Build Less and Make Cities Smarter

by

Unleashing Potential of Vacant Spaces

arQstudio
My lifelong commitment and research on high density city and culture

Book on Hong Kong Density Culture

My B. Arch Final Year Thesis: The Culture of Congestion – In search of 4 dimensional architecture
Art about Hong Kong and Density
Hysan Place

- Site Area: 4500sq.m.
- Plot Ratio: 15
- Total GFA: 65,000 sq.m. (710,000 sq.ft.)
- Retail: 460,000 sq.ft.
- Office: 240,000 sq.ft.

- LEED CS Platinum
- HK BEAM Plus Platinum
- MIPIM (Mixed Use Category) Gold Award
- ULI (Urban Land Institute) Global Award
- ICSC (International Council of Shopping Centre) Global Sustainability Award
What can we do to improve the pollution of Causeway Bay?

How can this building be more sustainable?
**Horizontal development**
Building with urban spaces and parks

**Vertical development**
Stacking uses while creating green spaces
Other Green Features:

- Urban Window at 4/F, 7/F, 11/F
- Sky Garden on 4/F
- Setback & Core Orientation
- Green Building Materials
- Green Roof & Wall
- Hybrid Cooling
- Free Cooling
- Curtain Wall
- Green Roof & Wall

Site area: 4,435m²
Total GFA: 65,000m²
Storeys above ground: 37
No. of basement floors: 4
Building height: 208mPD

Green Building Materials:
- FSC certified wood
- High recycled content
- Regional products
- Low VOC content

Curtain Wall
- Operable vents
- Light shelf
- Solar shading
- Drapery system
- Low-e double glazing

Free Cooling
- Outside fresh air used for direct space cooling

Urban Window
- Improve district air quality

Sky Garden
- Improve street environment
Energy Saving and Carbon Emission Reduction

41% (166kWh/m2/yr) energy saving from Conventional baseline

- Building Energy Codes Baseline
- Building Envelope Optimization (green roof, shading devices and low-e glass curtain wall)
- Light Shelf & Daylight Control
- High Efficiency Cooling System (chillers & pumps)
- Heat Recovery System
- Demand Control Ventilation (carpark & office)
- Free Cooling
- High Efficiency Lighting (T5 & LED)
- Lift Energy Regeneration
- Mixed Mode Ventilation

Annual Energy Consumption kWh/m²/yr

Hysan Place
Despite highly efficient, people’s higher demand > building taller, larger with brighter interior and more vertical circulation > consume more
An Over-built Environment
From Building Better to Building Less

How?
Opportunities with new technology

The Sharing Economy

[Image of people exchanging items like TV, money, house, bicycle, car, and apple, with logos for Uber, Airbnb, and carshare.hk]
Reduce vacancy and optimize uses of spaces
Reduce vacancy and optimize uses of spaces
Reduce vacancy and optimize uses of spaces
Left over spaces under flyover
Attempts to use left over spaces under flyover
Vacant spaces become city eyesores.
Winning 2015 Techathon & become a Science Park Incubatee

Attempts at Temporary Spaces
Speeding up the leasing/sales of vacant spaces
Who should I call?

Where are you?

Time to retrieve information by agents
出租 attempspace.com
Niche Features:

Display premium vacancies with short DOM (Days on market) – Atrium, shop fronts
Virtual mock up & viewings
Direct chat with Landlord/agents
Options for enquiry by text/voice chat

Geolocation – contact the nearest agent to reply the chat, instant inspection.

Negotiation process could be done online and recorded for future analysis.
Media Coverage
Intelligent Shop front

Digital Lock

Vandalism Surveillance

Business Intelligence

Foot traffic Analytics?
Intelligent Shop front

Digital Marketing
Anonymous Video Analytics?
Or simply as a billboard?
Pop up shop
Pilot project
in use of vacant space
A factory building to be demolished in 2 months
Feasibility Studies and Event Proposal

A. Regulatory:
Permitted use
• Town Planning / Building Plan / Lease
• Place of Public Entertainment

B. Technical:
• Fire escape
• Touch up
• Air Conditioning

C. Cost Effective solutions to use spaces
• Improvise at site
• Recycle Art
• Reusable Furniture

D. Theme and Marketing
– How to draw people to come in short notice
## Outline Zoning Plan

### Town Planning

**Column 1**
- Shop and services (motor vehicle showroom on G/F, Service Trade only)
- Public Convenience
- Public Transport Terminus or Station
- Public Utility Installation
- Public Vehicle Park (excluding container vehicle)
- Radar, Telecommunications Electronic
- Microwave Repeater, Television and/or Radio Transmitter Installation
- Recyclable Collection Centre
- Research, Design and Development Centre
- Shop and Services (Motor Vehicle Showroom on ground floor, Service Trades only)
- Utility Installation for Private Project Warehouse (excluding Dangerous Goods Godown)

### Column 2
- Place of Recreation, Sports or Culture
- Private Club
- Shop and services (not elsewhere specified) (ground floor only except Ancillary Showroom which may be permitted on any floor)
- Vehicle Repair Workshop
- Wholesale Trade

#### Schedule II: for existing industrial or industrial-office building
- Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)
- Industrial Use (not elsewhere specified)
- Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
- Off-course Betting Centre
- Office (not elsewhere specified)
- Petrol Filling Station

#### In Column 2
- Place of Recreation, Sports or Culture
- Private Club
- Shop and services (G/F only)
Lease Control

Unrestricted Lease but with an offensive trade clause

"that (the said Lessee) or any other person or persons shall not nor will during the continuance of this demise, use, exercise, or follow, in or upon the demised premises or any part thereof, the trade or business of a Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of Tallow, Oilman, Butcher, Distiller, Victualler or Tavern-keeper, Blacksmith, Nightman, Scavenger or any other noisy noisome or offensive trade or business whatever without the previous licence of Her said Majesty signified in writing by the Governor or other person duly authorized in that behalf"

Source: Lands Department Practice Note Issue No. 6/2007
Definition of Place of Public Entertainment

1.6. "Place of public entertainment (PPE)" as defined in Section 2 of the PPE Ordinance (Cap. 172) means:-
   (a) so much of any place, building, erection or structure, whether temporary or permanent, capable of accommodating the public; and
   (b) any vessel,
in or on which a public entertainment is presented or carried on whether on one occasion or more.

1.7. Section 2 and Schedule 1 to PPE Ordinance (Cap. 172) provides that, "Entertainment" includes the following activities or any part of them -
   (a) a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment;
   (b) a cinematograph or laser projection display;
   (c) a circus;
   (d) lecture or story-telling;
   (e) an exhibition of any one or more of the following, namely, pictures, photographs, books, manuscripts or other documents or other things;
   (f) a sporting exhibition or contest;
   (g) a bazaar;
   (h) an amusement ride within the meaning of the Amusement Rides (Safety) Ordinance (Cap. 449) or any mechanical device (other than such an amusement ride) which is designed for amusement;
   (i) a dance party.

Place or building
Temporary or permanent

Not Public!
Only open to groups
(need to register at entrance)

Lecture or story-telling
Oral history Sharing/ pitching
Exhibition, photos or pictures
New look of old
Bazaar
DIY Fair

Avoid these words though literally are these activities

Take 45 days to process license!
Open up back door

Create a double leave door

Fire Escape
Temporary Air Conditioning
Opportunities to innovate (jointly developed with REC) – may worth trying out as a green R&D project
**Minor touch up & Artwork**

**Artwork for main entrance door**

As a cost effective way to decorate the external of the building, the door and soffit of the entrance are proposed to be painted as shown. The painting is inspired by the development history of Square Mile area with the orange and sky blue outlining the natural landform and sea, the yellow circle symbolize the new golden Square Mile area and the dark blue indicating the location of the building, the venue for coming event, and the street girds outside the core area of Tai Kok Tsui.

**Reusable system**

Due to the lack of furniture and full electrical power coverage in the area, the panels, integrated with lighting, provide a plug-and-run display system for display. Its weaved plastic “rattan” pattern allow easy hanging of items on top and its foldable bottom piece provide a table top, where required. The A-frame structure not only being very stable and easily collapsible but provide a space in between for temporary storage.
Recycle Artworks

Murals for wall facing the entrance

To provide visual focus from the entrance and to distract attention from the unfinished condition of the interior, four wall murals were “hand-made” with used materials or waste, or “improvised” from existing condition by Chan Lai Kiu on site.

Art Installation at the entrance area

To provide a photogenic feature at the entrance area that suits the scale of the space and temporary nature of the project, and to reinforce the theme of art of the event, we propose a giant palette made of a special shaped carpet with bean bags of “colours” on which visitors can sit on to take pictures and to take a brief rest with 3 nos. giant paint tubes from recycled banner fabric that integrate lighting and fan hanging over the palette.
Mobile Art Installations

Giant Jenga blocks
– part of the “Play it the Hong Kong way” collection by Chan Lai Kiu.

This giant Jenga blocks in colours and forms inspired by Hong Kong Choi Hung Estate, not only provide a visual focus in the entrance area, but are also toys that visitor can played with and units for them to do their own DIY sculptures.

Giant Mahjong
– part of the “Play it the Hong Kong way” collection by Chan Lai Kiu.

Due to the lack of furniture in the area and the temporary nature of the project, this giant mahjong will provide 144 nos. of stools for the audience to enjoy the performance and talks while being a real game that physically engage visitors and players, and being very good props for taking pictures to be shared via social media.
Theme: Old vs New
Pilot pop up market/ maker fair

Old Craft Market  Old sugar craft  New 3D sugar printing  New Makers
Pilot pop up event
Pilot pop up concert
Indoor Drone Race

25.9.2016 (SUN)

DRONE RACE

The first ever drone race in Hong Kong

25-29 Kok Cheung Street, Tai Kok Tsui (Next to Square Mile)  Learn more at Facebook/attempspace
Other events:
Mega mahjong Event
Social Media Coverage

Over 2.2 million views 22k share 6k comment

4,686,394 people reached
2.1M Views

Love

Attempspace
Top Comments

22,764 shares 6.1K Comments
Media Coverage
城市執生：留得青山在的傳奇

2017港深城市建築雙城雙年展（香港）
CITY SMARTS : DENSITY 2.0
Pak Sha Road for opening
Arts Centre

Escalators & 9/F of Hysan Place
Attempts At Temporary Space

Thank You

qlkchan@gmail.com