

Task Force on Kai Tak Harbourfront Development

For discussion
in March 2024

TFKT/02/2024

Construction of Refuse Collection Point at Site 3A5 at Kai Tak Development

PURPOSE

This paper seeks Members' views on the design proposal of a Refuse Collection Point (RCP) at Site 3A5 in the context of Kai Tak Development (KTD).

BACKGROUND

2. The KTD covers a mix of community, housing, commercial, tourism and infrastructural uses as stipulated in the Kai Tak Outline Zoning Plan (OZP). It offers opportunities to bring Victoria Harbour closer to the people, provide quality living places, as well as revitalize the surrounding neighborhood. In order to cope with the public demand on refuse collection services and to maintain a hygienic environment for the community, it is essential to provide new RCPs in KTD.

3. A total of 4 RCPs are planned under the Kai Tak OZP. Site 3A5 in the KTD has been intended for the construction of RCP which would be a minor building works project.

SITE CONTEXT

4. Site 3A5 is located at the South Apron of the former Kai Tak Airport with an area about 667m². Shing Yau Street is at the northeastern boundary while the future Central Kowloon Route's Trunk Road T2 is on the southwest. Animal Management and Animal Welfare Building Complex (AMAWBC) is on the east while

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a land on the west is zoned for commercial use in the future. Location plan is at **Annex A**.

5. The site is zoned “Government/ Institutional Community” (G/IC) on the approved Kai Tak OZP No. S/K22/8 and is subject to a building height restriction of 15mPD. It is sited among other community, commercial and industrial buildings in the neighbourhood. The nearest residential development is more than 400meters away from the Site. As requested by Environmental Protection Department (EPD), a Preliminary Environmental Review (PER) shall be carried out to review if there is any potential environmental impact arising from the RCP and the associated pollution control measures. The PER is under EPD’s review and approval.

SCOPE OF WORKS

6. The project is to design and construct a RCP in accordance with latest Schedule of Accommodation. Detailed scope includes the following-

- (a) Hammer head to allow head-in/head out entry/exit by refuse collection vehicle (RCV);
- (b) Loading/ refuse storage area and parking area for RCV during refuse collection;
- (c) Ancillary staff related facilities such as office/ roll call point, drinking/resting room, staff toilet with lockers and changing area and shower area;
- (d) Supporting facilities area such as store room and plant rooms; and

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- (e) Other area such as area for handcart parking/washing and storage of refuse bins, material recovery point, junk area and seized goods store.

PROPOSED DESIGN

7. The design objective of the proposed RCP aims to fulfill functional needs while blend in with context of the Kai Tak Development. To harmonize with the surrounding environment with relatively larger development, the RCP is assembled in a matrix of interlocking cubical forms, enclosing the required function areas in an efficient and environmental-friendly manner.

8. At-grade greening, vertical greening and roof greening, that comply with the requirements as stipulated in “Endorsed Building Design Requirements for New Development in Kowloon East”, enhancing the visual quality of the proposed development. There is also a 3m-wide non-building area (NBA) along the frontage facing Central Kowloon Route (CKR) to further enrich penetration of prevailing wind. Permeable boundary fence would be installed to enhance cross-site ventilation as far as practicable.

9. The proposed RCP would be installed with odour control and air treatment system based on the latest technology to further improve the air quality discharged to the outside. Colour scheme and materials will be selected to integrate with the surroundings as well as to suit for operational needs. Design for Manufacture and Assembly (DfMA) will also be considered as far as practicable subject to detailed design.

HARBOUR PLANNING PRINCIPLES

10. We consider the proposal aligns with the Harbour Planning Principles in the following aspects-

(a) *Preserving Victoria Harbour*

The proposed RCP is within the height limit of 15mPD as stipulated in the OZP, and is not immediately fronting the Victoria Harbour. Its small scale renders it inevitable to be surrounded by the future commercial developments which are subject to a building height restriction of 80mPD to the harbour side. Notwithstanding such, the building envelope is designed to blend in with the surrounding context harmoniously with at grade greenery, vertical greening and roof greening.

(b) *Stakeholder Engagement*

The design proposal was presented to members of Food and Environmental Hygiene Department (FEHD) Working Group on Upgrading of RCPs on 21 February 2024 and was endorsed.

The Environmental Hygiene and Sustainable Development Committee of Kowloon City District Council (KCDC) was consulted on 29 September 2022 and members of KCDC were supportive to the project.

(c) *Sustainable Development*

Passive design approach is considered in site planning, building disposition and material selection. Wind corridors are reserved along the western and south-western sides of the Site to facilitate cross-site ventilation. A total of 30% greenery distributed on ground floor, roof floor and on facades is carefully planned to add visual relief. Glass block wall and window wall at high level are adopted to capture

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natural lighting into the internal space of the RCP to create a pleasing working environment. Air treatment system using the latest technology would be adopted to control the emission of unpleasant odour from the RCP to improve the air quality discharged to the surrounding areas.

(d) *Integrated Planning*

Notwithstanding the relatively small scale of the proposed RCP in the KTD as a whole, it is designed in a humble and holistic gesture to integrate with the surrounding. The 3m-wide NBA of the Site corresponds to the set-back requirements for the neighbouring developments as a whole, aiming at enriching penetration of prevailing wind to the Kai Tak areas. The 30% greenery coverage at the site also adds values to visual comfort for the pedestrians and drivers passing through.

(e) *Public Enjoyment*

The proposed RCP comprises of 3 interlocking building blocks with sloping profile and extensive plantings. It intends to provide visual interest to the surrounding context.

11. Site and building perspectives are at **Annex B**.

WAY FORWARD

12. Members are invited to give views on the proposal.

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Annex A Location Plan

Annex B Site and Building Perspective

Food and Environmental Hygiene Department

Architectural Services Department

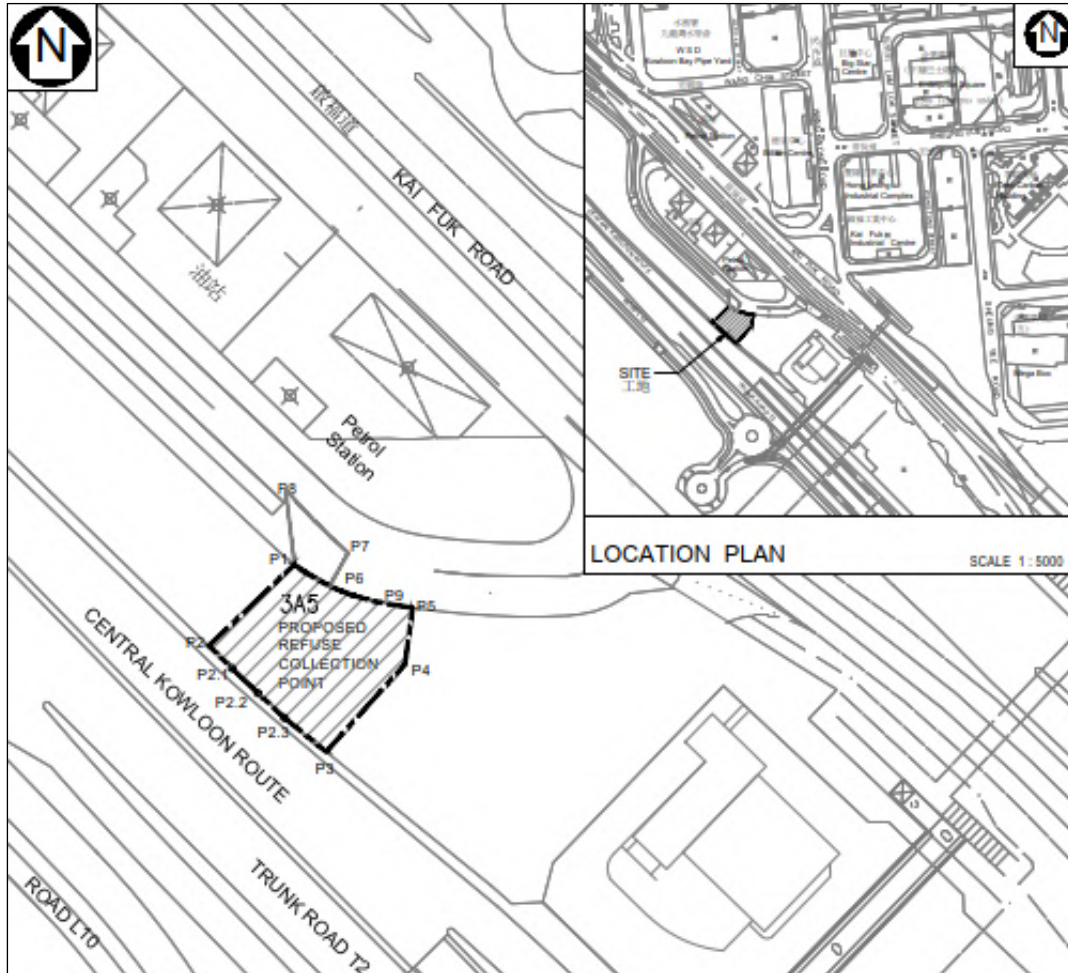
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Annex A: Location Plan

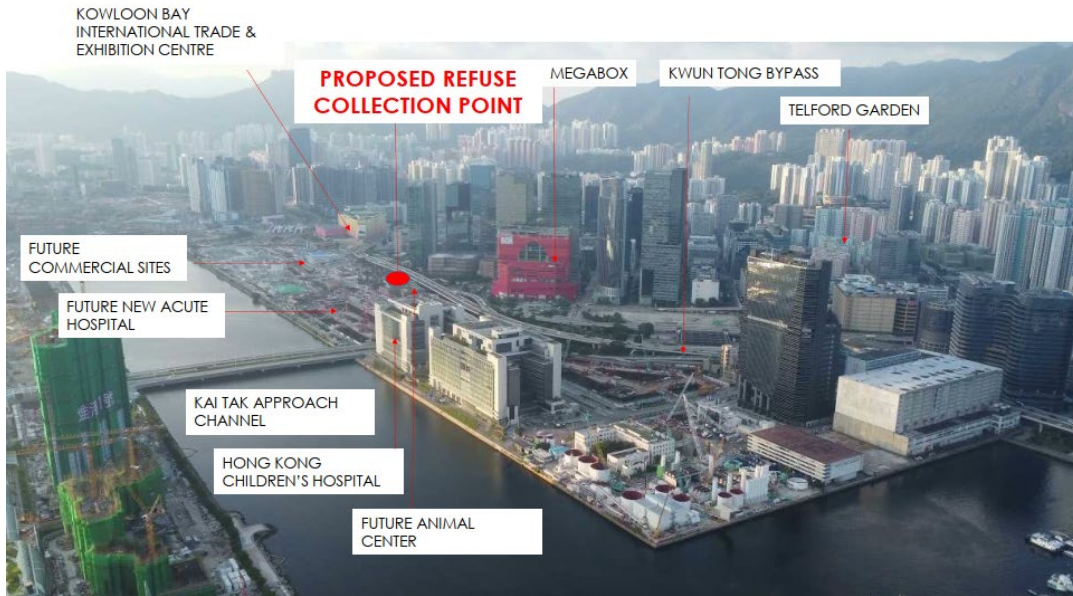


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Annex B: Site and Building Perspective



Site Surrounding



View from Shing Yau Road