

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

For discussion  
on 5 April 2017

TFKT/10/2017

## **Kowloon East Regional Headquarters and Operational Base cum Ngau Tau Kok Divisional Police Station**

### **PURPOSE**

This paper briefs Members on the proposed development of Kowloon East Regional Headquarters and Operational Base cum Ngau Tau Kok Divisional Police Station (KERHQ) at 105 Concorde Road, Kai Tak.

### **BACKGROUND**

2. In May 2016, the Finance Committee of the Legislative Council approved a capital funding commitment of \$3,186 million for taking forward the KERHQ project. Subsequently, the Design and Build contract was awarded in June 2016 with site works commenced in July 2016.

### **THE SITE**

3. The site is located at the northern portion of Kai Tak Master Plan, with a site area of 6,618 m<sup>2</sup>. The site is generally flat with an average site level of +6.0mPD. It is bounded to the north by Prince Edward Road East; to the south by Concorde Road; to the west by the connection between Prince Edward Road East and Concorde Road with a roundabout at the south-west; and to the east by an adjoining undeveloped site. (See Location Plan at **Annex A**).

### **SCOPE OF WORKS**

4. The scope of works includes construction of an integrated complex for the re-provisioning of the following units and facilities: –

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- (a) KERHQ units (Administration Wing, Operations Wing, Crime Unit and Traffic Unit) and two operational units i.e. Emergency Unit and Police Tactical Unit;
- (b) Railway District Headquarters currently located in Kowloon East Operational Base (KEOB) at 2 Siu Yip Street, Ngau Tau Kok;
- (c) Kowloon East Auxiliary Headquarters Unit currently housed in Sau Mau Ping Divisional Police Station;
- (d) Indoor Firing Range currently located at 2 Siu Yip Street, Ngau Tau Kok;
- (e) Ngau Tau Kok Divisional Police Station (NTKDPS) currently located at 1 Siu Yip Street, Ngau Tau Kok;
- (f) Provision of ancillary facilities including armouries, dangerous goods storage facilities, dog kennels, petrol filling station, parade and inspection area, changing rooms, dining and physical training facilities, etc.; and
- (g) Provision of 322 parking spaces for vehicles of various sizes and 97 parking spaces for motorcycles.

### **DEVELOPMENT PARAMETERS**

5. The site is zoned as “Government, Institution or Community” (“G/IC”) on the Kai Tak Outline Zoning Plan (OZP) No. S/K22/5 and the proposed headquarters and operational base cum divisional police station, which is considered as “Government Use”, is always permitted. The major development parameters which govern the design of KERHQ are four folds viz Kai Tak OZP; the Kai Tak Development planning requirements administered by the District Planning Office/Kowloon (DPO/K); Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-152 (PNAP) issued by the Director of Buildings as well as Building (Planning) Regulations. Major planning parameters include the followings: -

- (a) A podium-free design should be adopted;
- (b) A height restriction not exceeding +90mPD;

- (c) 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
- (d) A site coverage of 65%.

### URBAN DESIGN FRAMEWORK & DESIGN CONCEPT

6. Taking into account the guiding principles and the operational needs of KERHQ as well as the major planning parameters listed in para. 5, the design of KERHQ has been developed to adopt a podium-free design consists of one 18-storey tower with a site coverage of 60%. The concept is simple and clear making for an easily interpretable and readable building with clear entry points and way finding and accessibility combined with passive and physical security measures.

7. The principal entry point for staff, community and visitors is via Concorde Road. A second means of access (staff only) is via a secured gate off Prince Edward Road East. Existing subway and covered footbridge are located at east and west of the site across Prince Edward Road East for pedestrian access. An additional pedestrian subway across Prince Edward Road East is under construction by Civil Engineering and Development Department, and to be completed in mid 2017. (See site plan at **Annex A**).

8. The landscape appearance and planning provides a welcoming appearance and functional spaces to support HKPF activities. The landscape is designed as an integral part of the overall complex to enhance its visual connectivity to the wider Kai Tak area and provide interest visually and physically to HKPF staff. The biodiversity would support local wildlife and species which is in line with Kai Tak Master Plan robust materials with long life and low maintenance. Total provided greening ratio is 33% of the site area including 20% at pedestrian zone and 20% of the roof area which fulfils the requirement for Kai Tak Development. Vertical greening provided at fence wall and west façade provides visual interest and respite for staff and for those overlooking the site from surrounding context.

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

10. To foster a visually cohesive identity and promote the branding of Kai Tak Development and the Kowloon East, design of some of the public interface components of the project e.g. fence and way-finding signage, will make reference and adopt the principles and metaphors established under the Kai Tak Public Creatives. The Ground Level has been designed to provide a welcoming and secure entrance to the staff and visitors to the NTKDPS and KERHQ. To provide necessary security control to suit the operational needs, solid fence wall is located along the non-public sections of the site with infill pattern projecting the image of a 'distinguished, vibrant, attractive and people-oriented community' as quoted from the Kai Tak Public Creatives initiative. Open grille fence is provided along the public front to permit visual connection within the site to project community integration.

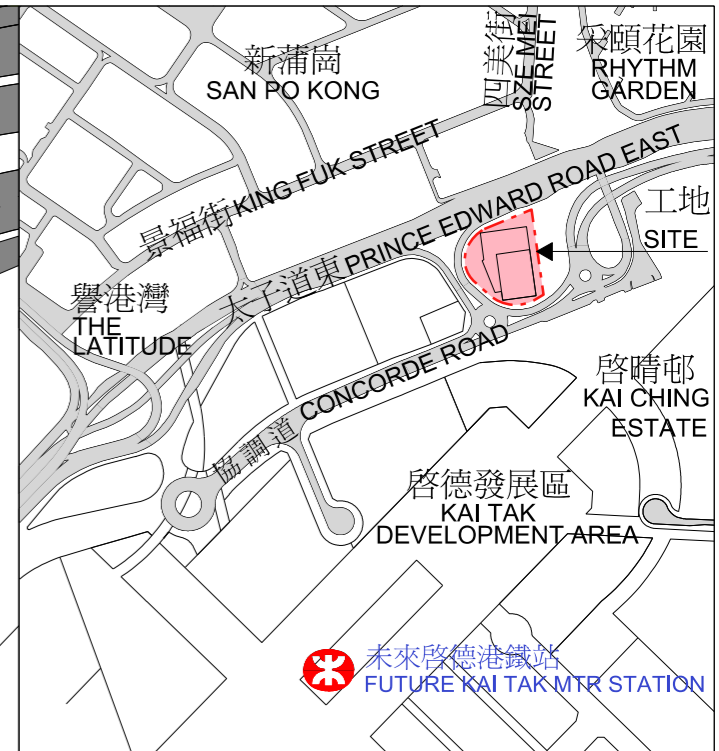
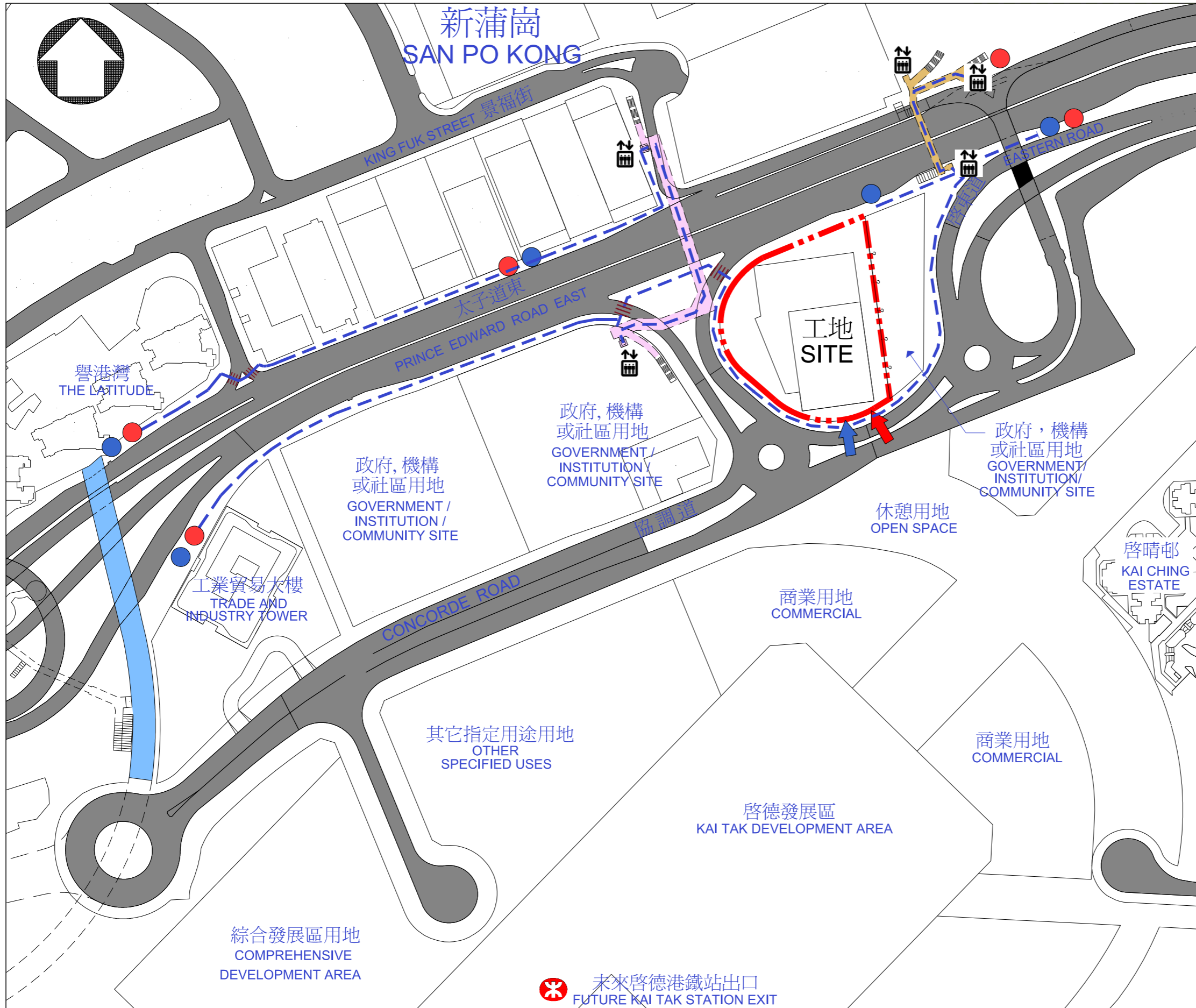
11. The Landscape Master Plan and perspectives of KERHQ are appended at **Annex B – D**.

### **ADVICE SOUGHT**

12. Members are invited to express their views on the proposed development of KERHQ.

- Annex A** Location Plan and Site Plan
- Annex B** Landscape Master Plan
- Annex C** Perspective View from SW
- Annex D** Perspective View from NE

**Security Bureau**  
**Architectural Services Department**  
**March 2017**



位置圖  
LOCATION PLAN 80m 0 160m

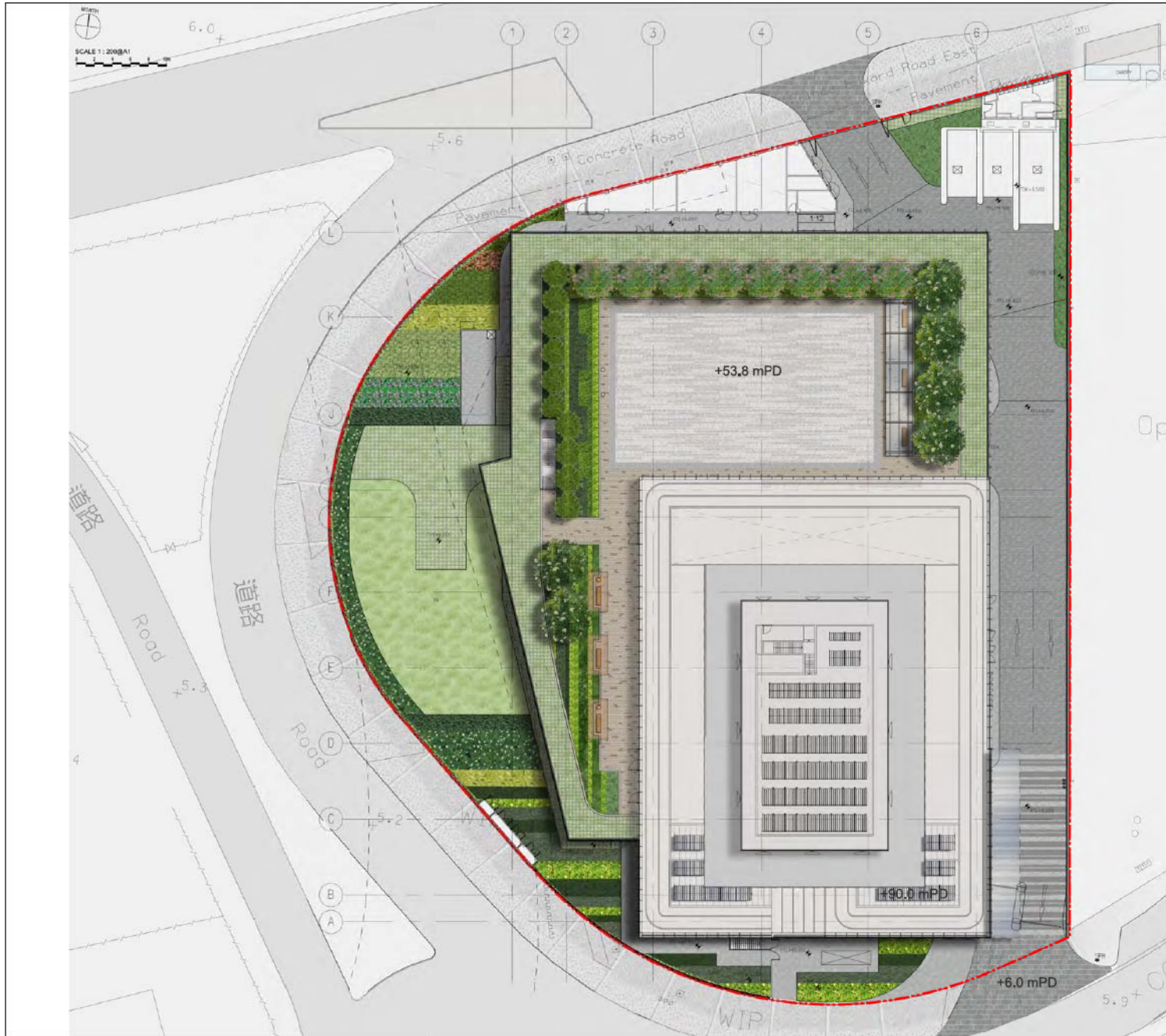
圖例 LEGENDS :

	車輛出入口 VEHICULAR INGRESS/EGRESS
	無障礙出入口 BARRIER-FREE ENTRANCE/EXIT
	無障礙通道 BARRIER-FREE ACCESS
	現有行人過路處 EXISTING AT GRADE PEDESTRIAN CROSSING
	暢通易達升降機 (由土木工程拓展署承造)(興建中) ACCESSIBLE LIFT (BY CIVIL ENGINEERING AND DEVELOPMENT DEPT) (UNDER CONSTRUCTION)
	現有巴士站 EXISTING BUS STOP
	現有小巴士站 EXISTING MINI BUS STOP
	未來港鐵站出口 FUTURE MTR STATION EXIT
	現有行人隧道 EXISTING PEDESTRIAN SUBWAY
	現有有蓋行人天橋 EXISTING COVERED FOOTBRIDGE
	擬建行人隧道 (由土木工程拓展署承造)(暫定完成日期: 2017年中) PROPOSED PEDESTRIAN SUBWAY (BY CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT) (TENTATIVE COMPLETION DATE: MID-2017)

30m 0 60m

工地平面圖  
SITE PLAN

237LP  
東九龍總區總部及行動基地暨牛頭角分區警署  
Kowloon East Regional Headquarters and  
Operational Base-cum-Ngau Tau Kok Divisional Police Station



- 圖例 LEGENDS :
- - - 工地邊界  
SITE BOUNDARY
  - 小灌木和地被植物  
PROPOSED SHRUB/  
GROUND COVER PLANTING
  - 種樹範圍  
PROPOSED TREE PLANTING
  - 避雨亭  
RAIN SHELTER
  - 棚架  
PERGOLA
  - 草被地  
PROPOSED GRASS PLANTING AREA
  - 草磚鋪地  
PROPOSED GRASS PAVING AREA

綠化規劃平面圖  
LANDSCAPE MASTER PLAN

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東九龍總區總部及行動基地暨牛頭角分區警署  
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從西南面望向警署的構思透視圖  
PERSPECTIVE VIEW  
FROM SOUTH WESTERN DIRECTION  
(ARTIST'S IMPRESSION)

237LP  
東九龍總區總部及行動基地暨牛頭角分區警署  
Kowloon East Regional Headquarters and  
Operational Base-cum-Ngau Tau Kok Divisional Police Station



從東北面望向警署的構思透視圖  
PERSPECTIVE VIEW  
FROM NORTH EASTERN DIRECTION  
(ARTIST'S IMPRESSION)

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東九龍總區總部及行動基地暨牛頭角分區警署  
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