

# **Task Force on Kai Tak Harbourfront Development**

For information  
on 16 January 2012

TFKT/02/2012

## **Proposed Development of the Centre of Excellence in Paediatrics at Kai Tak**

### **PURPOSE**

This paper briefs Members on the proposed development of the Centre of Excellence in Paediatrics (CEP) at Kai Tak.

### **BACKGROUND**

2. The CEP was first announced by the Chief Executive in the 2007-08 Policy Address. Being the first of its kind in Hong Kong, it seeks to establish a multi-partite centre of excellence in paediatrics to enhance the quality of clinical services, research and training in the discipline of paediatrics through an efficient concentration of expertise, advanced technology and cases of complex illnesses. The Centre will bring together paediatric professionals in the public, private and academic sectors from both within and outside Hong Kong, pool resources from both the public and private sectors, and partner with major international paediatrics centres for professional collaboration, research and training.

3. The Food and Health Bureau is tasked to take forward this policy initiative. A Steering Committee chaired by the Permanent Secretary for Food and Health (Health) and comprising renowned medical and healthcare professionals from the public and private sectors, as well as academics, patient groups, charitable organizations and NGOs,

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has been established in 2008 to advise on the scope of services, the operational model and the physical infrastructure of the CEP.

### **SITE LOCATION**

4. After careful study, the CEP will be located at a vacant site (Site C), with an area of about 2.17 hectares, in the South Apron of the Kai Tak Development (site location plan at **Annex A**). The site enjoys a wide frontage of about 285 meters that abuts the future Kai Tak promenade on the south-western side. It is supported by a planned district distributor Road D4, to be opened in mid 2013, on the opposite side which connects the future Runway Precinct with the Kowloon Bay Waterfront. The planned road network together with a pedestrian elevated footbridge system that brings people from the Kwun Tong hinterland to this area will be constructed by Civil Engineering and Development Department. Access to the site is mainly served by the existing Cheung Yip Street. An internal access road within the site to the main entrance of the CEP will be provided for public convenience and safe transfer of patients.

### **DEVELOPMENT PARAMETERS**

5. The site is zoned as “Government, Institution or Community” (“G/IC”) on the Kai Tak Outline Zoning Plan (OZP) No. S/K22/2 and the proposed use “Hospital” is always permitted. The development parameters which govern the design of the CEP are four folds viz Kai Tak OZP and the revised Recommended Outline Development Plan (RODP) issued in May 2011; Practice Notes for

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Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-152 (PNAP) issued by the Director of Building; Recommendations from Kai Tak Development Engineering Study (KTDES) as well as the Kai Tak Development planning requirements administered by the District Planning Office/Kowloon (DPO/K). Major planning parameters laid down for Site C include the followings :-

- (a) a podium-free design should be adopted;
- (b) a height restriction not exceeding +60mPD;
- (c) the need to comply with the visual permeability standard and air ventilation requirement;
- (d) a greening ratio of 30% of total site area for overall greening; 20% of total site area for at-grade greening and 20% of total roof area for extent of greening at roof level; and
- (e) a site coverage of 65% and a plot ratio of 5 as reference, but can be raised subject to a justified design scheme demonstrating that such increase will not result in adverse visual and air ventilation impacts.

### **CONCEPTUAL DESIGN OF CEP**

6. The CEP is planned to provide family and child-centric tertiary care to children with serious and complicated illnesses. Clinical services and facilities will be provided at the CEP with a child-friendly and age-appropriate environment that will encourage parental support and participation. The overall planning objectives are to create a non-institutional home-like child-friendly environment that provides the best clinical practice under a patient-centered approach, facilitates

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multi-disciplinary and cross-specialty collaboration and allows efficient and flexible use of facilities and resources with appropriate sharing. By doing so, we aim to create an uplifting healing and learning experiences for patients, their family members and the staff.

7. Taking into account the guiding principles and the operational needs of the CEP as well as the planning parameters at Kai Tak development, we have come up with a conceptual design of the CEP as agreed by the Steering Committee. The CEP will adopt a podium-free design consists of two separate towers with a site coverage of 65% and a plot ratio of about 5.5. Each tower will be twelve stories high (including one basement level) with a floor plate of about 6 500m<sup>2</sup>. The two towers will be interconnected with one another by three direct link bridges strategically located at Level 2, Level 3 and Level 9 of the CEP to facilitate efficient circulation of patients, staff and the general public within the CEP.

8. Tower A of the CEP will primarily house clinical supporting services including the integrated rehabilitation center, main operating theatres, clinical laboratories, research laboratories, the hospital data center, as well as education and training facilities. Tower B of the CEP will be more patient-oriented with the provision of inpatient services and ambulatory care services. The Basement of the CEP will mainly accommodate general supporting services including sterile supplies unit, plant rooms, stores, linen services, kitchen, pharmacy and car parking spaces.

9. To create a comfortable and cozy environment at the CEP, a landscaped courtyard will be featured on the ground floor of the CEP near

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its main entrance. The entrance pavilion of the CEP is intended to be highly transparent with views through to the landscaped courtyard and the harbour beyond. It will integrate with the overall architectural settings and the outdoor spaces to make it a prominent gateway of the CEP. The general public is expected to enjoy an uninterrupted waterfront view across the landscaped courtyard.

10. In line with the urban design intention formulated under the Kai Tak Planning Review which formed the basis for the Kai Tak OZP, the CEP will endeavor to establish itself as a sustainable building capable of meeting the relevant requirements under the latest “Building Environmental Assessment Method for New Building” (BEAM Plus) of the HK-BEAM Society and should aim at achieving the second highest rating. Adoption of the District Cooling System being implemented by EMSD for the CEP is also another measure to achieve environmental sustainability.

11. The conceptual block plans and indicative sections of the CEP are at **Annex B**, which is subject to fine-tuning in future to reflect the latest user requirements and operational needs. The actual design proposal will be prepared by the selected contractor subject to the Government’s satisfaction and in full accordance with the Employer’s Requirements under the ‘Design and Build’ model.

### **IMPLEMENTATION TIMETABLE**

12. The Administration is finalizing the Employer’s Requirement and other relevant documents which will form the basis for the future tendering arrangement. We intend to invite tender in early

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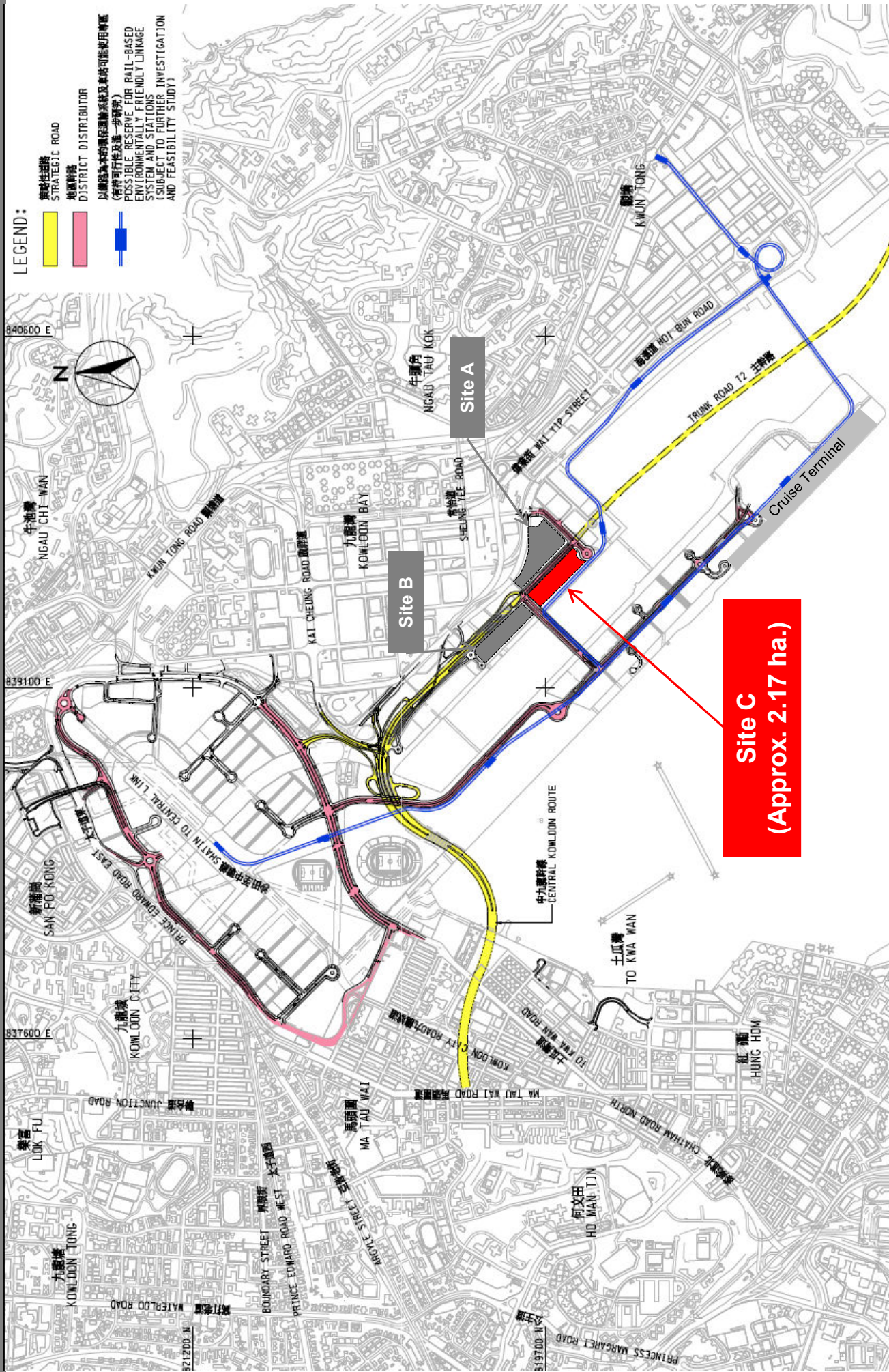
2012. Subject to the funding approval of the Finance Committee of the Legislative Council, construction work of the CEP is targeted for completion by 2016.

### **ADVICE SOUGHT**

13. Members are invited to note the proposed development of the CEP at Kai Tak as set out in this paper.

Food and Health Bureau  
Hospital Authority  
Architectural Services Department  
January 2012

# Annex A - Site Location Plan

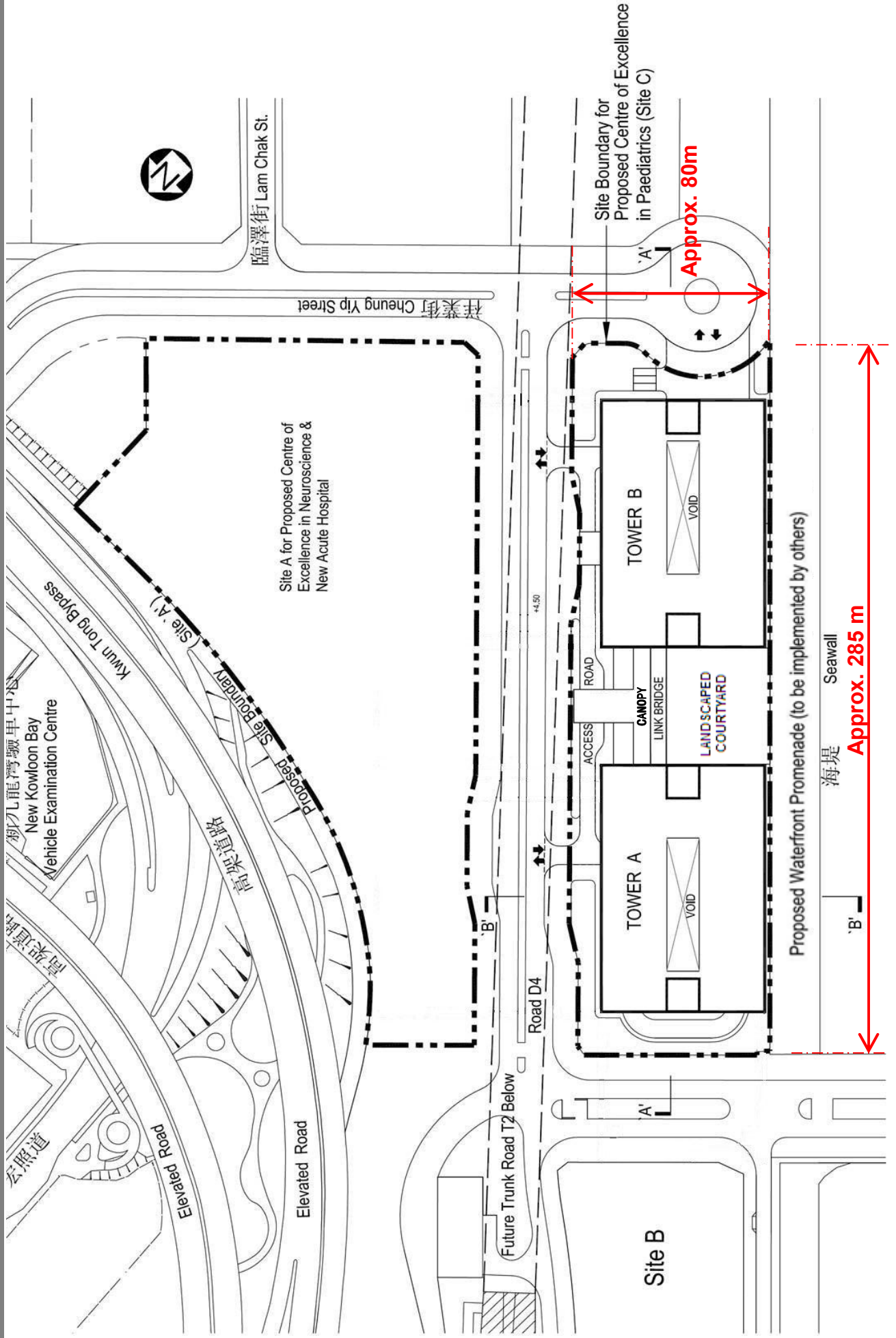


**LEGEND:**

- 策略性道路  
STRATEGIC ROAD
- 地區幹路  
DISTRICT DISTRIBUTOR
- 以鐵路為本的環保運輸系統及車站可能使用範圍  
(備用可行性及進一步研究)  
POSSIBLE RESERVE FOR RAIL-BASED ENVIRONMENTALLY FRIENDLY LINKAGE SYSTEM AND STATIONS (SUBJECT TO FURTHER INVESTIGATION AND FEASIBILITY STUDY)

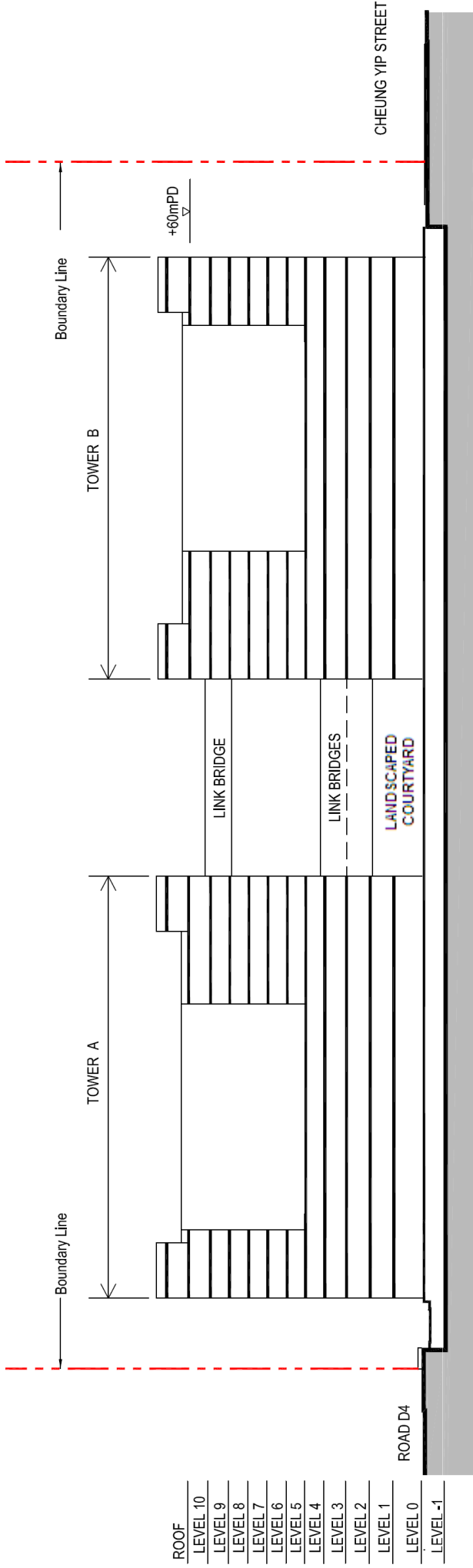
**Site C**  
(Approx. 2.17 ha.)

# Annex B - Conceptual Block Plan



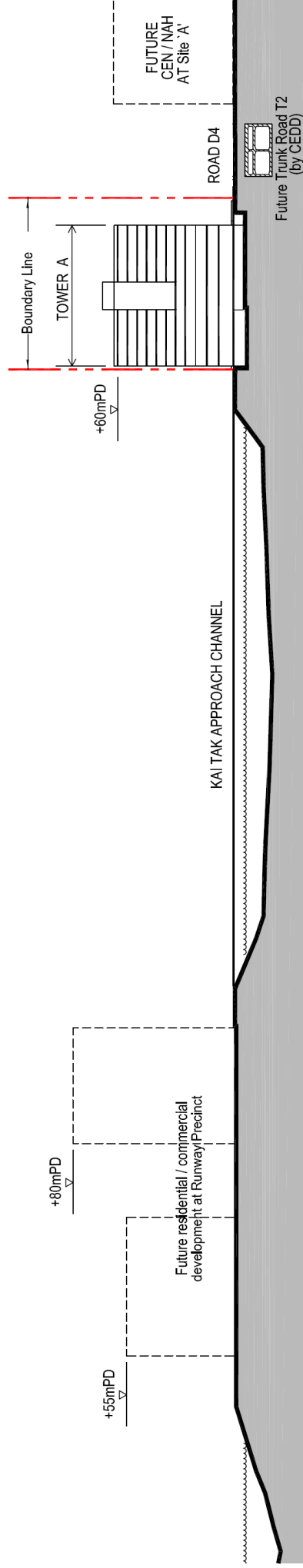


# Annex B - Indicative Sections



SECTION 'A' - 'A'

(Not to scale)



SECTION 'B' - 'B'

(Not to scale)