

Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing

For discussion
on 2 December 2013

TFK/10/2013

Reprovisioning of Yau Ma Tei Police Station

PURPOSE

The purpose of this paper is to brief Members on the detailed design for the new police station to be developed at Yau Cheung Road, Yau Ma Tei.

BACKGROUND

2. The Yau Ma Tei Police Station (YMTPS) which is currently situated at Public Square Street and Canton Road will be affected by the alignment of the Central Kowloon Route (CKR). While the main building would be preserved, some existing building structures such as kitchen, laundry, and part of the car park would be demolished. Since the operation of the Police Station would be affected and there is an imminent need for additional police services in the area, it was proposed and supported by the public to construct a new police station in the proximity of the existing YMTPS during the Stage 2 public engagement for the Central Kowloon Route. Apart from facilitating the works of CKR, the proposal would improve operational efficiency of the Police Force in Yau Ma Tei in meeting the increasing demand arising from the population growth and infrastructural development in the region. The proposal has received positive feedback during the public engagement exercise and obtained support from the Yau Tsim Mong District Council.

THE SITE

3. The location for the proposed new YMTPS is in West Kowloon Reclamation with site area of 3,912m² approximately. It is located at inner boundary of harbourfront areas towards the hinterland. The location map of the Site is at **Appendix A**.

4. The site is 1.1km north of the Victoria harbourfront, the building after construction is hardly visible from the Harbour. Its closest distance from the waterfront is about 600m towards Yau Ma Tei Typhoon Shelter at the West. The site is zoned 'G/IC' on the Approved South West Kowloon Outline Zoning Plan (OZP) No. S/K20/28 and the proposed development complies

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with the planning intention and restriction of the site.

THE PROPOSED DEVELOPMENT

5. An elevated landscaped deck along the East, West and North boundary of the site is planned to be developed as part of the proposal of Central Kowloon Route development. This proposed deck as well as the proposed pedestrian connections of the area was presented and discussed in the Task Force meeting on 16 May 2013. The landscaped deck will become a major amenity facility to the public around the neighbourhood and also act as an important pedestrian connection hub in this area. Hence, the design of the new police station also takes this development into account (Please refer to **Appendix B & C**).

6. The proposed new YMTPS comprises of 11 storeys and the main roof floor reached +57.30 mPD.

7. The development contains two distinctive masses – the bottom two floors form a podium and the main office floors are set back. The massing is dominated by the tower of about 37m x 26m aligned along east-west axis. The tower is a mass of interlocking blocks dressed with solid and transparency. The tower can be seen commanding the corner of the city block, visible from three sides.

8. Plan and elevations of the proposed new YMTPS are shown in **Appendix D & E**. Perspectives showing the outlook of the scheme are demonstrated in **Appendix F**.

9. Various architectural and landscape design solutions are implemented as a response to existing and proposed site conditions and surrounding context:

- A. Vertical greening at the 1/F car park façade and feature wall near the main entrance will compliment the proposed CKR elevated landscape deck and the approaching cul-de-sac. To be visually enjoyed by the public, the greenery near the main entrance will maintain an autonomous Police Station identity but yet provide a welcoming image to the public.
- B. The remaining G/F boundary fence wall will be cladded by easy to maintain artificial granite tile system. It will provide a neutral

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background to the proposed CKR pedestrian zone at ground level.

- C. The 2/F parade ground has been carefully chosen to be located away from the adjacent residential podium deck and towers above. Whereas 2/F landscape terrace will be in harmony with the adjacent residential podium deck leisure facilities.
- D. Landscape terrace at different levels not only provide ample break out opportunities for the staff, it will also provide visual interest and relief to the tower elevations.
- E. The form of the new YMTPS has been manipulated with set backs at the corners to provide natural shading against the low angle afternoon sun from the West where it is most exposed.
- F. The vertical and horizontal solar shading fins on the façade not only provide a sustainable solution to the solar heat gain, but also create interest and varieties to the facades while breaking down the scale.

10. The project is targeted to be completed by first quarter of 2016.

PUBLIC BENEFIT OF THE PROJECT

11. The design of the new YMTPS will help to bring closer understanding and communication between the Force and the public. The public area will be designed to present a caring image. That includes the street front appearance, the pedestrian approach, the signage on prominent façades, the way finding and the interior design schemes. The design will convey a clear message that the Police Force is here to serve, and the public can be at ease to communicate with the Force.

12. The greening provisions offered by the YMTPS and the adjacent CKR landscape deck and the parks nearby will enhance the environment of the surrounding area. Pedestrian connection around the station will also be improved by public spaces and pedestrian crossings provided nearby through the CKR development.

CONFORMITY WITH THE HARBOUR PLANNING PRINCIPLES AND GUIDELINES

13. In preparing the proposal, due reference and careful attention had

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been made to the Harbour Planning Principles and Guidelines:

A. Diversity of Uses

Apart from adjacent residential development, the site and its surrounding are currently vacant open spaces and road networks. The adjacent CKR landscape deck will promote vibrancy and diversity of land uses in this area, and the YMTPS will cater for the social needs for this area.

B. Urban Design

The relatively low rise of the new YMTPS will ensure that the viewing corridors to the important ridgelines will not be obstructed. The East West tower orientation will help to maintain permeability from the inner areas to the waterfront by turning the narrow frontage of the tower facing the typhoon shelter, hence blocking of viewing corridor will be minimized (Please refer to **Appendix G**).

Courtyard on the 3/F and covered terraces at upper floors are introduced in the building. Incorporated with the central atrium, permeability and ventilation within the building will be enhanced.

C. Streetscape Design

The streetscape of Yau Cheung Road is currently dominated by the residential development on one side and an open car park / vacant land on the other side. Pedestrian traffic is assumed to increase when the residential development ground floor retail units are in use.

The main entrance / lobby with the nearby vertical greening feature wall will be easily identified by approaching pedestrian visitors. Barrier free access will be provided to enable access for those with disabilities. An overhanging portal feature with a recessed entrance area will provide protection from adverse weather conditions at street level.

The proposed CKR and its associated landscape deck and park will form the majority of the streetscape around the site. The strategy to provide an easy to maintain and robust boundary fence wall as a

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neutral background for the future landscape deck and park design (Please refer to **Appendix H**).

D. Landscaping

The landscape design will fully integrate with the overall building design and the interior spaces with greening enhancements to different spaces at various levels. Greenery and Gardens introduced will provide means for both visual and physical relaxation. Atrium at centre of the office floors will bring natural light and ventilation into the internal area. Vertical greening on the external wall of the 1F car park will enhance the air and visual quality of the car parking area and improve the outlook of the building façade itself. The overall proposed landscaping proposal will also be enjoyed by the general public approaching the building at street level and on the proposed elevated landscape deck in the future (Please refer to **Appendix I**).

E. Sustainable Development

Further to the features implemented in the Green Building Initiatives, sustainability design approach will interrogate and exhaust all means to maximise the potential for sustainable design and the following areas are reviewed:

- Reduce energy through passive design
- Review building occupation and encourage behavioural change
- Analyse low energy active solutions
- Balance energy load with appropriate renewable technologies
- Specify low embodied energy materials

The new YMTPS is targeted to achieve at least the second highest grade under the building environmental assessment system – BEAM Plus, conferred by the Hong Kong Green Building Council. The proposed sustainable design features are shown in **Appendix J**.

ADVICE SOUGHT

14. Members are invited to note and provide comments to the detailed

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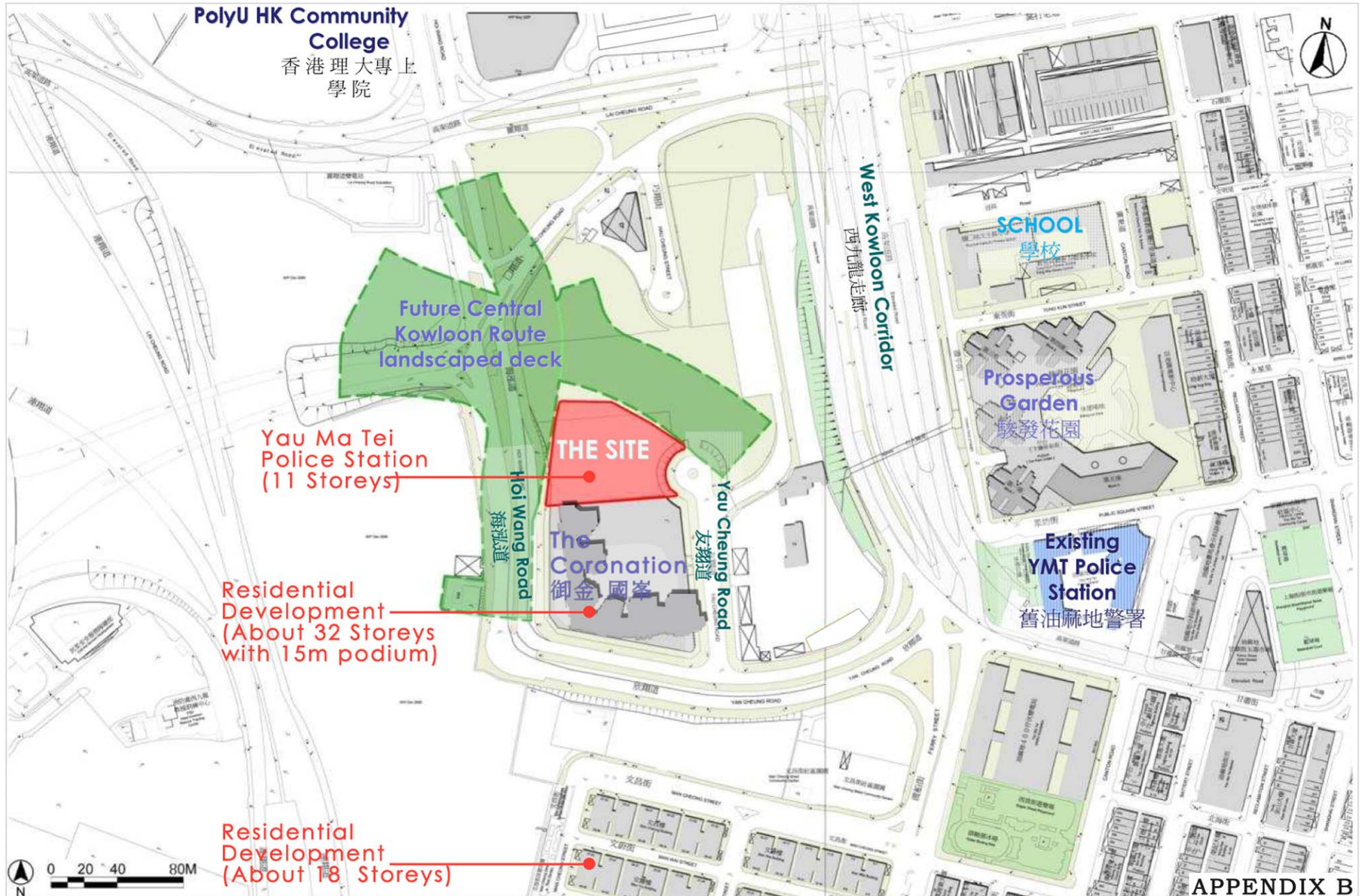
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design for the new YMTPS.

**Architectural Services Department
Hong Kong Police Force
November 2013**



SITE LOCATION AND THE HARBOUR





VIEW A



AERIAL VIEW OF THE SITE

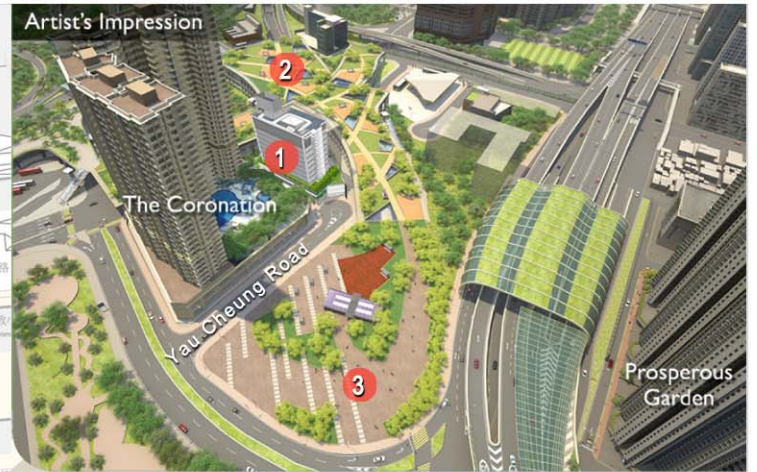
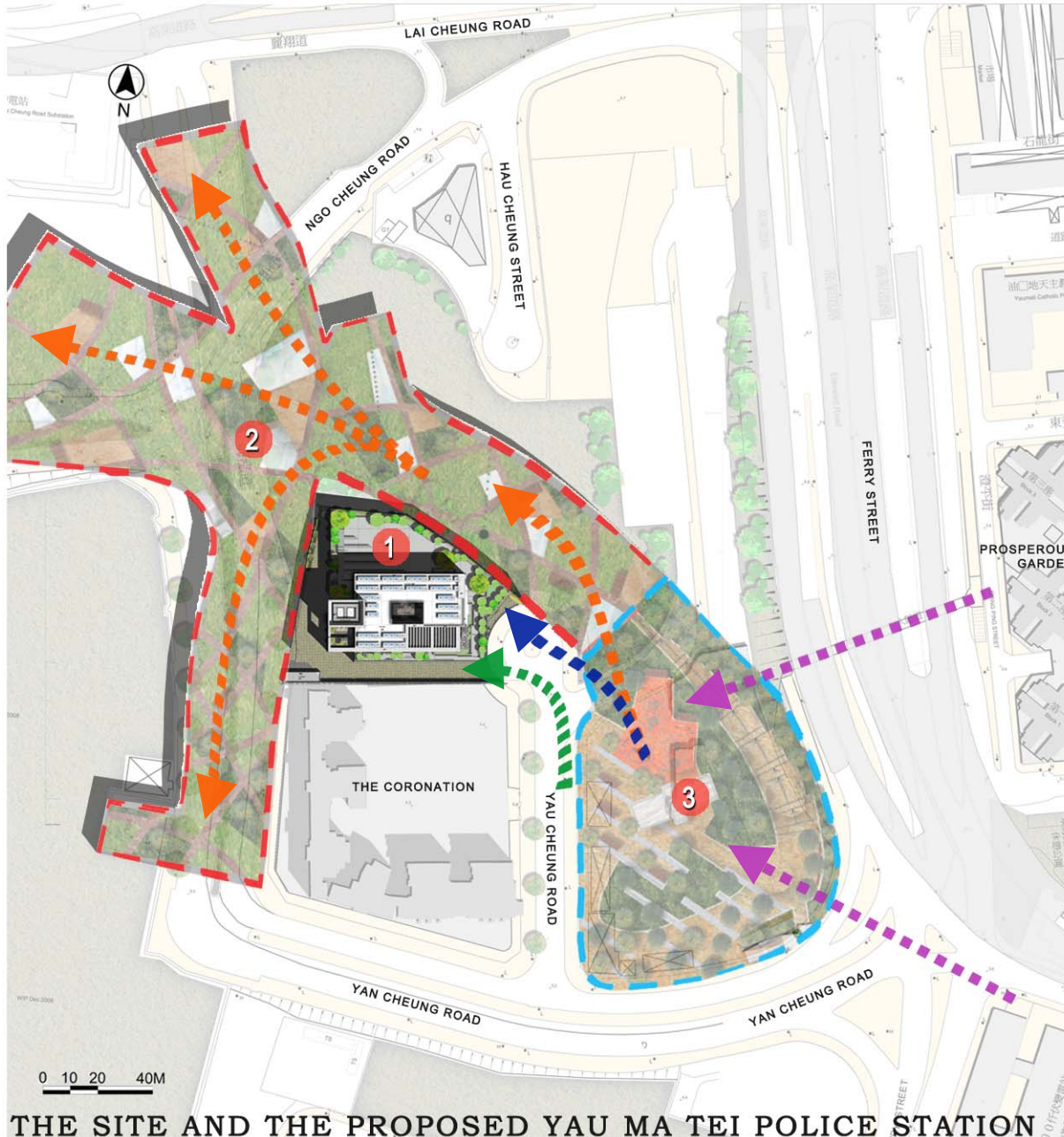


VIEW A

- 1 - YMTPS
- 2 - PROPOSED CKR LANDSCAPE DECK
- 3 - THE CORONATION
- 4 - PROSPEROUS GARDEN
- 5 - POLY U HK COMMUNITY COLLEGE

THE SITE AND PROPOSED LANDSCAPE DECK

(Image extracted from Central Kowloon Route Phase 2 Public Engagement Digest December 2012)



- PEDESTRIAN FLOW TO CKR LANDSCAPE DECK (ABOVE GROUND)
- PUBLIC PEDESTRIAN ENTRANCE AT G/F (STREET LEVEL) ONLY ACCESS POINT TO PUBLIC
- STAFF ENTRANCE TO STATION AT G/F (STREET LEVEL) PUBLIC ENTRY IS RESTRICTED
- PEDESTRIAN APPROACH FROM INNER YAUMATEI AREA (AT GRADE)
- PARK
- LANDSCAPE DECK

- 1 - YAU MA TEI POLICE STATION
- 2 - CKR LANDSCAPE DECK (ELEVATED)
- 3 - CKR PARK (AT GRADE)

THE SITE AND THE PROPOSED YAU MA TEI POLICE STATION

NORTH



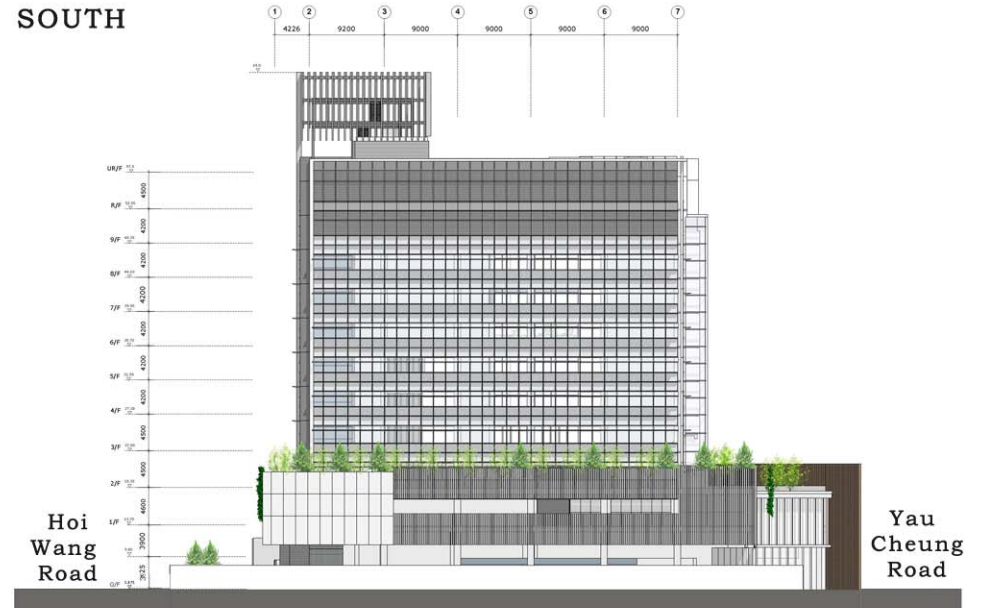
EAST



WEST



SOUTH



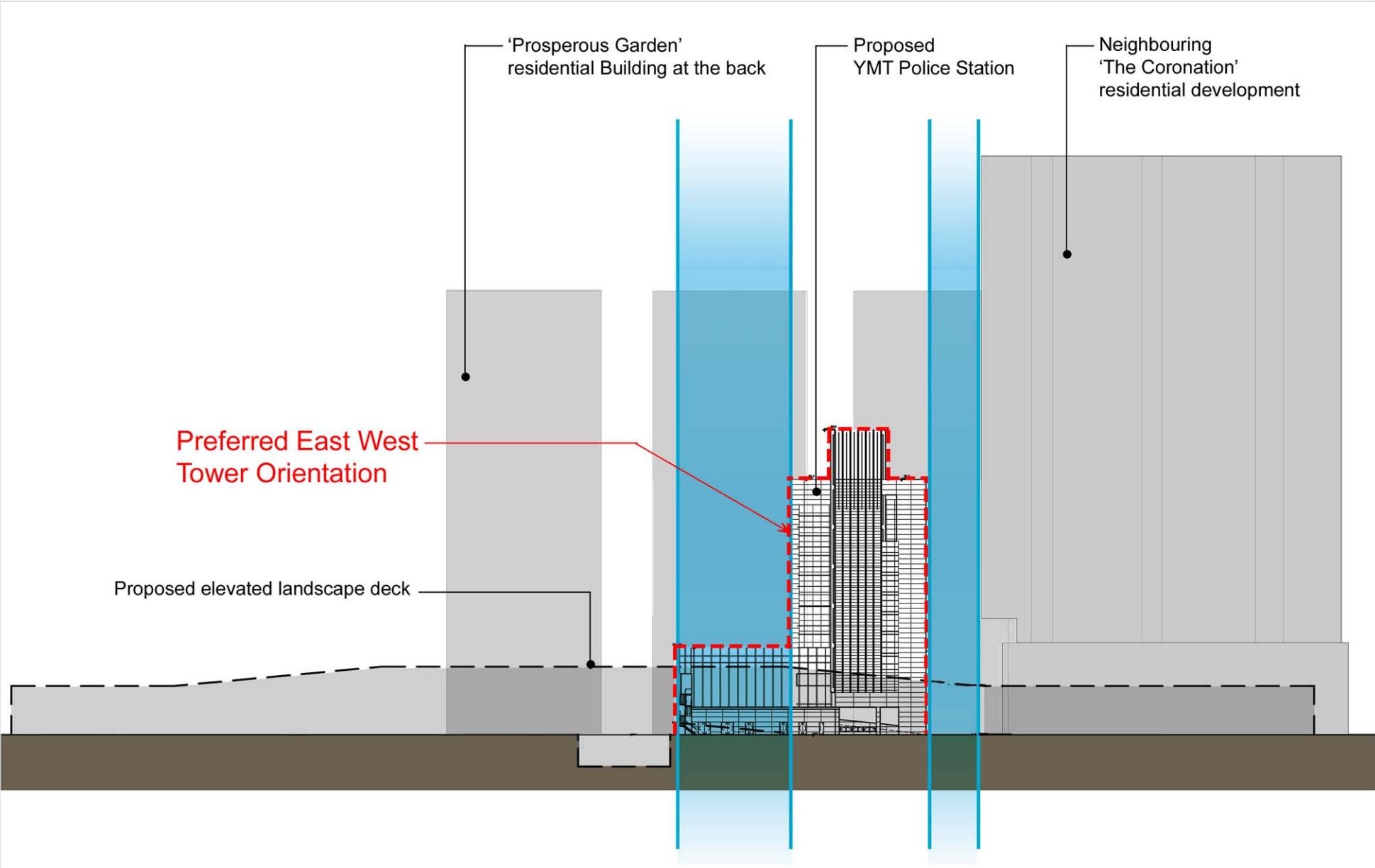


1 - YAU MA TEI POLICE STATION 2 - THE CORONATION
 3 - CKR LANDSCAPE DECK ABUTTING THE EAST, WEST AND
 NORTH BOUNDARIES OF THE BUILDING

THE PROPOSED YAU MA TEI POLICE STATION



APPENDIX F



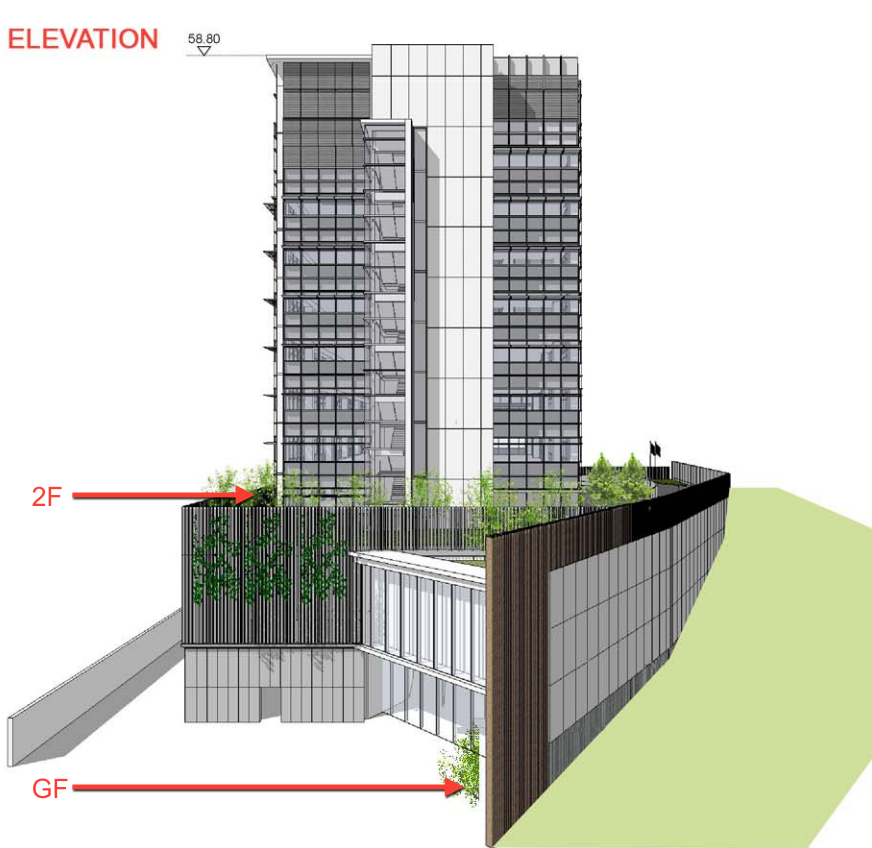
BUILDING ORIENTATION TO WIDEN VIEWING CORRIDOR TO THE HARBOUR



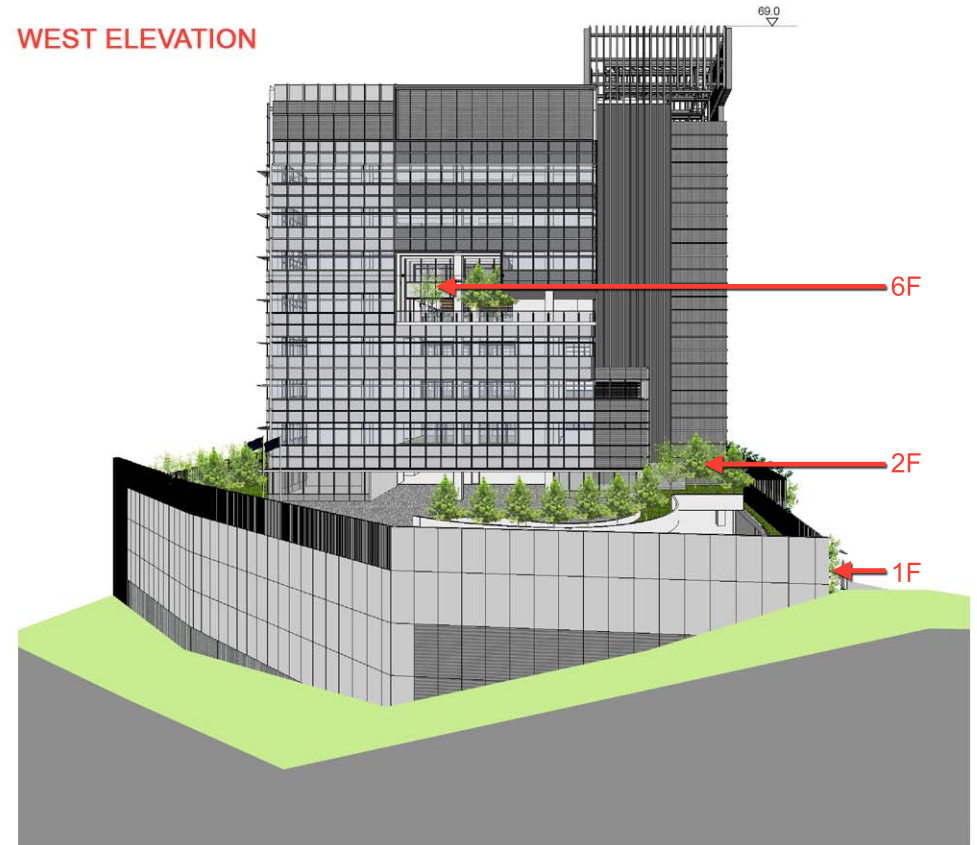
- 1 - View of Yau Cheung Road before proposing YMTPS development
- 2 - View of proposing YMTPS main entrance at Yau Cheung Road



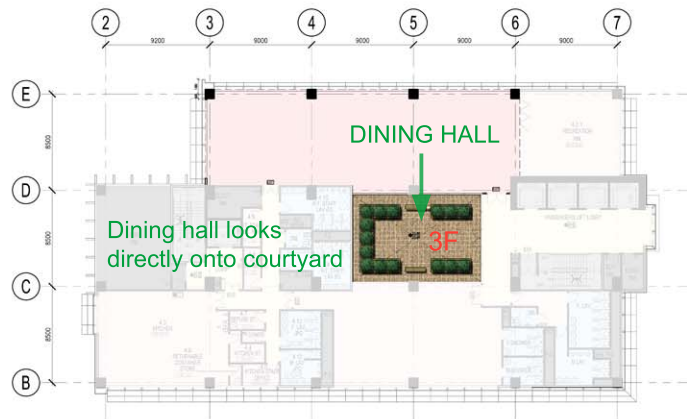
EAST ELEVATION



WEST ELEVATION

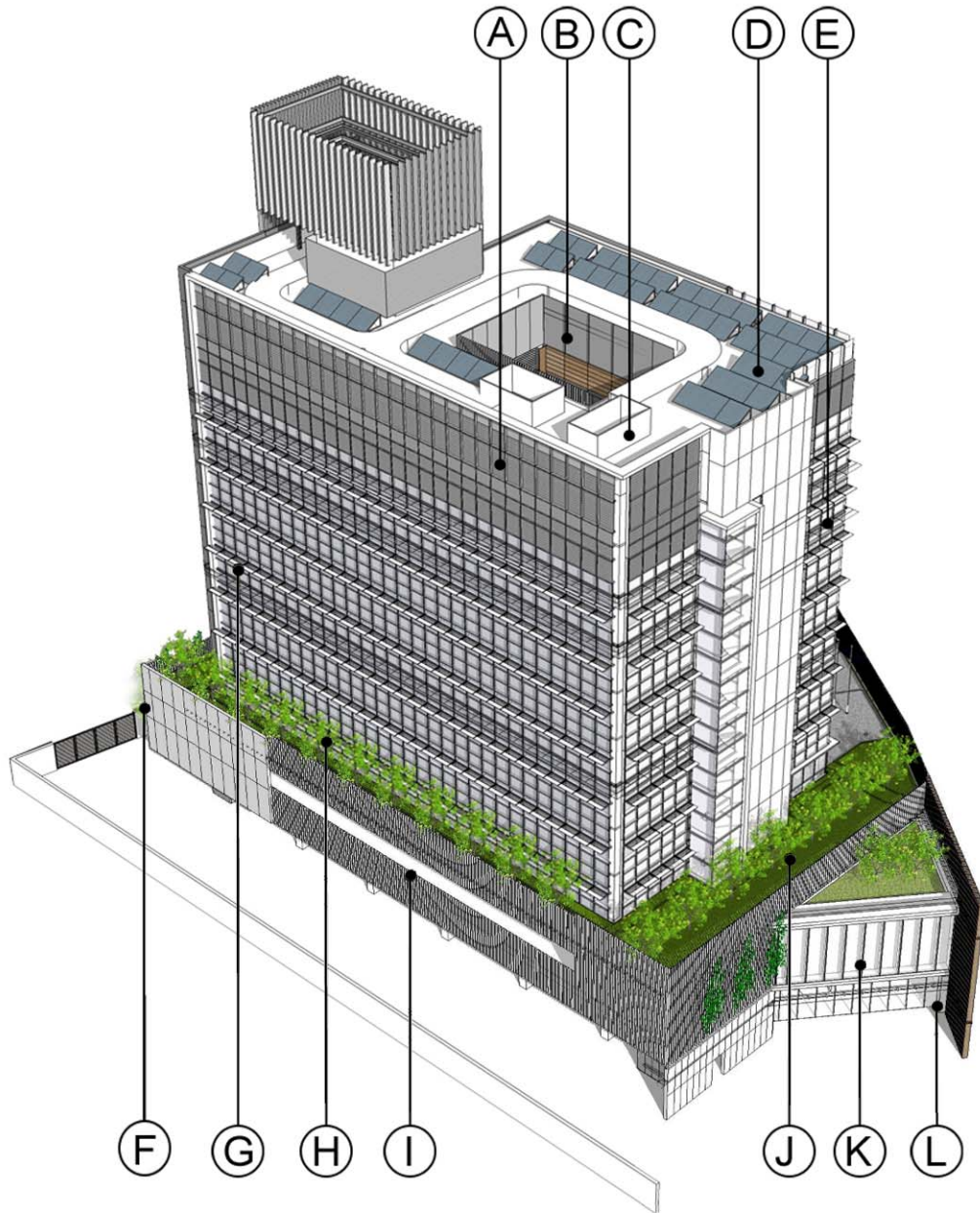


3F PLAN



MAJOR GREENING PROVISION

- GF - PLANTERS AT MAIN ENTRANCE
- 1F - VERTICAL GREENING
- 2F - PODIUM GARDEN
- 3F - CENTRAL COURTYARD
- 6F - COVERED TERRACE



SUSTAINABLE DESIGN



APPENDIX J