable the re-provisioning of the existing Shing Yip Street Rest Garden as Tsui Ping River Garden on a site closer to the estuary of the future Tsui Ping River. The new garden is scheduled for completion by end 2018.

Green Buildings

- (e) To build a green CBD2, we promote the construction of green buildings. We have set standards for new land sale sites in KE since 2013, through stipulating requirements for a higher greening ratio and attaining BEAM Plus Provisional Gold rating accreditation or above. We also advocate the adoption of low-carbon and green elements for inclusion in government buildings. In KE, 28 public and private projects have

attained BEAM Plus Gold or Platinum rating, and many more are expected in the KTD area in future.

Unleashing Development Potential

7. KE has contributed to sustaining the long-term economic development of Hong Kong by providing a steady supply of new commercial/office floor space and other uses through unleashing the development potential of government land and facilitating private development/redevelopment projects.

Commercial/Office Floor Space

- (a) At present, KE has about 2.6 million m² of commercial/office floor space, compared with about 1.7 million m² in 2012. There is a potential to further supply another 4.4 million m² in future, bringing the total supply in the district to about 7 million m². Since the establishment of EKEO, we have comprehensively reviewed the land uses and development potential of underutilised government sites in KE. Seven commercial sites¹ have already been sold since 2012, providing about 0.55 million m² of commercial/office floor space. Another 0.66 million m² of commercial/office floor space is expected to be provided in the coming five years from committed private development/redevelopment projects.
- (b) With a view to better understanding the profiles and needs of the business establishments in KE, a survey was commissioned in February 2018 on the business establishments including those in the arts, cultural and creative sectors. The survey findings are expected to be available by early 2019.

Action Areas and Vibrant Waterfront

- (c) We are undertaking two planning and engineering feasibility studies on KBAA and KTAA with an aim to release the development potential through relocating and rationalising the existing government facilities in the action areas. Both action areas are planned for mixed development including commercial, government/institution/community, cultural and creative, and open space uses, unleashing about 0.56 million m² of commercial/office floor space in total. In this connection, the vehicle examination centres (VECs) in KBAA will be relocated upon completion

¹ These sites are NKIL6311, NKIL 6312, KTIL 761, NKIL6512, NKIL 6313, NKIL 6557 and NKIL 6556.

and commissioning of the new VEC in Tsing Yi by the first quarter of 2021, and the temporary driving school in KTAA will be reprovisioned to Yau Shun Street, Kwun Tong by late 2019 to pave way for land use restructuring. The findings and recommendations of the two studies are expected to be available around end-2018.

- (d) Kwun Tong Typhoon Shelter, forming part of the KTAA study area, could offer great potential for co-use of various water sports/recreation activities. Some shore-side facilities, including the refurbishment of the Runway Park Pier and the provision of shelters, have been enhanced through quick-wins, and other supporting facilities and activities are being facilitated by EKEO to create a vibrant waterfront in KE.

Kai Tak Runway Tip and Temporary Weekend Flea Market

- (e) We are undertaking a planning and urban design review for the developments at Kai Tak Runway Tip to guide the development and design of this prominent waterfront area. As a quick-win, EKEO in collaboration with the Government Flying Service and other relevant government departments have installed a retired aircraft Jetstream 41 at the Kai Tak Runway Park for permanent public exhibition, echoing the aviation theme of the park.
- (f) To add vibrancy to the area, we are making preparation for invitation for proposals in the third quarter of 2018 to select a NPO to operate a weekend flea market on the site next to Kai Tak Cruise Terminal. It would provide opportunities for participation by those who are interested, young people in particular.

Smart City Pilot Area

8. We use KE as a pilot area for exploring smart city development. We have been proactively engaging stakeholders including government bureaux/departments, information and communications technology (ICT) sector, academic and research institutions, public utility companies and public transport operators for collaboration opportunities to push ahead with this initiative using KE as a test bed. Taking account of the public views gathered during public engagement activities, we have formulated a framework strategy for developing KE into a smart city district to address the challenges of KE. Specifically, the strategic areas include (i) enhancing mobility and walkability; (ii) optimising resources

management and improving the environment, and (iii) promoting socio-economic vibrancy. More details on KE's smart city framework are available at <http://www.smartke.hk/eng/smartke.php#nav3>.

9. Eight Proof of Concept (PoC) trials corresponding to the abovementioned strategic areas were proposed for site trial in KE. Through the trials, we aim to demonstrate the benefits of smart city development, improve the area and explore the feasibility of scaling up for wider application. The trials are at different stages of implementation.

10. In support of building a smart city, multi-functional lamp posts will be installed in KE progressively. Work on an initial phase in form of a PoC trial involving seven multi-functional lamp posts has just commenced, with an objective to try out various functions including air quality and weather monitoring, people and vehicle counting, real-time information display, electric vehicle charging facility and Wi-Fi connection, etc. These lamp posts will also have the flexibility to allow additional internet of thing devices to be installed at a later stage and allow various data transmission means. The experience gained in this PoC trial will be shared with relevant government departments. Looking ahead, a pilot scheme of a larger scale will be undertaken by the Office of the Government Chief Information Officer, including the installation of about 100 multi-functional lamp posts in KE.

11. To help relieve traffic congestion and for better utilisation of roadside space, a PoC trial on kerbside loading and unloading bay monitoring system has commenced. Video cameras are installed at two road sections in Kwun Tong. Through the use of artificial intelligence and video analytics technology, the system would be able to detect improper use of loading and unloading bays and provide real-time loading bay occupancy information to drivers. Further trials on combating illegal parking and related traffic offences will also be carried out in KE, with a view to deploying technologies to assist in traffic enforcement actions in future. On optimising energy consumption, we have invited about 80 households in Kai Ching Estate and Tak Long Estate to participate in a 12-month energy saving campaign. The participants can track their real-time energy consumption of major electrical appliances using a designated mobile app as well as receiving relevant energy saving tips, which would encourage better energy saving habits. Moreover, a smart crowd management system was piloted during an annual running event in KE to assist the event organisers and relevant government departments to manage the upsurge of crowd and queues with ease. More details of the PoC trials in KE are available at <http://www.smartke.hk/eng/keaction.php>.

12. The “My Kowloon East” (MyKE) mobile app, developed by EKEO with the technical support of the Lands Department, serves as an interactive platform for real-time data sharing and to support some of the PoC trials. Currently, real-time parking vacancy data of about 65% of the hourly parking spaces in KE are currently available at the mobile app. The mobile app also includes other functions such as recommending personalised thematic walking routes, disseminating information on events at the “Fly the Flyover” sites, and providing a one-stop geo-spatial information platform on the public facilities in KE.

13. Smart and green buildings are conducive to a better environment. Apart from incentives in form of gross floor area concessions for green building designs, we have gone one step further by incorporating specific requirements into the land sale conditions in KE. We have introduced the requirement for achieving BEAM Plus Gold rating or above as well as higher greening ratio. Other requirements include the provision of smart water meters, EV charging infrastructure, and sharing of real-time parking vacancy information. The real-time data collected would provide better insight for the users as well as the public, in driving informed decisions.

14. Developing a smart city is an ongoing process and innovative solutions would help us achieve our goals further. To achieve this end, we encourage universities and research institutes to develop innovative smart city solutions using KE as a test bed. We provide policy support for smart city-related research projects in their funding applications and facilitate liaison between government departments and researchers in a collaborative manner. Five research projects have already secured research funding from various sources and are ongoing. With our facilitation, CLP Power Ltd. is also fostering a smart energy community covering seven recently completed private developments in the KTD area. More and more stakeholders have joined hands with the Government in co-creating Hong Kong into a smart and sustainable city, and with KE as a starting point.

San Po Kong Initiative

15. We are extending the EKE momentum to the adjoining SPK Business Area (SPKBA), and are working with the relevant government bureaux/departments to comprehensively review the opportunities and issues pertaining to SPKBA. Our particular focuses are on enhancing connectivity, improving the environment, and promoting vibrancy and diversified development. In this connection, we consulted the Wong Tai Sin District Council in January 2018, and general support was

obtained.

16. On enhancing connectivity, walkability and road traffic to support the transformation of SPKBA, we commissioned a feasibility study in February 2018 to formulate a comprehensive plan including pedestrian environment and traffic improvement proposals in SPKBA. The findings and recommendations are expected to be available around end-2018. In particular, we are extending the concept of “Walkable KE” to SPKBA with a view to improving the pedestrian environment and connectivity to the major transport nodes. We are also examining the feasibility of road improvement proposals for the Sze Mei Street and Luk Hop Street area as well as improvement of suitable back alleys in SPKBA to form part of the pedestrian network.

17. On improving the environment, we holistically reviewed and made proposals for phased development of the district open space at Sze Mei Street as a start. Funding application for the first phase development was approved by the Finance Committee on 15 June 2018. The second phase development is under planning by EKEO and the relevant government departments, with a view to incorporating provision of an underground public vehicle park to address the parking problem in SPK, and re-provisioning of the Kai Tak East Sports Centre for better utilisation of the existing site. We are further exploring the extension of the place-making approach in improving the public realm in SPK.

18. On promoting vibrancy and diversified development, we are exploring the optimal use of various opportunity sites in the area, particularly the existing government sites and facilities, with a view to rationalising them for suitable uses catering for community needs.

19. In addition, smart city solutions are being progressively introduced into SPKBA. For example, we are inviting car park owners and operators in SPKBA to share their real-time parking vacancy data via the MyKE mobile app. The “Easy Walking” function in MyKE has been extended to cover SPKBA and the “Self-guided Tour” function will soon include a themed walk in SPKBA. In addition, the PoC trial on illegal parking monitoring system will also include a trial location in SPKBA.

Project Facilitation

20. EKEO plays an advisory and facilitation role for public and private sector

development projects in KE. So far, we have provided one-stop advisory and coordinating efforts among all relevant government departments to over 70 development projects, some of which have already been completed. We will continue to facilitate development projects in the pipeline as well as to provide inputs in the preparation of land sale conditions for development sites in KE.

21. We also facilitate a large number of events in KE under our place-making strategy. Since the operation of “Fly the Flyover 01, 02 and 03” sites, there have been more than 430 events held in the venues. A plethora of events have taken place in KE, including performances, exhibitions, family fun days, running events and marathons, orienteering, carnivals and water sports activities, attracting a total of over 750 000 participants. The diversified activities and events bring more vibrancy to KE, in particular the waterfront areas.

Public Engagement

22. We continue to engage the public and various stakeholders extensively and continuously at the envisioning, formulation and implementation stages of various initiatives and projects. We are keen on sharing our experience with both locals and visitors/delegations. We have also joined hands with other organisations in hosting forums and seminars to promote green CBD, walkability and other subjects that align with our vision. Since June 2012, EKEO has organised more than 620 briefings, seminars, workshops, forums, conferences, exhibitions and visits with more than 15 200 participants. We will continue to work hand in hand with various stakeholders to transform KE into a smart and green CBD2.

ADVICE SOUGHT

23. Members are invited to note the latest progress of the various EKE initiatives undertaken by EKEO.

Development Bureau
July 2018

List of Major Studies and Works Projects Initiated by EKEO

Item No.	Nature	Title	Status
Enhancing Connectivity			
1.	Consultancy Study	Traffic Impact Assessment for Proposed Traffic Modification Works in Kwun Tong Business Area (KTBA)	Completed
2.	Consultancy Study	Kowloon Bay Business Area Pedestrian Environment Improvement – Feasibility Study (KBBA Study)	Completed
3.	Consultancy Study	Pedestrian Environment Improvement Scheme for Transformation of Kwun Tong Business Area – Feasibility Study (KTBA Study)	Completed
4.	Consultancy Study	Detailed Feasibility Study on Environmentally Friendly Linkage System	In progress (by Civil Engineering and Development Department)
5.	Minor Works	35 items of quick-win road improvement works in Kowloon East	Completed
6.	Minor Works	26 items of road improvement works proposed in the KBBA Study	11 items completed, 15 items in progress
7.	Minor Works	36 items of road improvement works proposed in the KTBA Study	20 items completed, 16 items in progress
8.	Minor Works	Revitalisation of Back Alleys	11 back alleys in Kwun Tong improved. To explore further revitalisation works.
9.	Minor Works	Face-lifting of pedestrian facilities in KTBA	In progress

Item No.	Nature	Title	Status
10.	Public Works Programme (PWP) Project	Footbridge connecting Exit B of MTR Kowloon Bay Station Exit B with the future East Kowloon Cultural Centre	Design study by Highways Department in progress
11.	PWP Project	Footbridge near Ngau Tau Kok Police Station across Wai Yip Street	Design study by Highways Department in progress
12.	PWP Project	Pedestrian Environment Improvement Works in KTBA – Ngau Tau Kok Portion, including construction of subways between MTR Ngau Tau Kok Station and Hoi Bun Road Park	Investigation study by Highways Department in progress
13.	PWP Project	Proposed Footbridge near MTR Kowloon Bay Station Exit A	Planning in progress
Improving the Environment			
<i>Public Spaces and Related Improvements</i>			
14.	Minor Works	Refurbishment of Wang Tai Road Sitting-out Area	In progress
15.	Minor Works	Sitting-out Area at junction of Sheung Yee Road and Kai Fuk Road	Completed
16.	Minor Works	“Fly the Flyover 01, 02 and 03” Project	Completed
17.	Minor Works	Refurbishment of Tsun Yip Cooked Food Market	Phase 1 completed, Phase 2 in progress
18.	Minor Works	Refurbishment of Tsun Yip Street Playground (Phase 1)	Completed
19.	Minor Works	Refurbishment Works to Wai Yip Street/Sheung Yee Road Sitting-out Area	To commence works in Q4/2018
20.	Minor Works	Refurbishment of Kai Cheung Road/Lam Hing Street Sitting-out Area	To commence works in Q4/2018

Item No.	Nature	Title	Status
21.	Minor Works	Face-lifting of Kei Yip Street Refuse Collection Point	Planning in progress
22.	PWP Project	Refurbishment of Tsun Yip Street Playground (Phase 2)	In progress
23.	PWP Project	Reprovisioning of Tsun Yip Street Playground facilities in Hong Ning Road Park and Ngau Tau Kok Fresh Water Service Reservoir	In progress
24.	PWP Project	Improvement of Hoi Bun Road Park and Adjacent Area	To commence works in Q4/2018
25.	PWP Project	Reprovisioning of Refuse Collection Point at Wang Chin Street and Improvement to Adjacent Area	Planning in progress
26.	PWP Project	Improvement of Lam Wah Street Playground and Adjacent Area	Design study by Architectural Services Department in progress
<i>Tsui Ping River and Adjacent Areas</i>			
27.	PWP Project	Reprovisioning of existing Shing Yip Street Garden as Tsui Ping River Garden	In progress
28.	PWP Project	Transformation of King Yip Street Nullah into Tsui Ping River	Design study by Drainage Services Department in progress
29.	PWP Project	Relocation of the Cha Kwo Ling Marine Refuse Collection Point to pave way for Estuary Garden	Planning in progress
30.	PWP Project /Minor Works	Estuary Garden at current Cha Kwo Ling Marine Refuse Collection Point	Planning in progress

Item No.	Nature	Title	Status
Unleashing Development Potential			
31.	Consultancy Study	Planning and Engineering Study for the Development at Kowloon Bay Action Area (KBAA) – Feasibility Study	In progress
32.	Consultancy Study	Planning and Engineering Study on Kwun Tong Action Area (KTAA) – Feasibility Study	In progress
33.	Consultancy Study	Planning and Urban Design Review for Developments at Kai Tak Runway Tip – Feasibility Study	In progress
34.	Consultancy Study	Technical Study on the Ngau Tau Kok Divisional Police Station Site at Siu Yip Street for Commercial Development	In progress
35.	Consultancy Study	Survey on Business Establishments in Kowloon East 2018	Survey commissioned by Planning Department in progress
36.	PWP Project	Reprovisioning of Vehicle Examination Centres at Sai Tso Wan, Tsing Yi	In progress
37.	PWP Project	Provision of footbridges connecting KBAA to Kowloon Bay MTR Station and the waterfront	KBAA Study in progress
38.	PWP Project	Reprovisioning of Police Vehicle Detention and Examination Centre	KBAA Study in progress
39.	PWP Project	Runway Park Phase 2 Development	Kai Tak Runway Tip Review in progress
Smart City			
40.	Consultancy Study	Developing Kowloon East into a Smart City District – Feasibility Study	In progress

Item No.	Nature	Title	Status
41.	Proof of Concept Trial	Smart Crowd Management System	Completed
42.	Proof of Concept Trial	Persona and Preference-based Way-finding for Pedestrians	Completed
43.	Proof of Concept Trial	Energy Efficiency Data System	In progress
44.	Proof of Concept Trial	Kerbside Loading and Unloading Bay Monitoring System	In progress
45.	Proof of Concept Trial	Multi-purpose Lamp Posts	In progress
46.	Proof of Concept Trial	Smart Waste Bin System	In progress
47.	Proof of Concept Trial	Illegal Parking Monitoring System	Under planning
48.	Proof of Concept Trial	Real-time Road Works Information	Under planning
San Po Kong (SPK) Initiative			
49.	PWP Project	District Open Space (DOS) adjoining SPK Public Housing Development	To commence in Q1/2019 (by Housing Department)
50.	PWP Project	DOS cum Underground Public Vehicle Park and Re-provisioning of Sports Centre at Sze Mei Street	Planning in progress
51.	Consultancy Study	SPK Business Area Pedestrian Environment and Traffic Improvement – Feasibility Study	In progress