

Contract No. 1002EM19A
Design-Build-Operate Contract for the Additional District Cooling System (DCS)
at the Kai Tak Development (KTD)

Presentation to Harbourfront Commission on Updated Additional District Cooling System (ADCS)

Background

- Last presentation by Arup to Harbourfront Commission's Task Force on Kai Tak Harbourfront Development on 15 January 2019.
- ARUP's Response to the Task Force's comment had been incorporated in the current design.



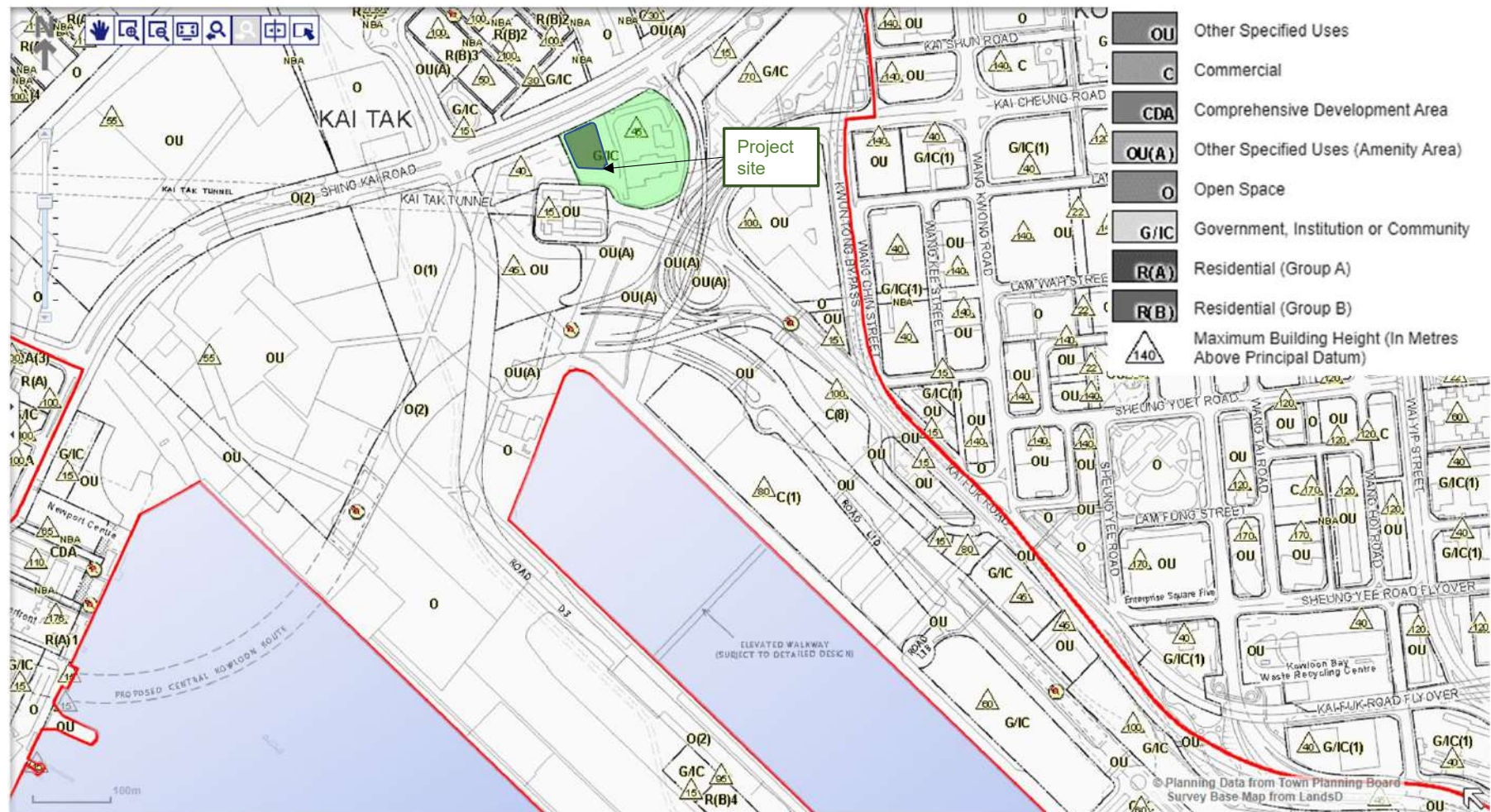
Three Major comments received at last Presentation on 15th Jan 2019 :

Comment 1: To Improve architectural design- reduce **Bulky Building Mass**

Comment 2: To be multi-functional- **Public & Educational use**

Comment 3: To make the best use of precious land- **Single land with Multiple use**

Background Information – Location & OZP Plan of Surrounding Area



Background Information - Previous Visual Impact Assessment

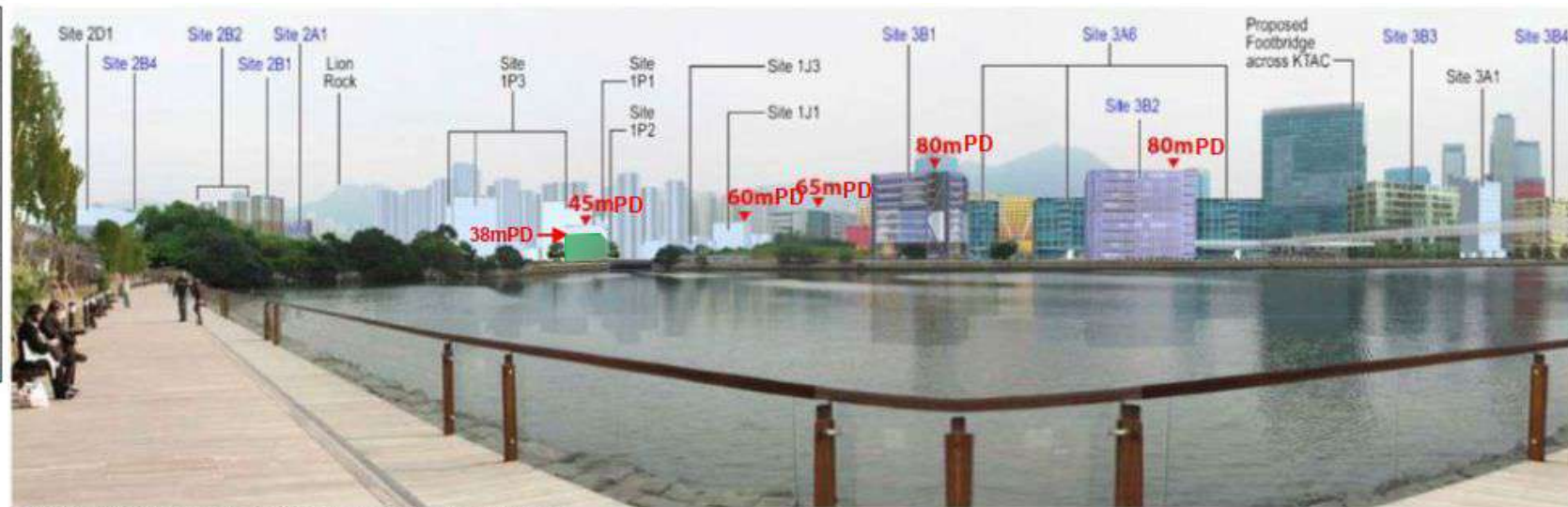
- Height Limit under OZP: +45.0mPD
- Building Height complied OZP requirement & far below surrounding developments
- No adverse visual impact imposed to Harbourfront



KEY PLAN

Note:
 Sites labelled in blue indicate intensification sites and are rendered with simulated facade treatments.
 Sites labelled in black indicate baseline development sites permitted under the OZP not subject to intensification and are rendered a plain pale blue colour.

Note:
 a. Photomontage taken from PlanD document.
 b. Above Maximum Heights Information are base on OZP

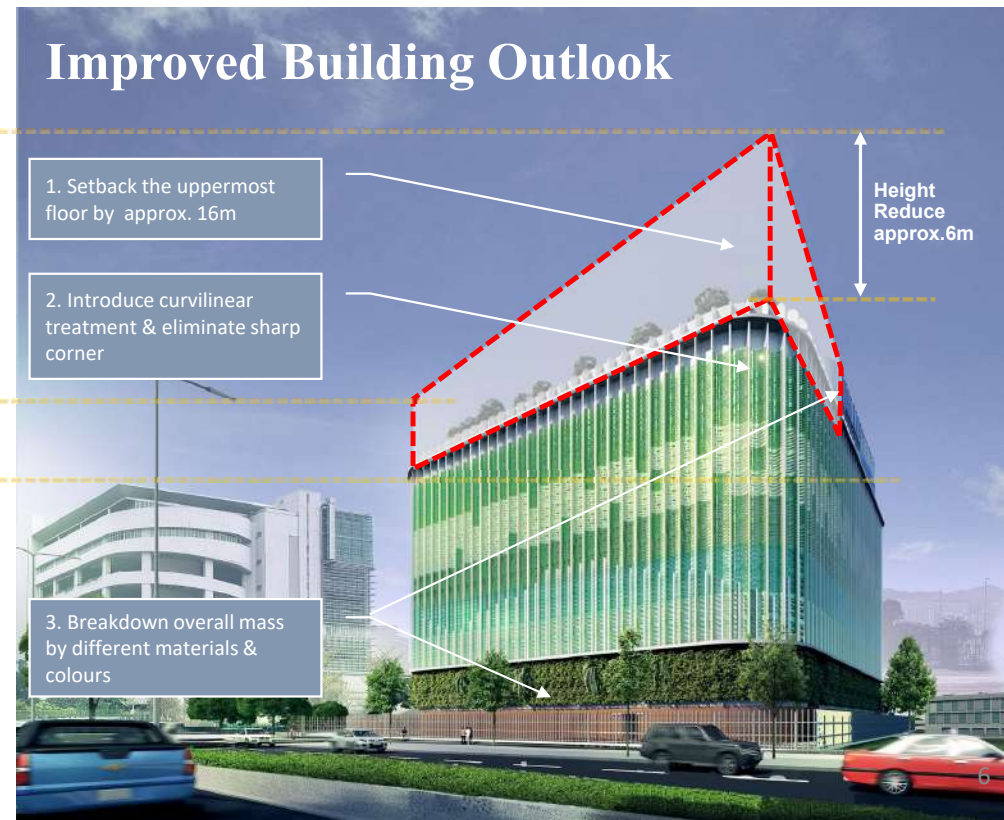


Baseline Development under OZP and Approved S16 Applications

Comment 1 : To Reduce Bulky Building Mass

Considered HC members' opinion and improved the architectural design :-

1. Reduce the height & bulk significantly by setback the uppermost floor from the main road (by approx. 16m) & introduce Roof garden facing the main road.
2. Introduce curvilinear façade design elements & eliminate sharp corners.
3. Breakdown overall mass by introducing different façade materials & colour tones at both G/F (vertical green) & 3/F (glass wall & glass cladding).



Comment 1 : To Reduce Bulky Massing

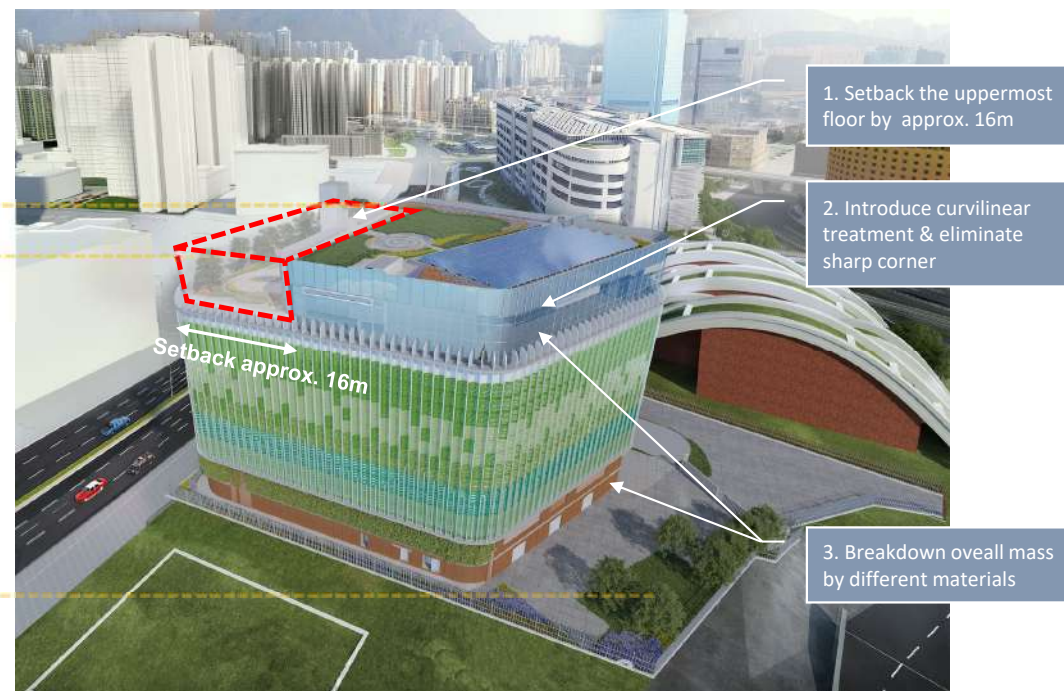
Considered HC members' opinion and improved the architectural design :-

1. Reduce the height & bulk significantly by setback the uppermost floor from the main road by approx. 16m and introduce a Roof garden facing the main road.
2. Introduce curvilinear façade treatment & eliminate sharp corner.
3. Breakdown overall mass by introducing different façade materials & colour tones at both G/F (vertical green) & 3/F (glass wall & glass cladding).

Original Building Outlook



Improved Building Outlook



Comment 2 : Building To be Multi- Functional & share with Public

Master Layout Plan



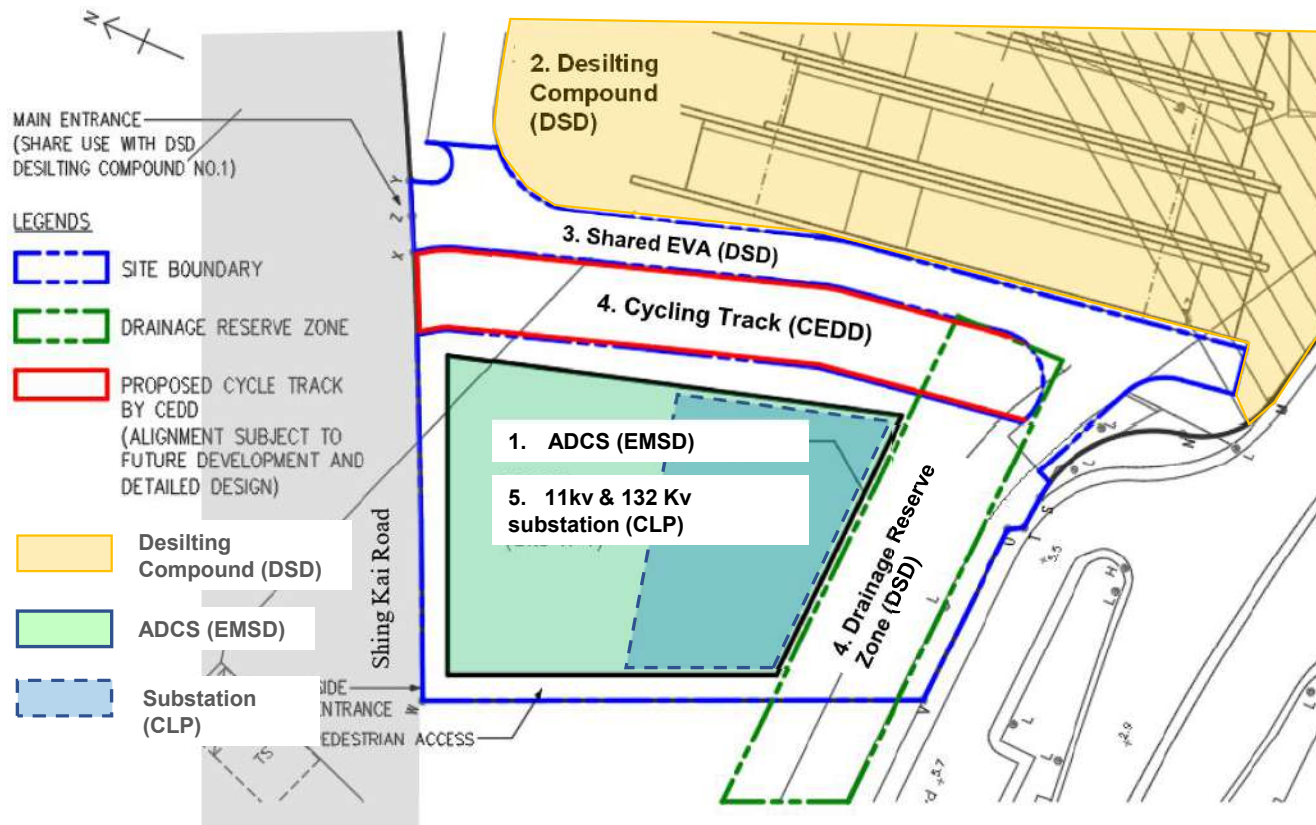
3/F :
Education & Visitor Center/
Theatre Hall/ Exhibition
Gallery

3/F Layout Plan

G/F & 1/F :
CLP's 11Kv & 132Kv
substation

Comment 3 : Single Land with Multiple Use

Site Layout Plan



- ADCS occupies only a small portion of land and shared with other government departments/ Utilities Company.
- Site Area: Only Approx. 5,056m²
- Shared with :-
 1. EMSD- Additional DCS
 2. DSD – Desilting Compound
 3. DSD – Drainage Reserve & EVA
 4. CEDD – Cycling Track
 5. CLP – 11kv & 132 kv substations & delivery route

Merit : Concept of sharing land has saved approx. 800 m² footprint area and make the best use of limited site area.

Thank You