

# Harbourfront Commission

## Presentation

### 23 May 2018

## New Acute Hospital

at Kai Tak Development Area



醫院管理局  
HOSPITAL  
AUTHORITY

ARUP



WONG TUNG & PARTNERS LIMITED  
ARCHITECTS & PLANNERS



Urban  
Solutions

MEINHARDT



Rider  
Levitt  
Bucknall

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- 1. Project Background & Development Parameters**
  - 2. Urban Design Concept**
  - 3. Connectivity Enhancement**
  - 4. Architectural Design Vision & Principles**
  - 5. Landscape Design Vision & Principles**
  - 6. Harbour Planning Principles**

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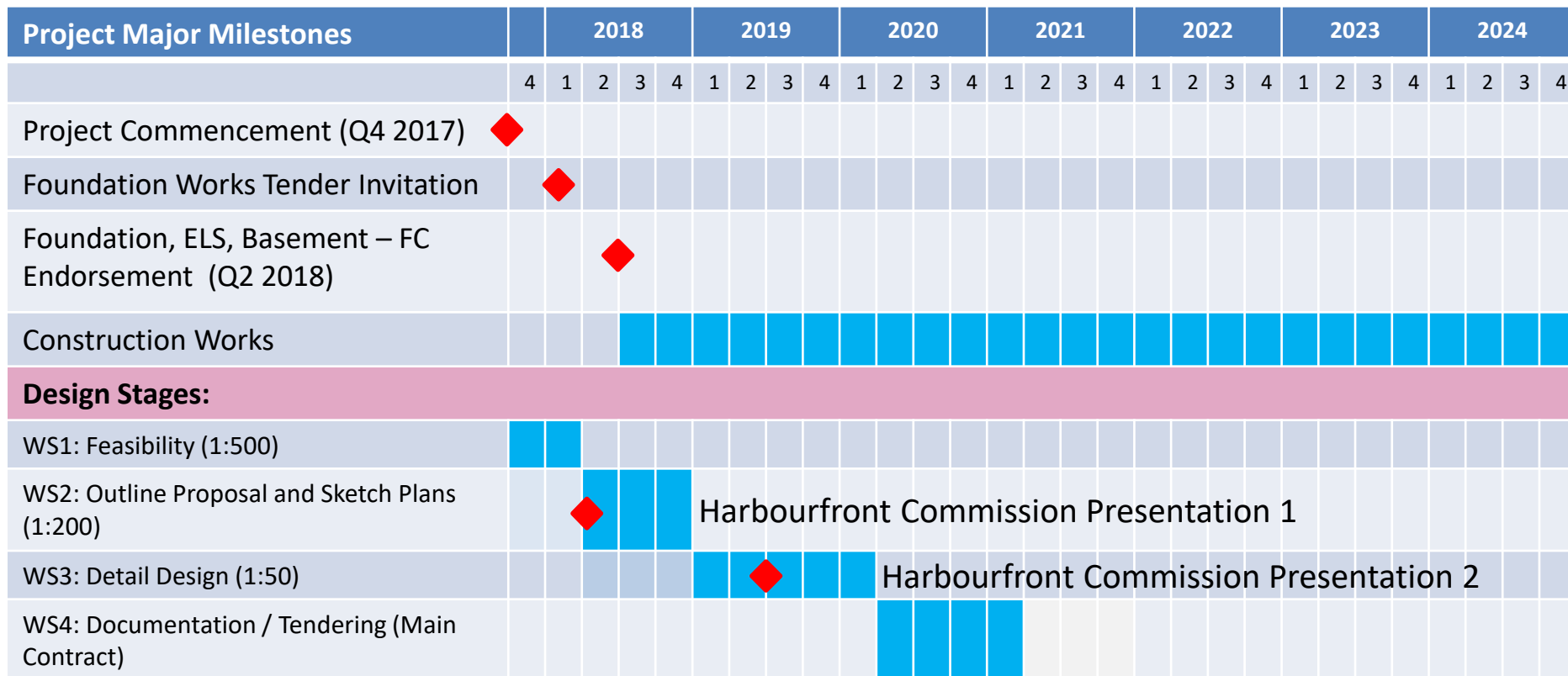
# Project Scope

- **2 400 in-patient and day beds**
- **37 operating theatres**
- **Neuroscience centre**
- **Oncology centre**
- **Specialist outpatient clinics**
- **Community health centre**
- **Oral maxillofacial surgery and dental unit**
- **A capacity of 1,410,000 annual outpatient clinic attendance**

1. Accident and emergency department
2. Administration services
3. Ambulatory and day procedure
4. Cardiac catheterisation laboratory
5. Cardiothoracic service
6. Catering services
7. Clinical laboratory services
8. Community health care unit
9. Central sterilizing services unit
10. Custodial ward
11. Day surgery and endoscopy
12. Diagnostic radiology & imaging
13. Education and training
14. Supporting services
15. Facilities management
16. Front of house
17. High dependency unit
18. Hyperbaric oxygen therapy unit
19. Information and communication technologies
20. Inpatient wards
21. Intensive care unit
22. Labour and delivery
23. Logistics and supply
24. Medical records
25. Mortuary
26. Neonatal intensive care unit & special care baby unit
27. Neuroscience centre
28. Nuclear medicine
29. Oncology centre
30. Oral maxillofacial surgery & dental unit
31. Peri-operative centre (inc. Anesthesiology)
32. Pharmacy
33. Rehabilitation, other allied health & social work services
34. Security
35. Specialty outpatient clinics
36. Staff amenities and accommodation



# Master Programme



Harbourfront Commission Presentation 1

Harbourfront Commission Presentation 2

# Site Location



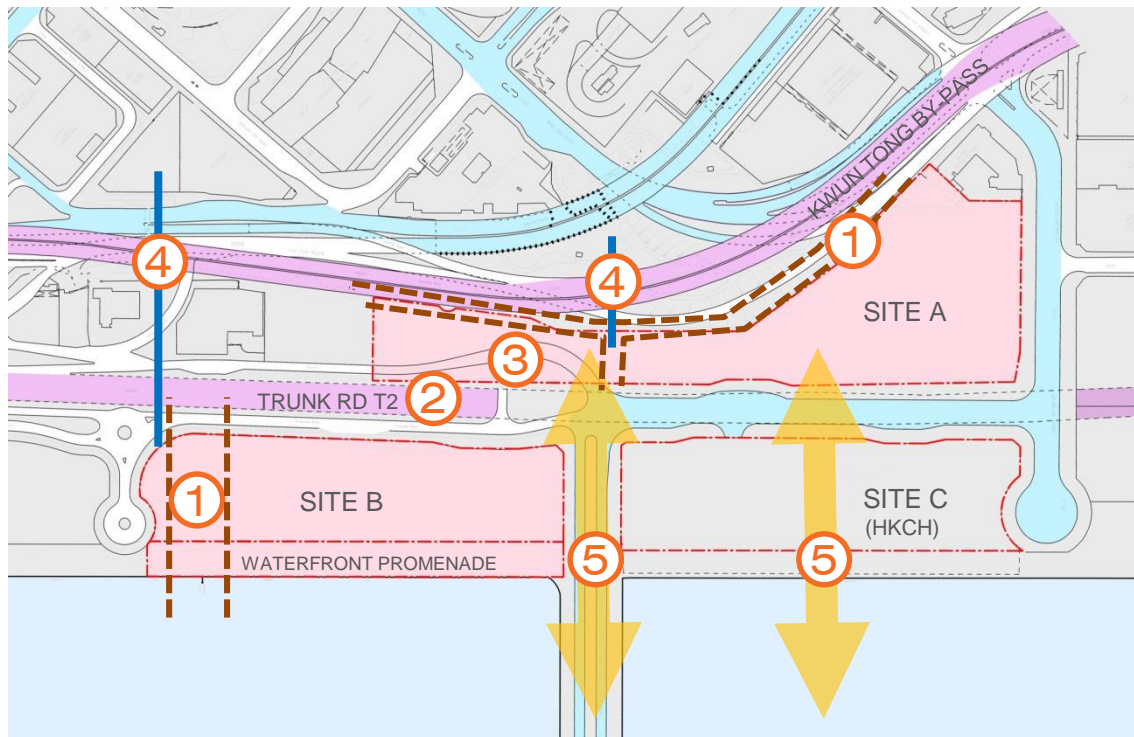
# Lands Requirements

The proposed sites

- including Site A (Site A to include Site A Extension at north-west side of Site A) and Site B with area of approximately **53,500m<sup>2</sup>**
- area of approximately **6,900m<sup>2</sup>** for waterfront promenade abutting Site B.



# Site Parameters



- ① Drainage reserves (Site A & B)
- ② Trunk road T2 between Site A & B
- ③ Slip road S5 (Site A extension)
- ④ Connection with footbridges
- ⑤ View corridors/ breeze ways across HKCH / Road D4





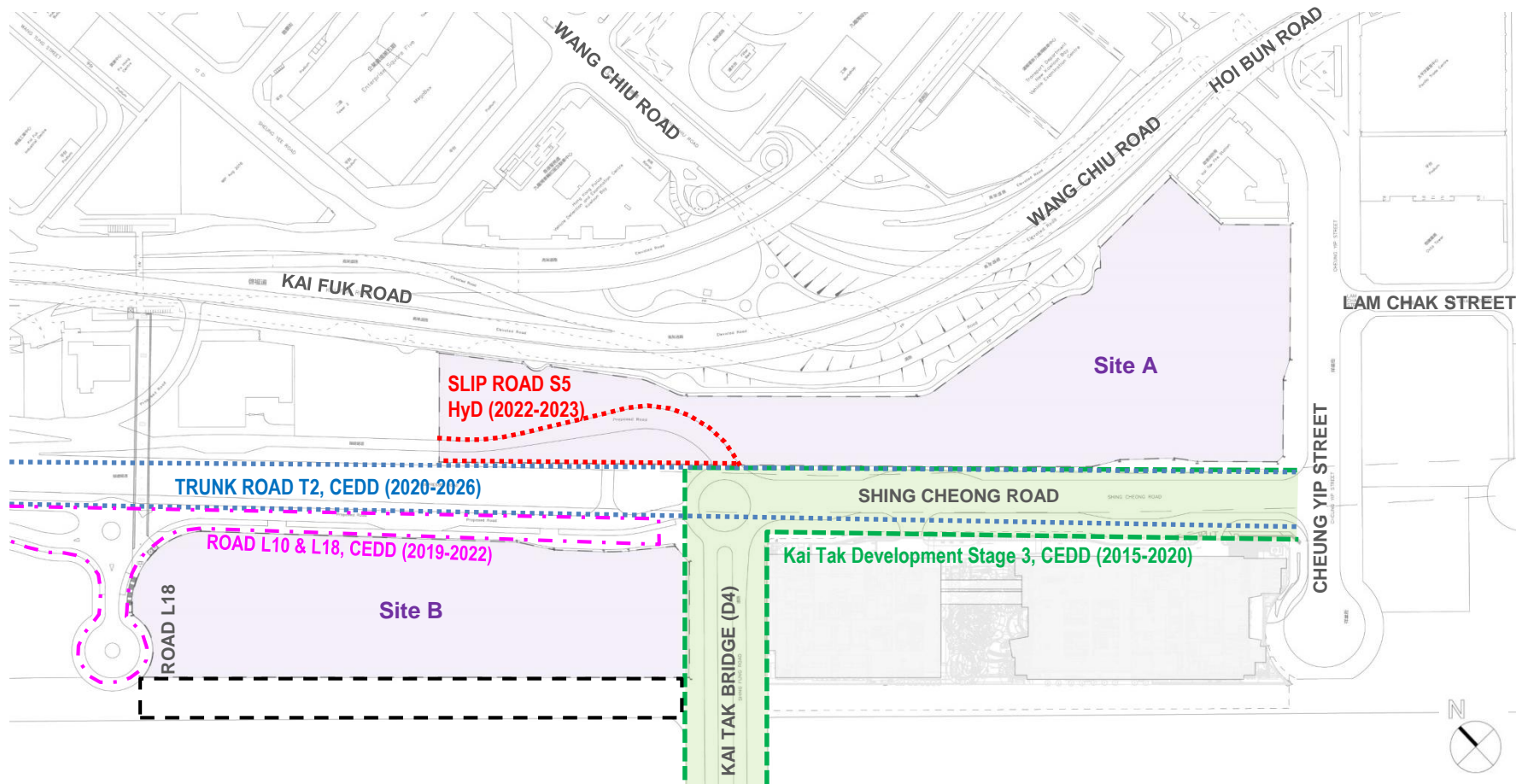
# Development Parameters



- Height limits (Site A: 100mPD, Site B: 60mPD)
- Amendment to OZP is under processing by the Planning Department
- Kai Tak Urban Design Guidelines
- SBD guidelines APP-151 & 152
- LCSD requirement for waterfront promenade at Site B
- Greenery area coverage compliance

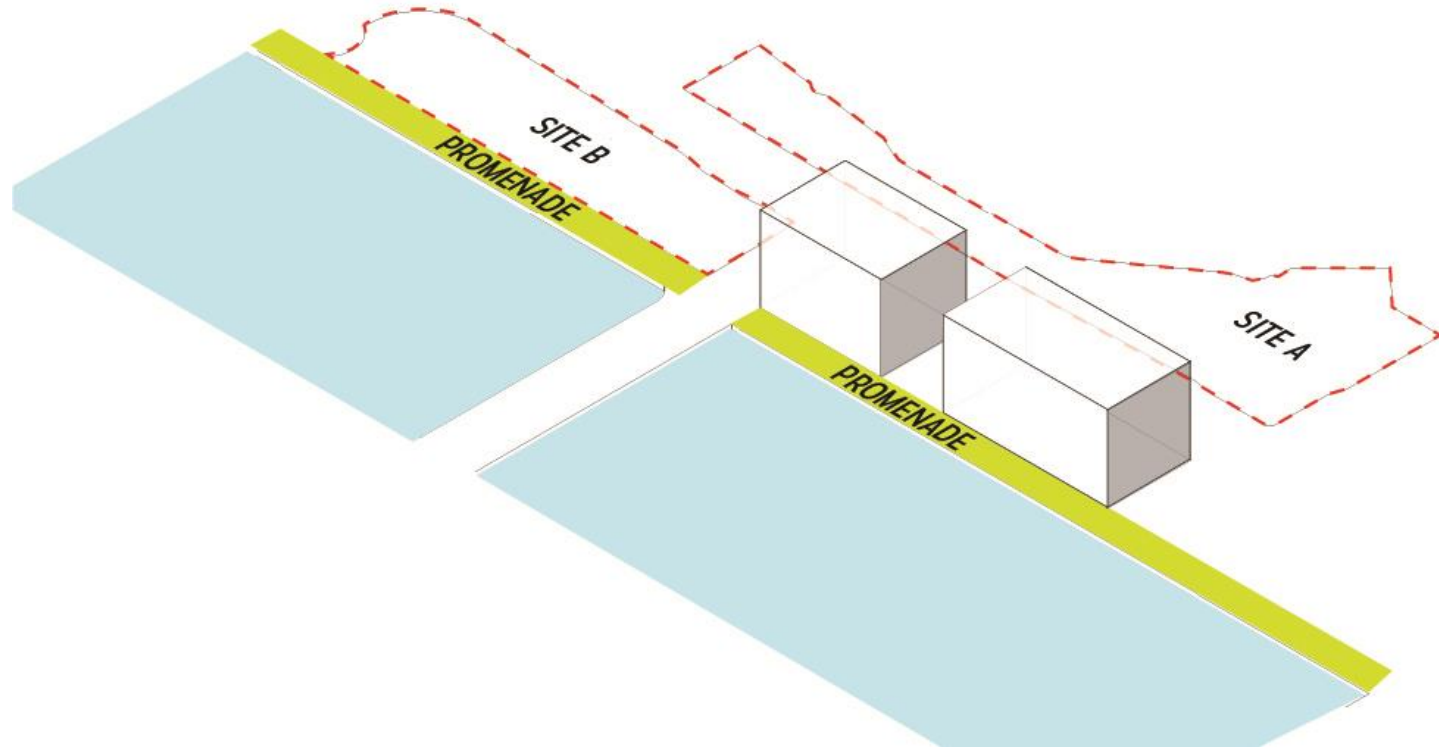


# Interfacing with Other Infrastructure Projects

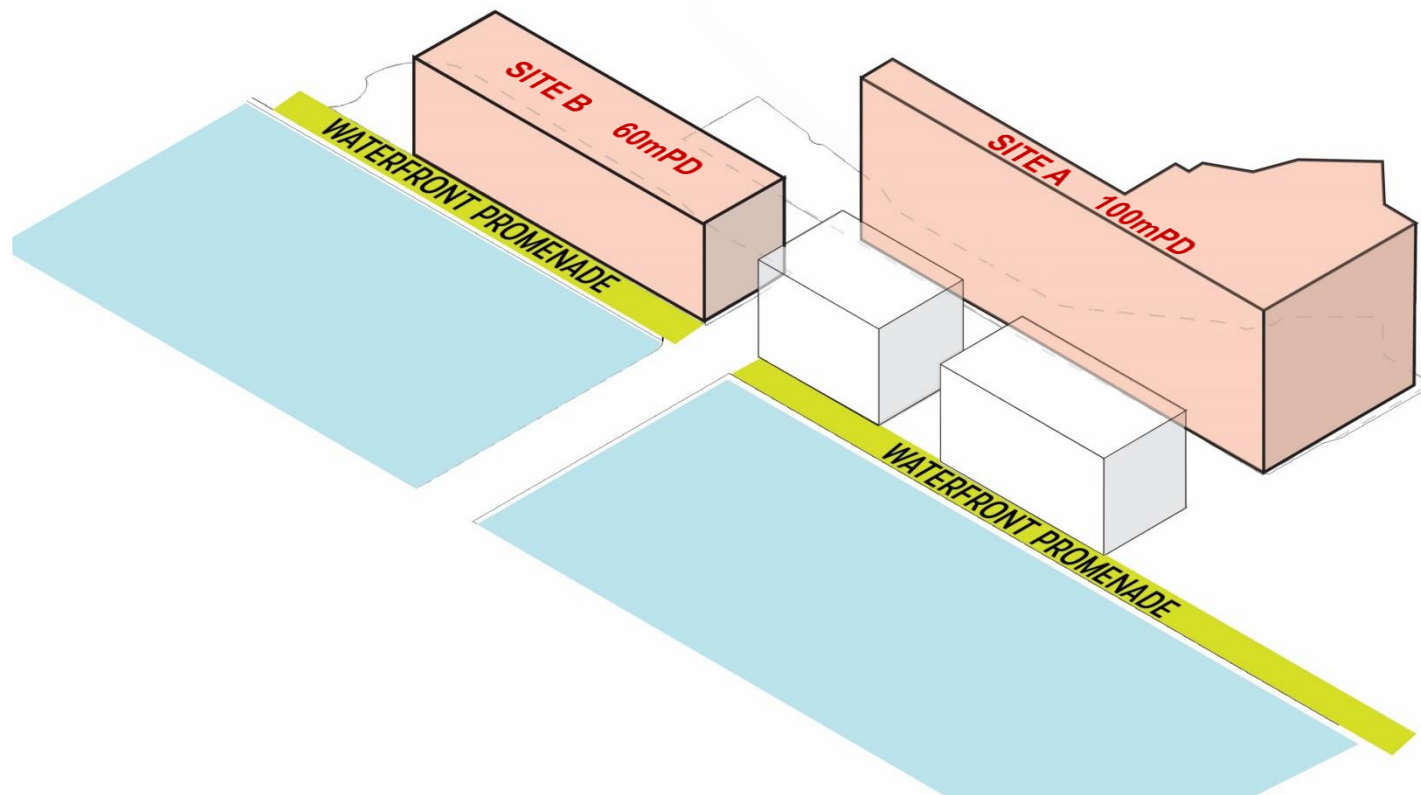


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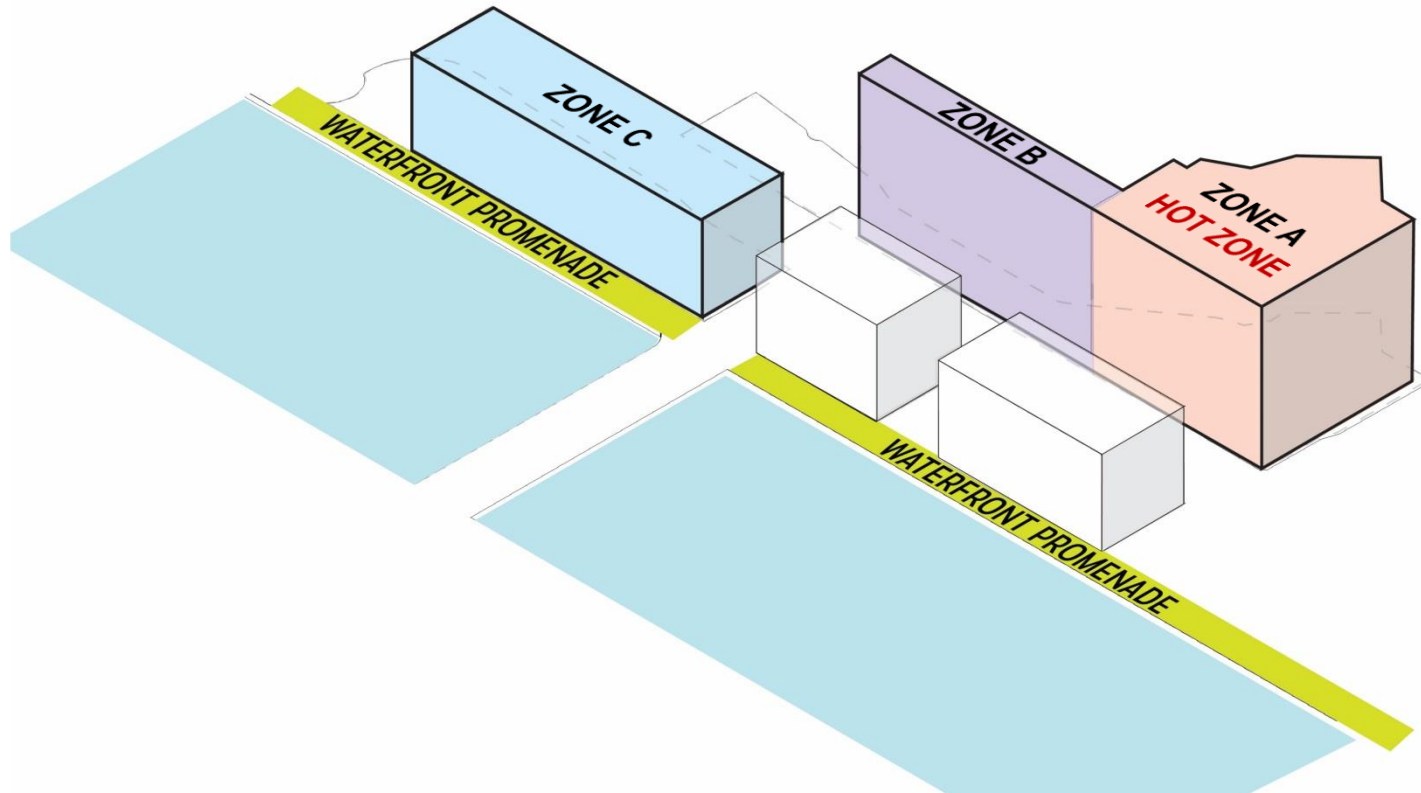
# Urban Design Concept - Site



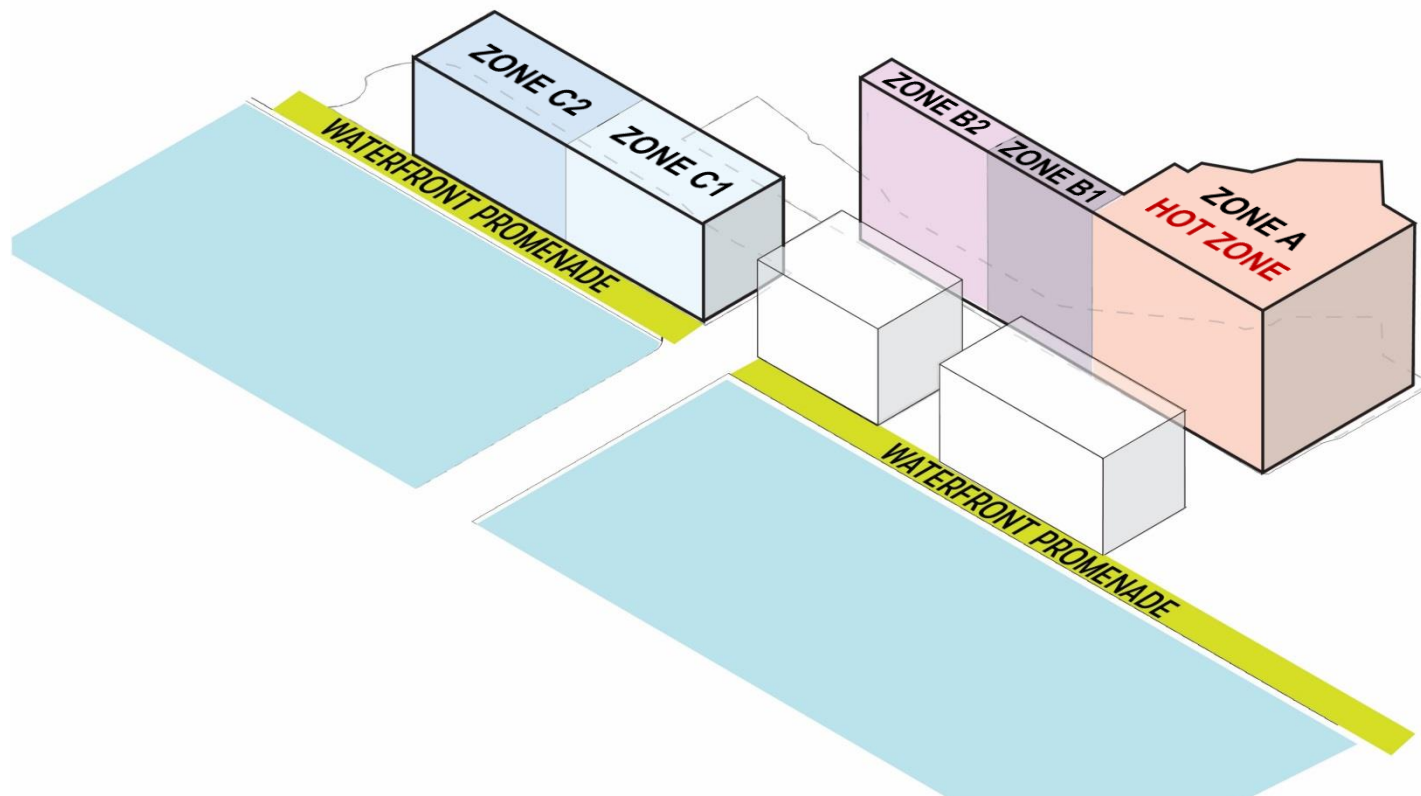
# Urban Design Concept - Height Limit



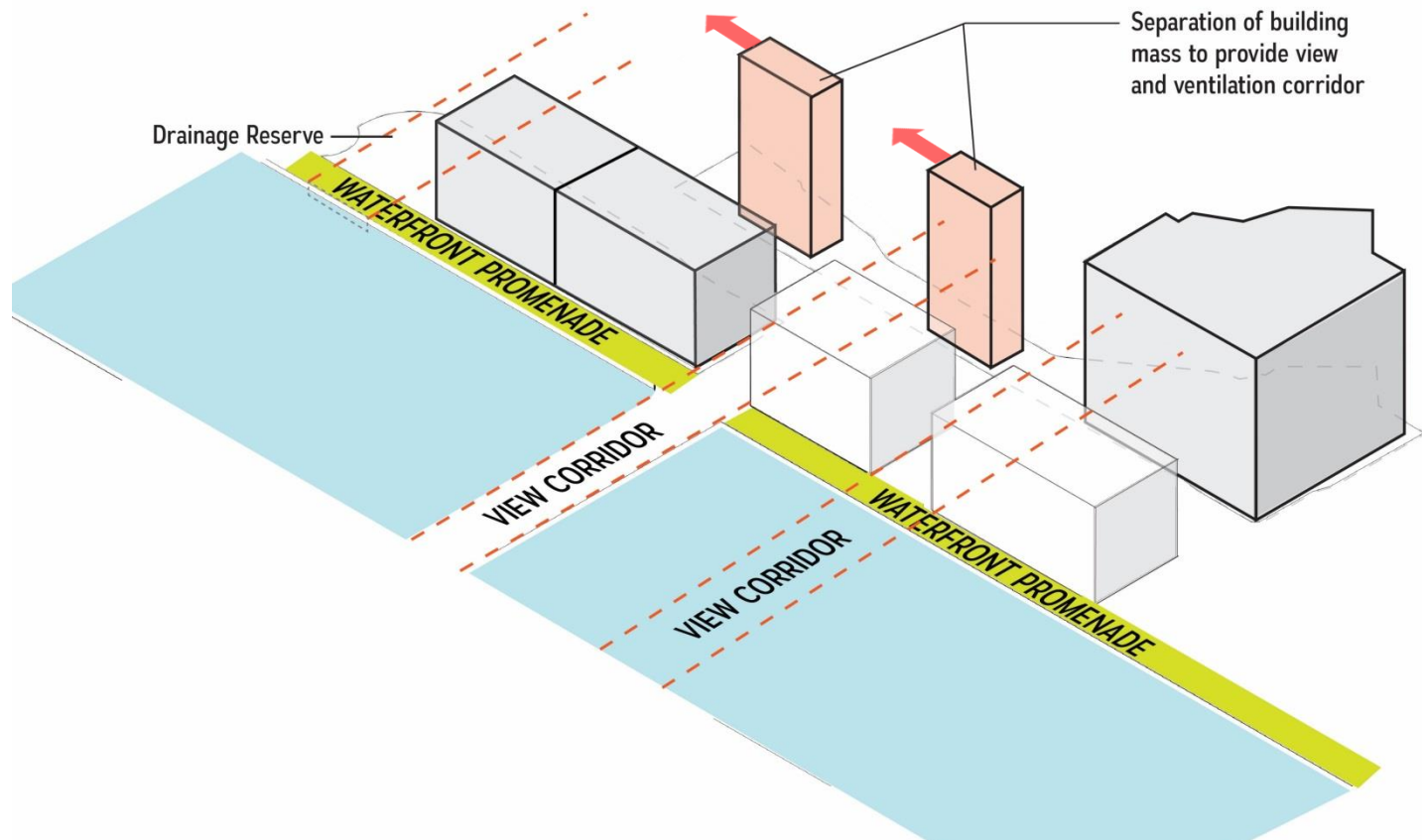
# Urban Design Concept - Compact & Efficient Medical Planning 1



# Urban Design Concept - Compact & Efficient Medical Planning 2

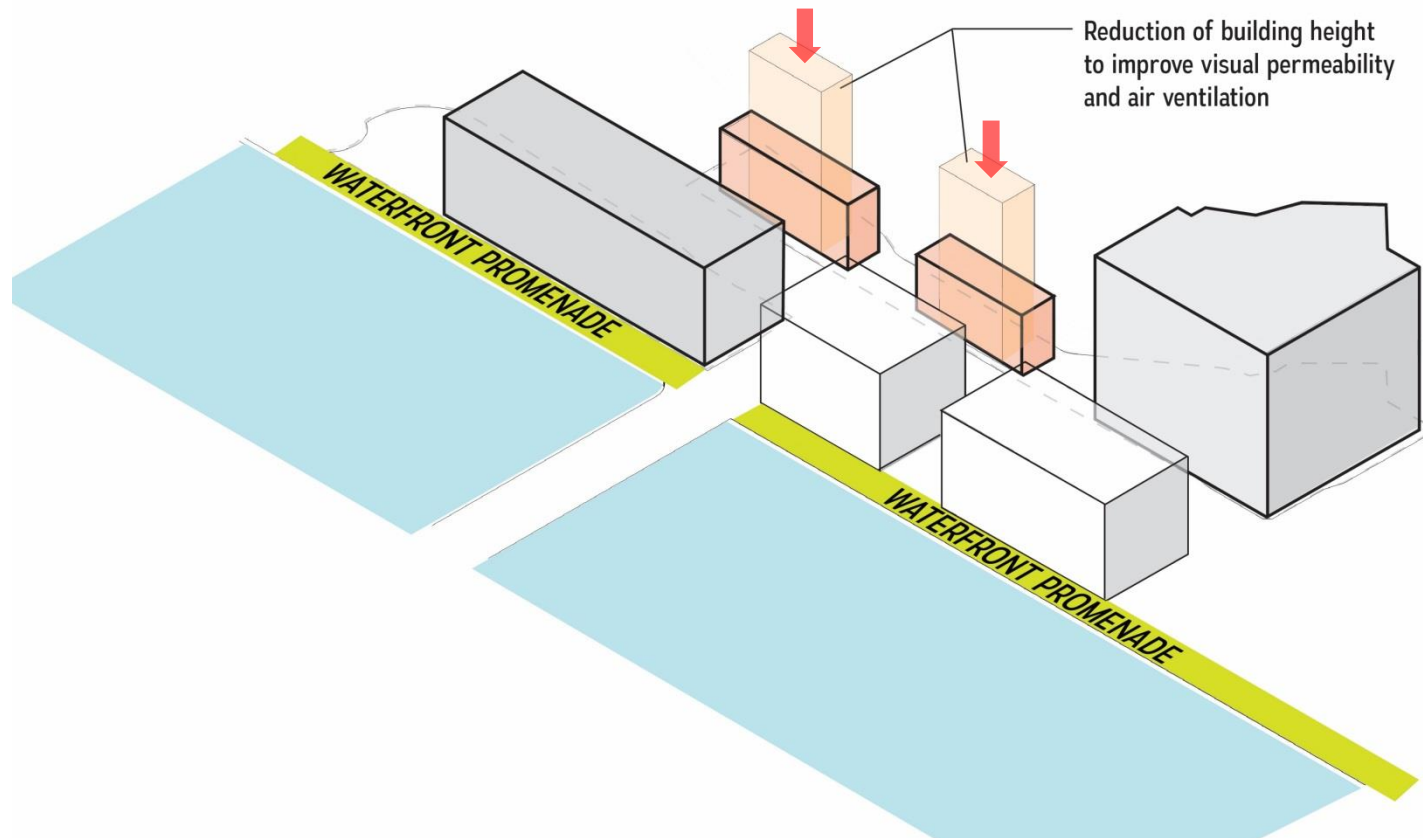


# Urban Design Concept – Permeability Enhancement 1

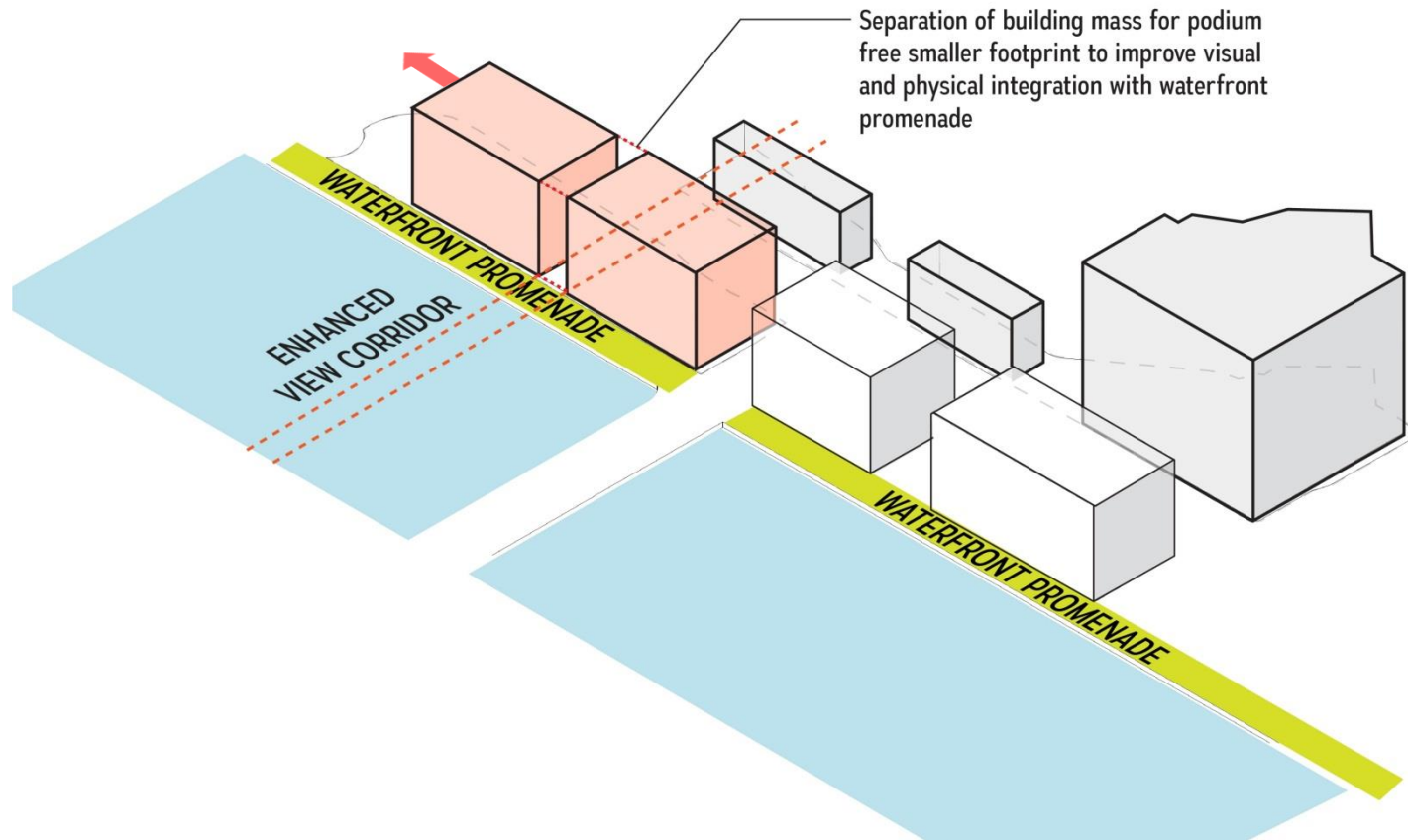




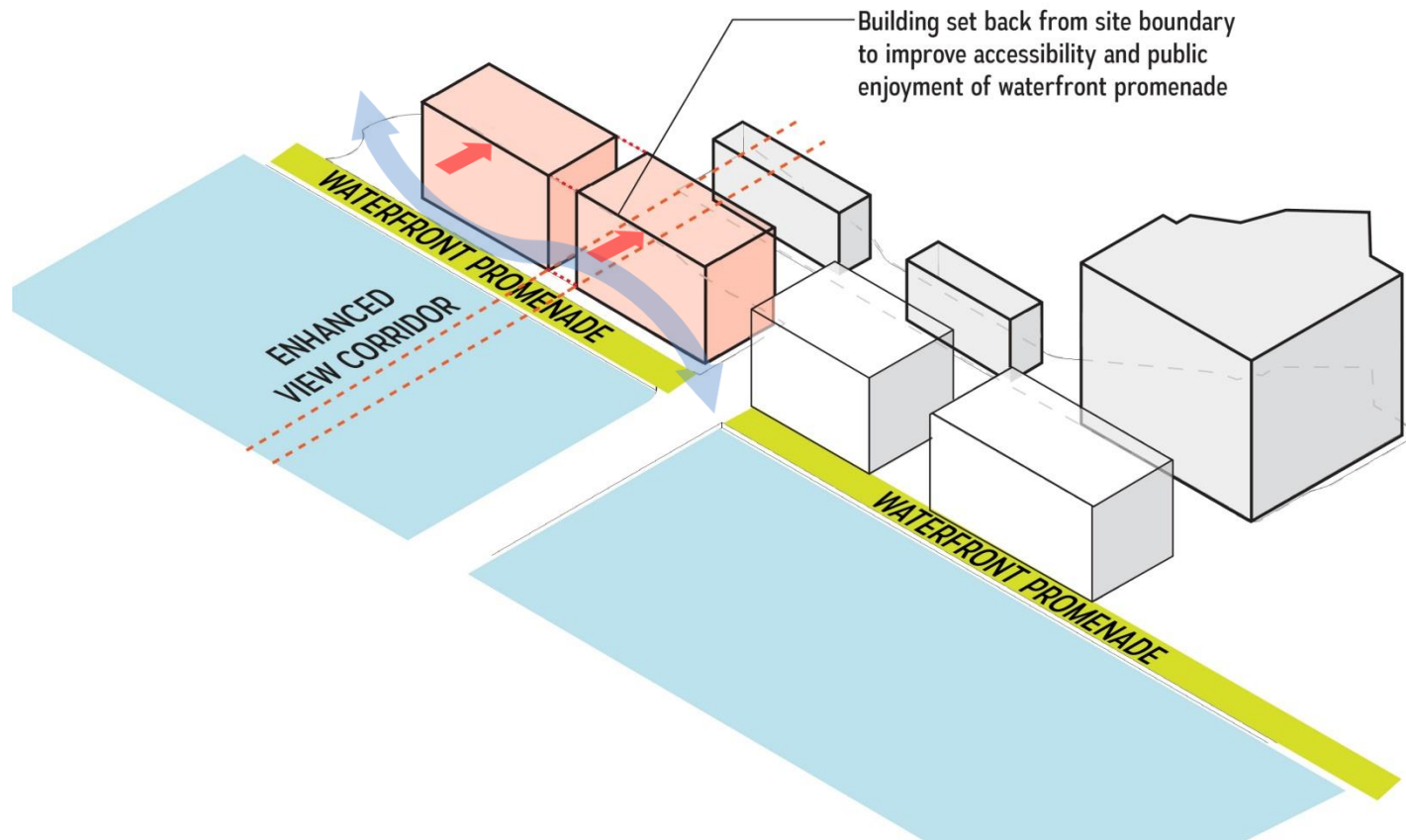
# Urban Design Concept – Permeability Enhancement 2



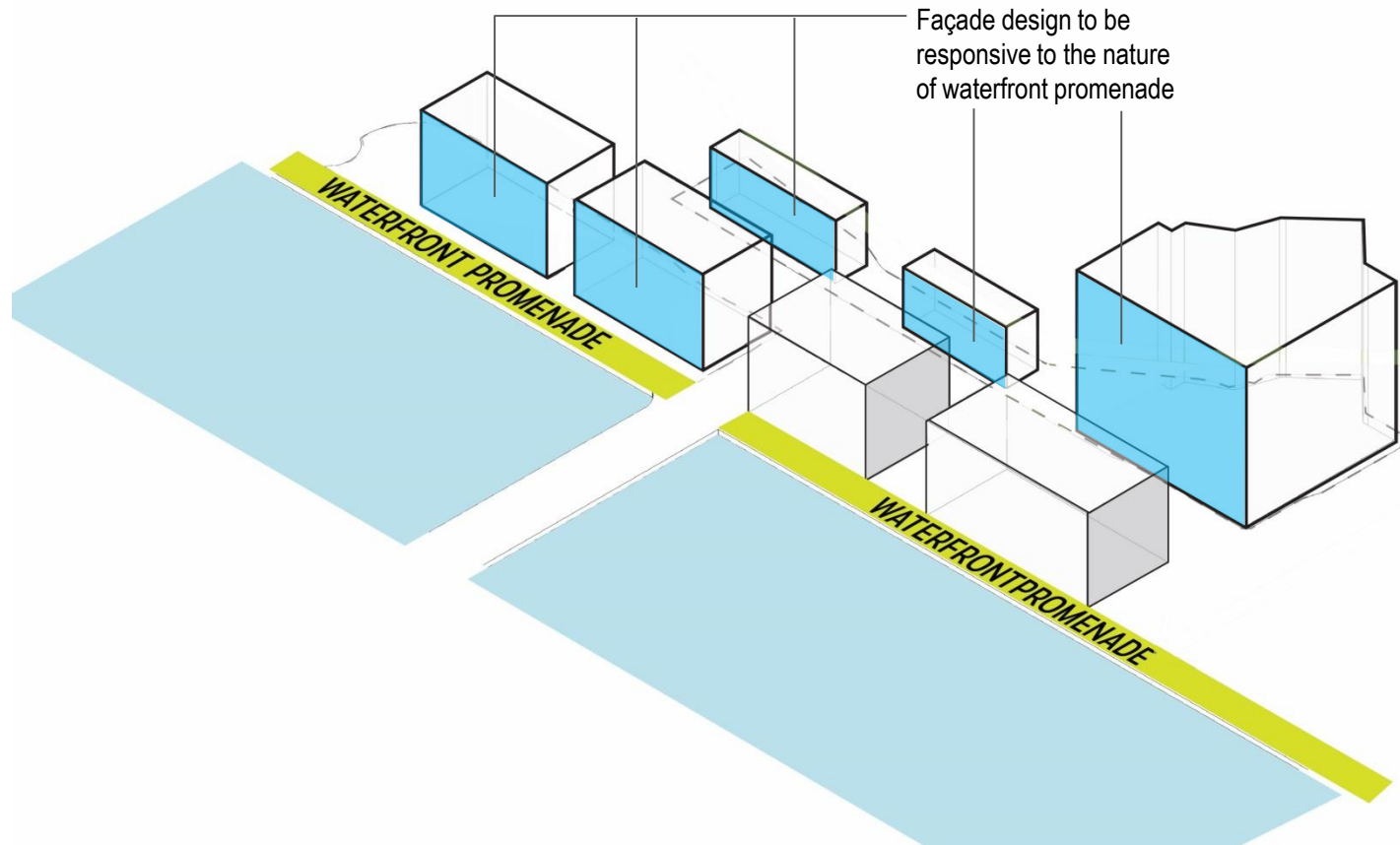
# Urban Design Concept – Permeability Enhancement 3



# Urban Design Concept – Promenade Enjoyment Enhancement



# Urban Design Concept – Façade Response to Waterfront

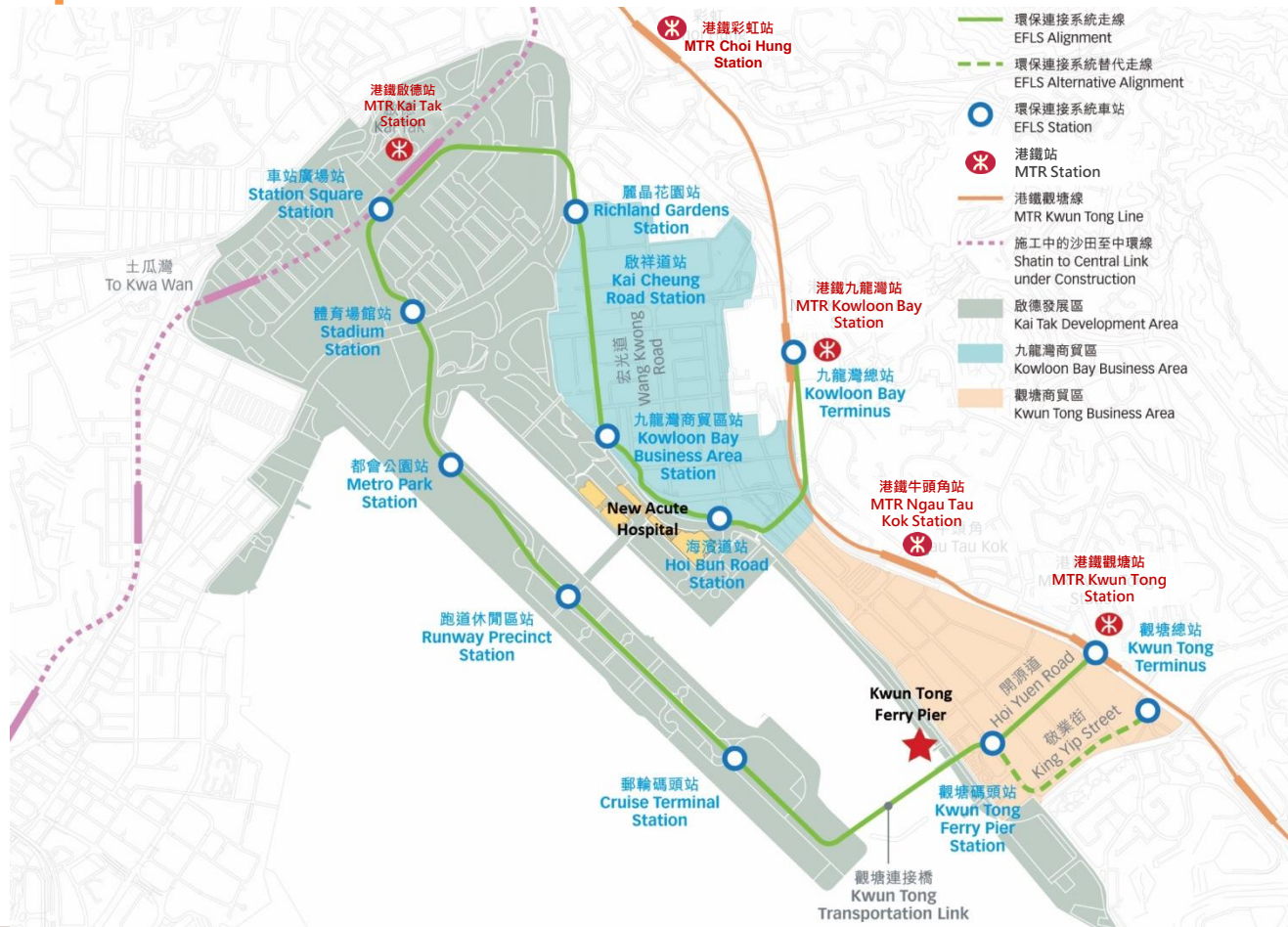


# Site Plan

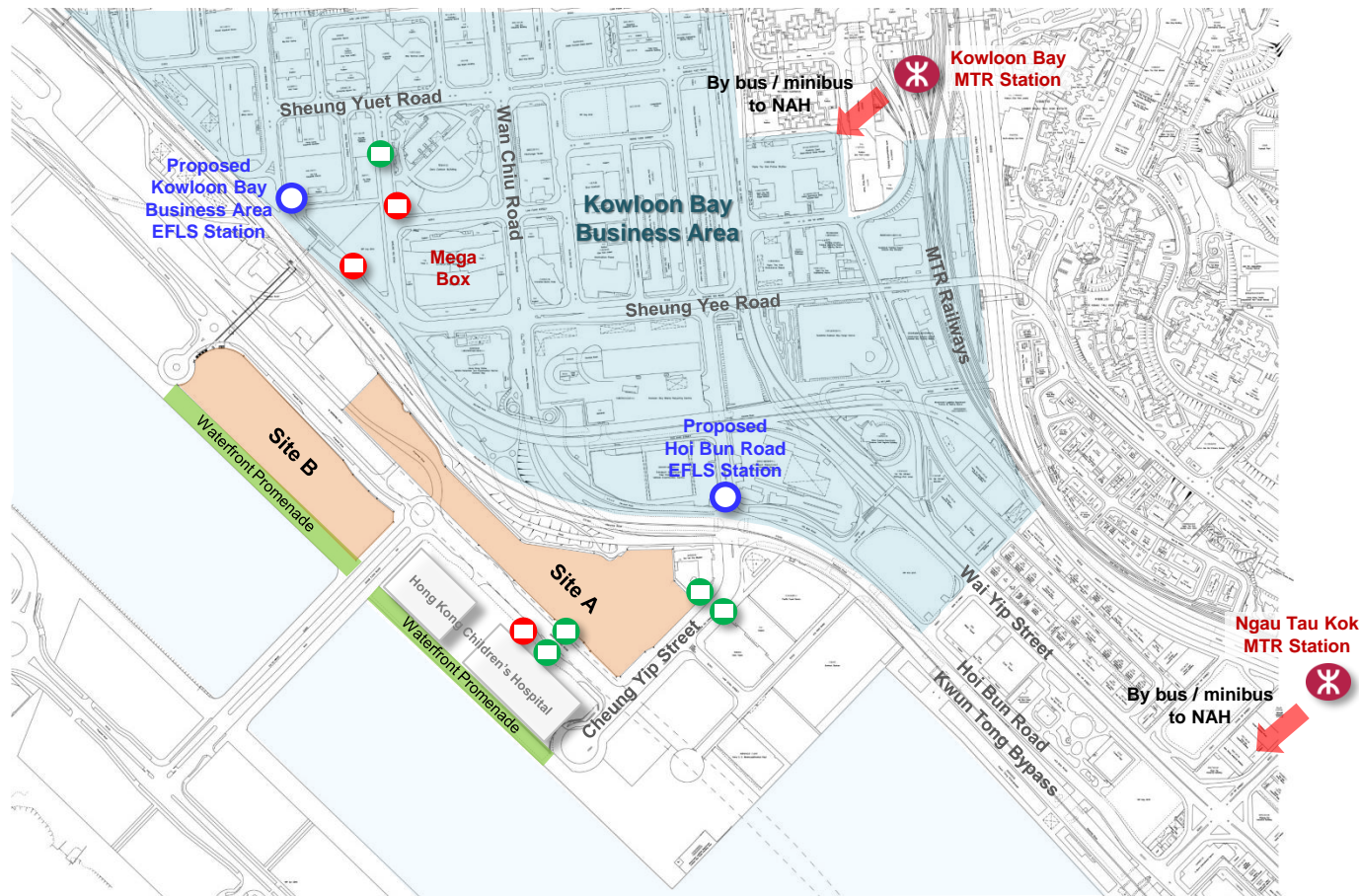




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# Public Transportation Network 1



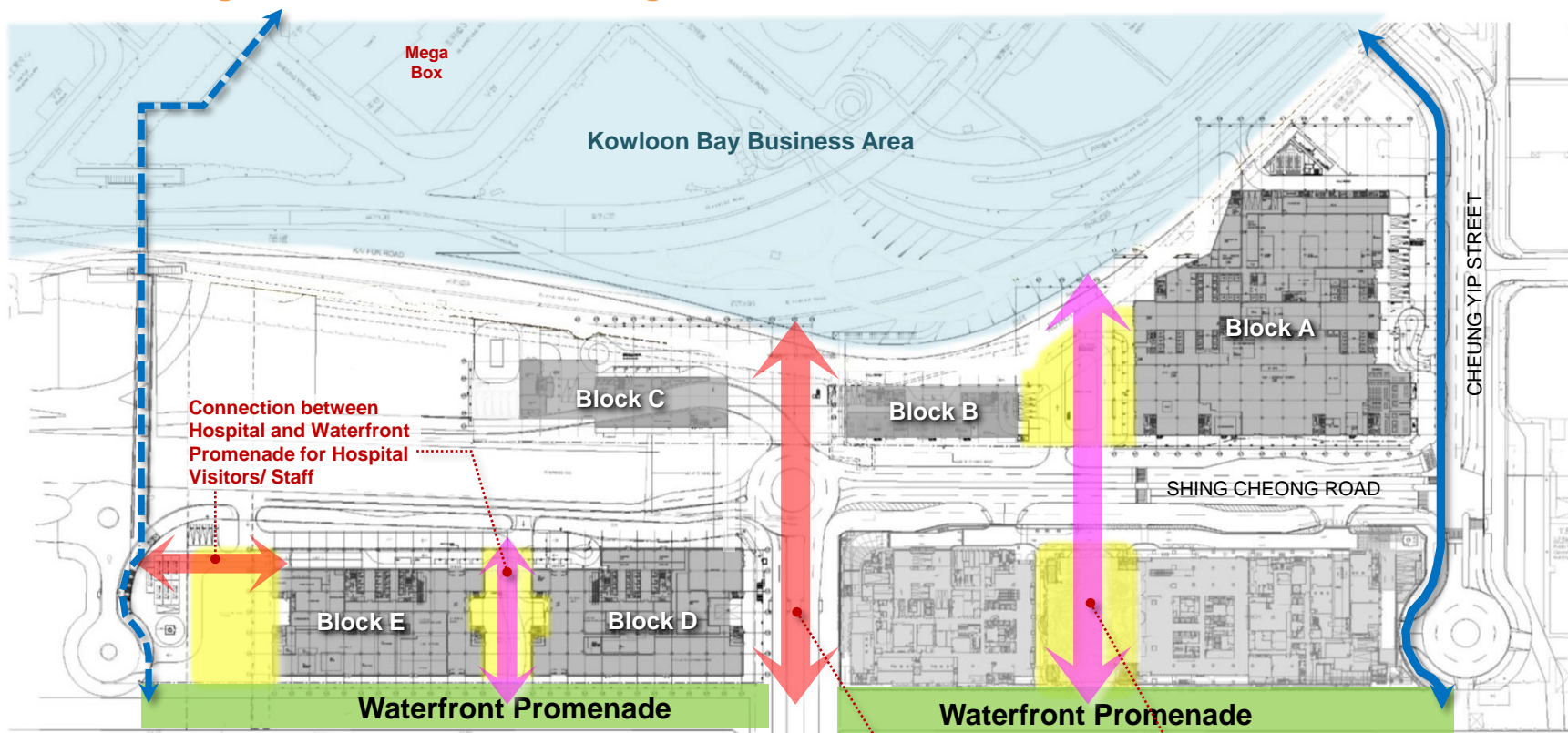
# Public Transportation Network 2



-  Proposed Environmental Friendly Linkage System (EFLS) Station
-  Mini Bus Station
-  Bus Station
-  Kowloon Bay Business Area



# Connectivity Enhancement – Physical Connection

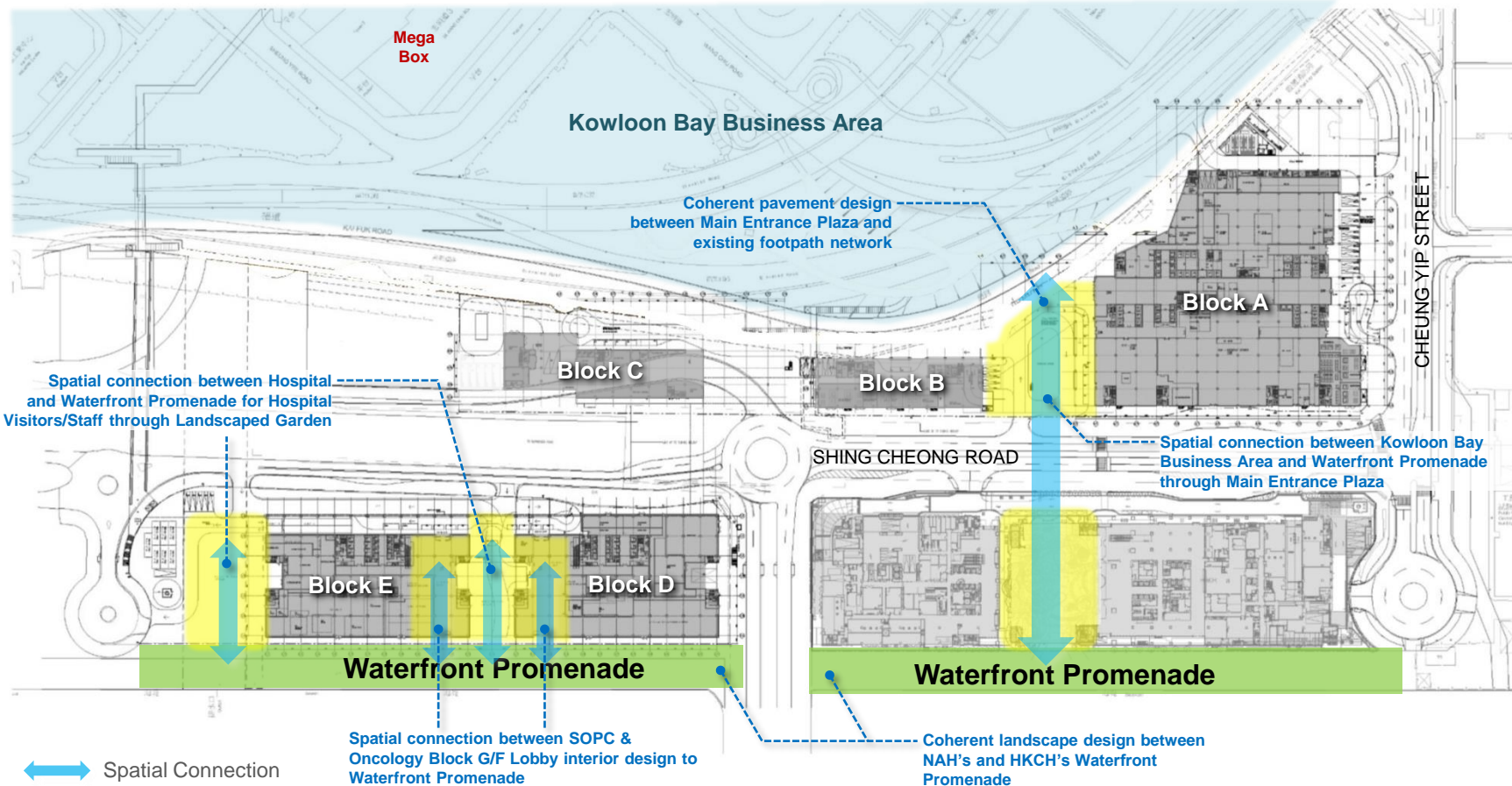


- Existing Connection (at-grade)
- Planned Connection (elevated)
- Proposed Connection (at-grade)
- Proposed Connection (elevated)

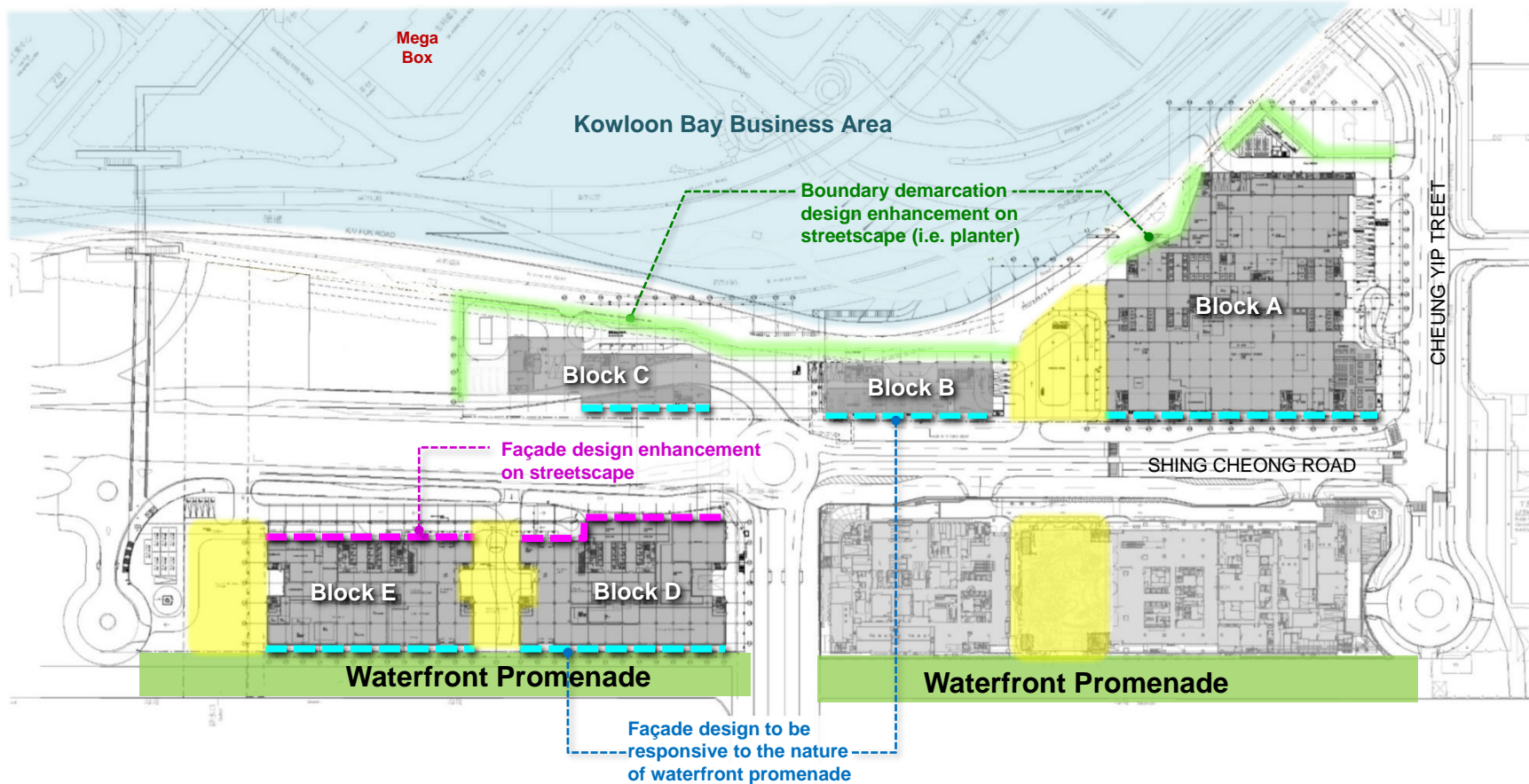
Connection between Kowloon Bay Business Area and Waterfront Promenade



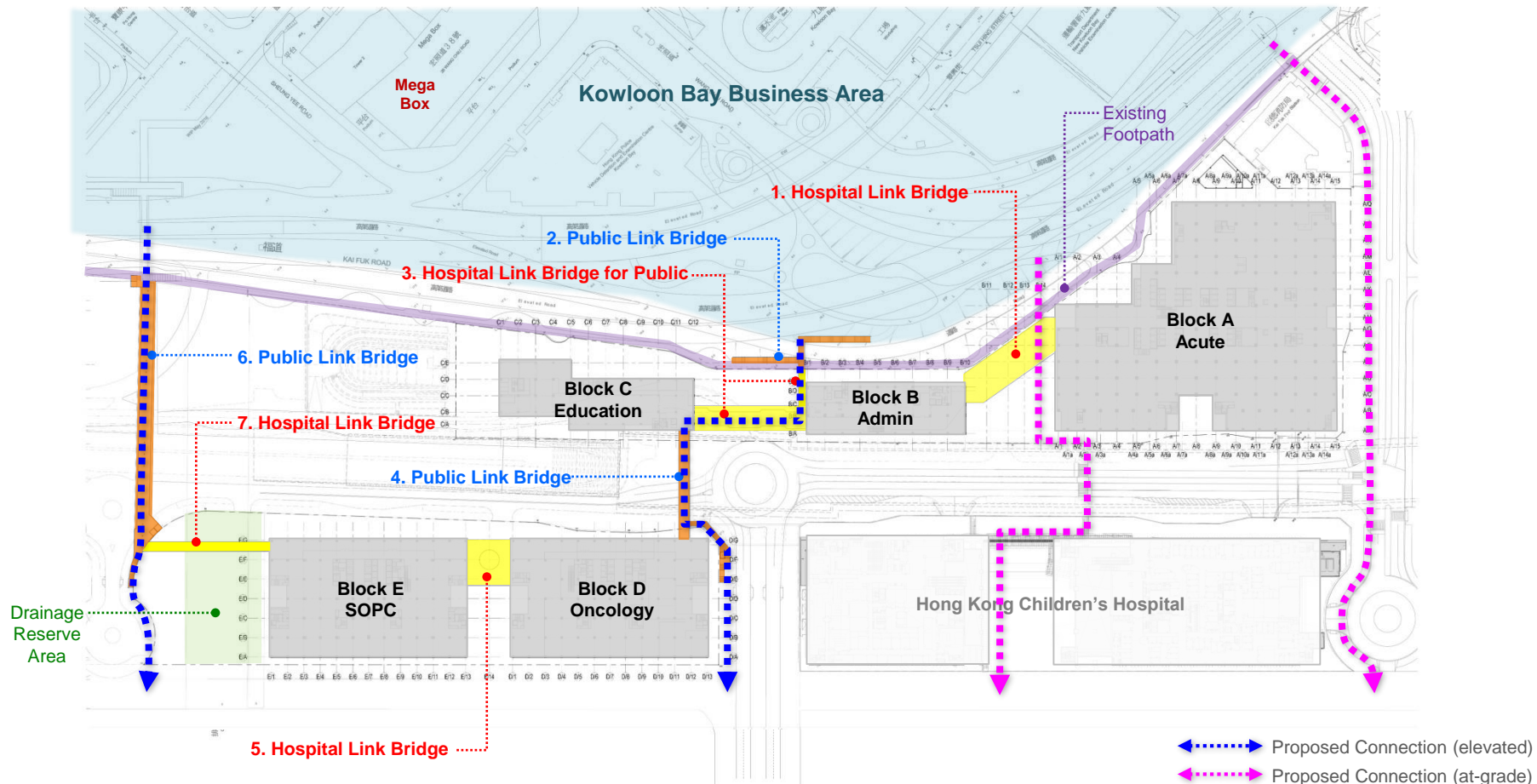
# Connectivity Enhancement – Spatial Connection



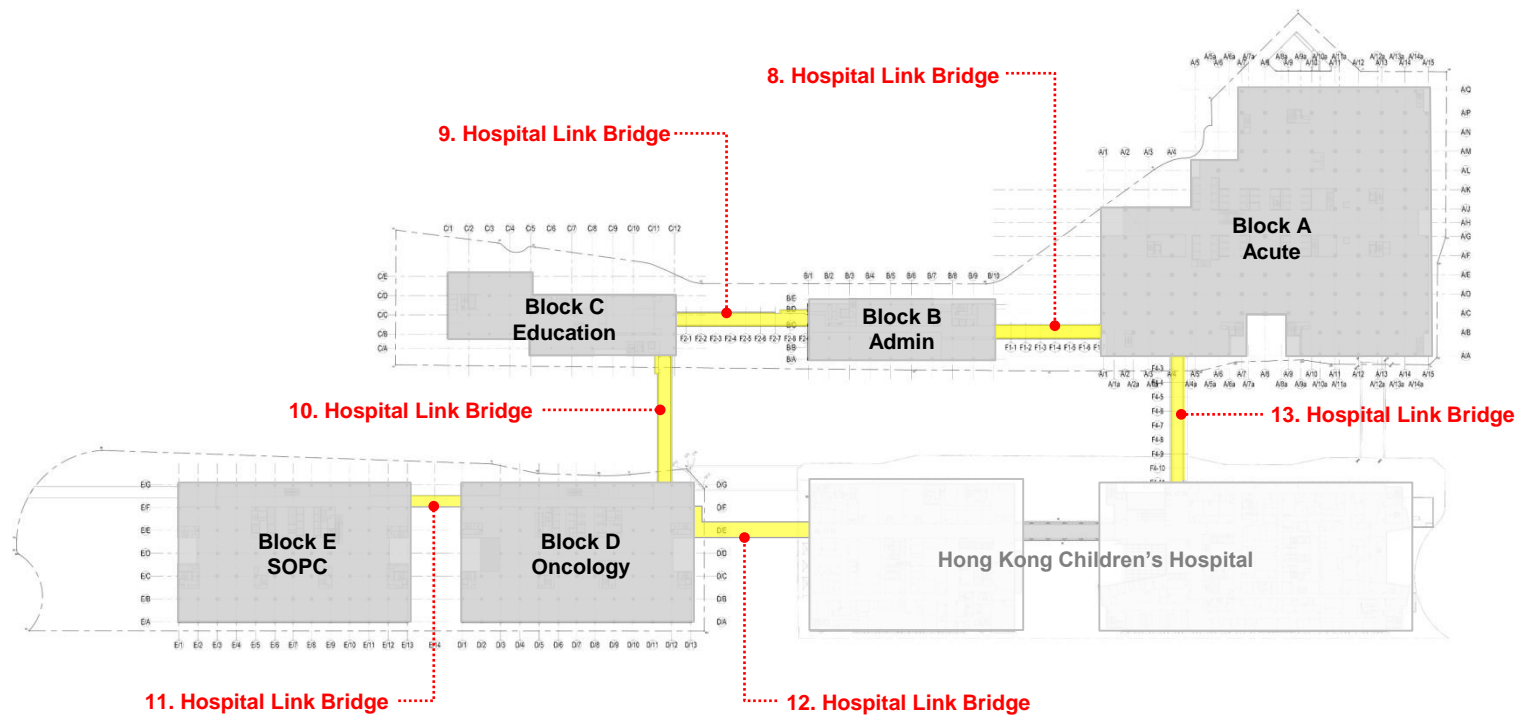
# Connectivity Enhancement – Visual Connection



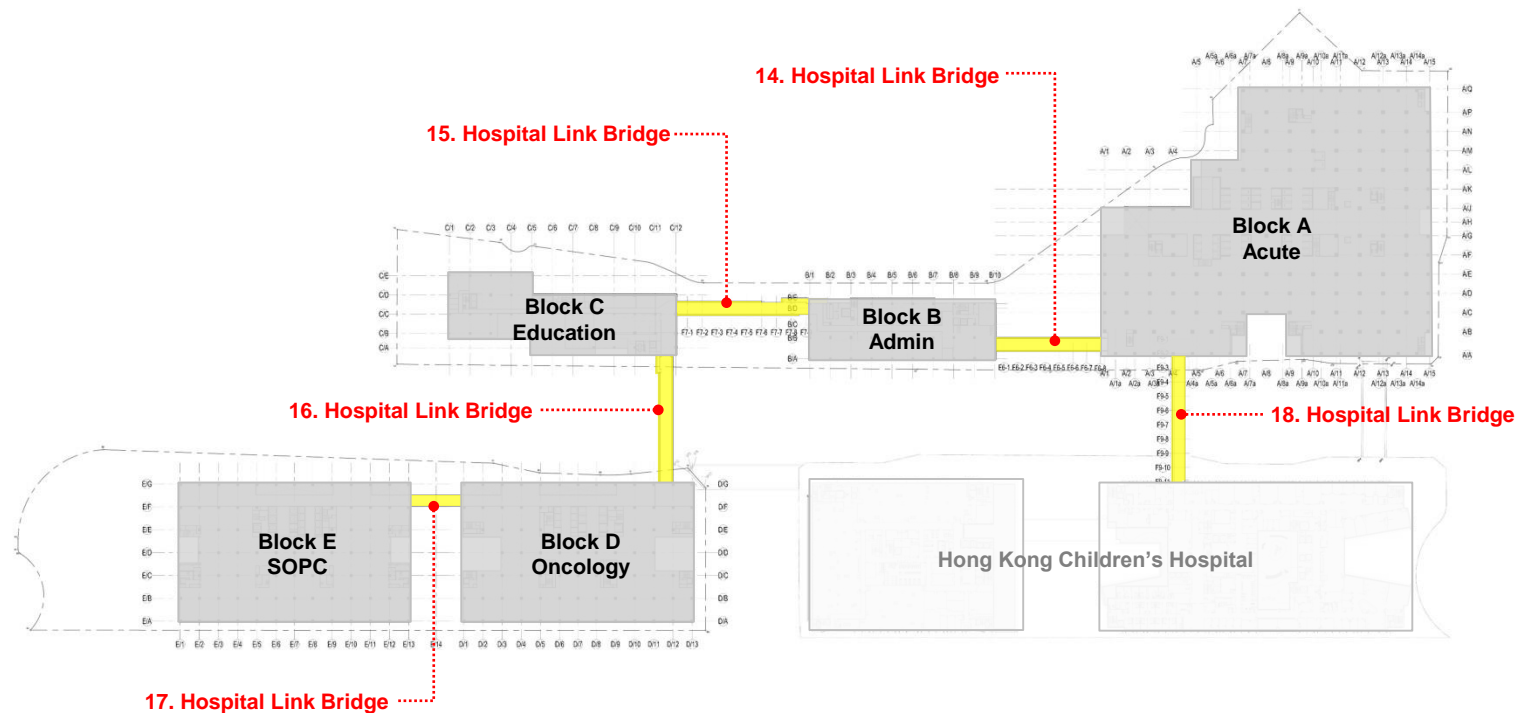
# Connectivity Network – 1/F



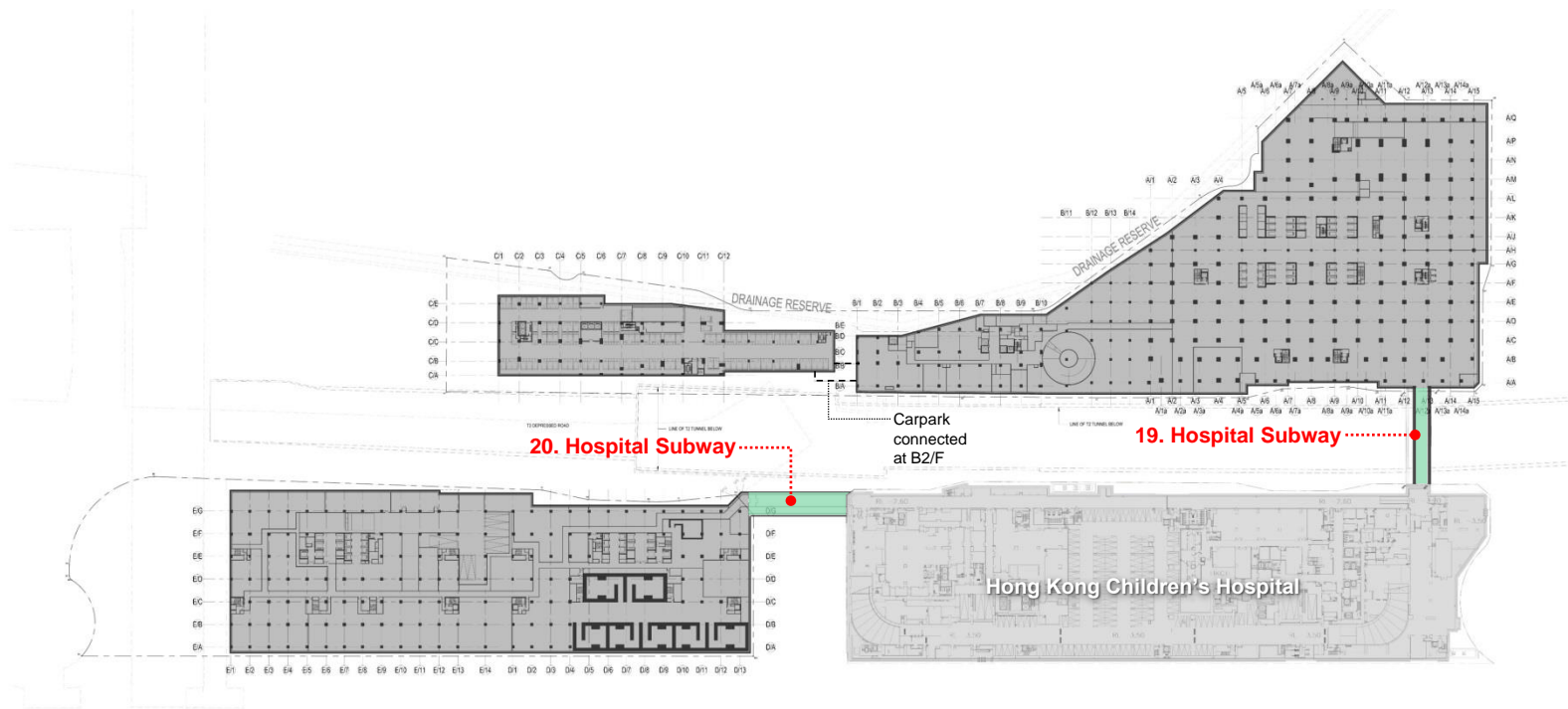
# Connectivity Network – 2/F



# Connectivity Network – 4/F



# Connectivity Network – B1/F

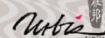


# Development Overview



New Acute Hospital at Kai Tak Development Area

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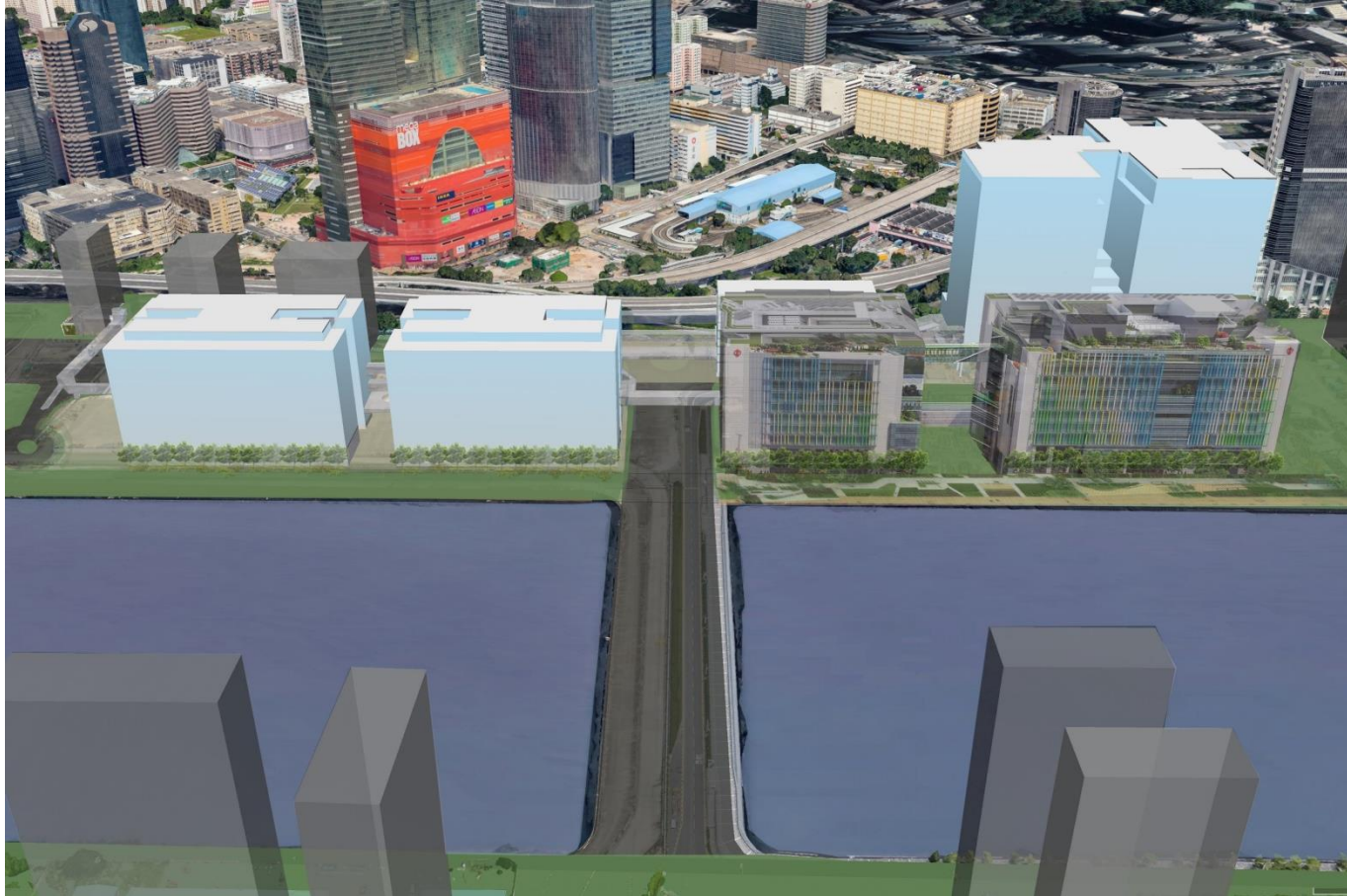


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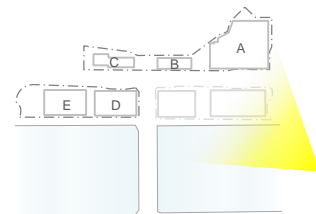


Rider  
Leuck  
Buckhall

# Development Overview

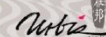


# Development Overview



New Acute Hospital at Kai Tak Development Area

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RLB  
利比  
Buckhall

# Development Parameters

|   | Requirement   | Proposal         |
|---|---|------------------|
| <b>Site Coverage</b>  | Below 15m $\leq$ 100%<br>Above 15m $\leq$ 65%   | In compliance    |
| <b>Plot Ratio</b>   | 8.7   | In compliance    |
| <b>Building Height</b>  | Site A $\leq$ 100mPD<br>Site B $\leq$ 60mPD   | In compliance    |
| <b>“Podium-free” Design</b>   | “Podium-free” design is stipulated as one of the major urban design principles in the OZP | In compliance    |
| <b>SBD Guideline: Maximum Projected façade Length (Lp)</b>            | $L_p \leq$ 5 times width of street  | In compliance    |
| <b>SBD Guideline: Building Separation – Separating Distance (S)</b>   | $S \geq$ 7.5m   | In compliance    |
| <b>SBD Guideline: Building Separation – Building Permeability (P)</b> | 20% for each plane  | In compliance    |
| <b>Greening Ratio *</b>   | 30% Overall<br>20% at-grade<br>20% roof area  | In compliance ** |

\* There are totally 3 nos. of control for greenery requirement:

- Recommended Outline Development Plan KTD (RODP);
- PNAP APP-152; and
- DEVB TC(W) No.3/2012.

The most stringent requirement - Overall 30% with 20% at-grade of total site area and 20% of roof area will be observed.

\*\* At-grade green area will be provided at ground level and the public landscape deck at L1.



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# Architectural Design Vision & Principles – Design focused on Health and Wellness

## 1. Biophilic Design

Natural forms, shapes and materials

## 2. Bringing Nature to the Patients

## 3. Maximize Daylight

To create calming environments

## 4. Capitalize on Views

## 5. Non-institutional Environments

Distract from the stress of the hospital experience

## 6. Taking Advantage of Waterfront

To create community friendly design for public enjoyment

## 7. Landscape Merges with Buildings

At the upper level promenade and in pocket courtyards to create a seamless connection with nature

## 8. Modern and Highly Transparent

Associates the hospital as a modern cutting edge facility

## 9. Breaking down the Mass

With breaks, layers and patterns to humanize the scale of the development

## 10. Utilizing Screens and Solids

To control sun and light and promote user comfort

Remarks: Images are not available due to copyright restriction.



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# Landscape Design Vision & Principles

## 1. Connectivity and Accessibility

- Kai Tak Waterfront Identity
- Access to Waterfront

## 2. Identity – Tranquil Landscape

## 3. Patient Focused

## 4. Healing

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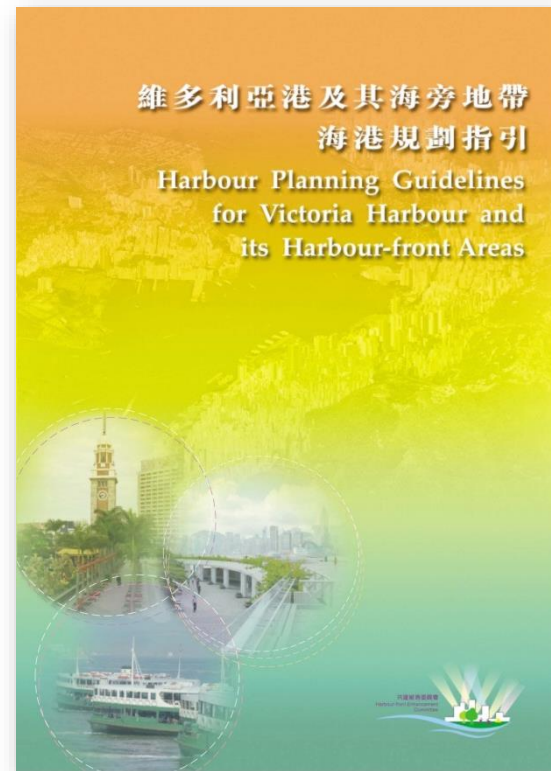


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# Harbour Planning Principles

The NAH proposal aligns with the Harbour Planning Principles in the following aspects:

- **Sustainable Development** - Urban Design
- **Integrated Planning** - Interfacing with Infrastructure
- **Accessible Harbour** - Physical Connectivity
- **Vibrant Harbour** - Spatial Connectivity
- **Proactive Harbour Enhancement** - Visual Connectivity
- **Public Enjoyment** - Setback



**THANK YOU**

