

Task Force on Kai Tak Harbourfront Development

For discussion
on 1 March 2016

TFKT/02/2016

A 30-Classroom Secondary School at Site 1A-2, Kai Tak Development

PURPOSE

This Paper aims to brief Members the project of a 30-Classroom Secondary School at Site 1A-2 ("Subject Site"/the "Site"), Kai Tak Development (**Plan 1**). In particular, we wish to seek Members' views on the planning and design of Proposed Development in terms of the urban design context and visual impact to the neighbourhood.

BACKGROUND

2. The subject site is zoned as "Government, Institution or Community ("G/IC") on the approved Kai Tak Outline Zoning Plan No. S/K22/2 (**Plan 2**). It is a reserved site for a secondary school in Area 1, South East Kowloon Development (SEKD). It is located adjacent to the public rental housing of the Kai Ching Estate. To the south of the site are two other sites reserved for two primary schools. The construction works of the two primary schools have been recently completed.

2.1. The site is generally flat and regular in shape. The total site area is about 7, 500m², which is in accordance with the standard as recommended in the Hong Kong Planning Standards and Guidelines for a standard 30-classroom secondary school. The site follows the SEKD Outline Master Development Plan.

2.2. The subject site is subject to a building height restriction of 45mPD but without any restriction on the plot ratio. The boundary of the subject site tallies with the "G/IC" zone

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proposed for secondary school development on the latest Recommended Outline Development Plan for Kai Tak (version E).

2.3. Land resumption and major clearance are not required.

THE PROPOSED DEVELOPMENT SCHEME

3. According to the Schedule of Accommodation for Secondary School approved by the Property Vetting Committee, the school will consist of 30 classrooms, 3 small group teaching rooms, 16 special rooms, a library-cum-language room, a guidance activity room, 2 interview rooms, a staff room, a staff common room, a conference room, a student activity centre, an assembly hall, a multi-purpose area, and other ancillary facilities. The total construction floor area of the secondary school is about 12, 830m².

3.1. The proposed Gross Floor Area (“GFA”) as well as the proposed building height are all in compliance with the statutory GFA and building height restrictions as stipulated in the prevailing Draft OZP.

3.2. The Master Layout Plan, Development Schedule and the Landscape Master Plan are appended in **Annex A** and **Annex B**.

DESIGN INTENT

4. The design emphasises in creating a harmonious neighbourhood environment with ample provision of green landscaped open space.

4.1. The proposed development is low-rise in nature, which

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significantly minimise the visual impact to the adjacent housing development. By adopting main windows opening towards north and south, view from adjacent housing estate will not be affected. This low-rise nature also matches with the two adjacent primary schools, which form a coherent school village in the neighbourhood.

4.2. The School is designed as a Learning Park where students and teachers can gather and meet with one another in an **e**nvironmental-proactive, **c**reative, **o**pen and **l**earning (“ECOL”) environment. The four distinct upper teaching blocks spatially defines the voids and courtyard spaces. The design pays careful attention to its openness and brightness from the courtyards with sky-lights. More outdoor spaces and open courtyard are designed for student use as well as sharing with public.

4.3. The Green ratios to be adopted are not less than 30% of total site area in overall greening ratio; 20% of total site area in the at-grade greening; and 20% of total roof area for extent of greening at roof level. The landscape design contains colourful and natural-looking elements by selecting a range of local species to increase overall aesthetic appeal and visual comfort. The outdoor comfort is enhanced by the plantations.

IMPLEMENTATION TIMETABLE

5. We plan to consult the Kowloon City District Council and the Legislative Council Panel on Education in March and April 2016 respectively, and seek the endorsement and funding approval of the Public Works Subcommittee and the Finance Committee of the Legislative Council for the proposed reprovisioning project in June 2016. Subject to funding approval from the Finance Committee, the construction works are expected to commence in Q4 of 2016 for completion in Q1 of 2019.

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ADVICE SOUGHT

6. Members are invited to comment on the planning and design of the proposed secondary school at the Subject Site.

**Architectural Services Department
Education Bureau
February 2016**

ATTACHMENTS

Plan 1 Site Location Plan

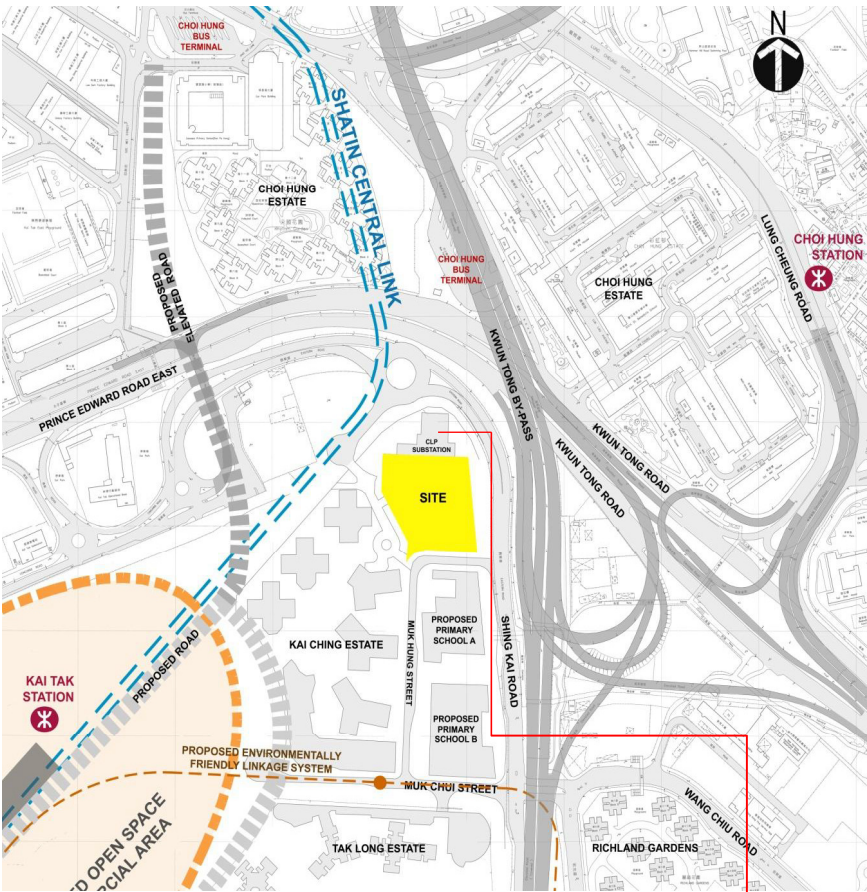
Plan 2 Outline Zoning Plan

Annex A Master Layout Plan and Development Schedule

Annex B Landscape Master Plan



Site Plan

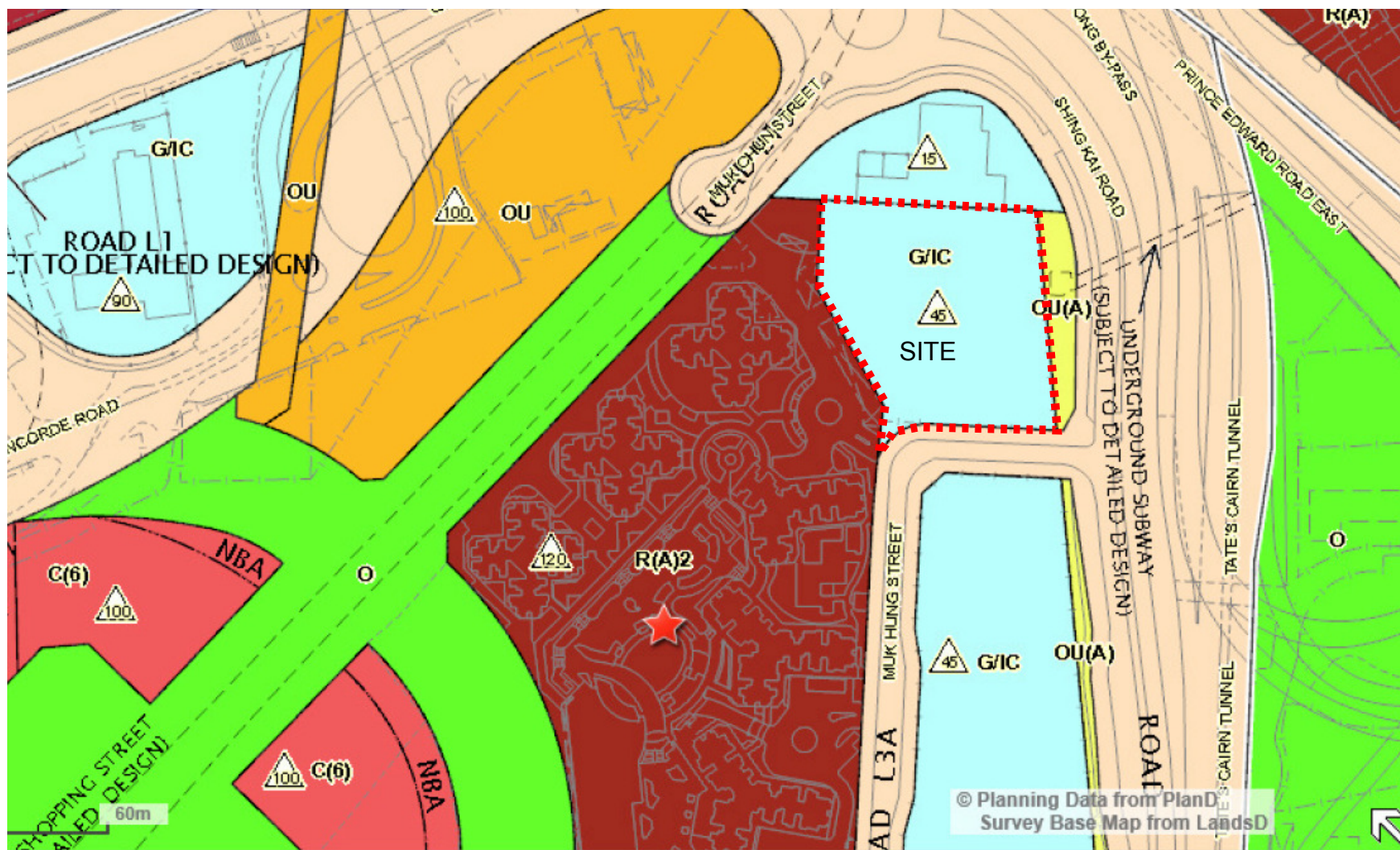


The site abuts Muk Hung Street on the south, bounded by Shing Kai Road on the east. A CLP station located at the north, and on the west is the Kai Ching Estate.

Two primary schools completed

Site

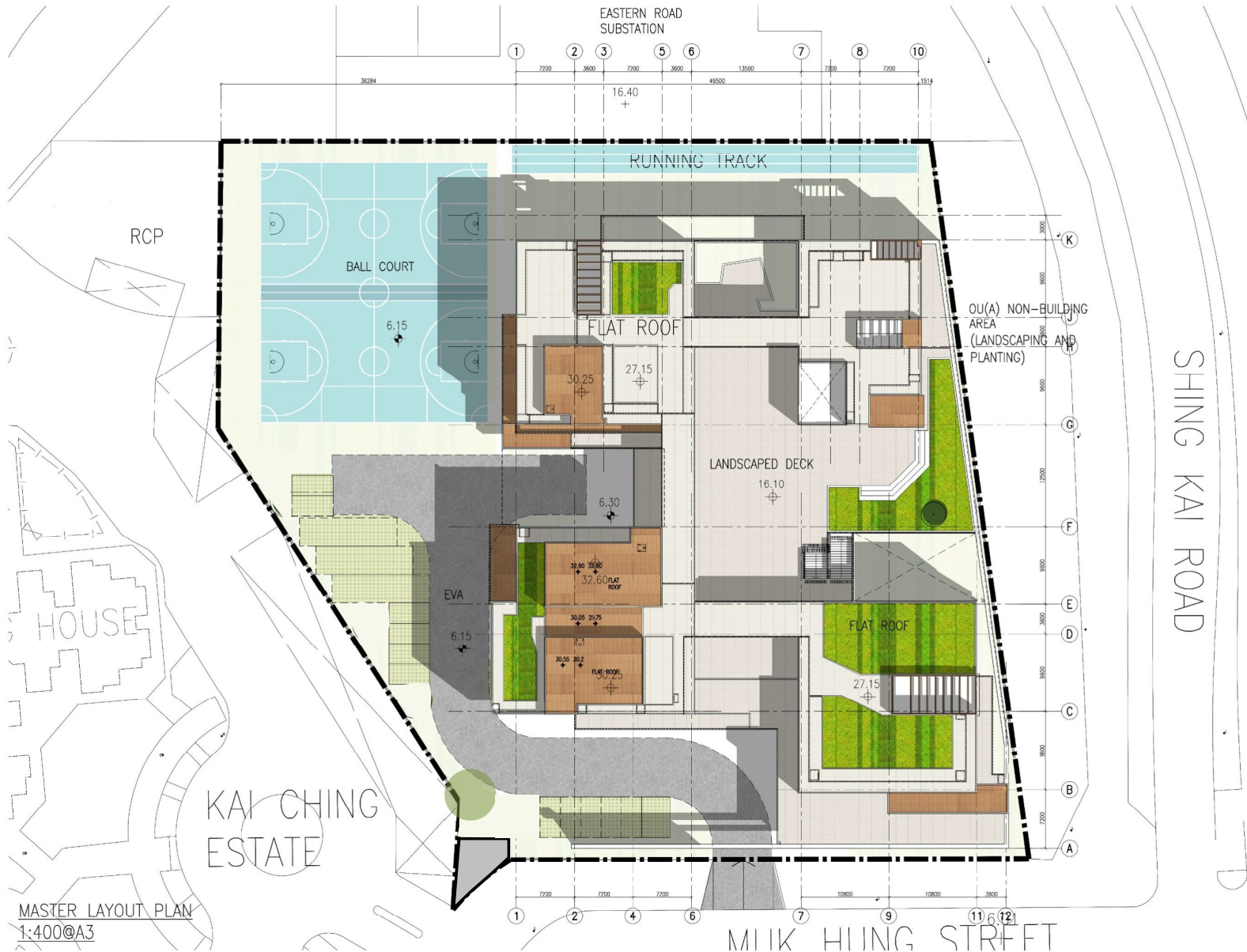






Master Layout Plan

The master layout plan indicates four distinct blocks on a podium landscape deck, with a ball court area on the north-west side. Multi-levels landscape deck and roof landscape is also designed at various upper levels.



DEVELOPMENT SCHEDULE**A 30-Classroom Secondary School at Kai Tak Development (Site 1A-2)**

- A. LOCATION & LOT NO : **Muk Hung Street, Kai Tak Development Site 1A-2, Kowloon**
 B. SITE AREA : 7,400m² (approx)
 C. HEIGHT OF BUILDING 24 m

<u>Block</u>	<u>No. of Storeys</u>	<u>Proposed Height of Building</u>	<u>Height Restrictions under Engineering Conditions*</u>	<u>Condition Referred</u>
1	5	24m	Not higher than 45 HKPD	(28)

D. SCHEDULE OF ACCOMMODATION

<u>Accommodation</u>	<u>Proposed</u>	<u>Required/Permitted under the Engineering Conditions</u>	<u>Special Condition Referred</u>
1 User	Institutional	Institutional	N/A
2 Gross Floor Area	13,776.124m ²	N/A	N/A
3 Site Coverage	51.118%	N/A	N/A
4 Exterior Elevations	See drawings	N/A	N/A
5 Carpark	8 Car Parks	N/A	N/A
6 Loading & Unloading Spaces	3 School Bus Lay-by & 6 Car Lay-by	N/A	N/A
7 Vehicular Access Points	1	N/A	N/A
8 Caretaker's			
- Office Accommodation	1	N/A	N/A
- Quarters	2	N/A	N/A
9 Recreational Facilities	N/A	N/A	N/A
10 Non-building Area	N/A	N/A	N/A
11 Formation Areas (Green, Yellow etc.)	N/A	N/A	N/A
12 Tree Preservation	1 retained	N/A	N/A
13 Landscaping	N/A	N/A	N/A
14 Other Special Requirements under Engineering Condition* (e.g. footbridge, open space provision)	N/A	N/A	N/A

- E. IN COMPLIANCE WITH THE MASTER LAYOUT PLANS APPROVED ON _____ N/A _____ (if applicable).
 F. DATE OF LAST SUBMISSION ON N/A (if applicable).
 G. PRESCRIBED WINDOW & FIRE ACCESS REQUIREMENTS - CHECKED AND COMPLIED WITH BUILDING PLAN REGULATIONS INSTITUTIONAL BUILDING. (See drawings and calculations)

* **Note : Engineering Conditions subject to DLO's Confirmation**



Landscape Master Plan

