

# CONCEPT PLAN SUPPLEMENT

SOUTHEAST KOWLOON DISTRICT DEVELOPMENT CONCEPT PLAN

SWIRE PROPERTIES LTD • SKIDMORE OWINGS & MERRILL INTERNATIONAL LTD



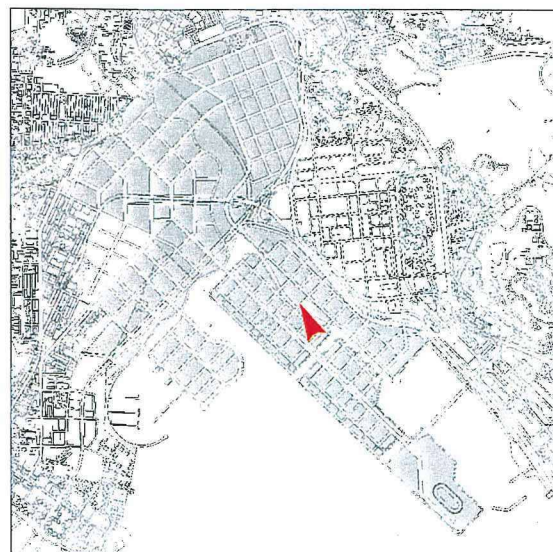
## SUPPLEMENTARY INFORMATION

This is a supplement to the original Southeast Kowloon development Concept Plan and is intended to clarify some of the issues discussed previously.

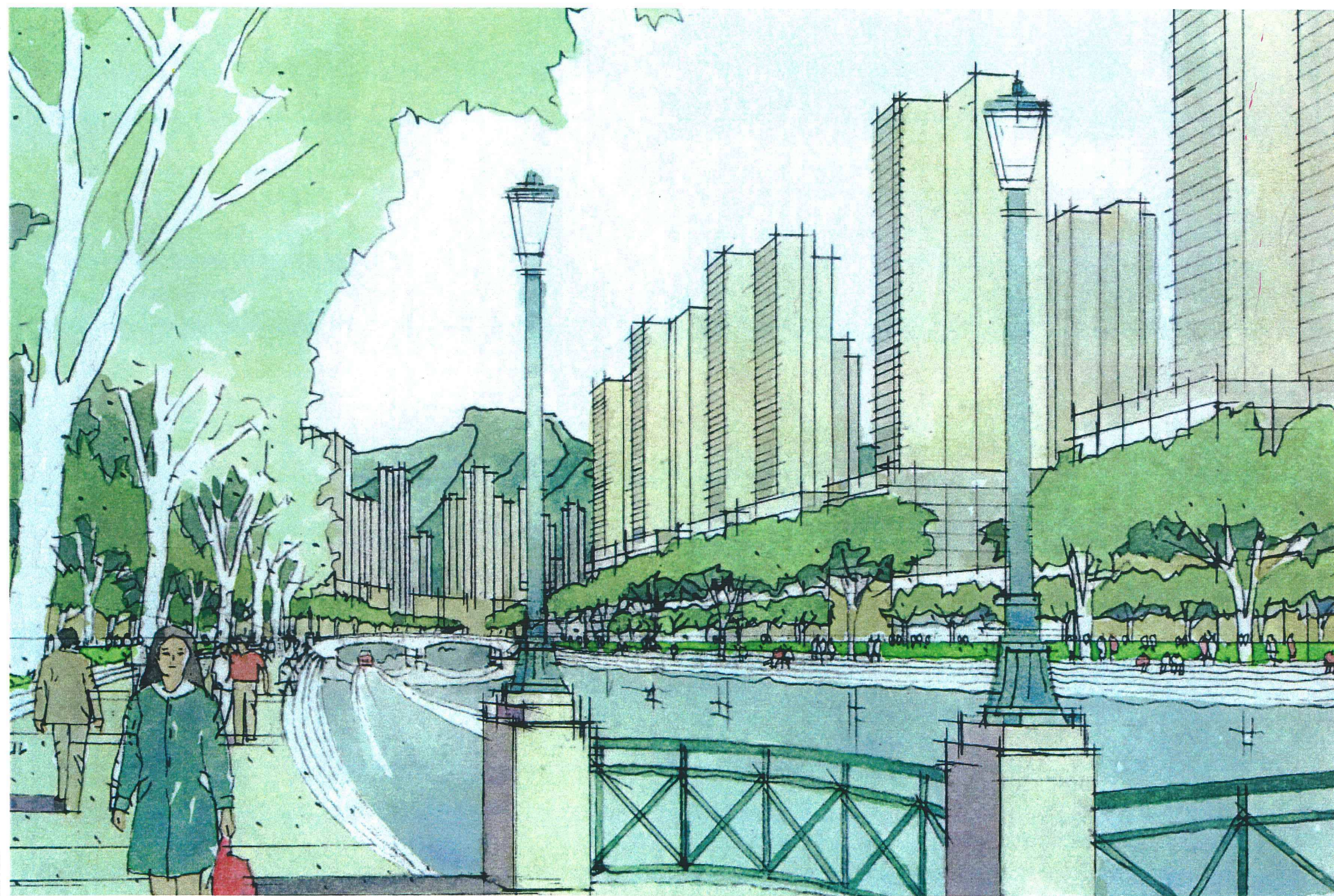
This document is divided into six parts. the first parts are based on the concepts of sustainable development outlined in the original submittal:

1. Build People Oriented Neighbourhoods
2. Maximize Harbour Amenity
3. Ensure Environmental Quality
4. Prioritize Rail Transit
5. Accommodate Housing Demand

The principles guide the various concepts as they are applied to Southeast Kowloon and are further illustrated with character sketches and further diagrams that test ideas further.



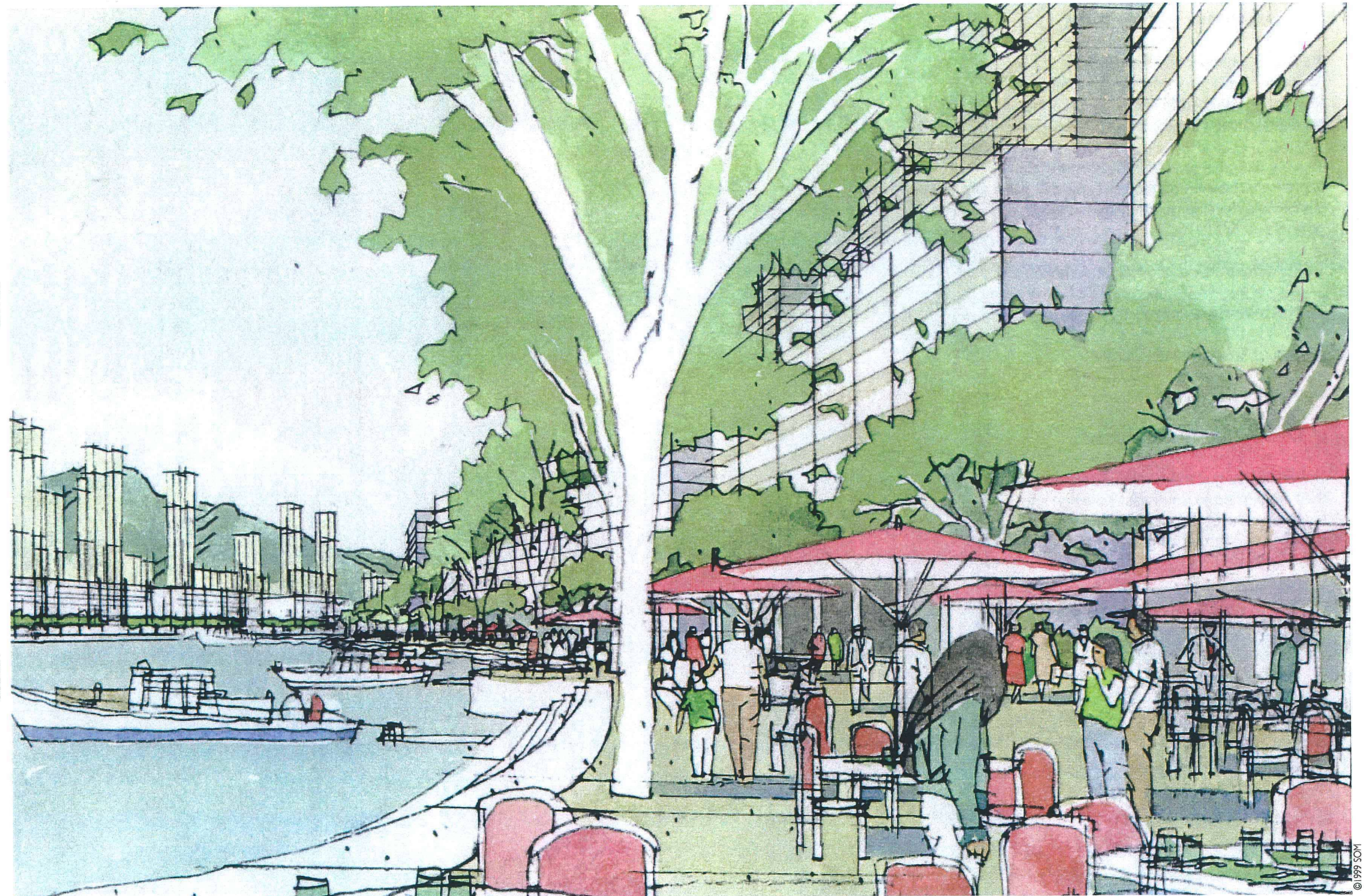
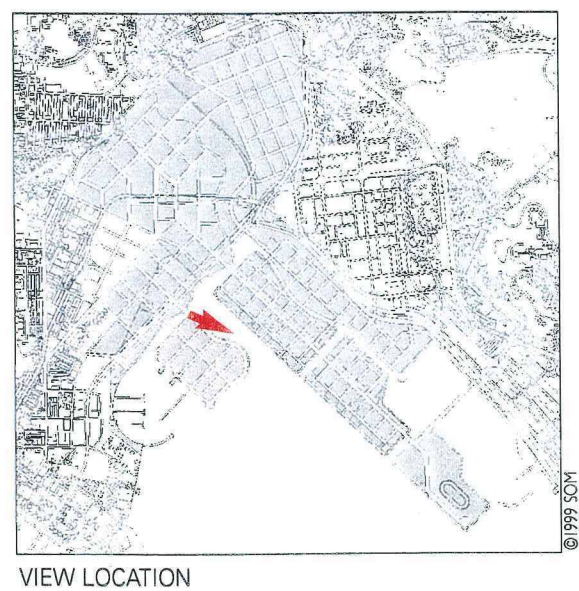
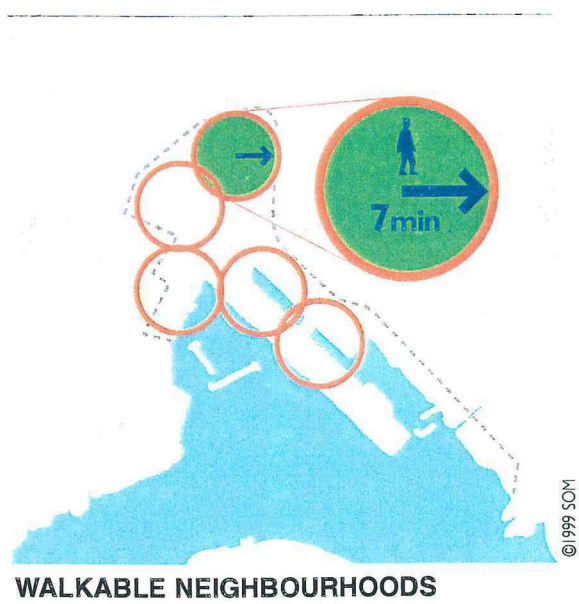
VIEW LOCATION



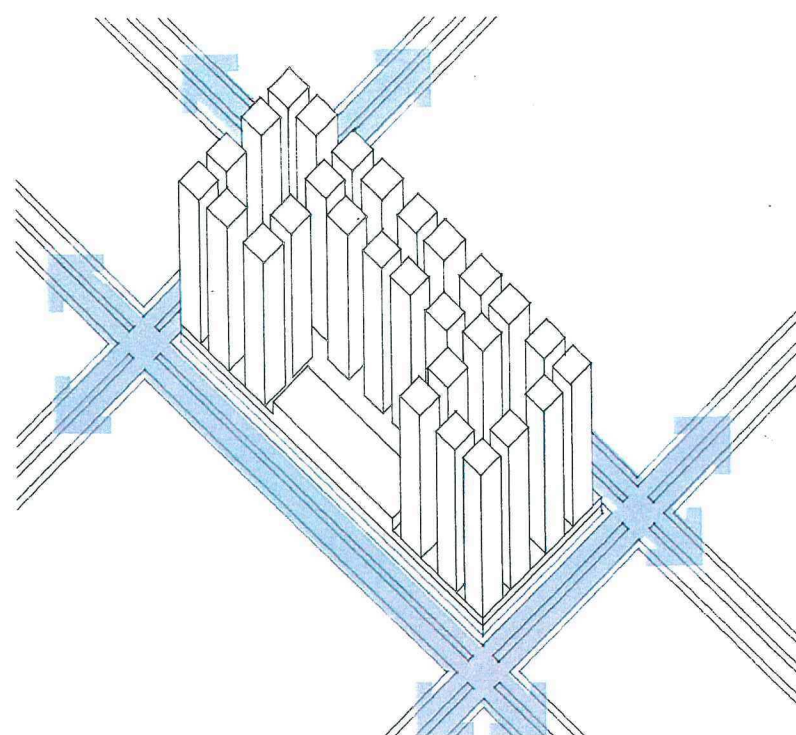
BAT FONG WAN CANAL: WALKWAYS REINFORCE THE PEDESTRIAN ORIENTED NEIGHBOURHOOD



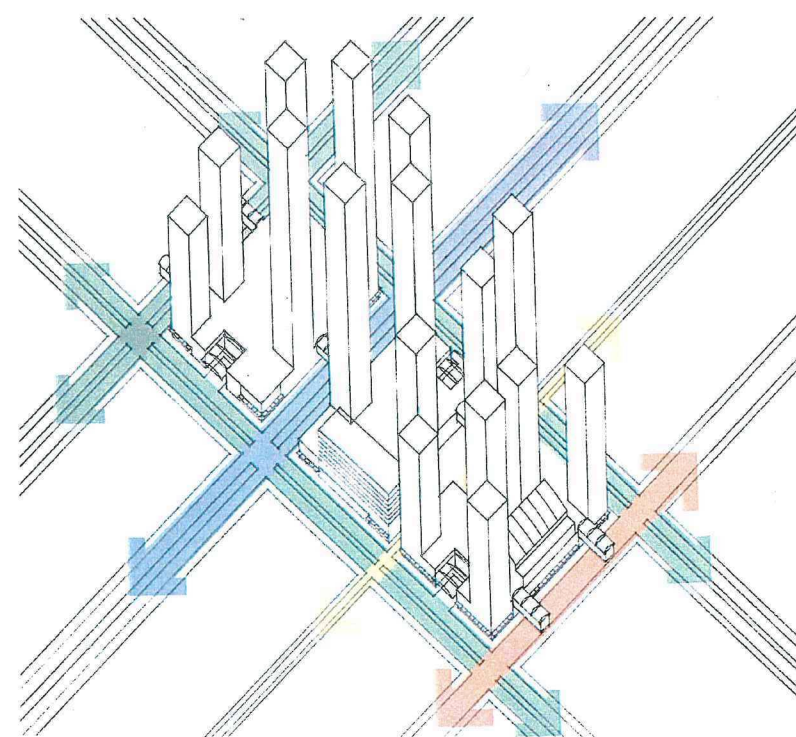
# I BUILD PEOPLE ORIENTED NEIGHBOURHOODS



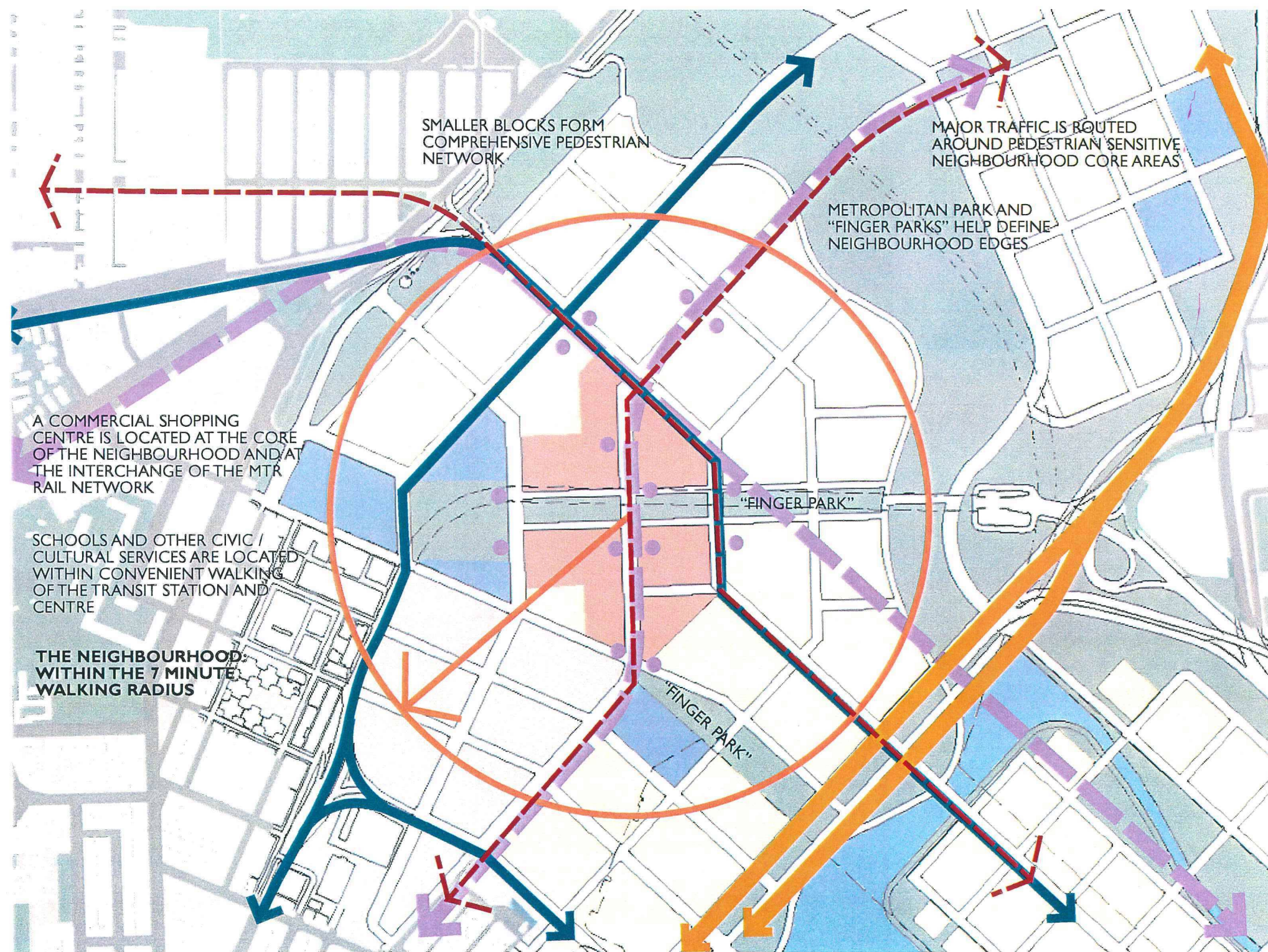




RECENT HONG KONG DEVELOPMENT BLOCK



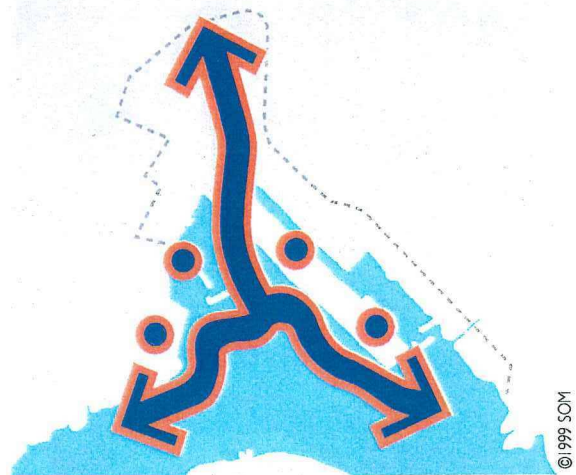
ALTERNATIVE BLOCK PROTOTYPE



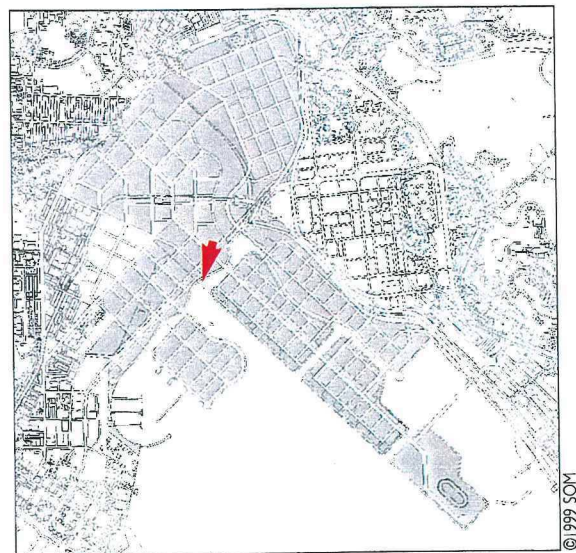
THE PEDESTRIAN SCALED NEIGHBOURHOOD



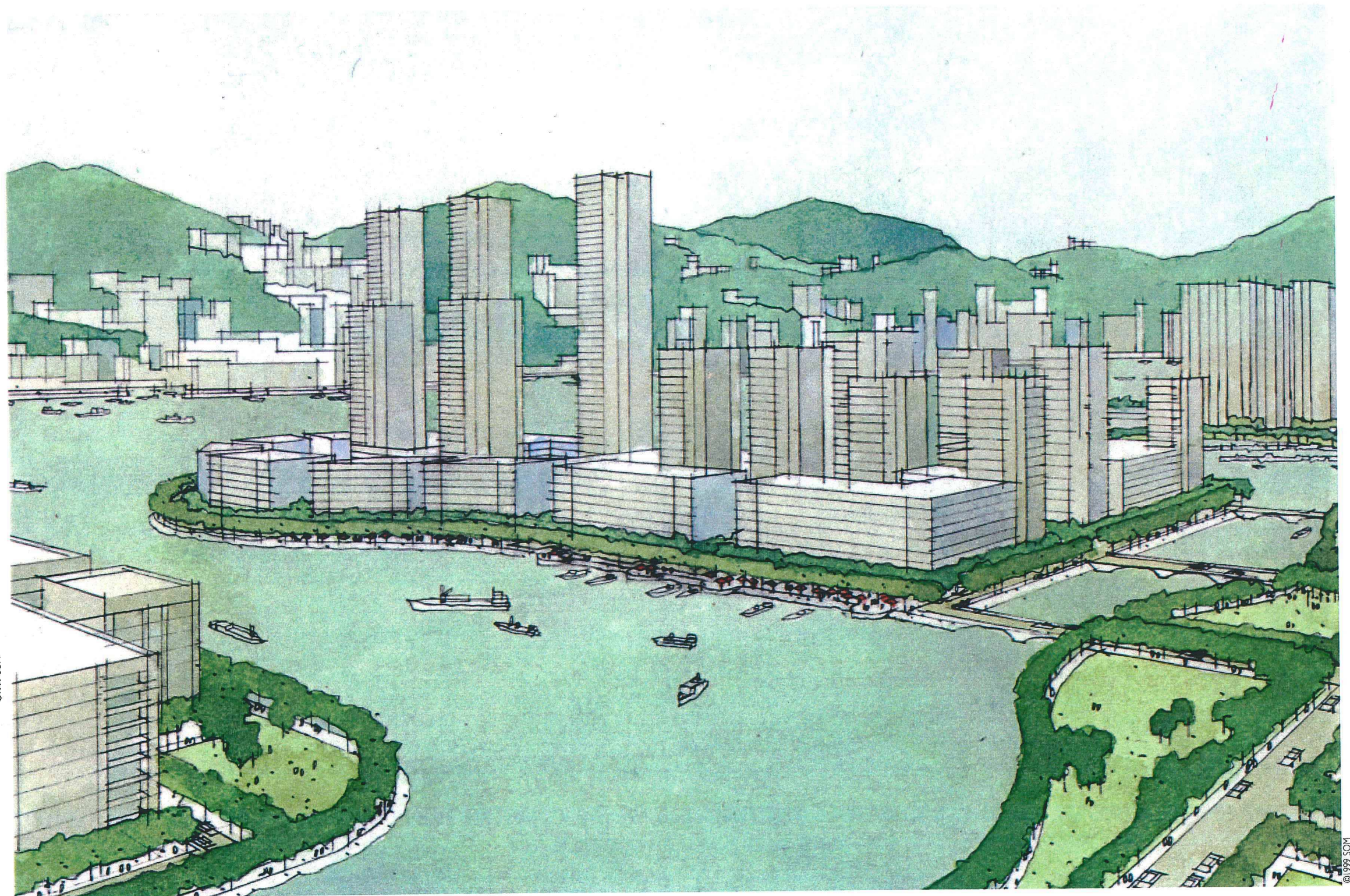
## 2 MAXIMIZE HARBOUR AMENITY



WATERFRONT EXTENDED INLAND

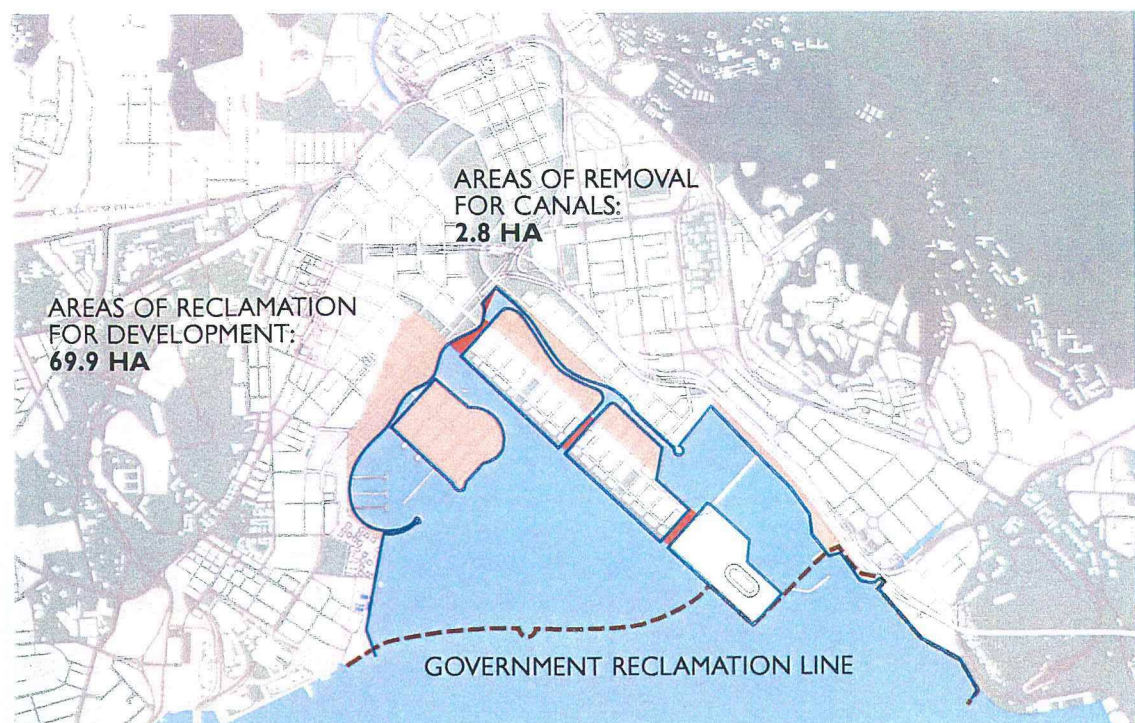


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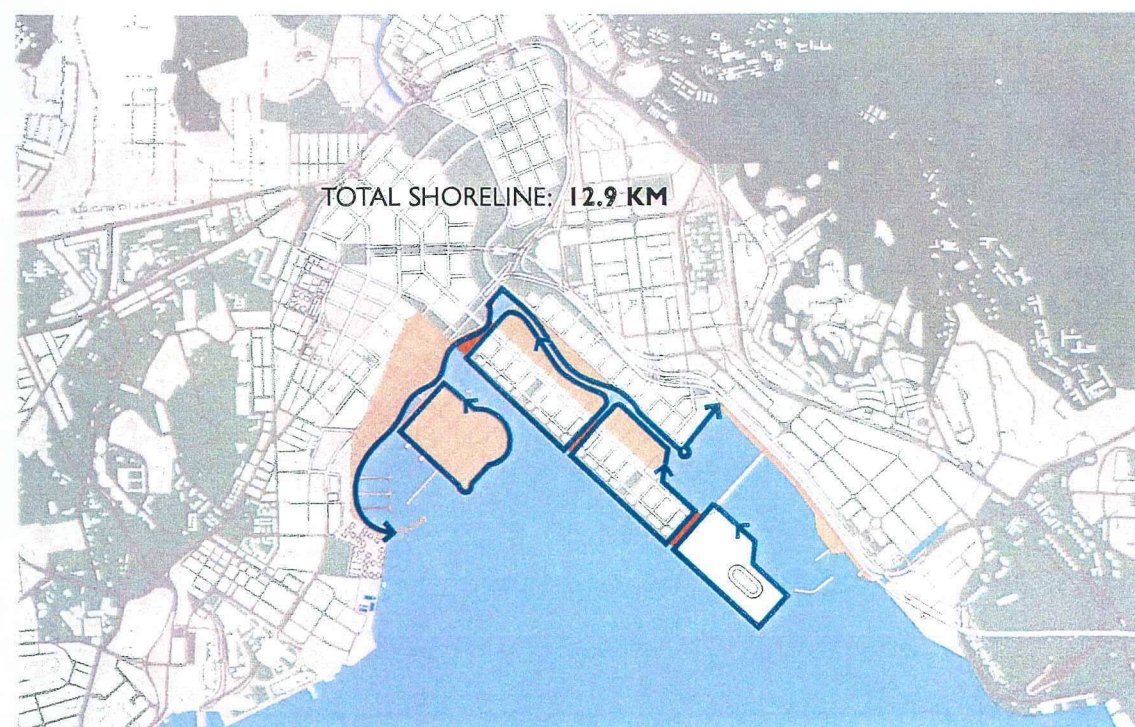


KOWLOON ROCK ISLAND HARBOUR: A PLACE OF WATER





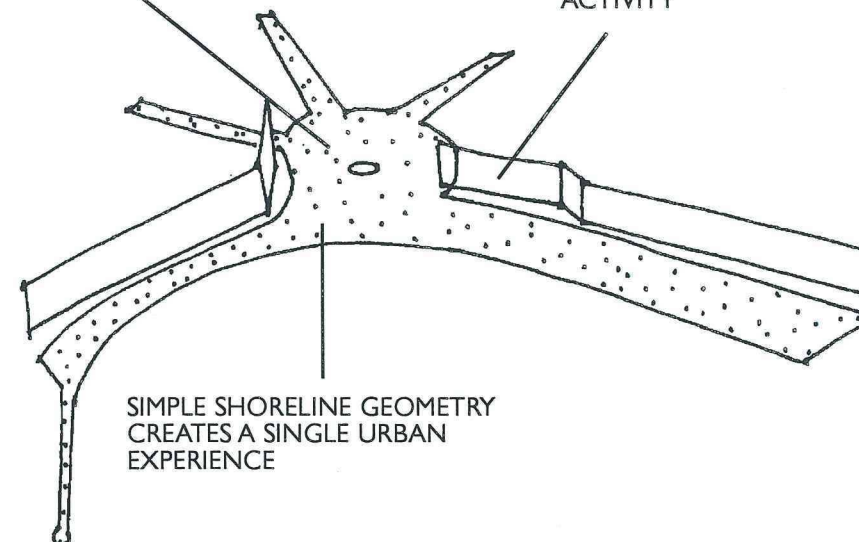
MINIMIZE RECLAMATION



MAXIMIZE WATERFRONT FRONTAGE

LARGE OPEN SPACE IS NOT NEEDED SO CLOSE TO THE WATERFRONT

BUILDINGS SET BACK TOO FAR FROM SHORE LINE MAY NOT ENCOURAGE WATERFRONT ACTIVITY

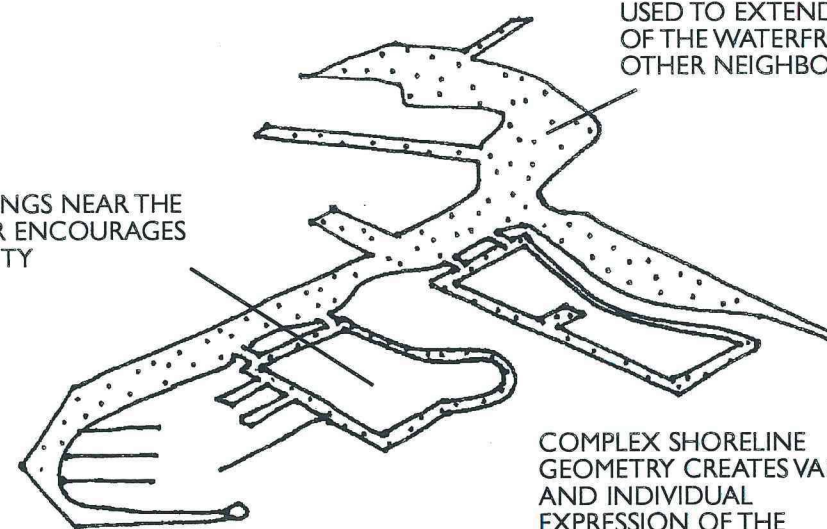


SIMPLE SHORELINE GEOMETRY CREATES A SINGLE URBAN EXPERIENCE

THE RECENT GOVERNMENT SPONSORED PLAN FOR PARKS

BUILDINGS NEAR THE WATER ENCOURAGES ACTIVITY

THE METROPOLITAN PARK IS USED TO EXTEND THE VALUE OF THE WATERFRONT TO THE OTHER NEIGHBOURHOODS



COMPLEX SHORELINE GEOMETRY CREATES VARIETY AND INDIVIDUAL EXPRESSION OF THE NEIGHBOURHOODS

THE PROPOSED SOUTHEAST KOWLOON PARK SYSTEM

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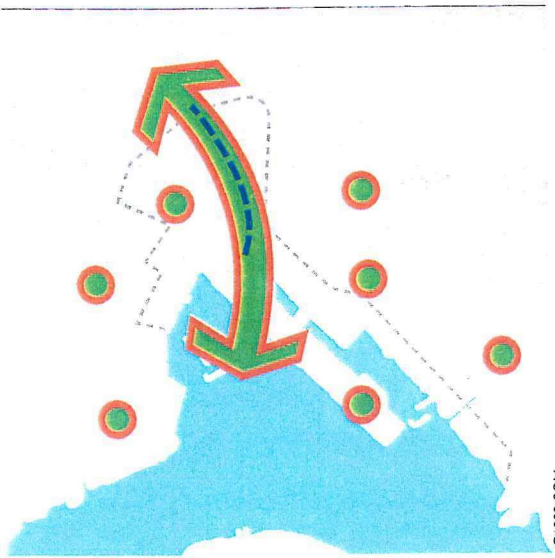
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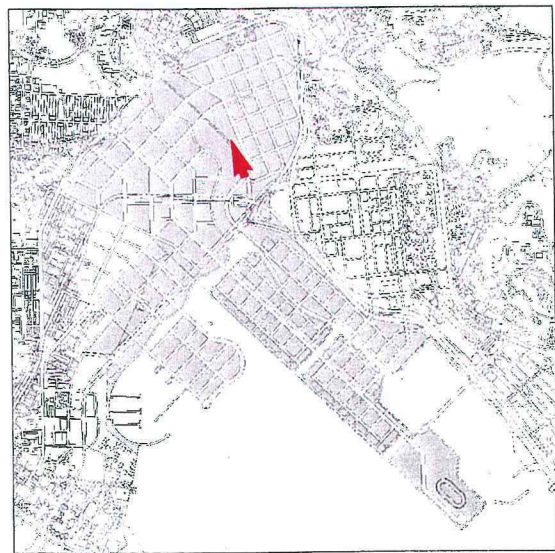
SINGAPORE'S BOAT QUAY



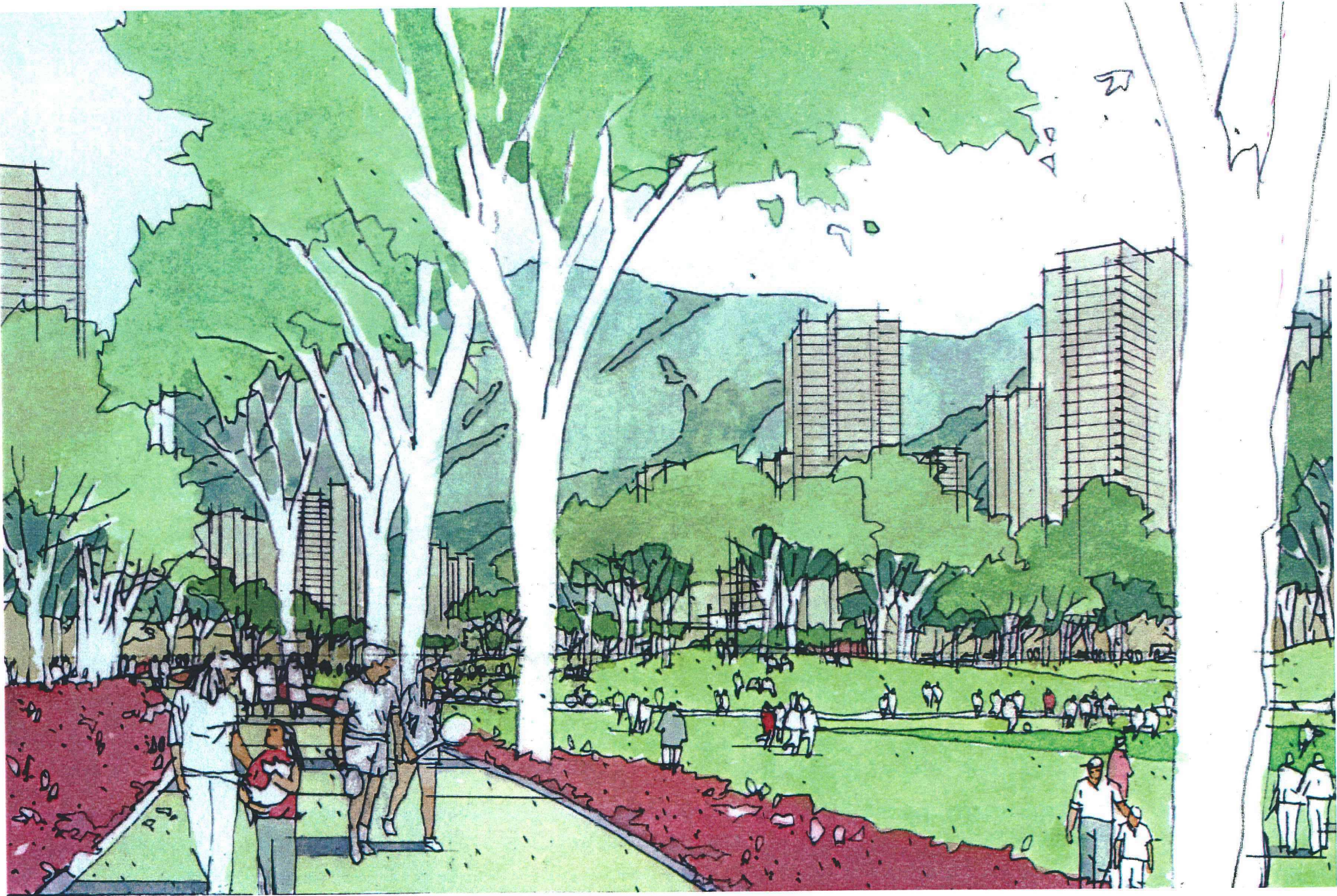
### 3 ENSURE ENVIRONMENTAL QUALITY



MAJOR PARKS INLAND

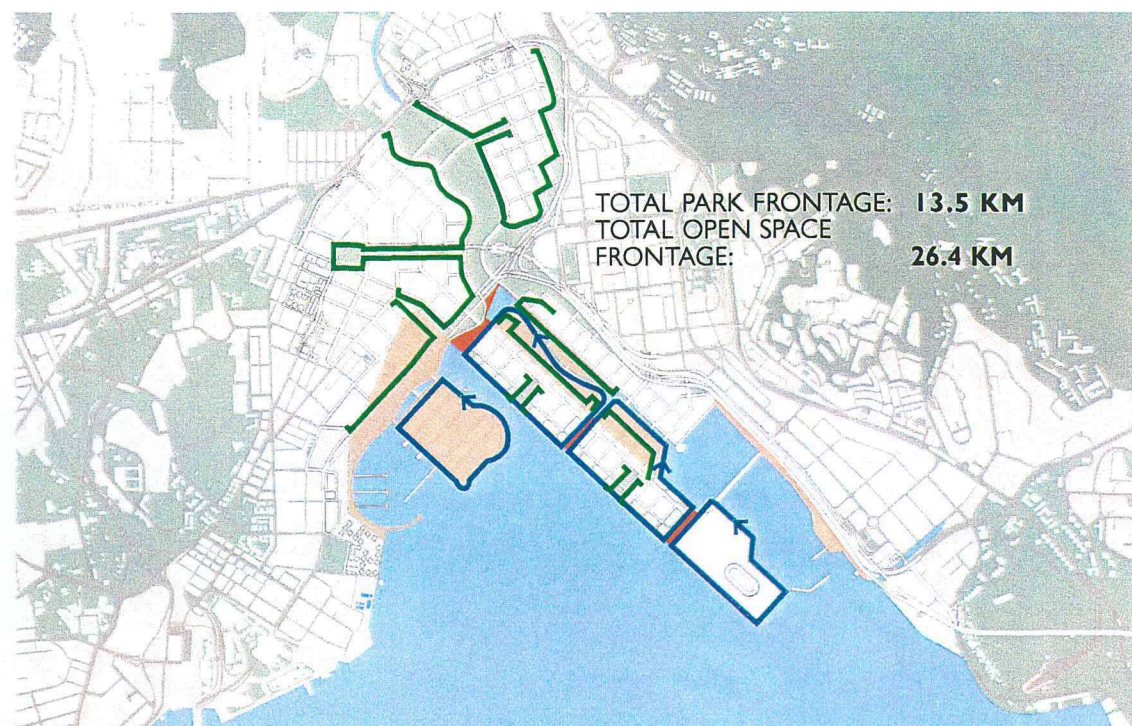


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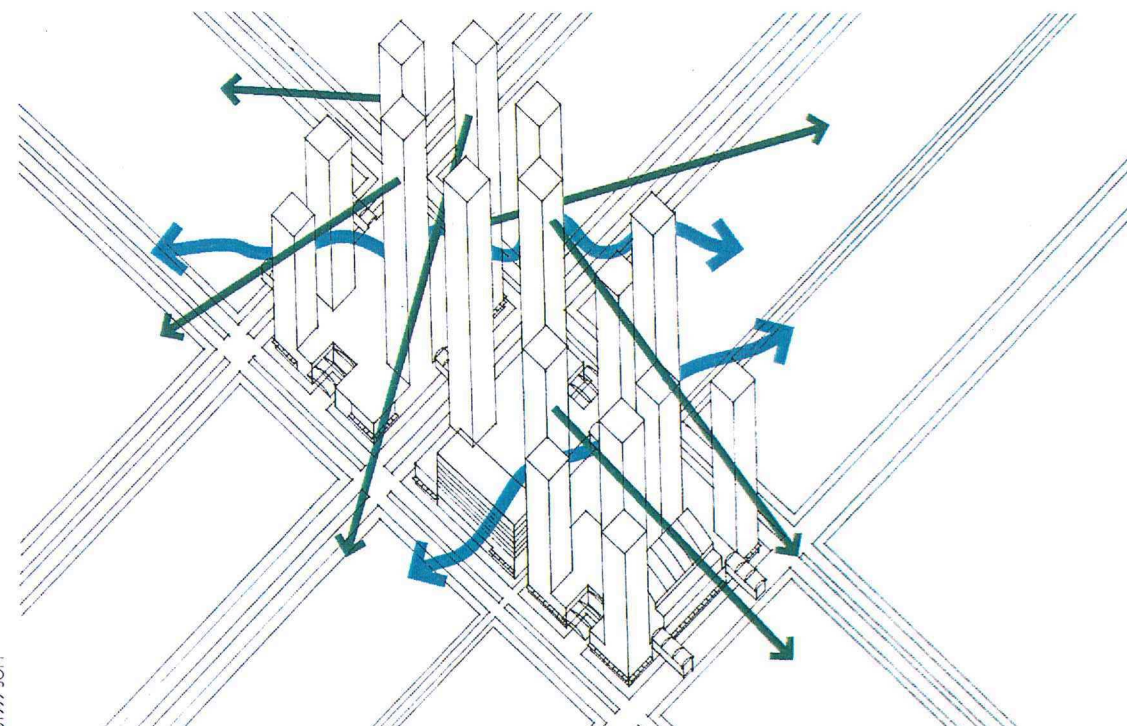


METROPOLITAN PARK: EXTENDING THE HARBOUR OPEN SPACE INWARD





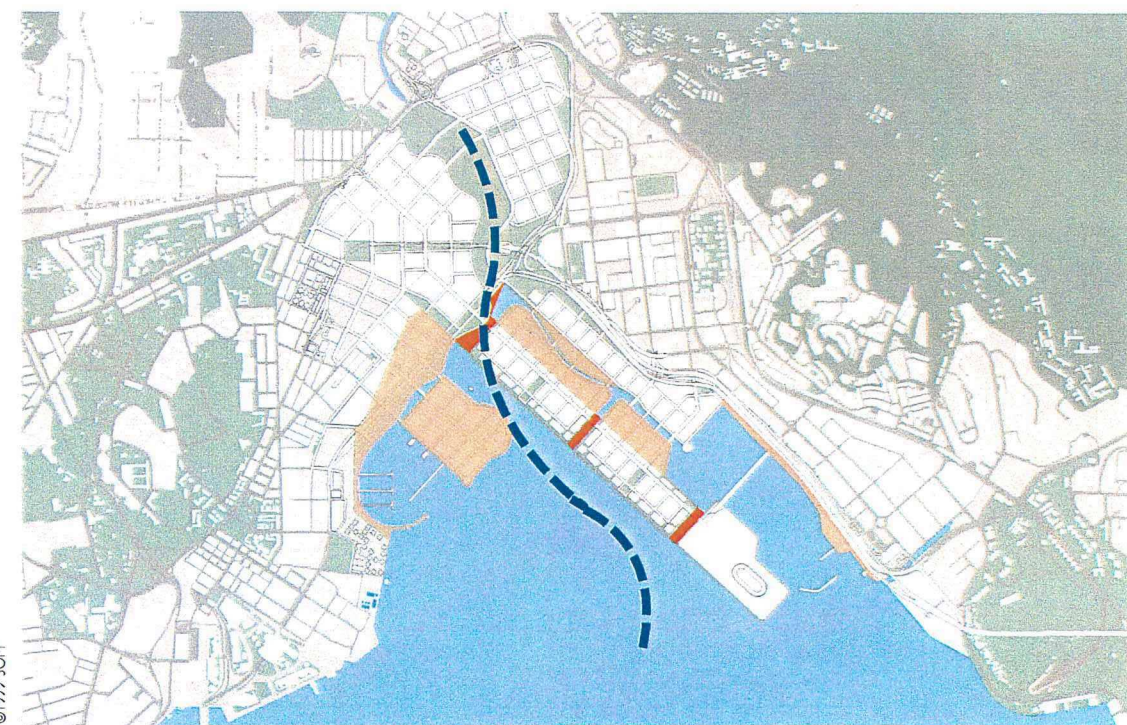
MAXIMIZE OPEN SPACE FRONTAGES



VENTILATION, SOLAR, VIEWS ACCESS ENHANCED BY MASSING



WATER QUALITY ENHANCED WITH PROPOSED CANALS & CIRCULATION



THE NULLAH IS PUMPED TO THE MAIN CURRENT IN CENTRAL HARBOUR

Environmental Quality is assured and enhanced through the following measures:

Park frontage helps maximize the cooling effect of landscape.

Buildings are spaced apart to allow for cooling breezes to penetrate the blocks and neighbourhoods.

View from the buildings are enhanced by varying heights and staggered placement of the towers on the podiums

Water quality and value around the islands is enhanced through the ability to add circulating currents around the bays and estuaries.

Finally, the nullah is pumped to an outflow further out in the harbour where the main currents can begin to diffuse and mediate its effect on the Kowloon shoreline areas.

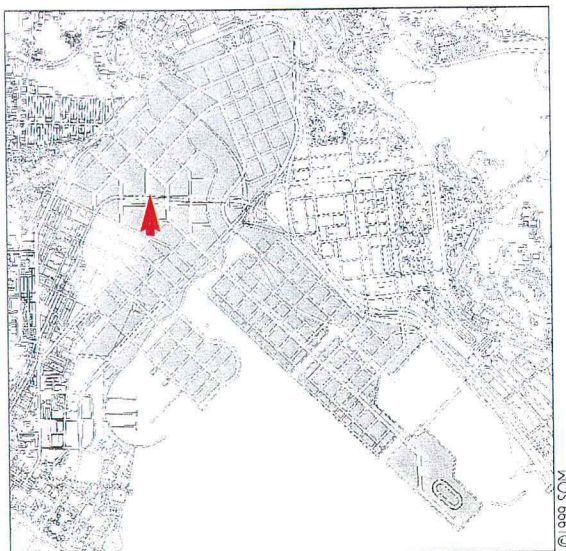
It is envisioned that the general water quality of urban areas around the world will respond to the needs of people living in harmony with their most valuable resource: the place where people can touch the water.



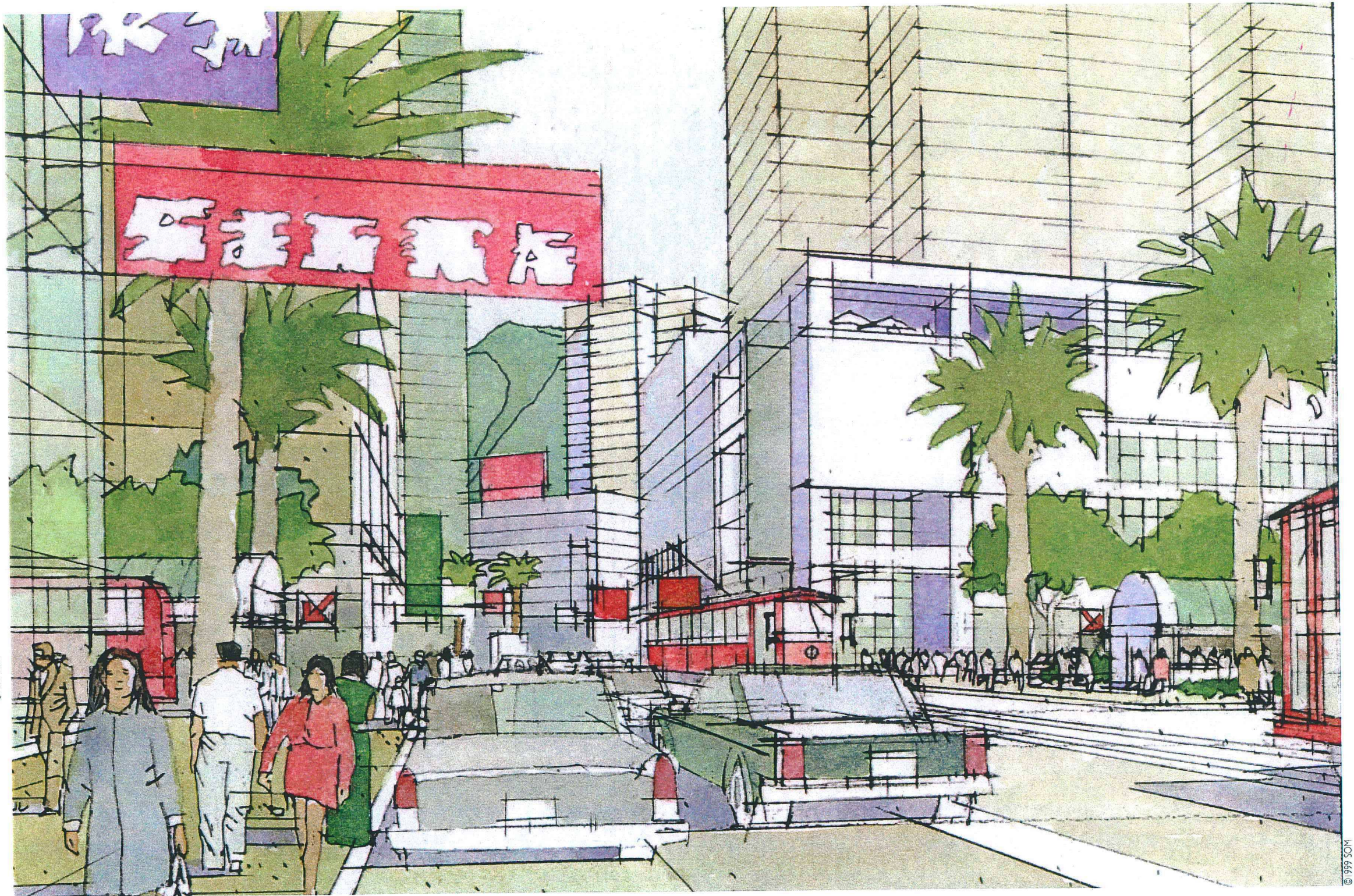
## 4 PRIORITIZE RAIL TRANSIT



TRANSIT CORRIDORS

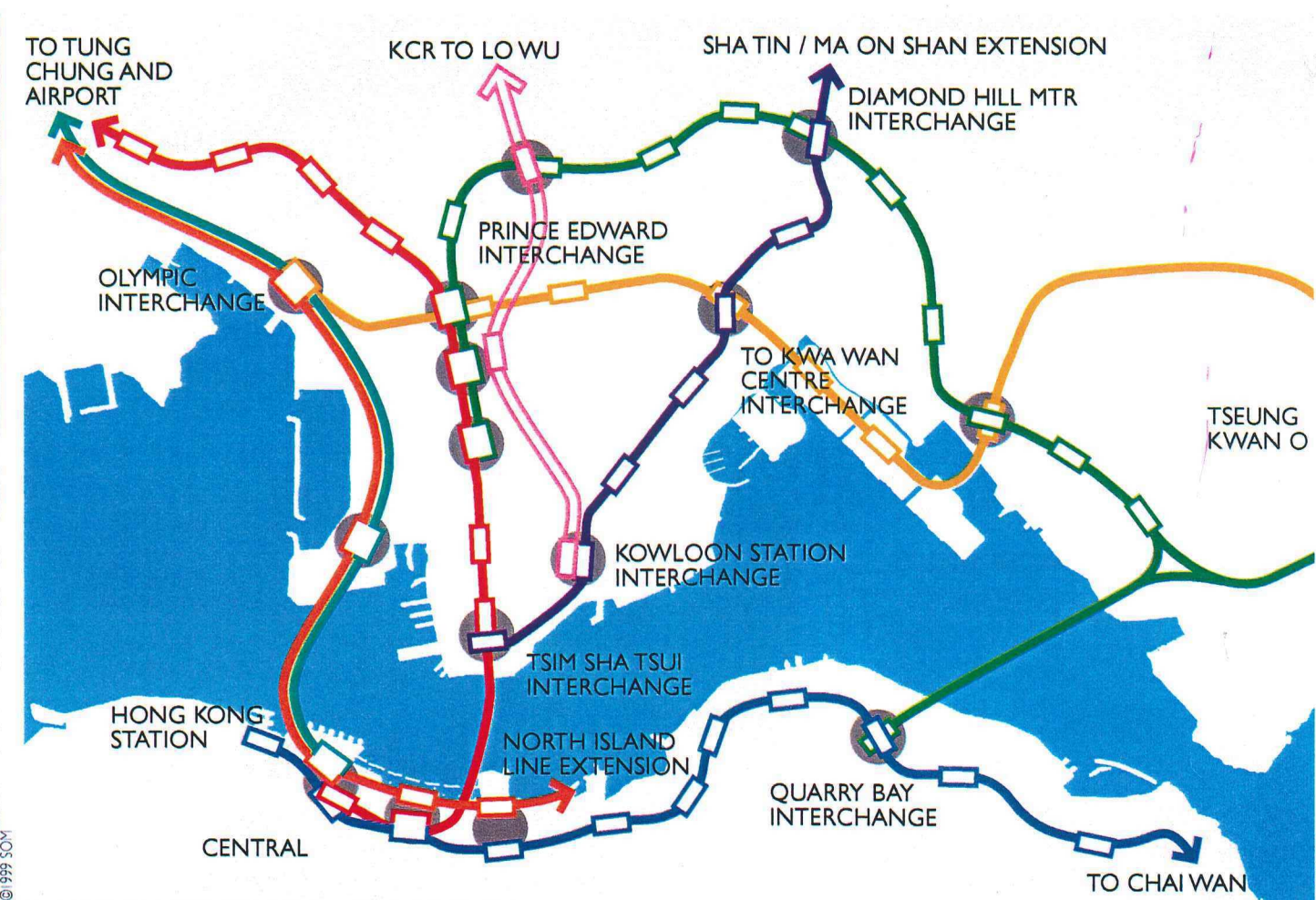
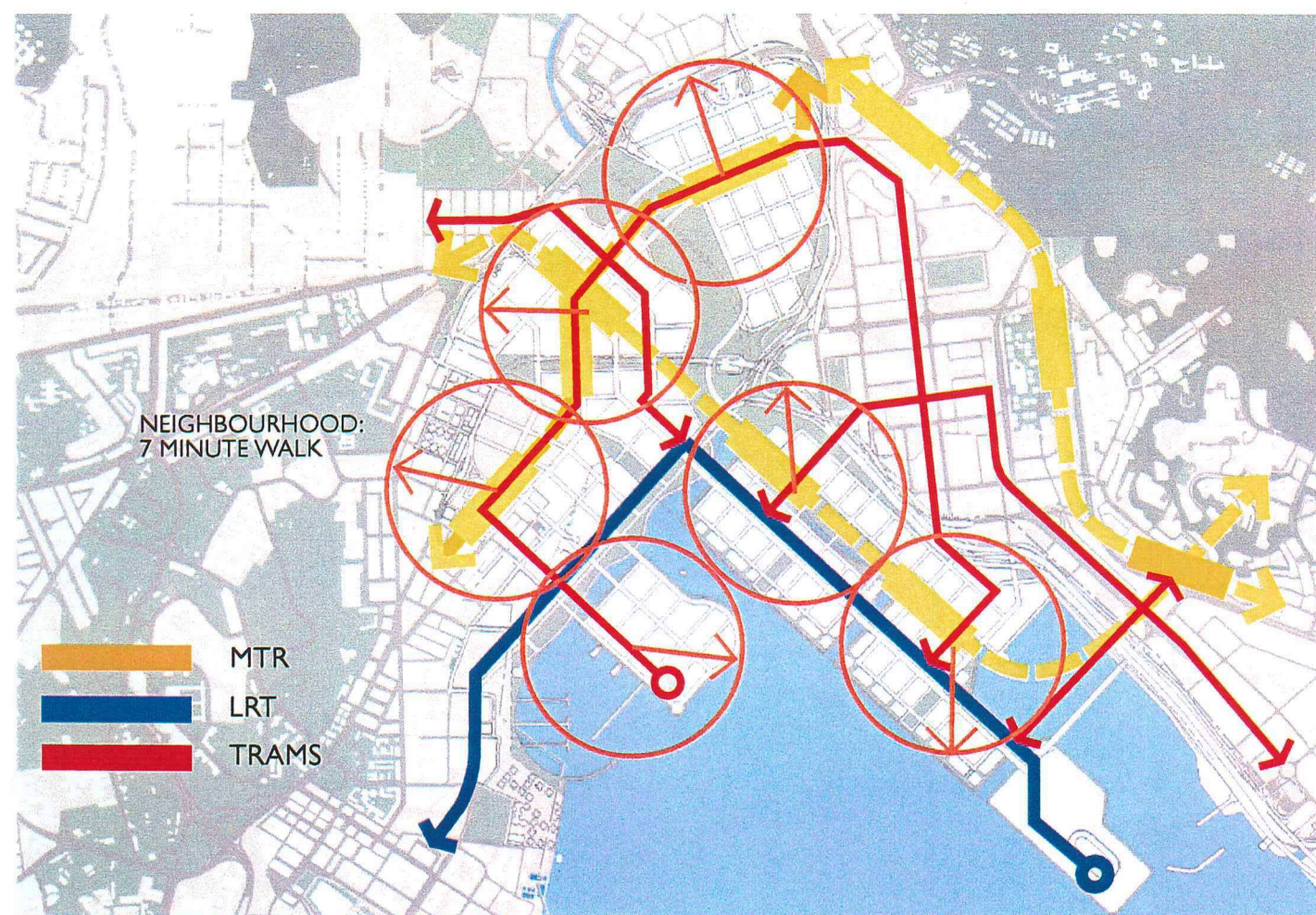


VIEW LOCATION



TO KWA WAN CENTRE: A PLACE OF COMMUNITY SHOPPING





— MTR



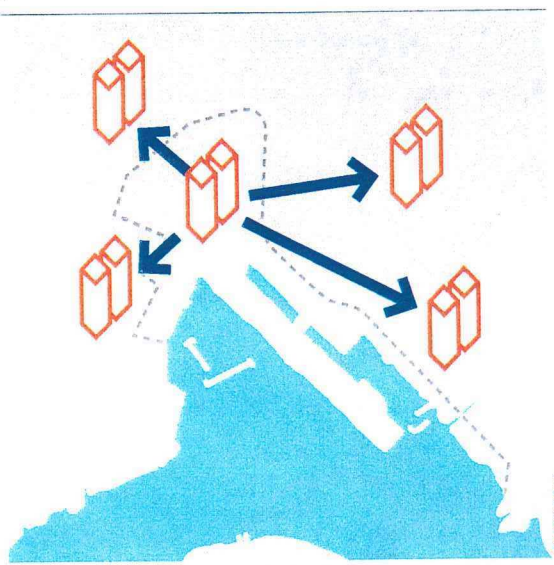
— WATERFRONT LRT



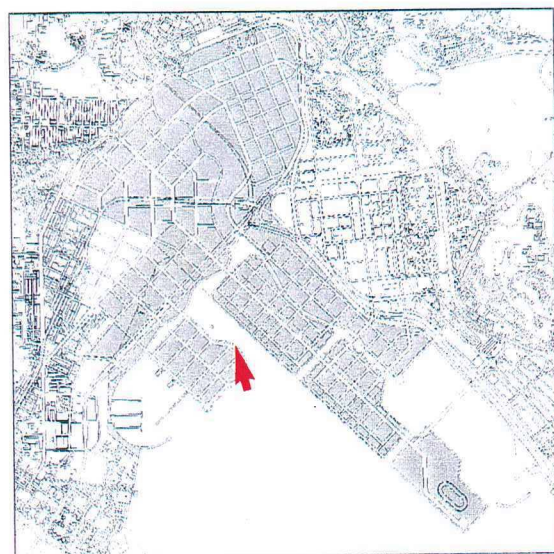
— NEIGHBOURHOOD TRAMS



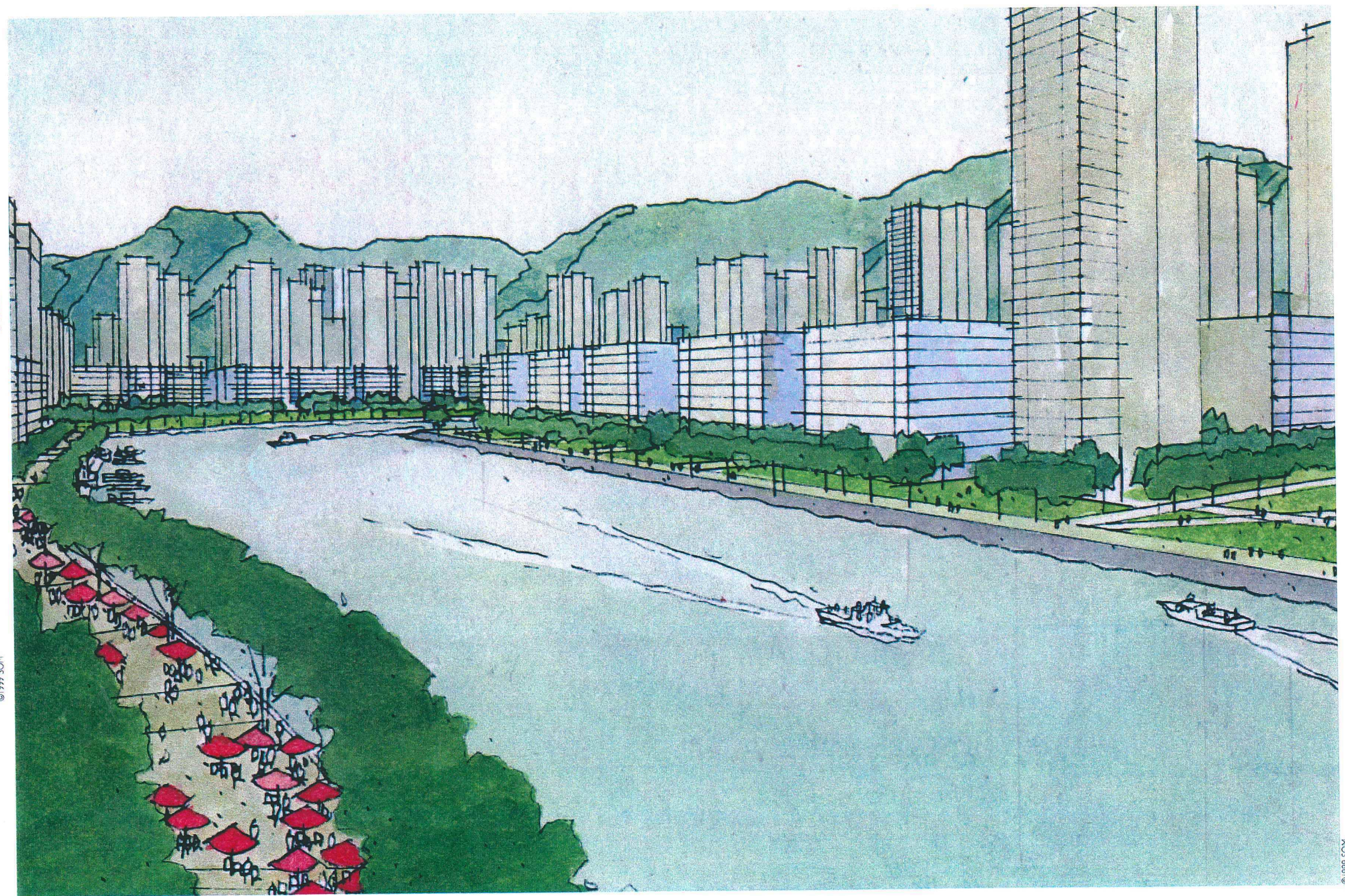
# 5 ACCOMMODATE HOUSING DEMAND



POSITIVE INFLUENCE ON SURROUNDING NEIGHBOURHOODS

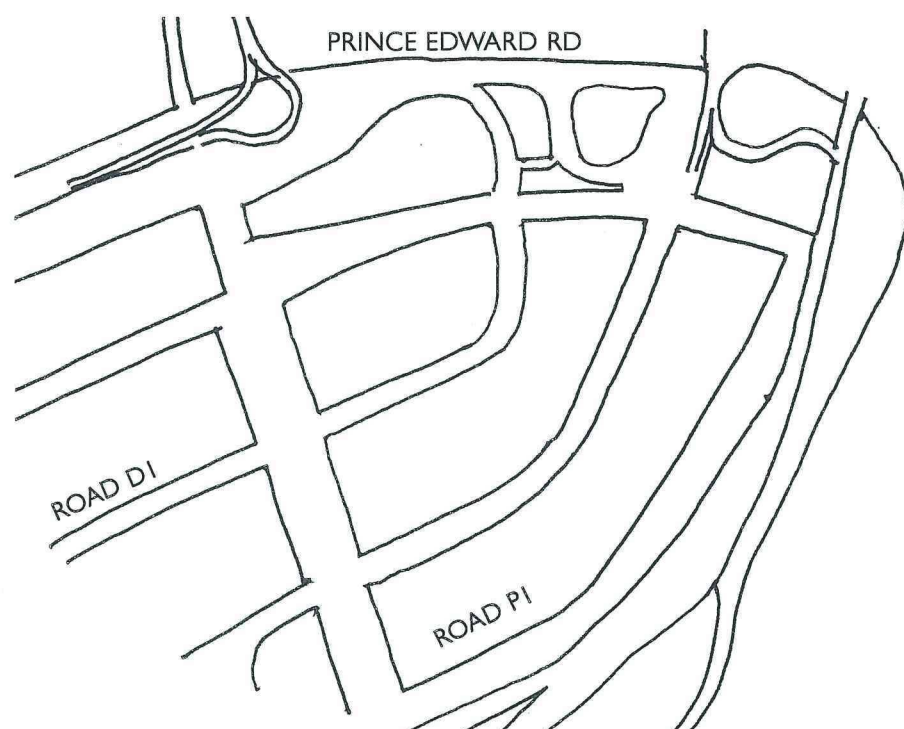


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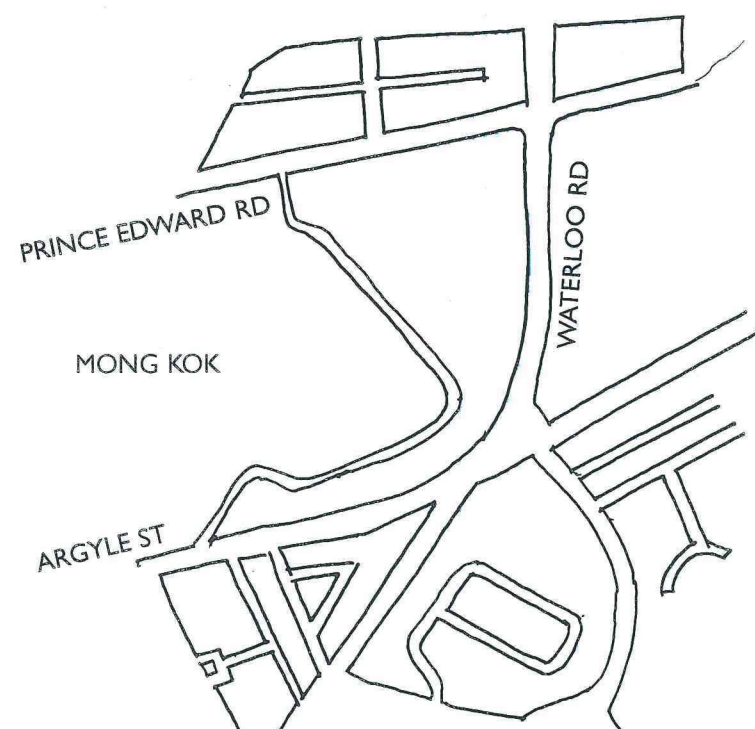


BAT FONG WAN ISLAND: A UNIQUE RESIDENTIAL NEIGHBOURHOOD FOR SOUTHEAST KOWLOON

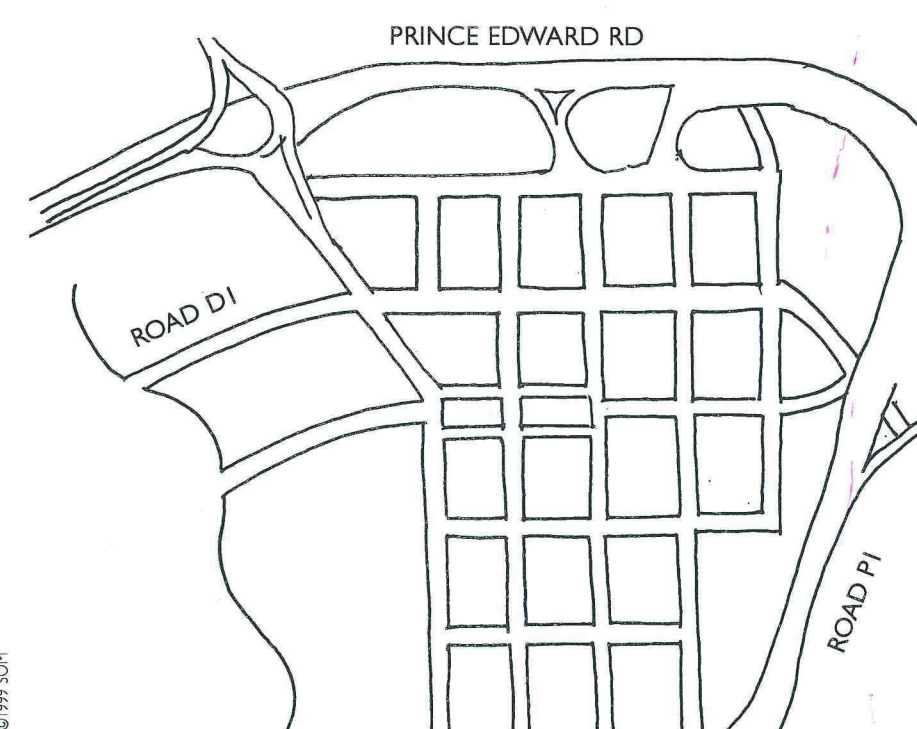




REVISED GOVERNMENT PROPOSAL FOR SEKD NORTH



TRADITIONAL HONG KONG NEIGHBOURHOOD: MONG KOK



CONCEPT PLAN FOR SEKD NORTH

### DEVELOPMENT BLOCKS:

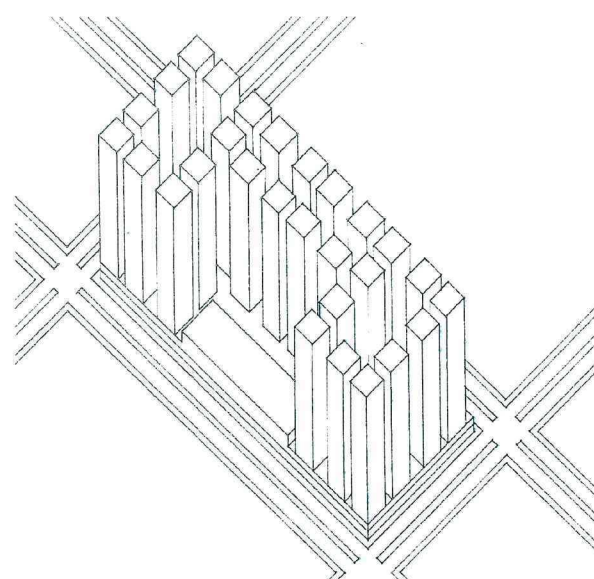
In the revised government proposal, the development parcels are large and the streets uniformly wide.

The scale of the Development Block and street width is important to the success of the overall pedestrian network at the ground floor. In Mong Kok, residential parcels have been at a scale that resembles traditional street grids in terms of frequency of streets and size of carriageways.

The proposed concept uses streets and block size that resembles successful older Hong Kong neighbourhoods.

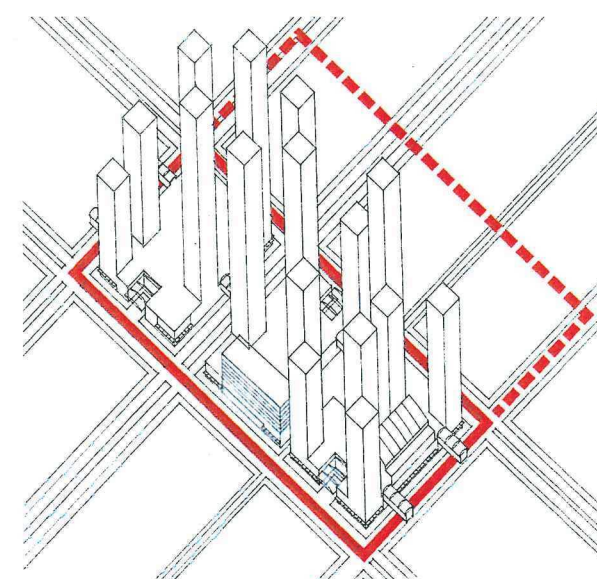
### DEVELOPMENT YIELD COMPARISON:

A comparison of the Development Yield reveals nearly similar yields and populations.



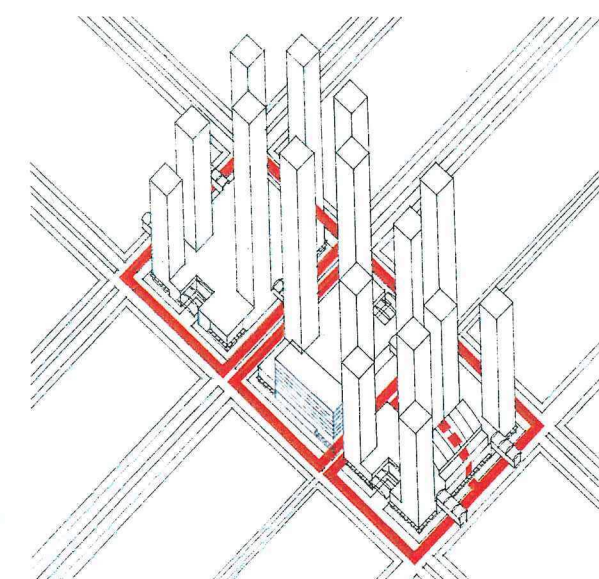
1. RECENT BLOCK

YIELD: 450 KSF  
POPULATION: 5,300 people



2. MULTIPLE BLOCK PARCELIZATION

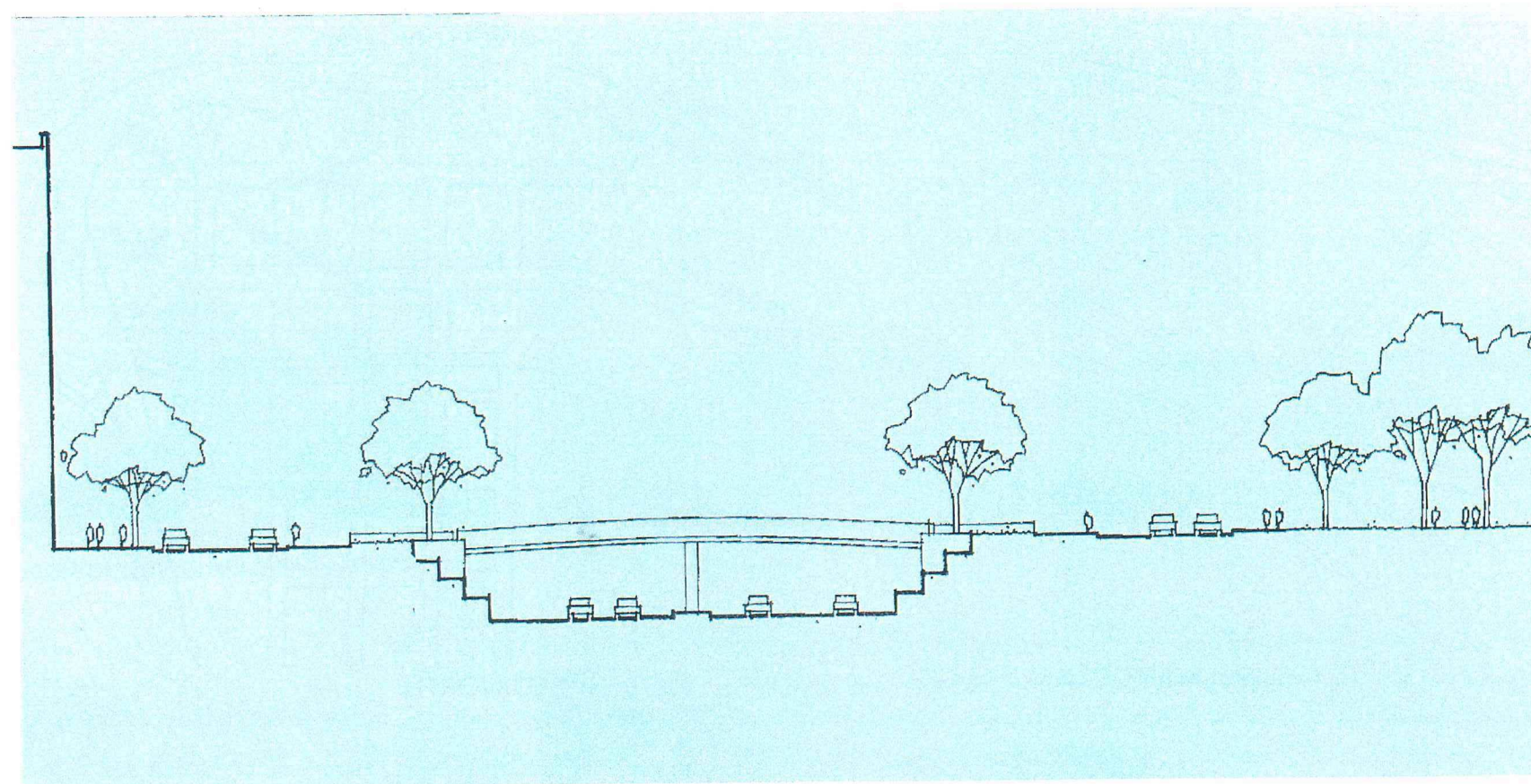
YIELD: 600 KSF  
POPULATION: 7,200 people



3. SINGLE / MULTIPLE PARCEL

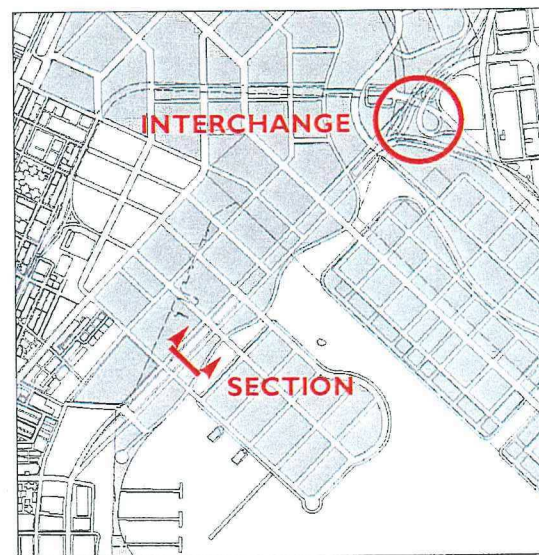


## A INFRASTRUCTURE DETAILS

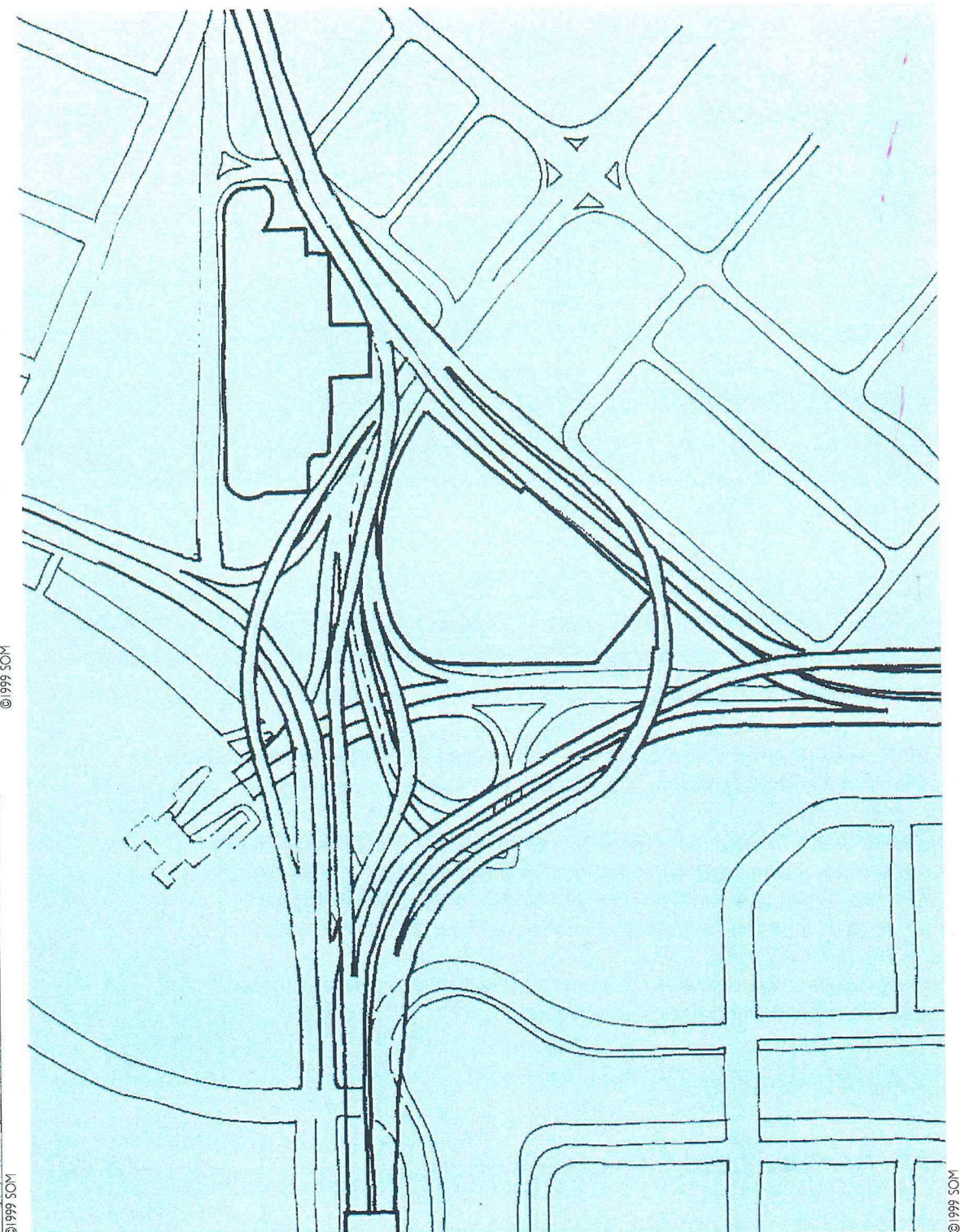


SECTION THROUGH THE DEPRESSED T2 CKR BYPASS AT TO KWA WAN

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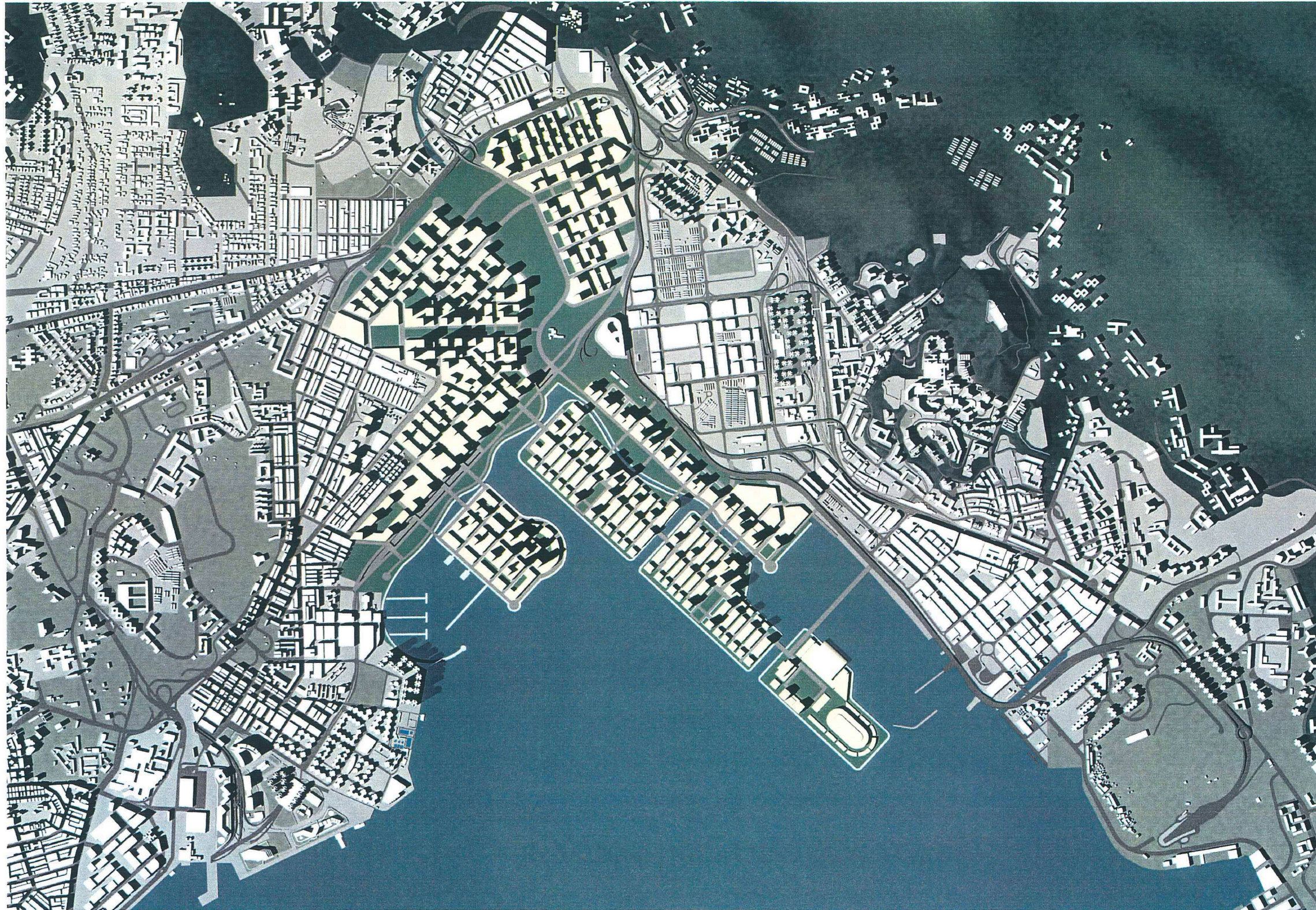
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THE INTERCHANGE BETWEEN T2 AND T6







Swire Properties Ltd.

Skidmore, Owings & Merrill International Ltd.

Architech Audio-Visuals Ltd.

Masterplan Ltd.

Project Sponsor

Urban Design and Planning

Simulation

Town Planning

June 1999