

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

Time-line

- March 2016 Consult Kai Tak Task Force of Harbourfront Commission and Kowloon City District Council
- April 2016 Consult Education Panel
- June 2016 Seek endorsement from PWSC and Finance Committee of Legislative Council
- Q1 2019 Project completion

Site Context

Site Area = Approx. 7,400 sqm
Estimated Construction Floor Area (CFA) = Approx. 12,829 sqm



Site at Kai Tak
Development Site 1A-2



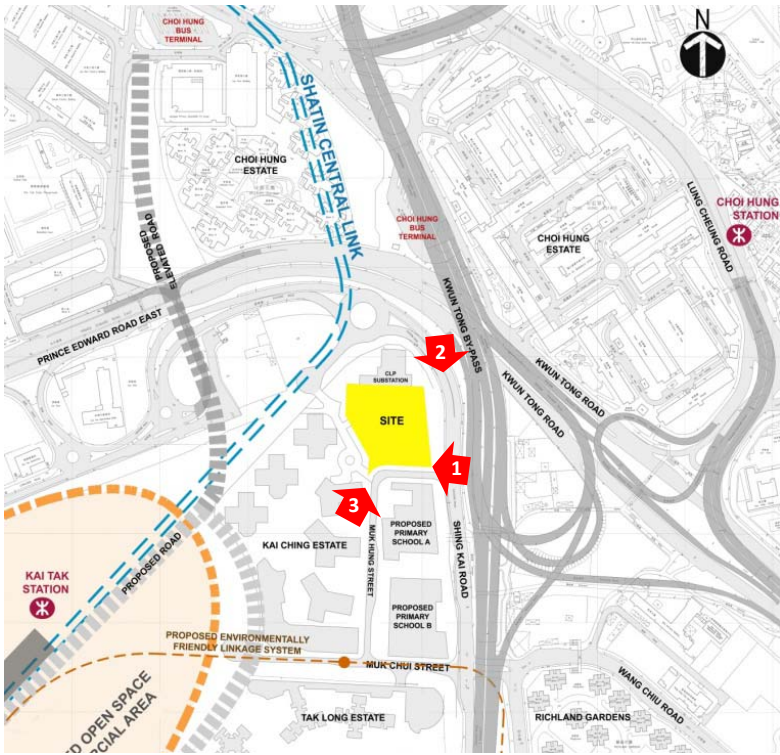
Site Context

Two primary schools
completed

Site



Site Context



Site Access

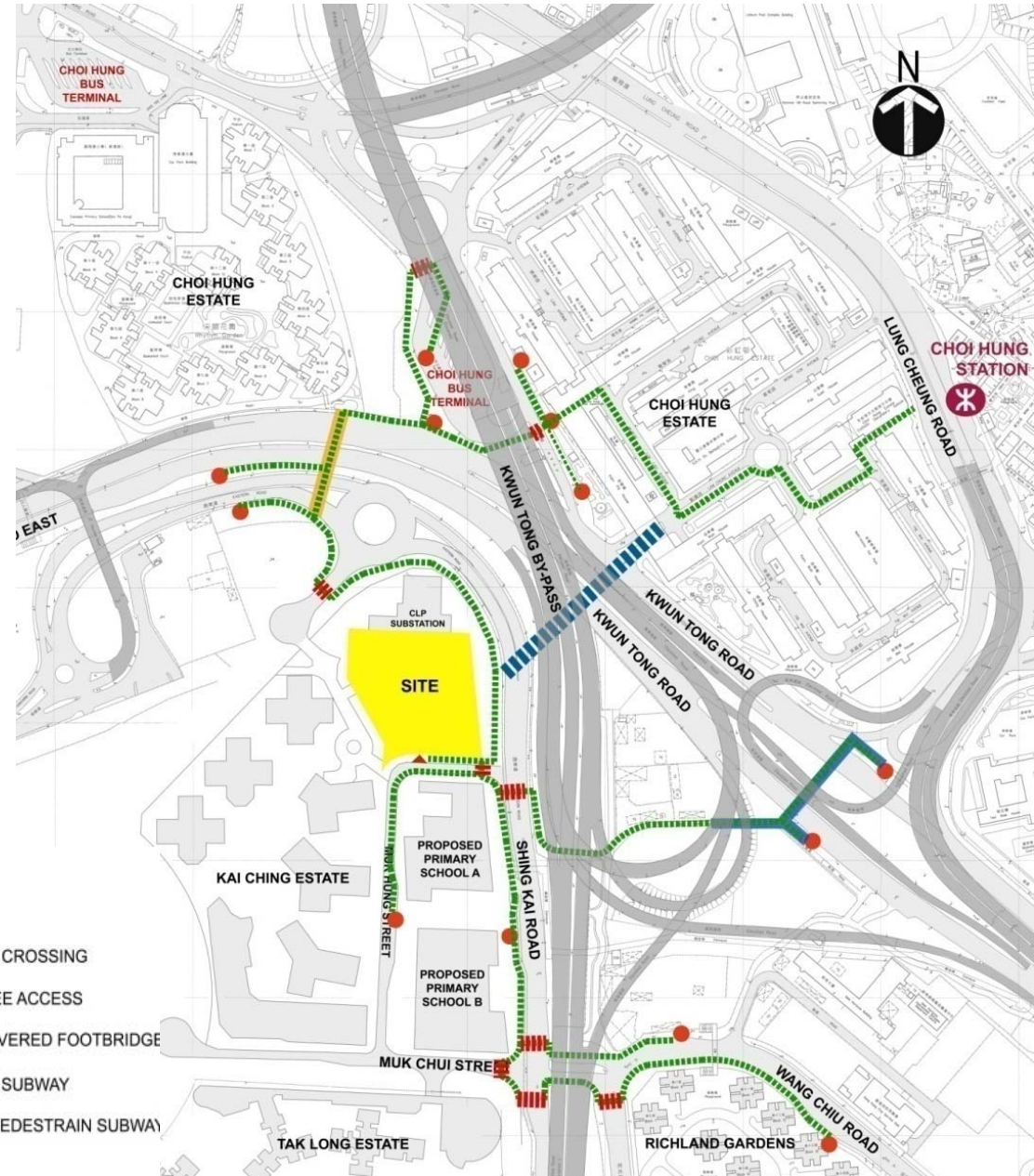
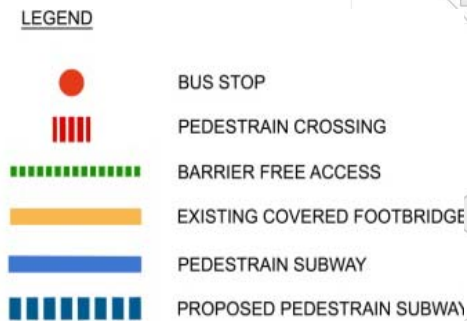
Site Pedestrian Access

from MTR and Bus / Mini bus stations to school

Distance from Choi Hung MTR Station:
Approx 960 m

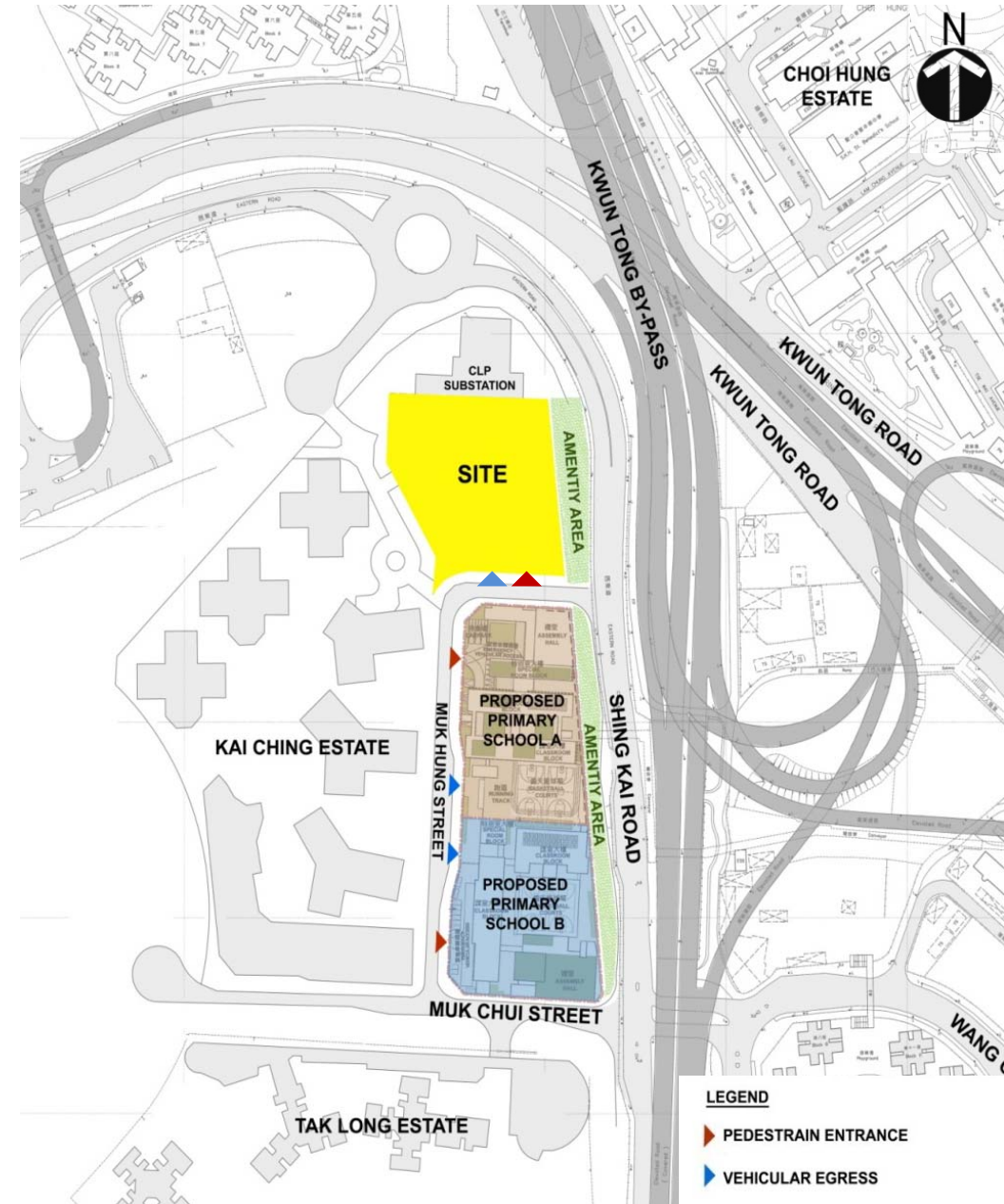
Distance from Chui Hung Bus Terminal:
Approx 540 m

Distance from Bus Stop at Shing Kai Road:
Approx 173 m



Site Access

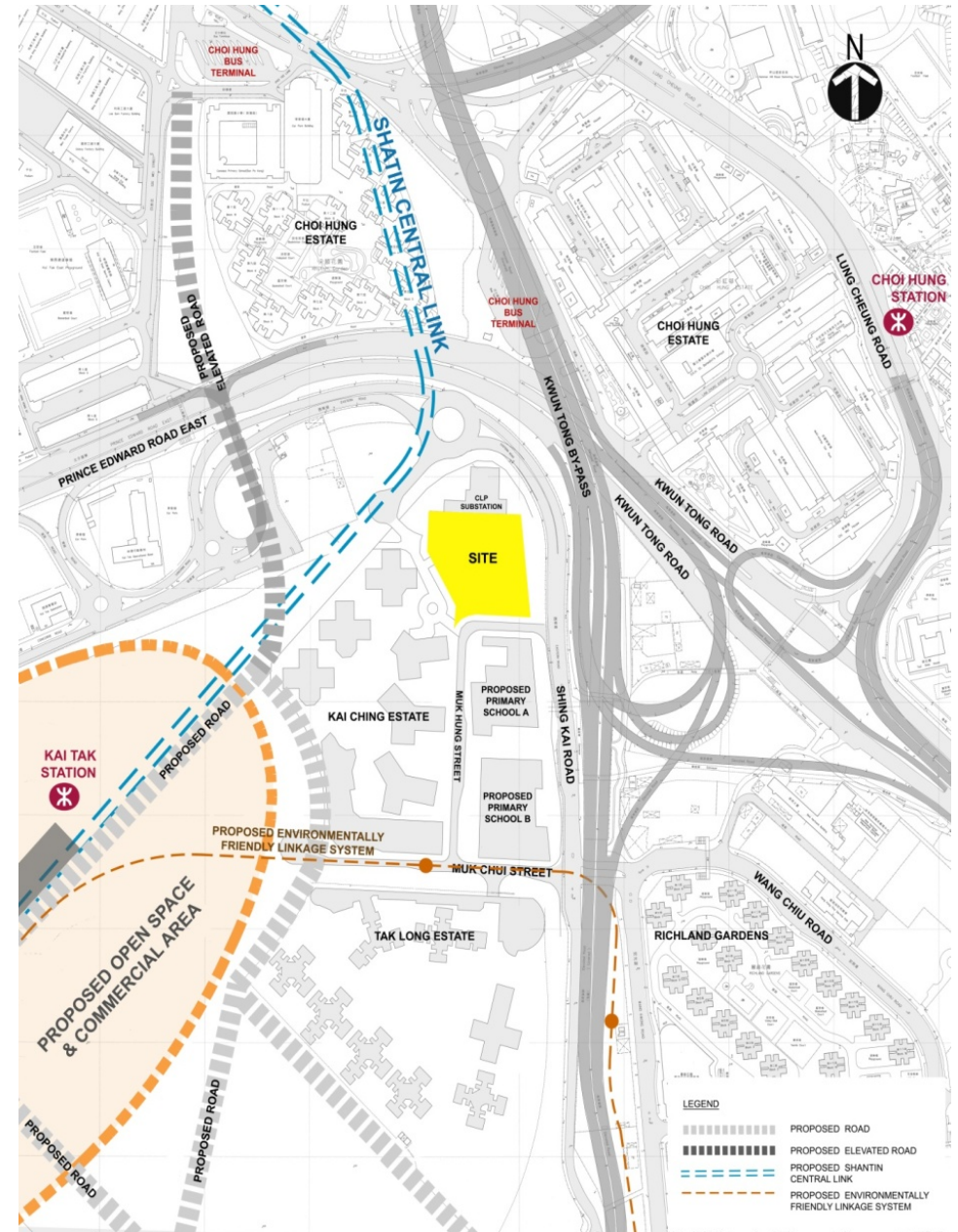
Pedestrian entrance/exit and vehicular ingress/egress of proposed adjacent primary schools



Site Access

Impact of Kai Tak Development to school site:

- New Kai Tak MTR Station
- New EFLS Station
- Proposed Road and Elevated Road



Design Constraints

Maximum Building Height = 45mPD


Basemap*

-  Building Block
-  Road
-  MTR Railway
-  Light Rail
-  Swamp
-  Agriculture

OZP Zoning

-  G/IC Government / Institution / Community
-  O Open Space
-  OU Other Specified Uses
-  OU(A) Other Specified Uses (Amenity Area)
-  R(A) Residential (Group A)
-  Maximum Building Height (In Metres Above Principal Datum)

Application for Planning Permission

-  *Planning Permission*
(規劃許可
规划许可)



Master Layout plan

Site Area Approx. 7,400 sq.m

GFA 14,504 sq.m

Plot Ratio 1.96

Site Coverage 51%

Green Ratio
 20% of Site Area (At Grade)
 30% of Site Area (In total)

Building Height 24M



MASTER LAYOUT PLAN
 1:400@A3

SHING KAI ROAD

MILK HING STREET

KAI CHING ESTATE

HOUSE

OU(A) NON-BUILDING AREA
 (LANDSCAPING AND PLANTING)

EASTERN ROAD SUBSTATION

RUNNING TRACK

BALL COURT

FLAT ROOF

LANDSCAPED DECK

FLAT ROOF

EVA

Ground Floor Layout Plan



Legend

- Corridor, Covered playground and Multi-Purpose area
- Assembly Hall & Student activity centre
- Classroom
- office & Conference room
- Store Rooms & Plant room

First Floor Layout Plan

- Legend**
- Corridor, Covered playground and Multi-Purpose area
 - Assembly Hall & Student activity centre
 - Classroom
 - office & Conference room
 - Store Rooms & Plant room

FLOOR LAYOUT PLAN
@A3



Second Floor Layout Plan



- Legend**
- Corridor, Covered playground and Multi-Purpose area
 - Assembly Hall & Student activity centre
 - Classroom
 - office & Conference room
 - Store Rooms & Plant room

2nd FLOOR LAYOUT PLAN
A3

Third Floor Layout Plan



OR LAYOUT PLAN

- Legend**
- Corridor, Covered playground and Multi-Purpose area
 - Assembly Hall & Student activity centre
 - Classroom
 - office & Conference room
 - Store Rooms & Plant room

Fourth Floor Layout Plan



LAYOUT PLAN

Legend

- Corridor, Covered playground and Multi-Purpose area
- Assembly Hall & Student activity centre
- Classroom
- office & Conference room
- Store Rooms & Plant room

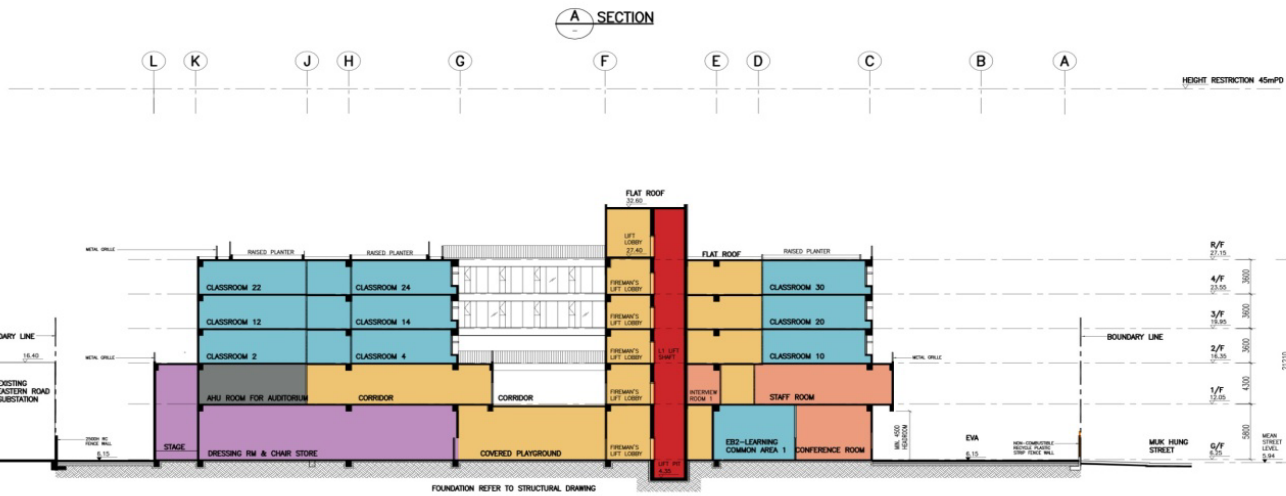
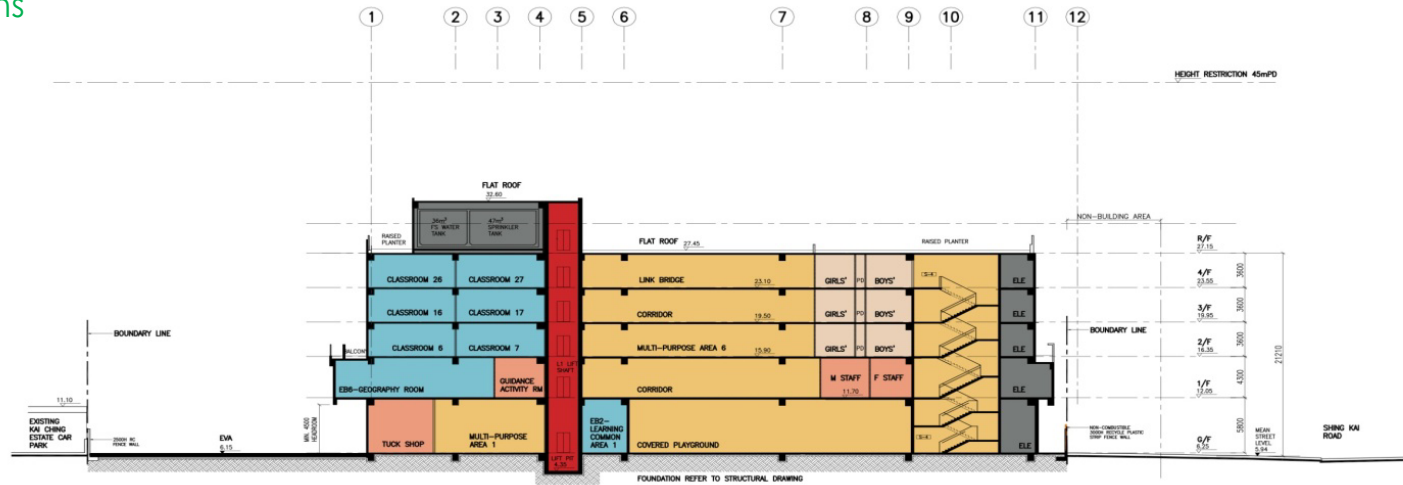
Roof Floor Layout Plan

Legend

- Corridor, Covered playground and Multi-Purpose area
- Assembly Hall & Student activity centre
- Classroom
- office & Conference room
- Store Rooms & Plant room



Sections



- Legend**
- Corridor, Covered playground and Multi-Purpose area
 - Assembly Hall & Student activity centre
 - Classroom
 - office & Conference room
 - Store Rooms & Plant room

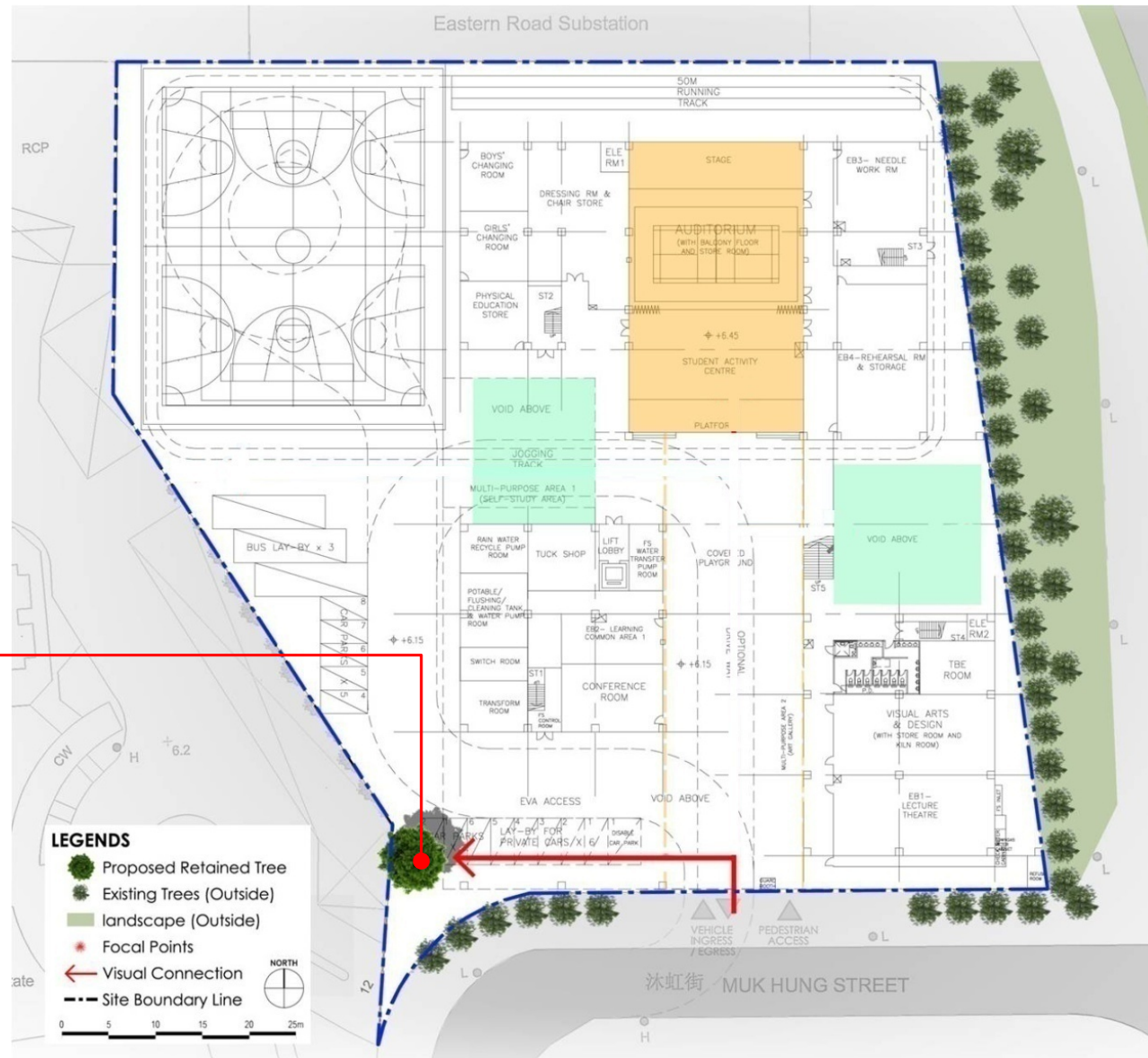
Design Constraints

Site Coverage of Greenery as required under Kai Tak Development

Overall greening ratio: $\geq 30\%$ of total site area
 At-grade greening: $\geq 20\%$ of total site area
 Roof level greening: $\geq 20\%$ of total roof area

Preliminary Tree Survey on Site

Existing Tree within site boundary
 (*Casuarina equisetifolia*)



Landscape Section

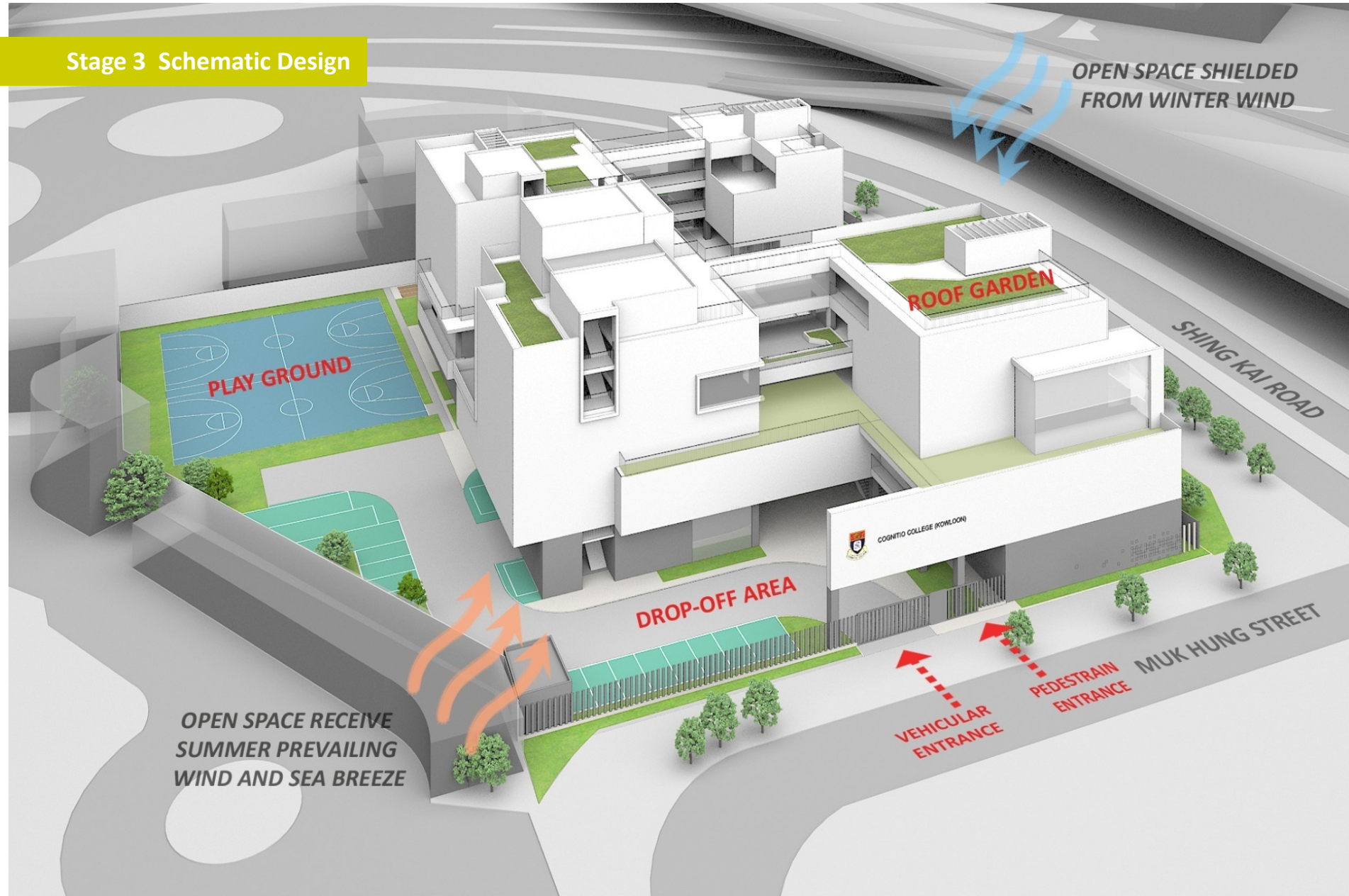
Detail Design : Landscape Master Plan



The landscape planting design concept has been inspired by a CPU's pattern and forms.

The "Electronic Circuit" will serve as a figurative representation linking up the planting design and layering pattern to heighten an aesthetic and unified impressions made on the viewers of the campus.

Stage 3 Schematic Design



OPEN SPACE SHIELDED FROM WINTER WIND

PLAY GROUND

ROOF GARDEN

SHING KAI ROAD

DROP-OFF AREA

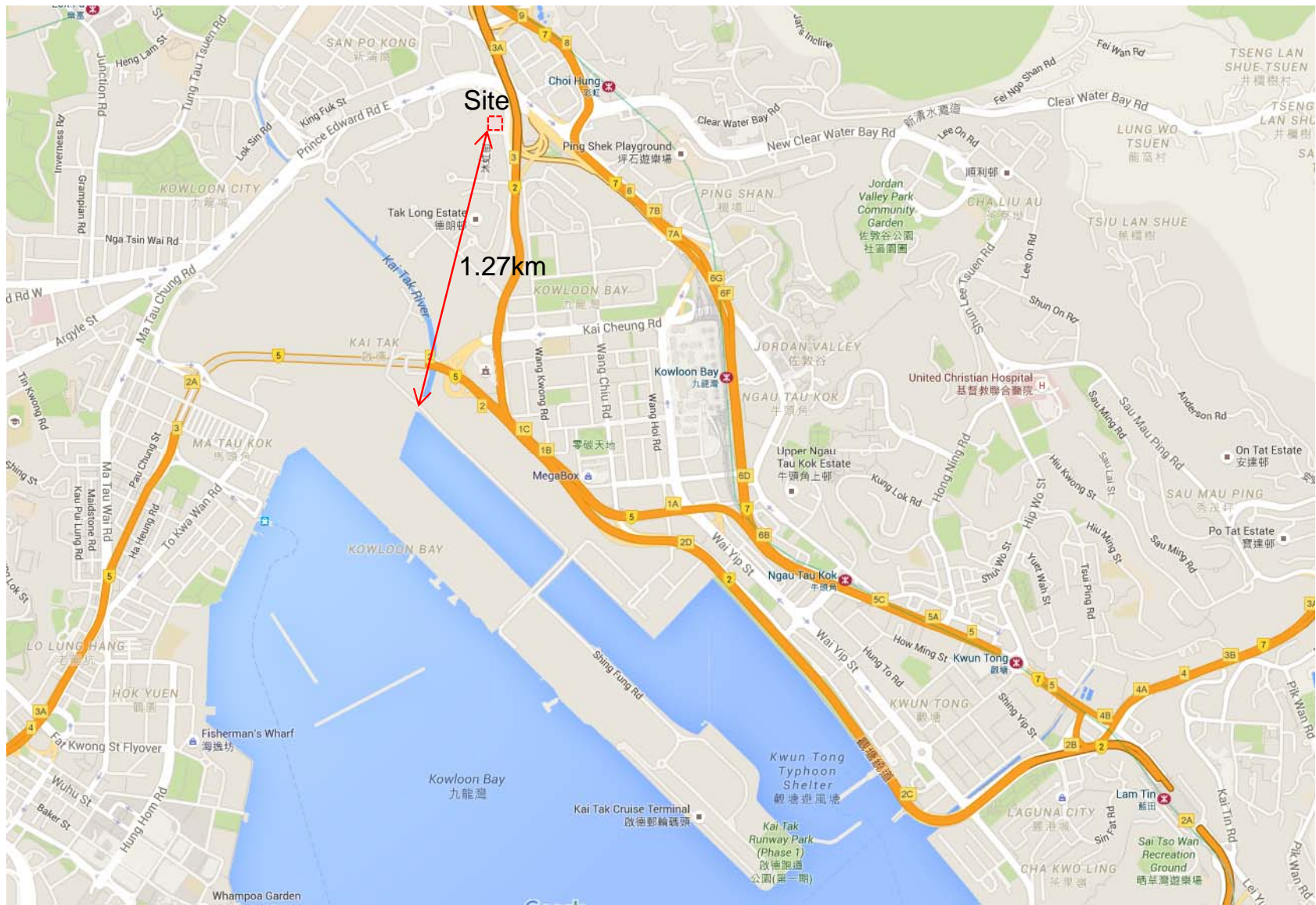
OPEN SPACE RECEIVE SUMMER PREVAILING WIND AND SEA BREEZE

VEHICULAR ENTRANCE

PEDESTRAIN ENTRANCE

MUK HUNG STREET

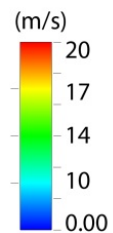
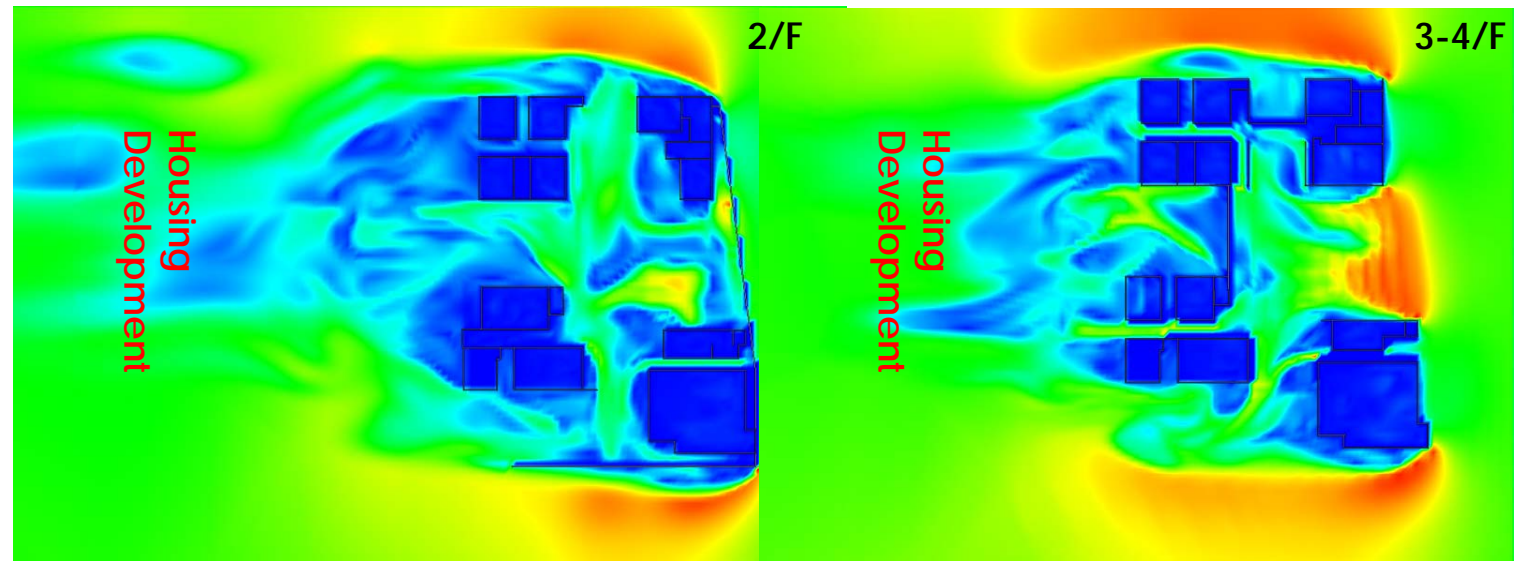
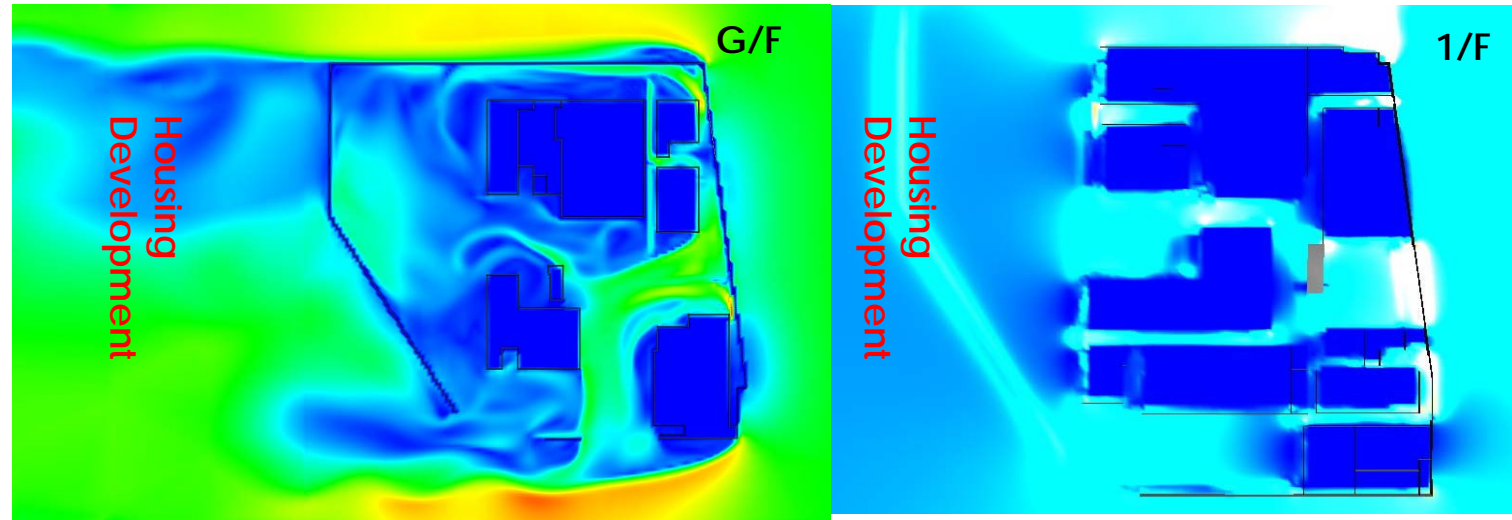
COGNITO COLLEGE (KOWLOON)



Blend in with the Overall Urban Design

The relatively low-rise building approach will

-Provide breezeways and air paths to neighbors.



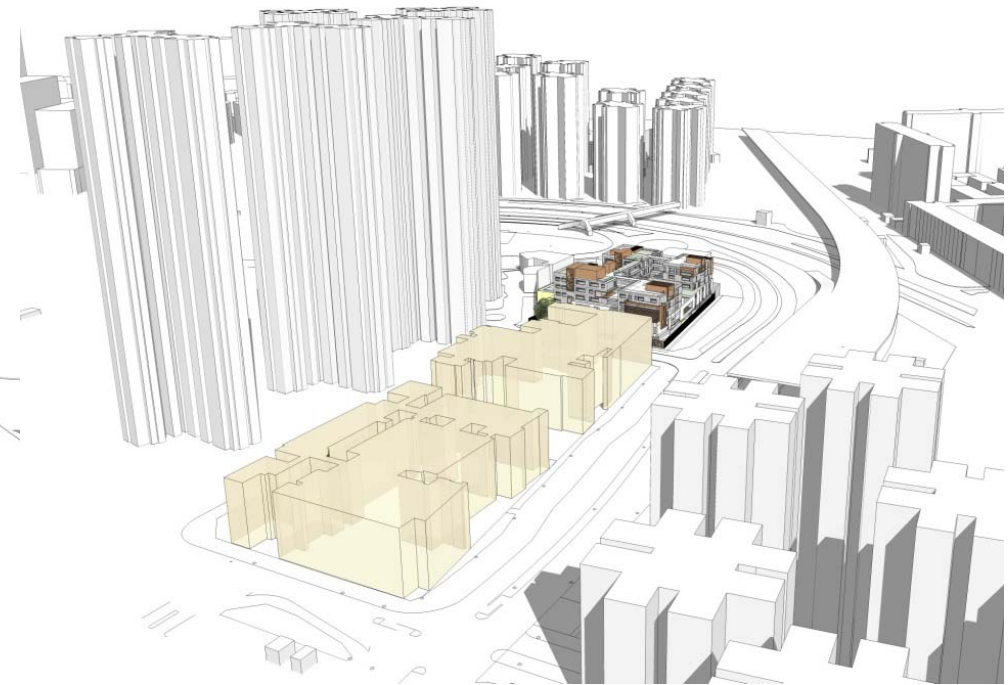
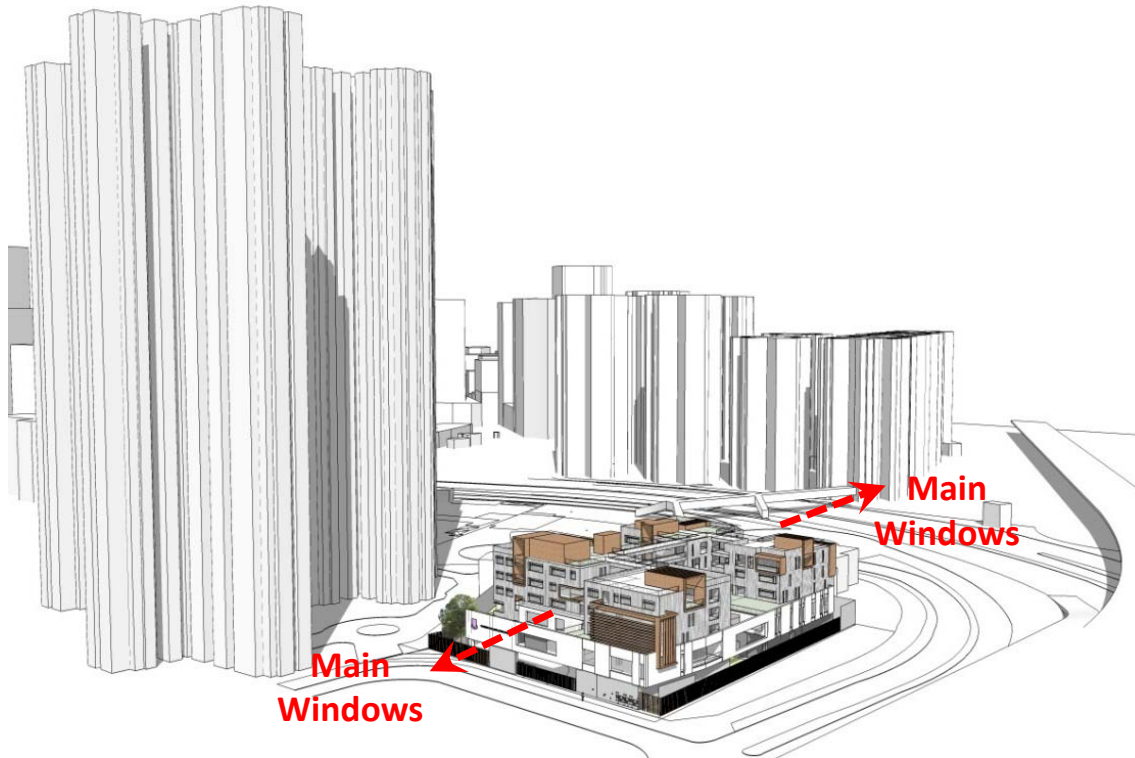
Air Flow Simulation

Blend in with the Overall Urban Design

The relatively low-rise building approach will

-Significantly minimize 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 .

-Match with the low-rise nature of adjacent 2 schools, to form a coherent school village in the neighborhood.





**Education
Bureau**



ARCHITECTURAL
SERVICES
DEPARTMENT



P&T Architects and
Engineers Ltd