

**ESTABLISHMENT OF  
CENTRES OF EXCELLENCE IN PAEDIATRICS (CEP)  
IN THE KAI TAK DEVELOPMENT**

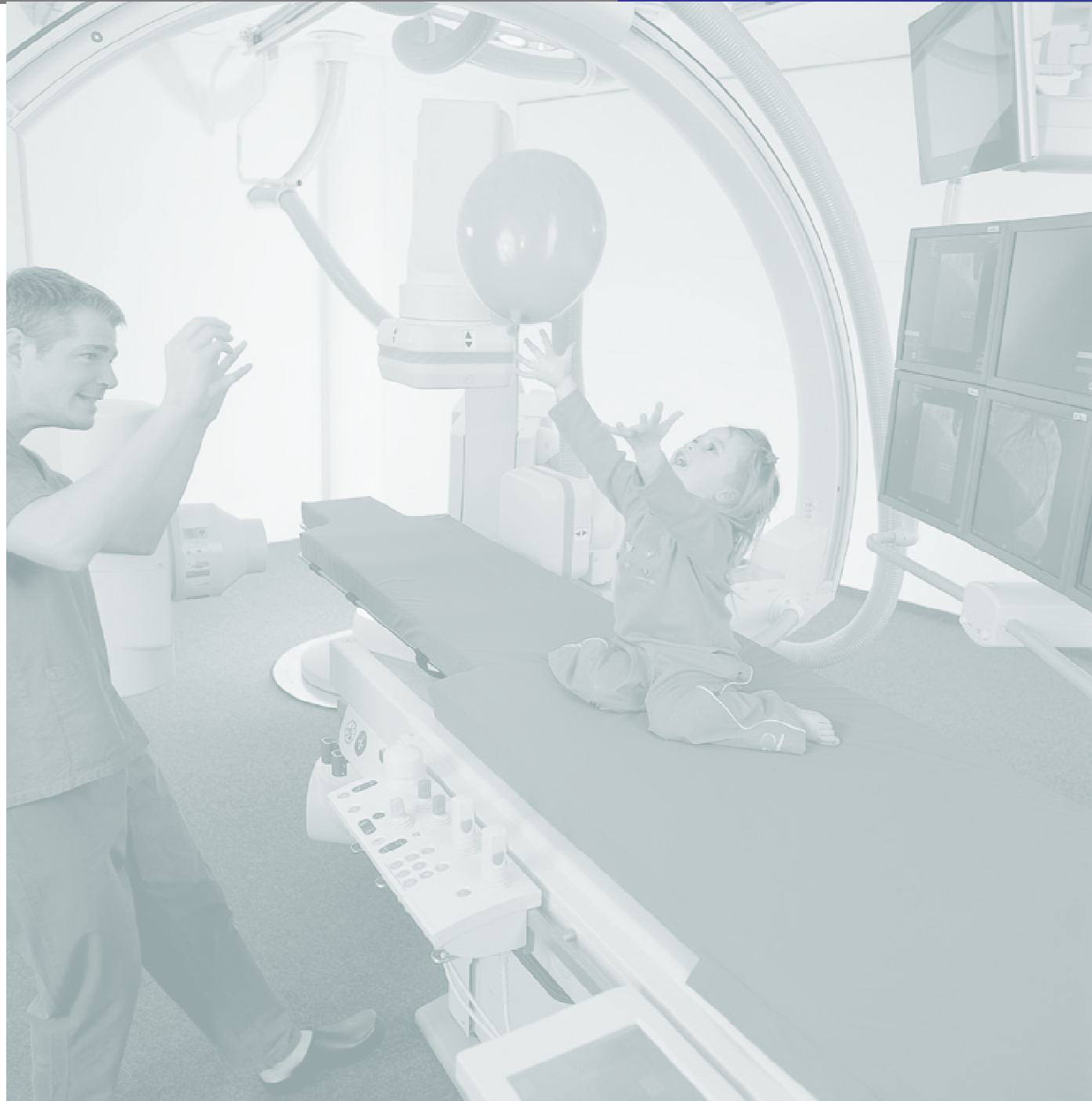
(PWP No. 076MM)

**Proposed Conceptual Scheme  
and Development Parameters**

For Discussion  
In the Task Force on Kai Tak Harbourfront Development  
on 16 January 2012

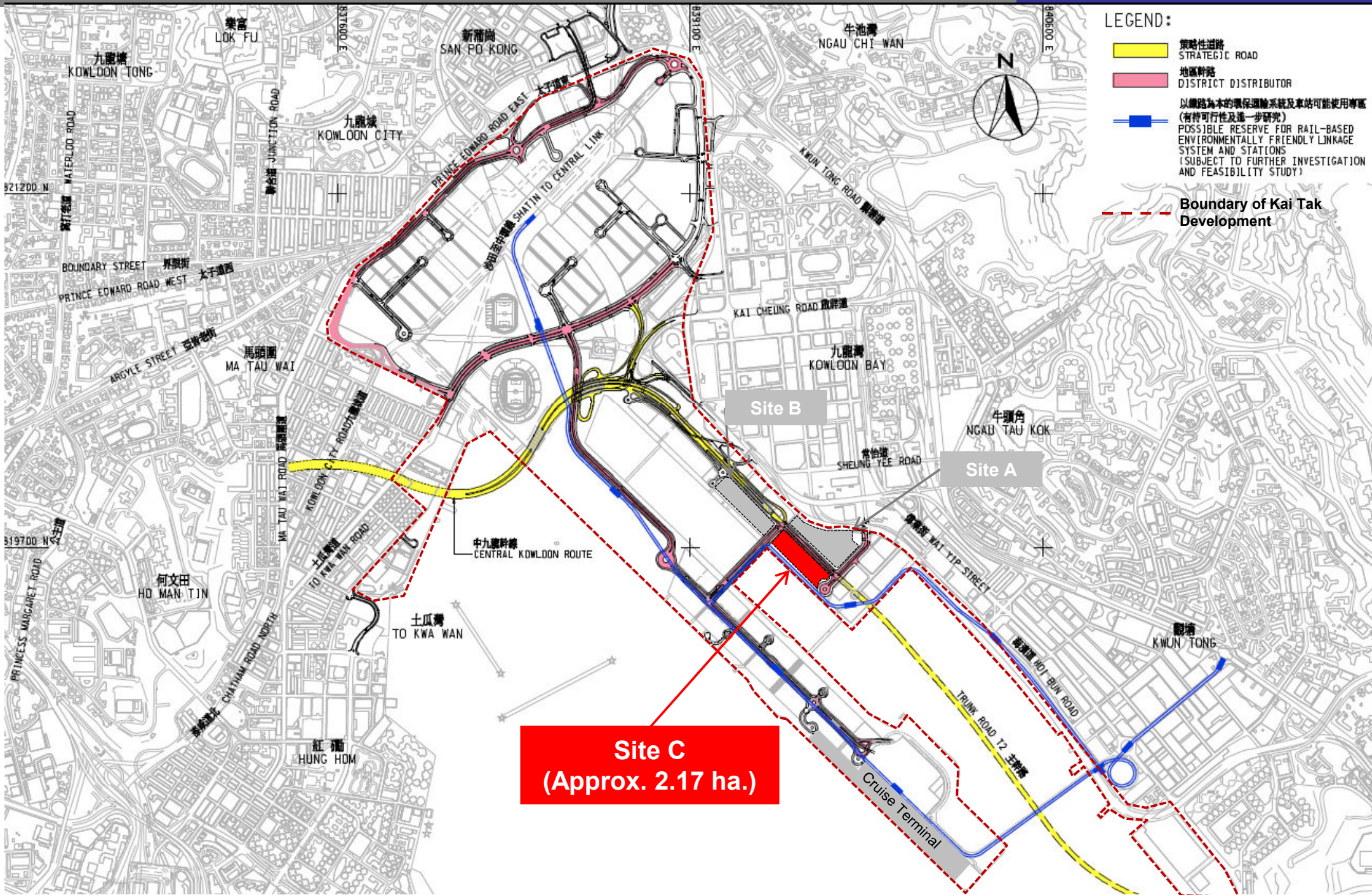
# Content

- 1. *Urban Design Frameworks & Development Parameters***
- 2. *The Baseline Proposal***
- 3. *The Current Proposal***
- 4. *Major Principles on Exterior Design of CEP***



# Site Location Plan

1. Urban Design Frameworks & Parameters
2. The Baseline Proposal
3. The Current Proposal
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# Aerial View (Site Context)

1. Urban Design Frameworks & Parameters
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3. The Current Proposal
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# Urban Design Frameworks & Parameters

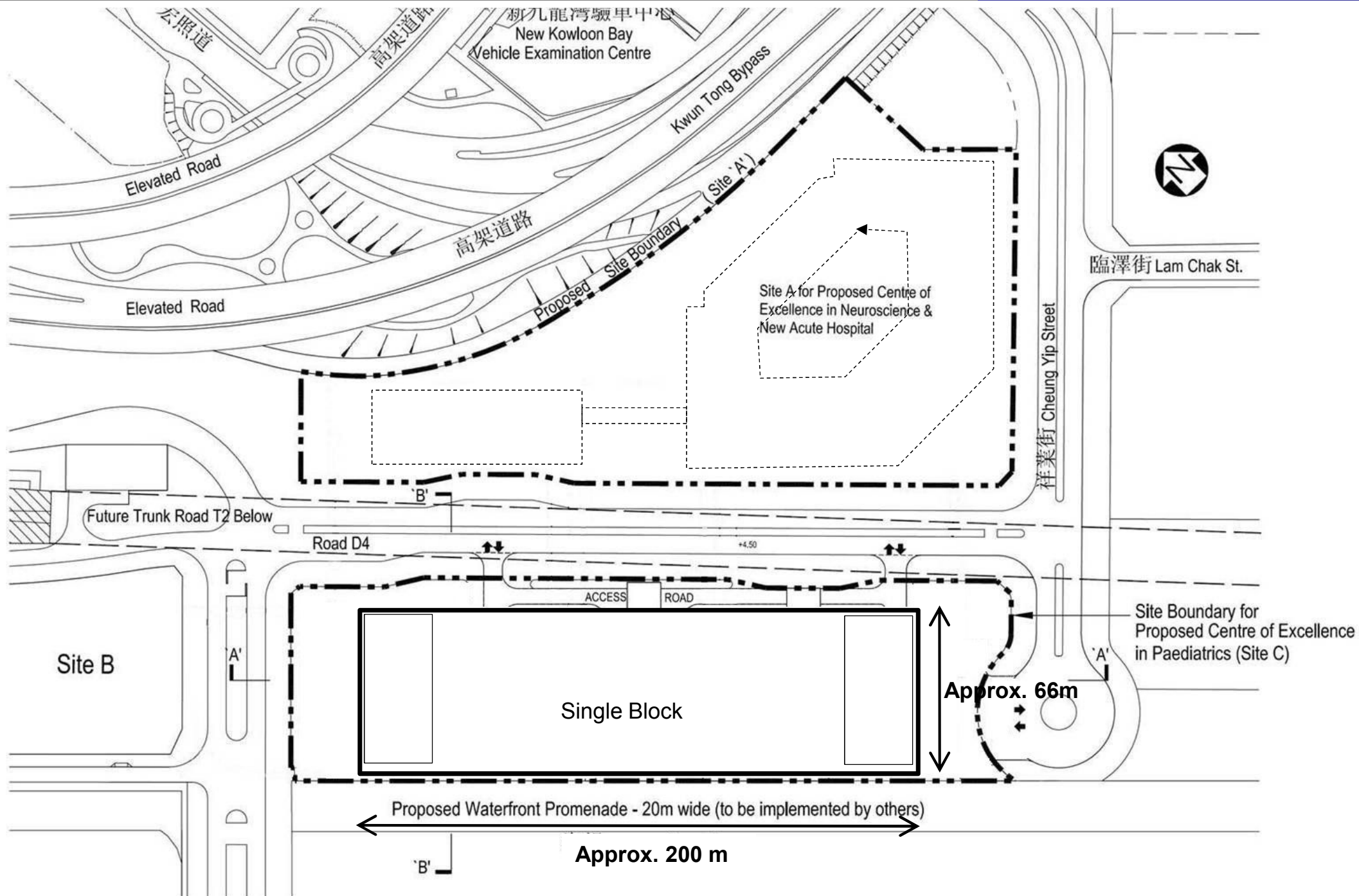
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	STATUTORY	NON-STATUTORY	
	(A) Kai Tak Outline Zoning Plan	(B) Advices from PlanD &CEDD	(C) Sustainable Building Design Guidelines (PNAP APP-152)
1. Site coverage		Not exceeding <b>65%</b>	
2. Plot Ratio		<b>5.0</b> (Note 1)	
3. Building Height Limit	Not exceeding <b>60mPD</b>		
4. “Podium-free” design	“ <b>Podium-free</b> ” design concept is stipulated as one of the major urban design principles as stipulated in the Explanatory Statement of OZP		
5. Building Separation & Maximum Projected façade length (Lp)			Lp not exceeding <b>5 times</b> the width of street
6. Building permeability (P)			<b>20% &amp; 25%</b> on two adjacent projection planes
7. Greening Ratio		Pedestrian zone: <b>20% of site area</b> Roof: <b>20% of roof area</b> Overall: <b>30% of site area</b>	Pedestrian zone: 15% of site area Other locations: not specified Overall: 30% of site area (A higher greening ratio as recommended in the CPLD Paper No.25/11 shall be followed for development sites in KTD)

Note 1: While there is no statutory plot ratio control for the “G/IC” site of CEP, a reference plot ratio of 5 has been recommended by PlanD to ArchSD at TFS Stage taking account of the restrictions imposed on other development sites in Kai Tak.

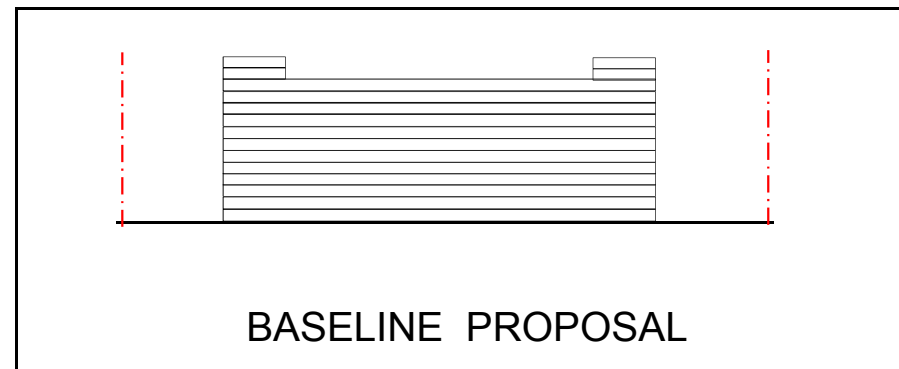
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3. The Current Proposal
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# The Baseline Proposal – Single Block



# The Baseline Proposal – Single Block

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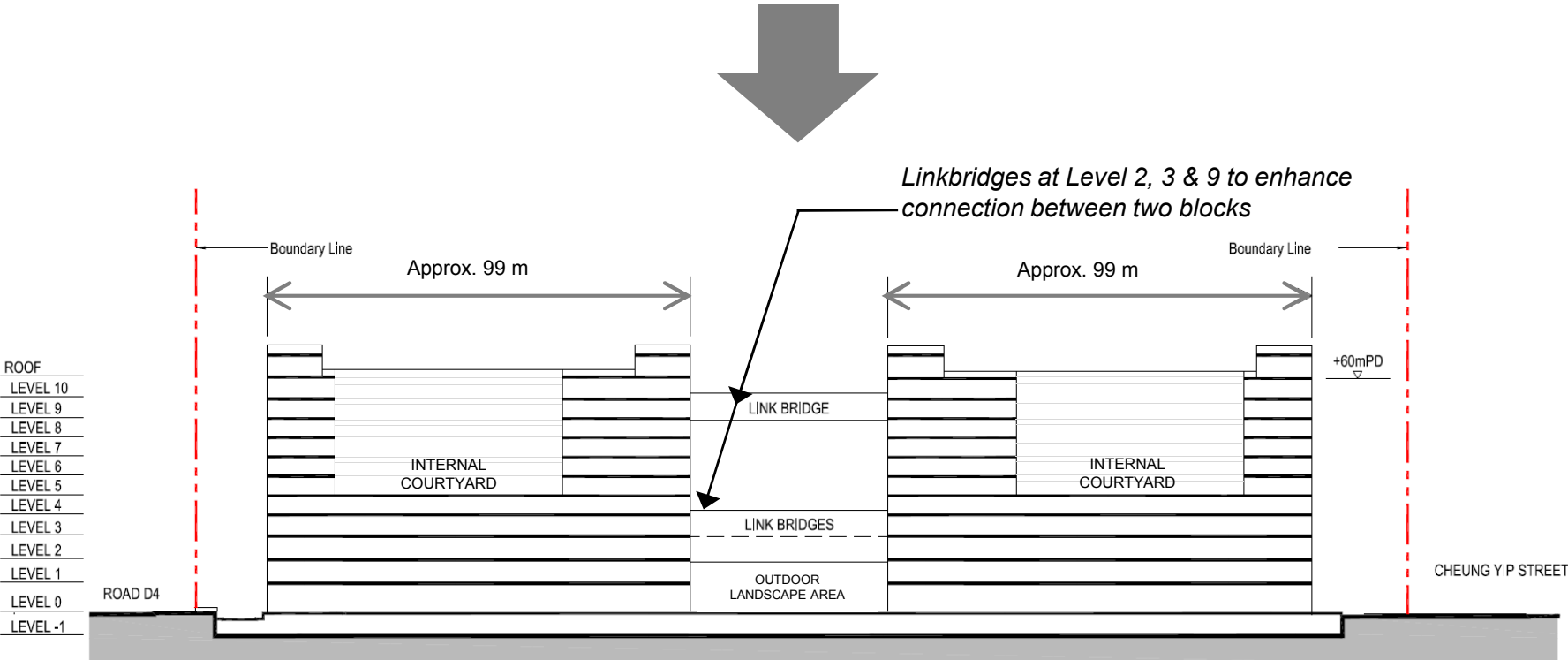
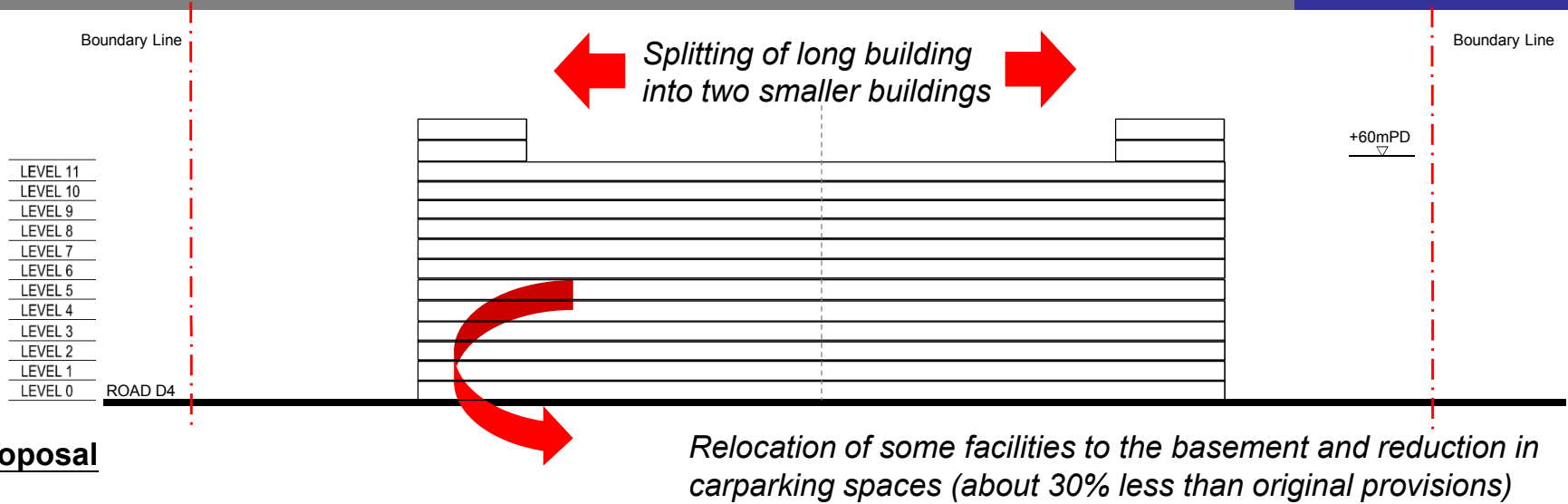


1.	<b>“Podium-free” design</b>	In compliance
2.	<b>Building Height Restriction (not exceeding 60mPD)</b>	In compliance
3.	<b>Site Coverage (not exceeding 65%)</b>	In compliance
4.	<b>Building Permeability (minimum 25% &amp; 20%)</b>	In compliance
5.	<b>Greening Ratio (overall &gt; 30%; pedestrian zone &gt; 20%; roof greening &gt; 20%)</b>	In compliance
6.	<b>Plot Ratio</b>	5.5 (Note 2)

*Note 2: Based on the net operational floor area and the enhanced spatial standard required by the client department, it is estimated that the plot ratio of the proposed CEP will be approximately 5.5 in order to accommodate the required facilities.*

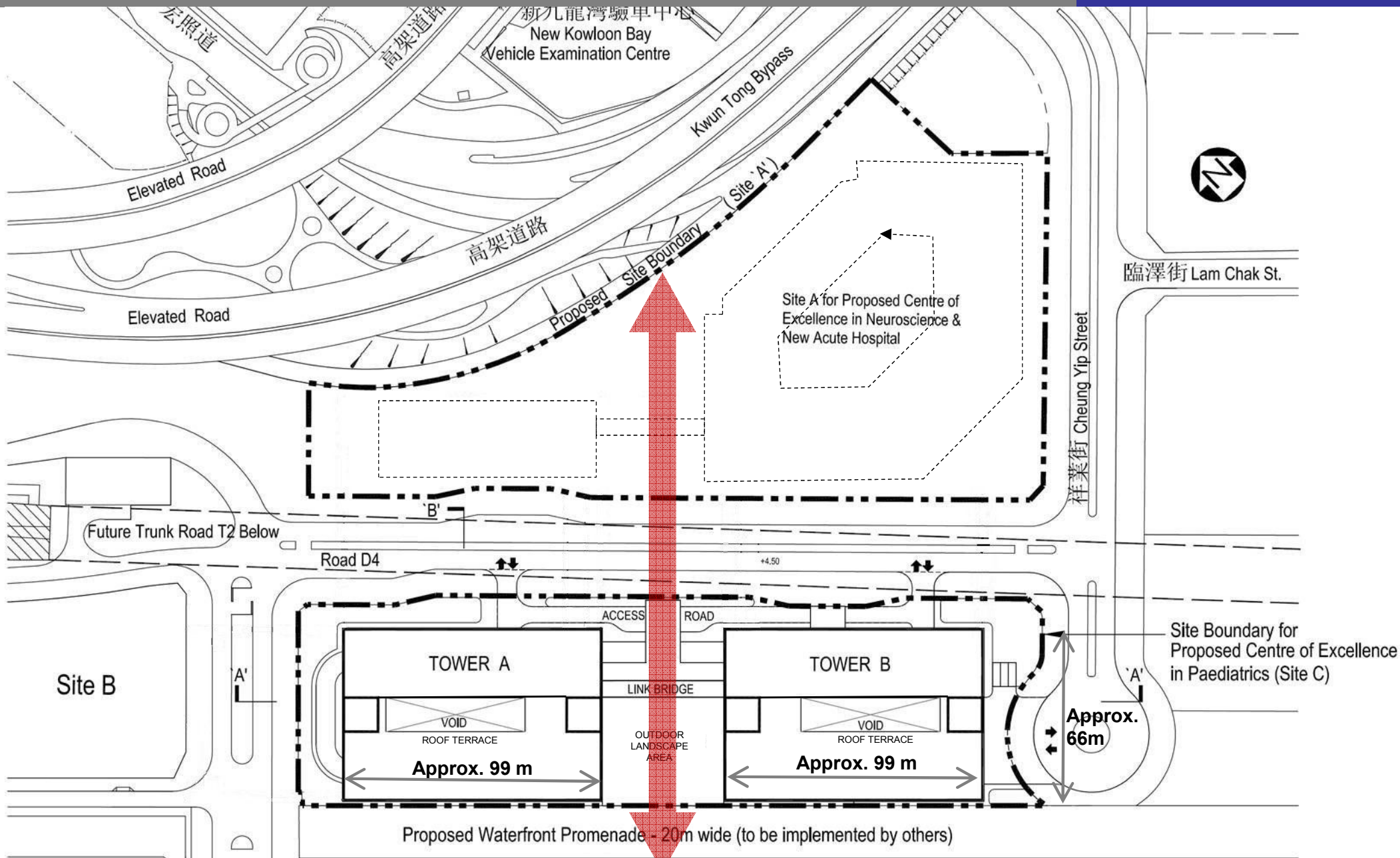
# Design Evolution

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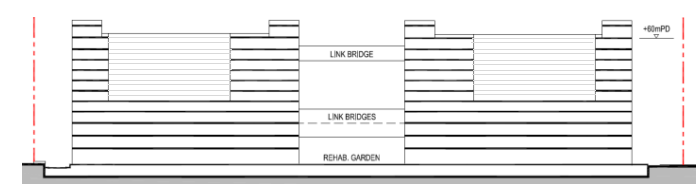
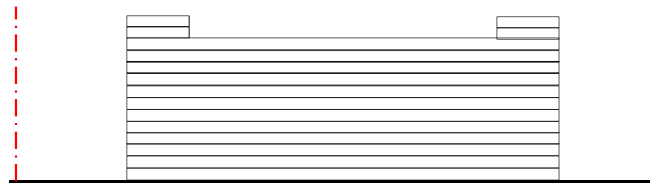
# The Current Proposal



- 1) *Maximization of view corridor;*
- 2) *Better air ventilation for inner building sites with reduced building bulk;*
- 3) *Better visual and physical integration with the waterfront promenade at ground floor*

# Comparison of Baseline and Current Proposals

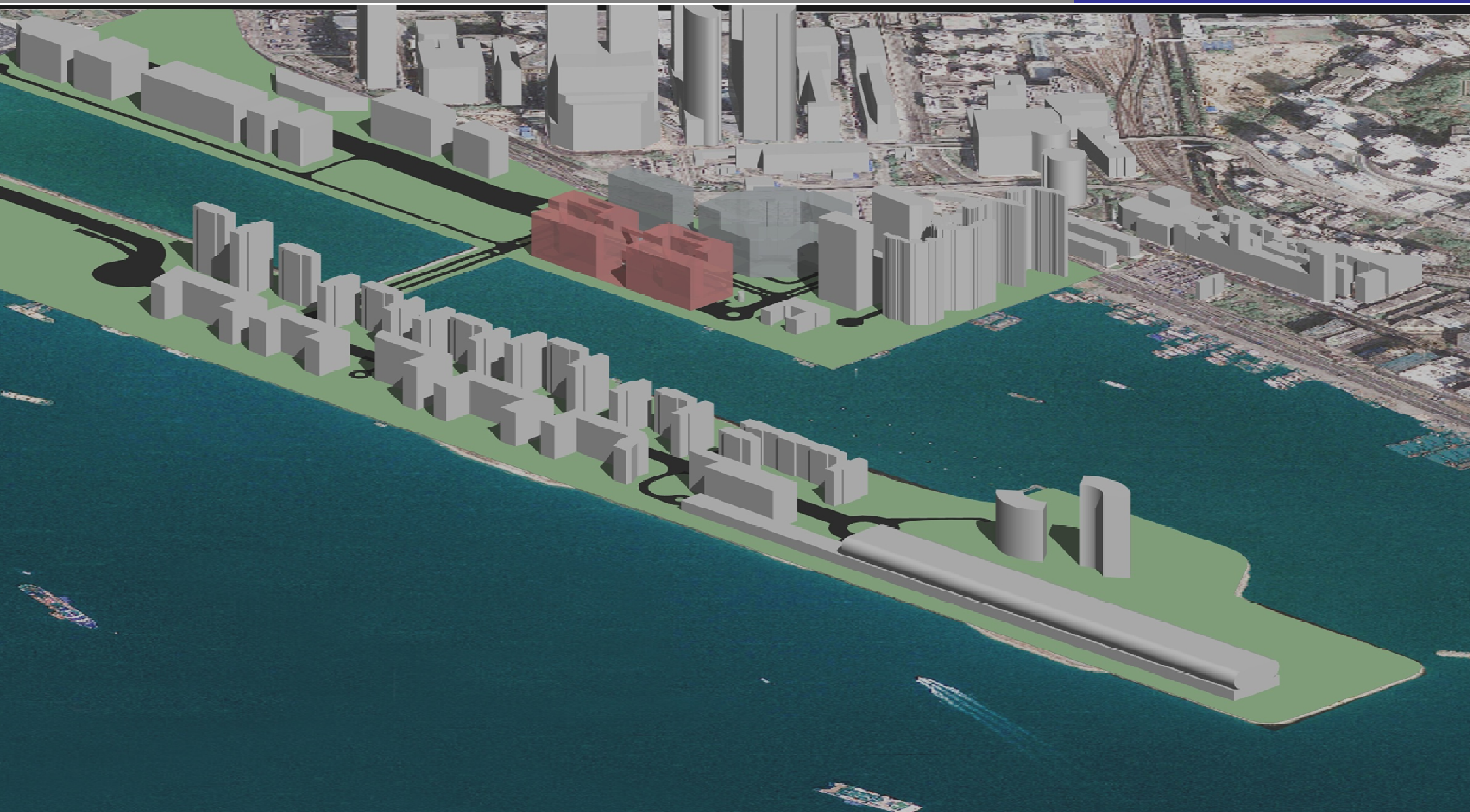
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		<b>BASELINE PROPOSAL</b>	<b>CURRENT PROPOSAL</b>
1.	“Podium-free” design	<i>In compliance</i>	✓ <i>In compliance</i>
2.	Building Height Restriction (not exceeding 60mPD)	<i>In compliance</i>	✓ <i>In compliance</i>
3.	Site Coverage (not exceeding 65%)	<i>In compliance</i>	✓ <i>In compliance</i>
4.	Building Permeability (minimum 25% & 20%)	<i>In compliance</i>	✓ <i>In compliance</i>
5.	Greening Ratio (overall > 30%; pedestrian zone > 20%; roof greening > 20%)	<i>In compliance</i>	✓ <i>In compliance</i>
6.	Plot Ratio	<i>Approx. 5.5</i>	<i>Approx. 5.5</i>
7.	<b>Pros</b>	<ul style="list-style-type: none"> <li>a) Maximization of floor plates for greater flexibility for user operation</li> <li>b) Enhancement of connectivity between various user departments</li> <li>c) Lower construction cost</li> </ul>	<ul style="list-style-type: none"> <li>a) Better visual permeability</li> <li>b) Better pedestrian connectivity to waterfront promenade</li> <li>c) Better ventilation performance</li> <li>d) Better integration with adjacent promenade</li> </ul>
8.	<b>Cons</b>	<ul style="list-style-type: none"> <li>a) Result in adverse wall effect</li> <li>b) Poor integration of external spaces</li> <li>c) Not pedestrian-friendly</li> <li>d) Poor accessibility to waterfront promenade</li> </ul>	<ul style="list-style-type: none"> <li>a) Higher construction cost</li> <li>b) Smaller floor plate less desirable for various user departments (But still acceptable to Users)</li> </ul>

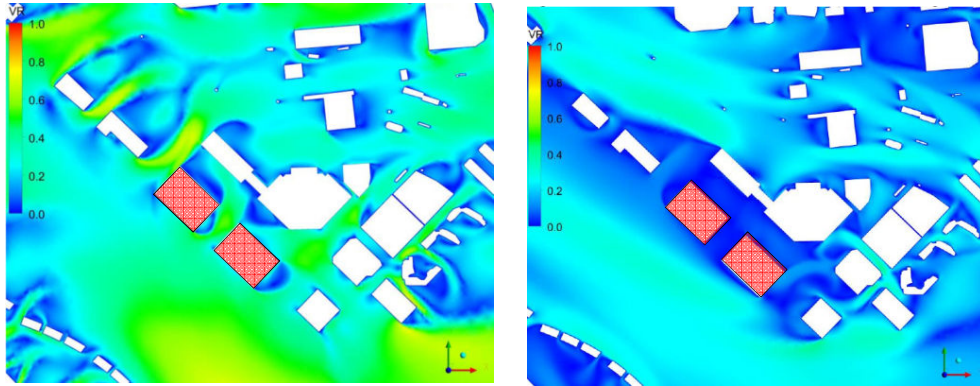
# Aerial View from South Direction

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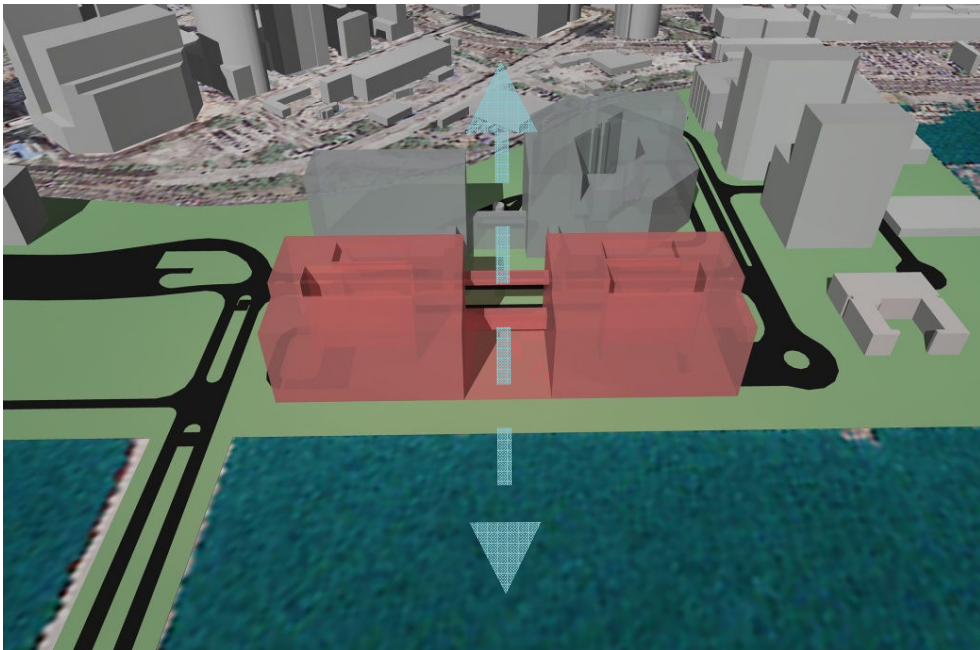


# The Current Scheme

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Preliminary CFD analysis of current scheme under WSW (left) and ESE (right) wind directions



- 1) Maximization of view corridor;
- 2) Better air ventilation for inner building sites with reduced building bulk;
- 3) Better visual and physical integration with the waterfront promenade at ground floor.

1. Creation of non-institutional and patient-centered healthcare environment which is conducive to patient healing
2. Creation of an identity of contemporary paediatric healthcare facilities
3. Emphasis of place-making and integration with public spaces at waterfront promenade
4. Sense of human scale and urban intimacy with interesting building forms
5. Optimized building and visual permeability
6. Green building design with application of renewable energy technology
7. Landscape design with themes conducive to healing and rehabilitation

**Thank you**