



Design and Construction of
**Kowloon East
Regional Headquarters**
and Operational Base cum
Ngau Tau Kok Divisional Police Station

Contract No. SS C503
(Public Works Project No. : 237LP)

Harbourfront Commission Meeting

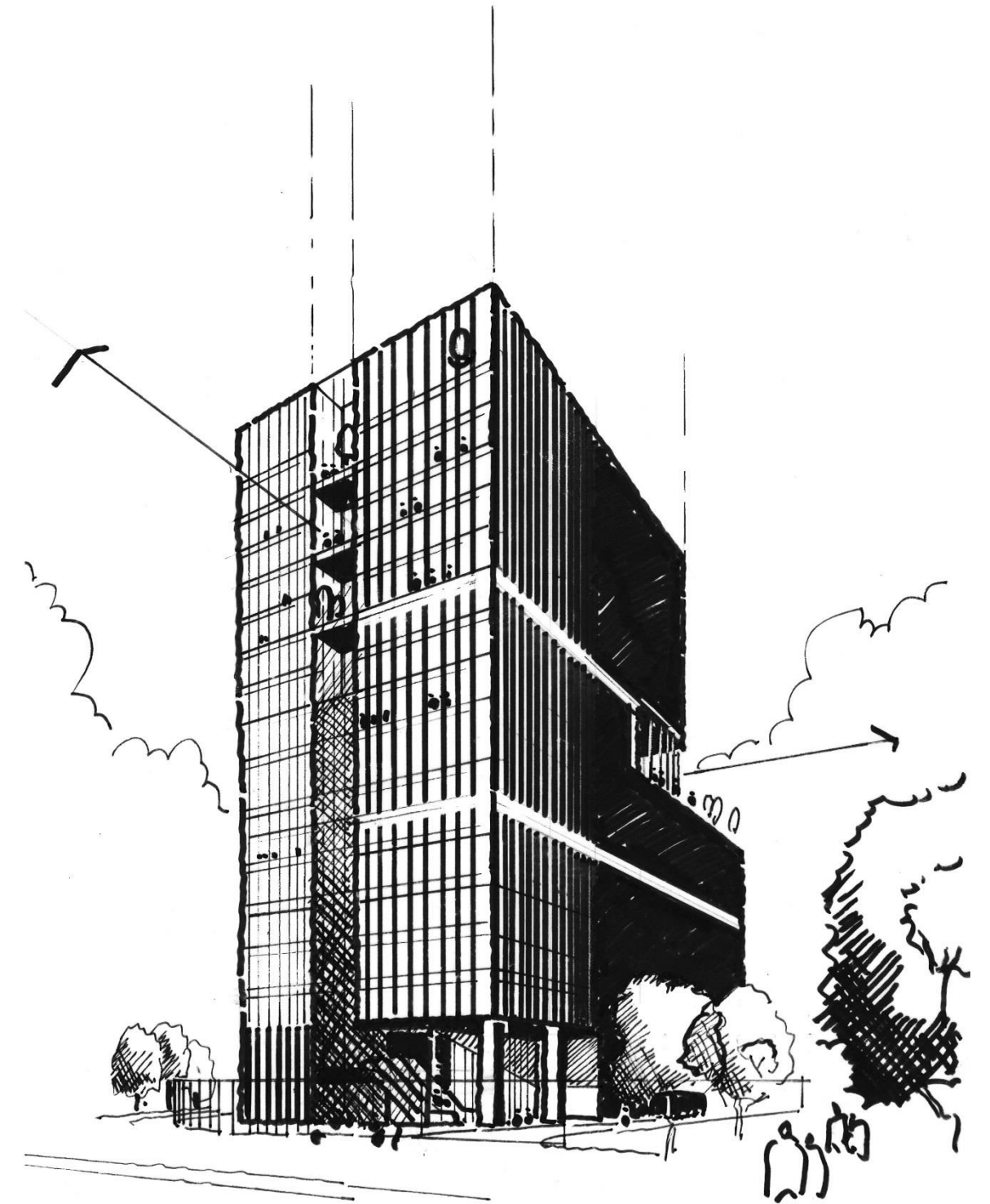
5 April 2017



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1. Project Brief
2. Urban Design Frameworks and Development Parameters
3. Design Proposal

1. Project Brief

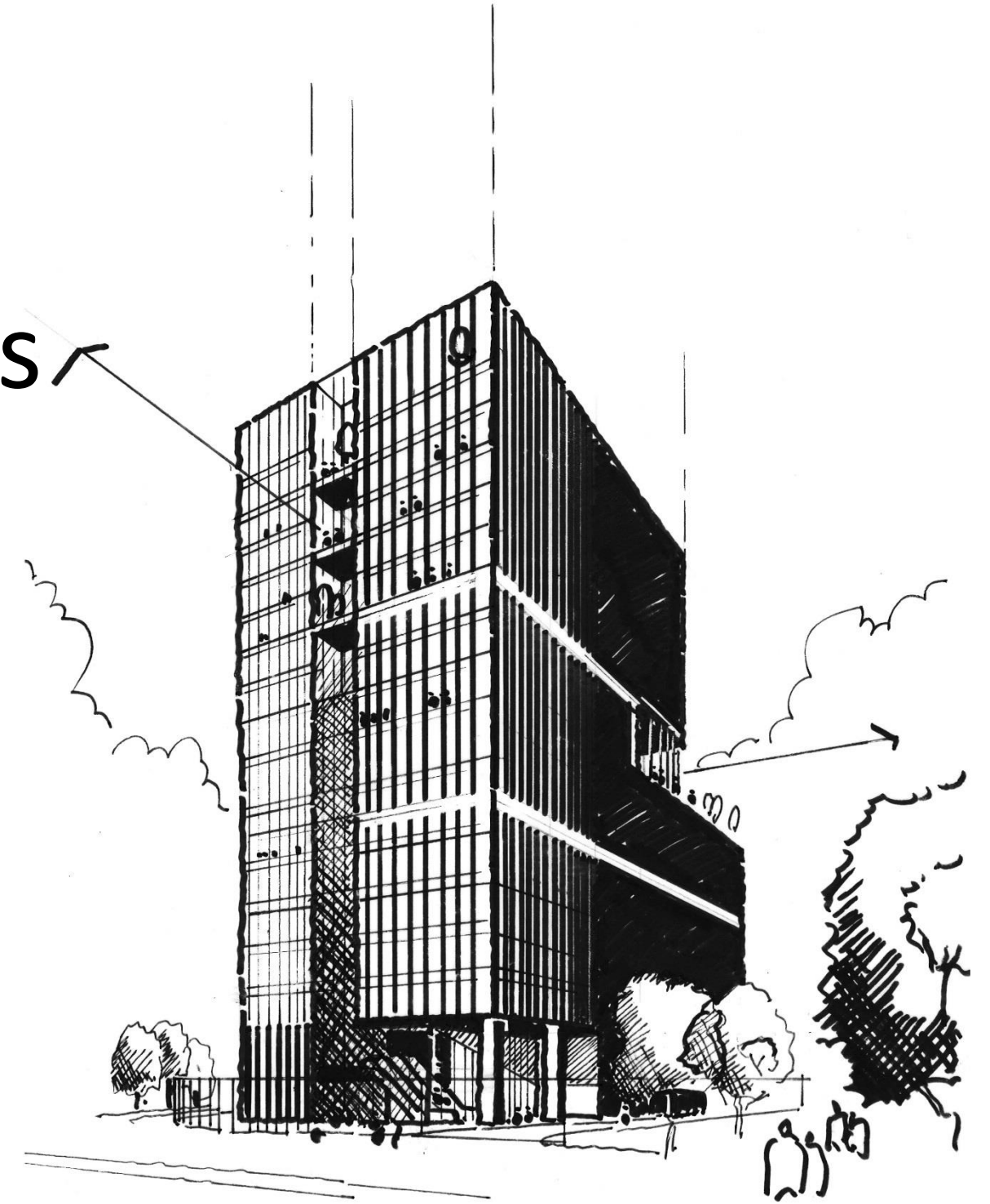


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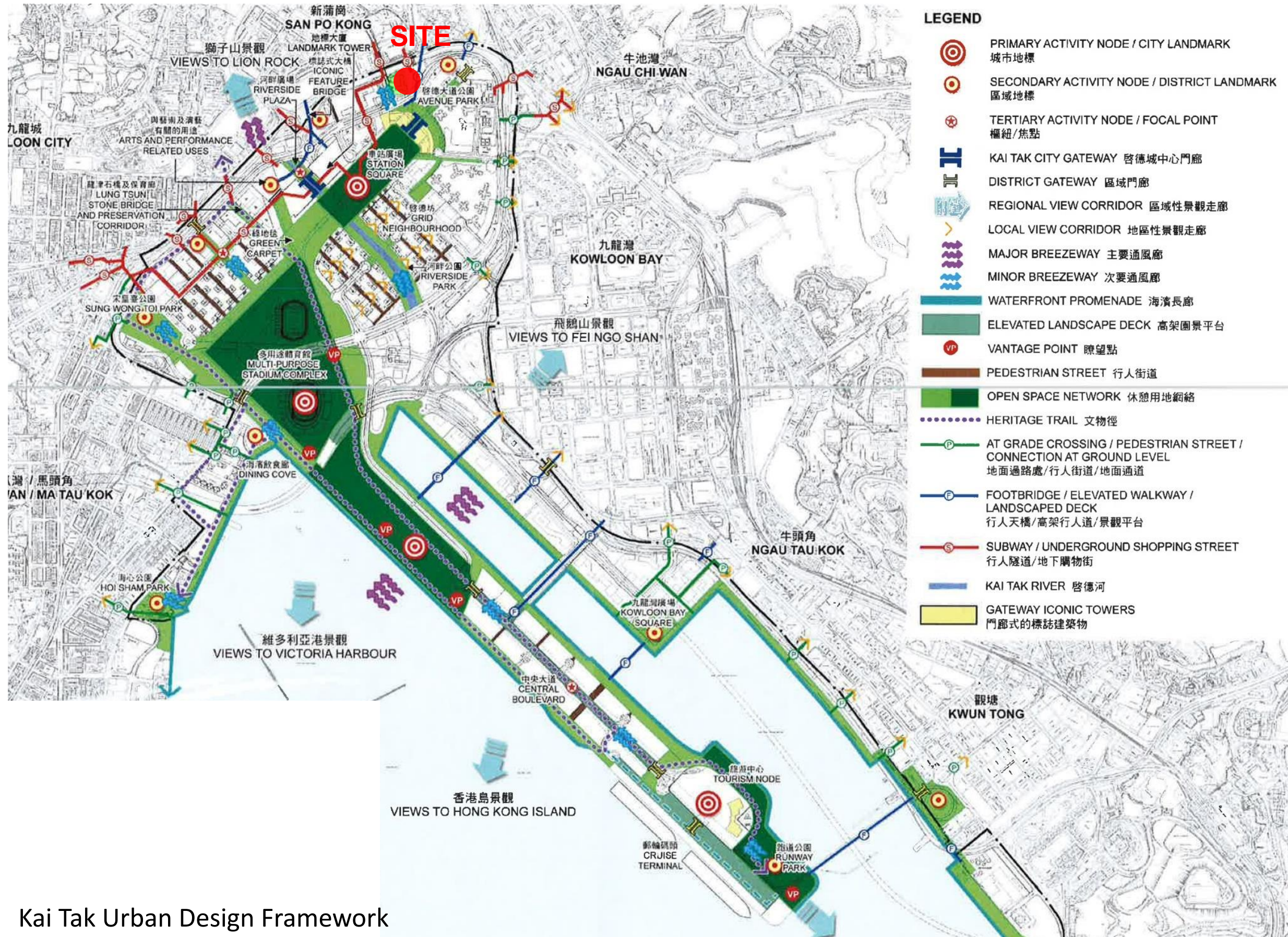
Design & Construction of an integrated Complex at 105 Concorde Road, Kai Tak, Kowloon to house:

- 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. The 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.

2. Urban Design Frameworks and Development Parameters

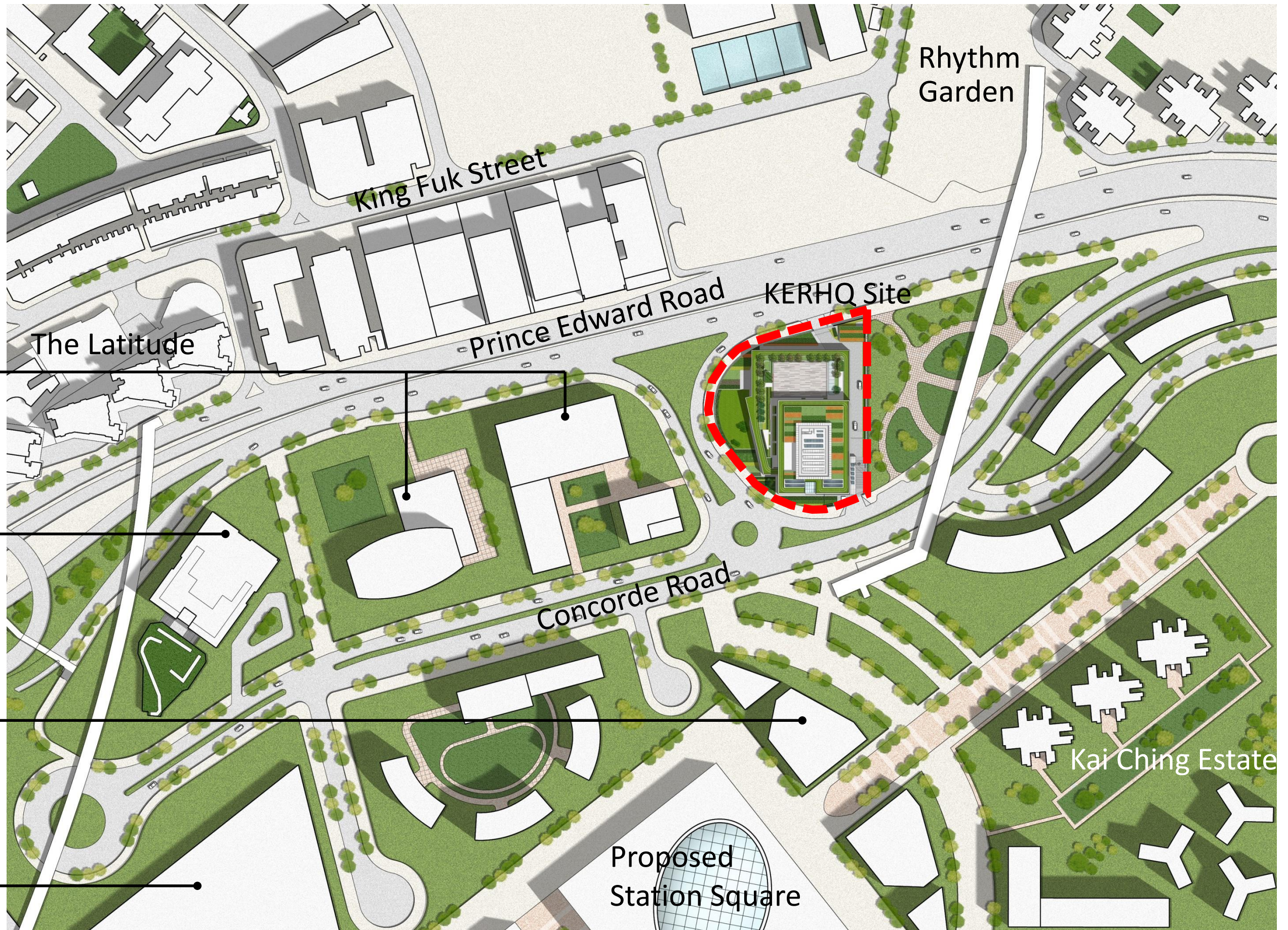
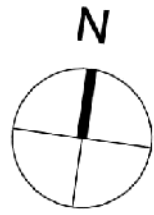


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Kai Tak Urban Design Framework

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Future Development (GIC)

Trade & Industry Tower

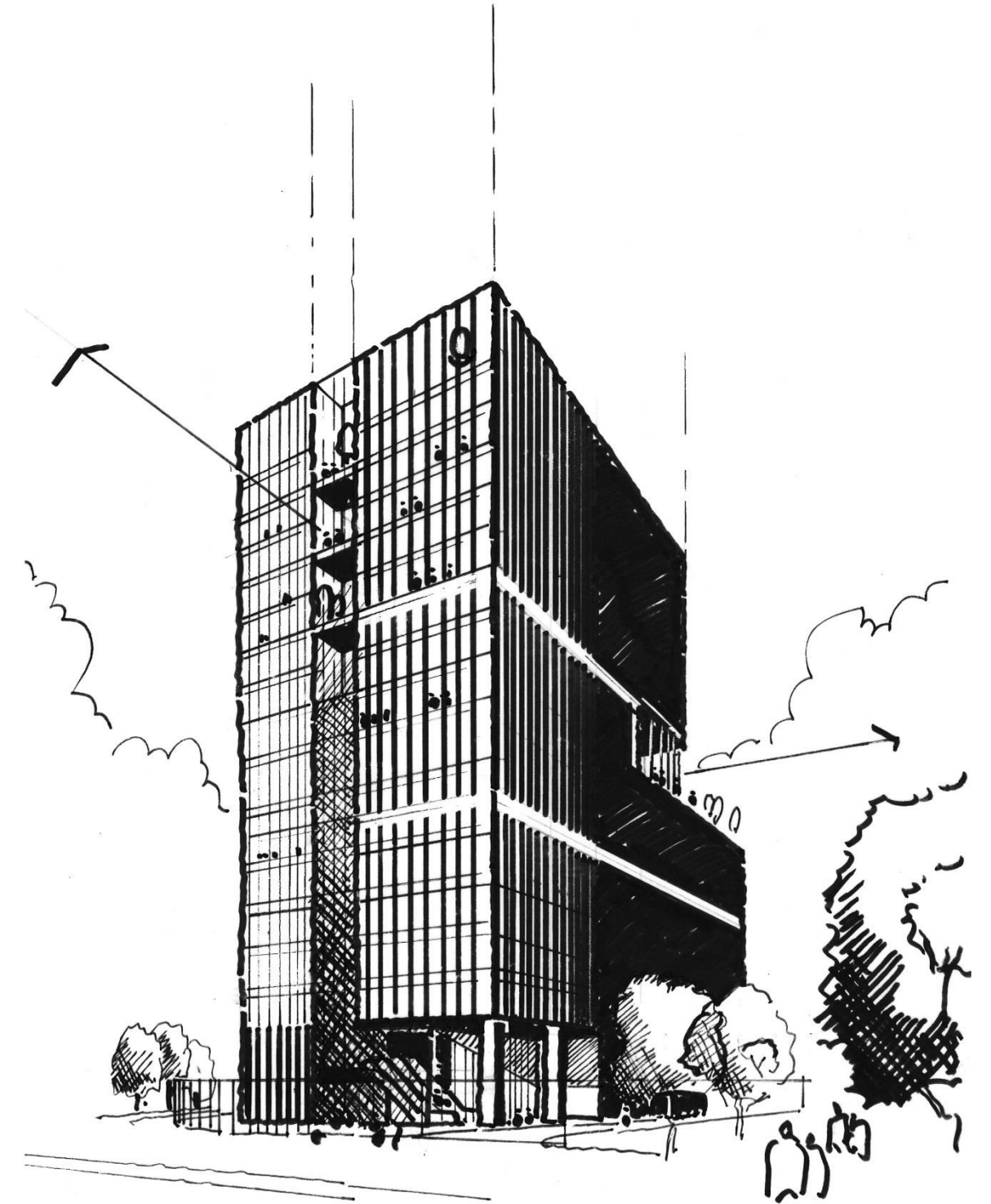
Future Development (Commercial)

Future Development (CDA)



Development Parameters	Permitted/ Required under Building Regulations/ Employer's Requirements	Proposed
Site Area:	6618 m ² (approximate)	-
Class of Site:	C	-
Building Height:	+90mPD	+90mPD
No. of Storey:	-	18
Coverage of Greenery at Grade:	Min. 20% of site area	> 20% of site area
Coverage of Greenery at Roof:	Min. 20% of roof area	> 20% of roof area
Total Site Coverage of Greenery:	Min. 30% of site area	> 30% of site area
Site Coverage:	Max. 65%	60%

3. Design Proposal



Podium Free:

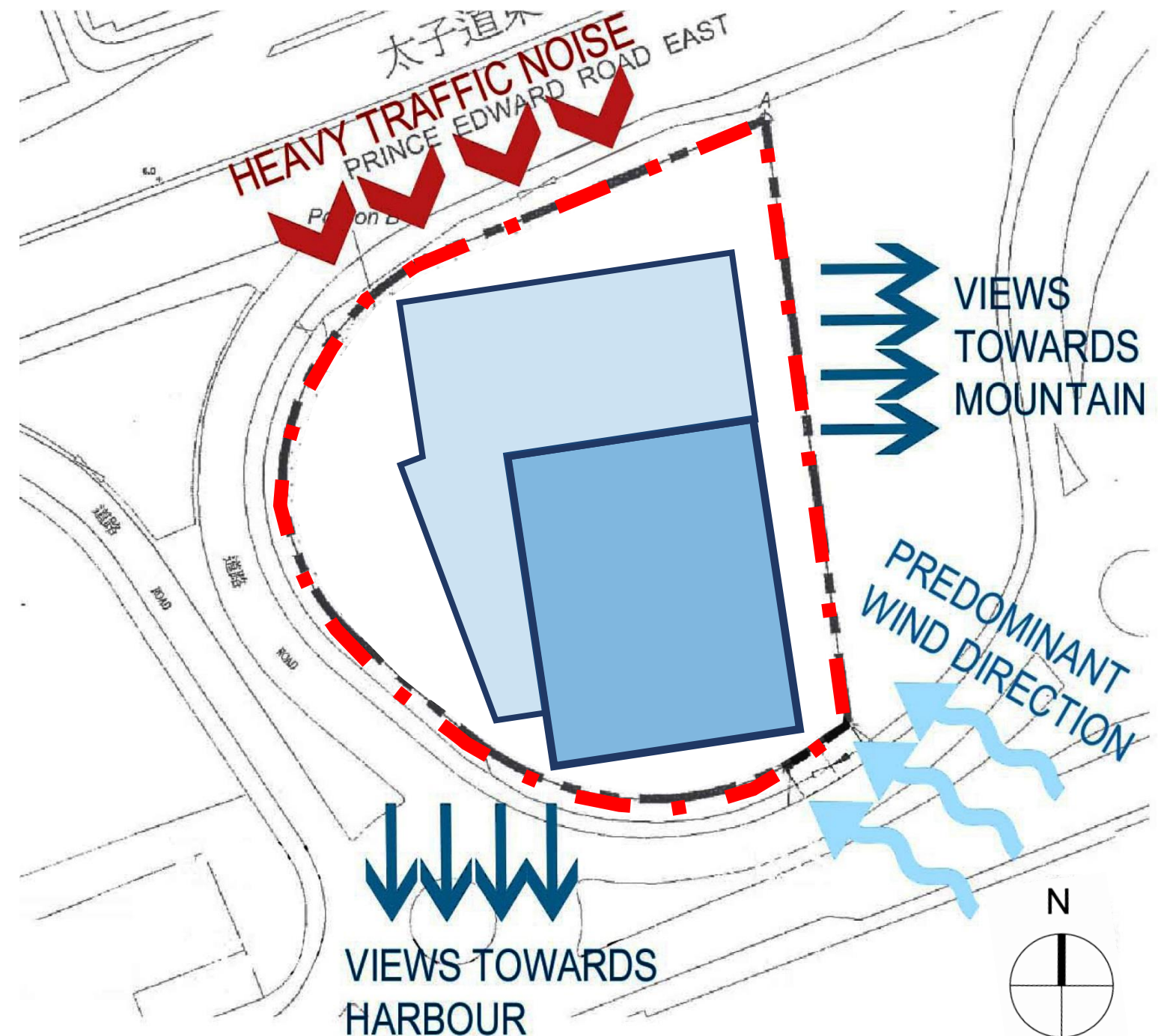
- Site Coverage 60%

Noise mainly from the Prince Edward Road:

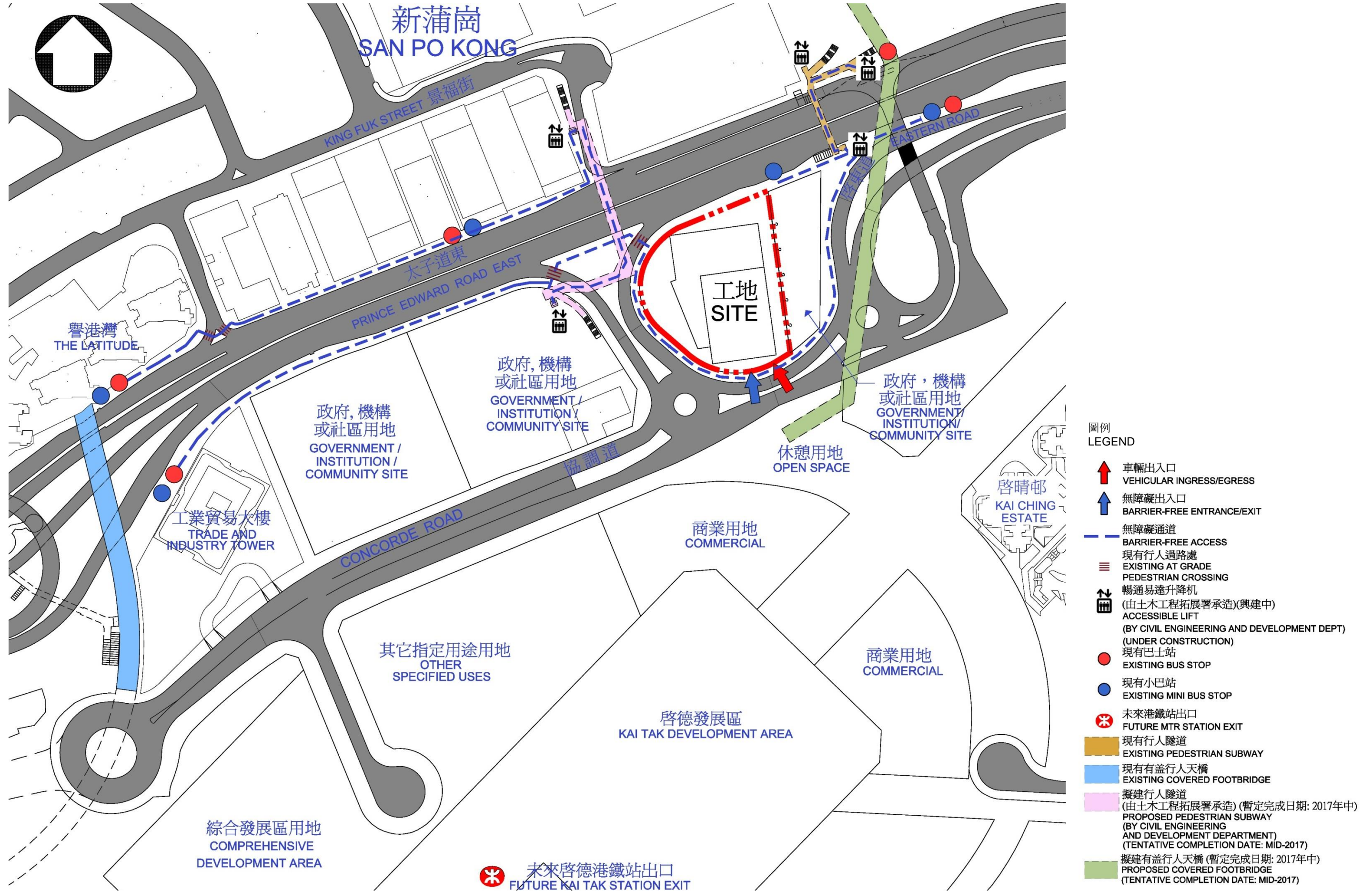
- Tower setback from the North to mitigate noise nuisance to the office functions

Predominant wind direction from South East:

- Maximize openings at the SE corner in car park levels to allow natural ventilation

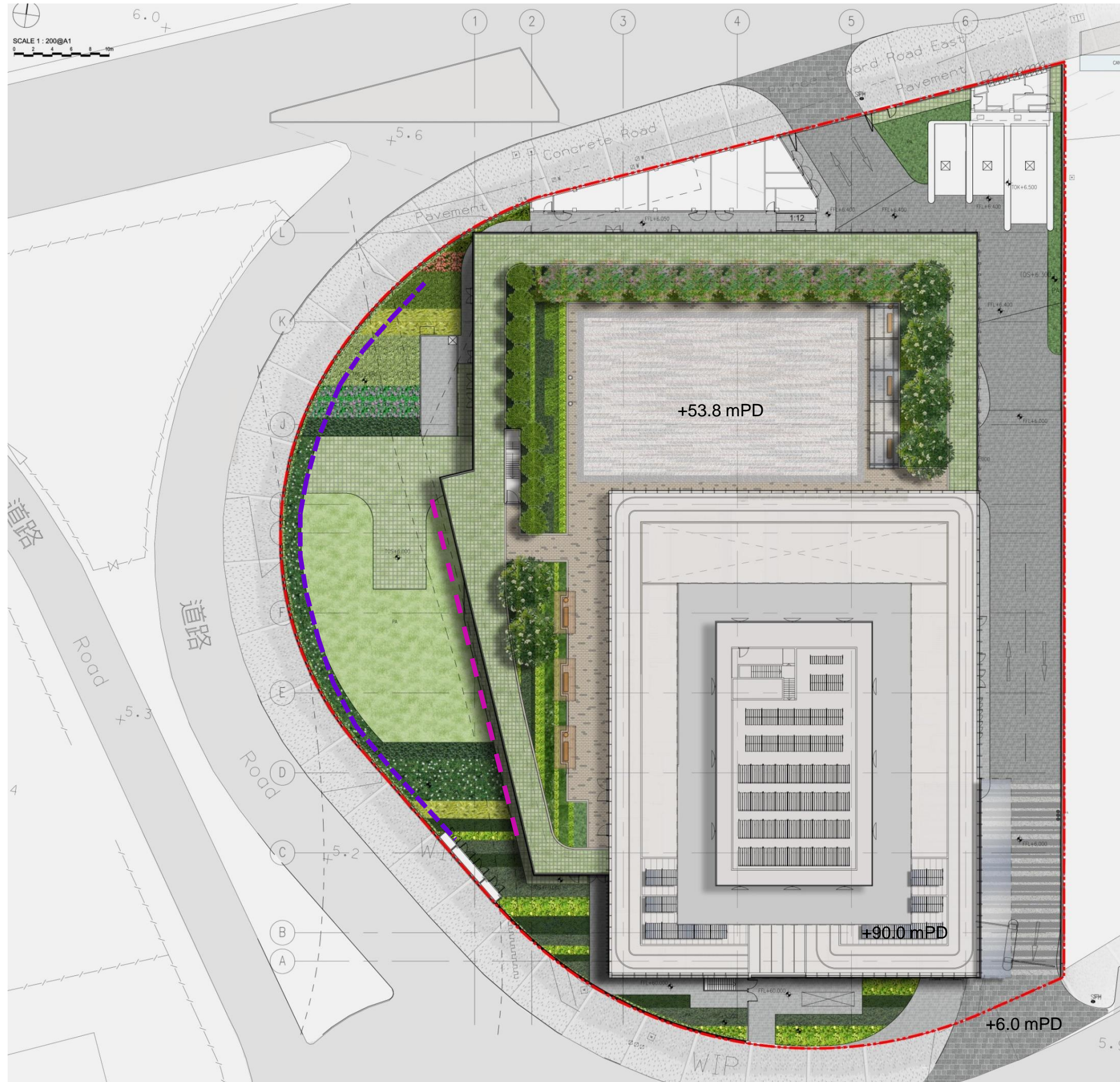


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- 圖例 LEGEND**
- 車輛出入口
VEHICULAR INGRESS/EGRESS
 - 無障礙出入口
BARRIER-FREE ENTRANCE/EXIT
 - 無障礙通道
BARRIER-FREE ACCESS
 - 現有行人過路處
EXISTING AT GRADE PEDESTRIAN CROSSING
 - 暢通易達升降機
ACCESSIBLE LIFT
(由土木工程拓展署承造)(興建中)
(BY CIVIL ENGINEERING AND DEVELOPMENT DEPT)
(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
PROPOSED PEDESTRIAN SUBWAY
(由土木工程拓展署承造)(暫定完成日期: 2017年中)
(BY CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT)
(TENTATIVE COMPLETION DATE: MID-2017)
 - 擬建有蓋行人天橋
PROPOSED COVERED FOOTBRIDGE
(暫定完成日期: 2017年中)
(TENTATIVE COMPLETION DATE: MID-2017)

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Coverage of Greenery at Grade:	> 20% of site area
Coverage of Greenery at Roof:	> 20% of roof area
Total Site Coverage of Greenery:	> 30% of site area

- 圖例
LEGEND
-  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
PERGOLAR
 -  草被地
PROPOSED GRASS PLANTING AREA
 -  草磚鋪地
PROPOSED GRASS PAVING AREA
 -  綠化牆 (西面幕牆)
VERTICAL GREENING AT WEST FACADE
 -  綠化牆 (圍牆)
VERTICAL GREENING AT FENCE WALL

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The New Kowloon East Regional Police Headquarters combines **Functionality, Civic Presence & Environmental Responsibility**

It captures the values of Hong Kong Police Force of **Professionalism, Integrity & Honesty**

Façade materials with considerations for neighbourhood

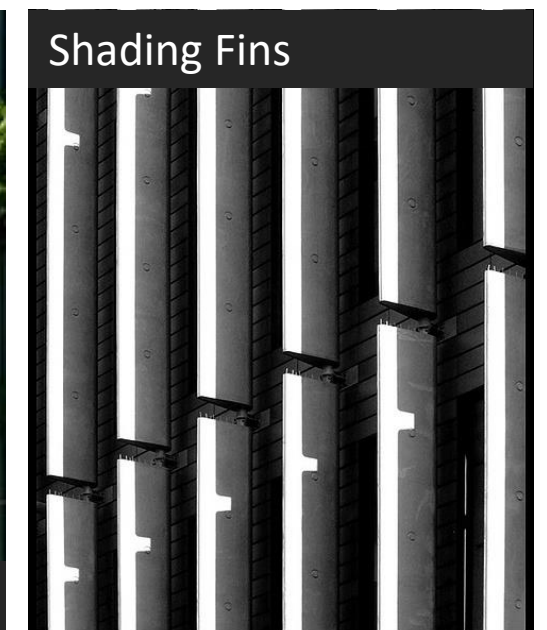
- IGU Glass with low-E coating

Visible Light Reflectivity < **20%**

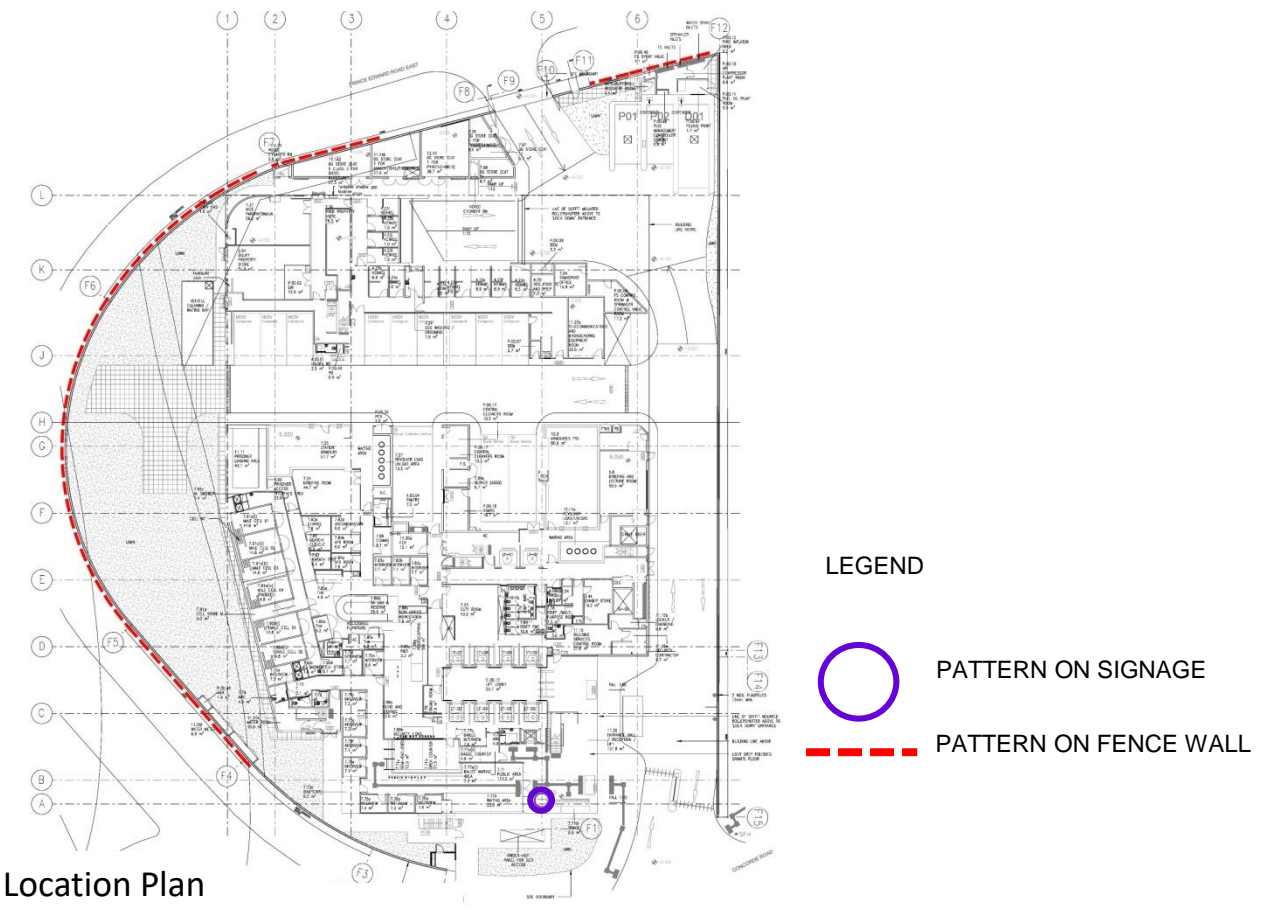
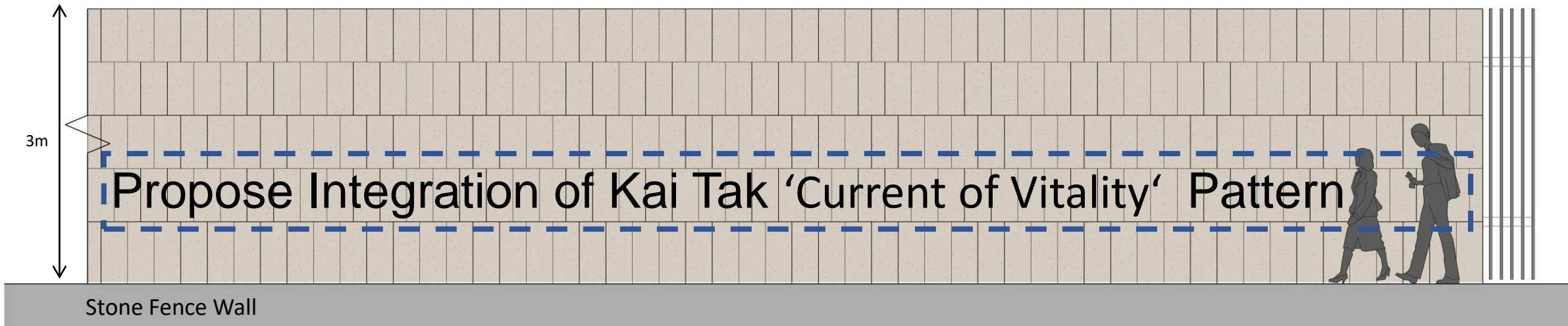
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- **BEAM Plus** – Target GOLD
- Adoption of District Cooling System



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Section

Thank You

