



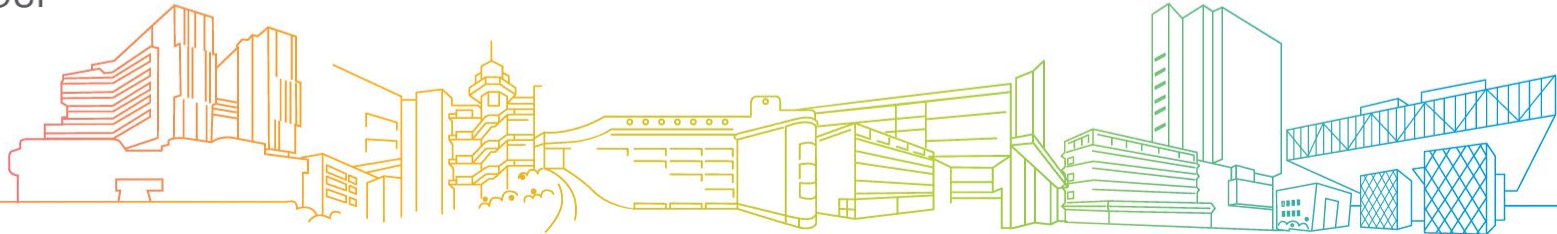
Development of New Campus of Vocational Training Council (VTC) at Kowloon East (Cha Kwo Ling)

**Consultation with Kai Tak Task Force (KTTF)
of Harbourfront Commission (HC)
on Pre-construction Works**



AECOM ennead

16 June 2023



Content page

- **Update of Master Layout Plan (MLP) & Connectivity with nearby developments**
- **Overall Design Concept**
- **Phase Planning for Pre-construction Works**
- **Design for Pre-construction Works**

Update of MLP & Connectivity with nearby developments

Project in Two Phases

Existing Site Plan

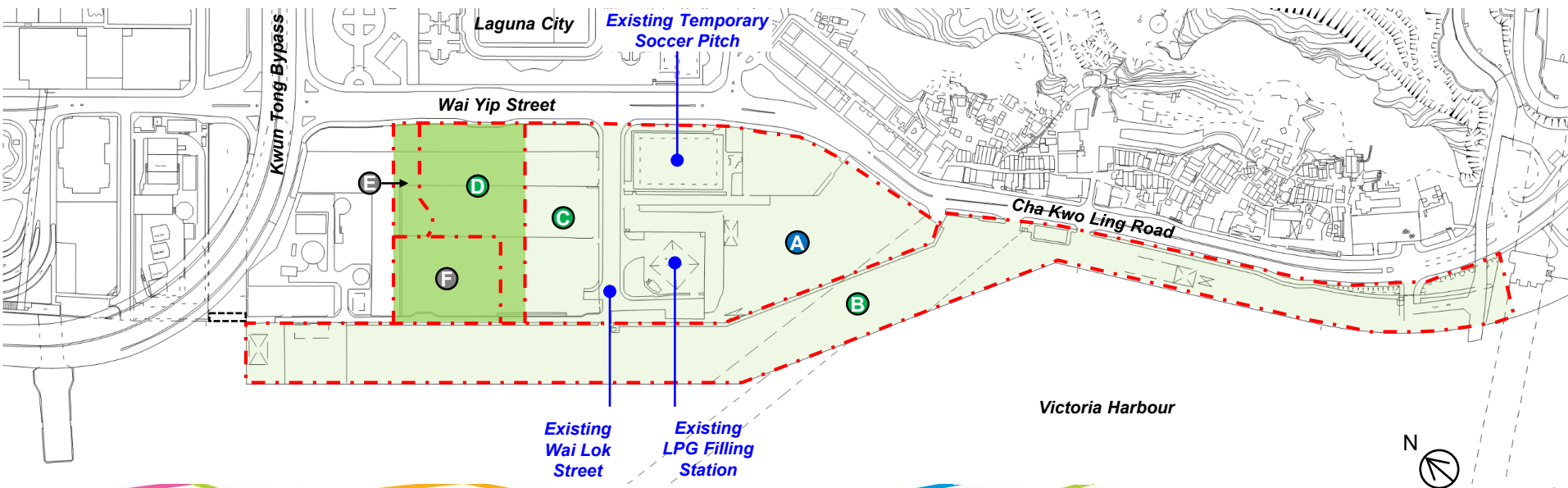


Construction Works

- A** A new multi-disciplinary campus for VPET to accommodate around 6,000 students (Site area around 32,000 sq.m.)
- B** Approximate 4.5 Ha public open space (POS) of harbourfront promenade (Site area around 4.5 Ha)
- C** 1 Ha public open space (POS) (Site area around 1 Ha)

Pre-construction Works

- D** Re-provision of open space (Site area around 8,700 sq.m.)
- E** Road relocation (Site area around 2,040 sq.m.)
- F** Site clearance works at the new site for re-provision of LPG filling station (design and works to be carried out by others) (Site area around 5,870 sq.m.)



Surrounding Development Projects



--- Boundary line of this project site



Revitalization of Tsui Ping River
(TFKT 01/2017)



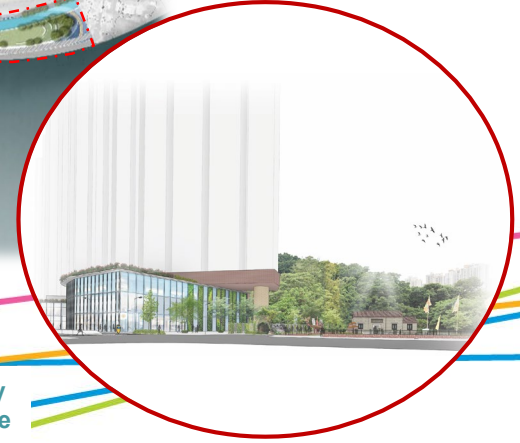
D1 Bridge
Connection to Kwun Tong Ferry Pier/
Kwun Tong Promenade



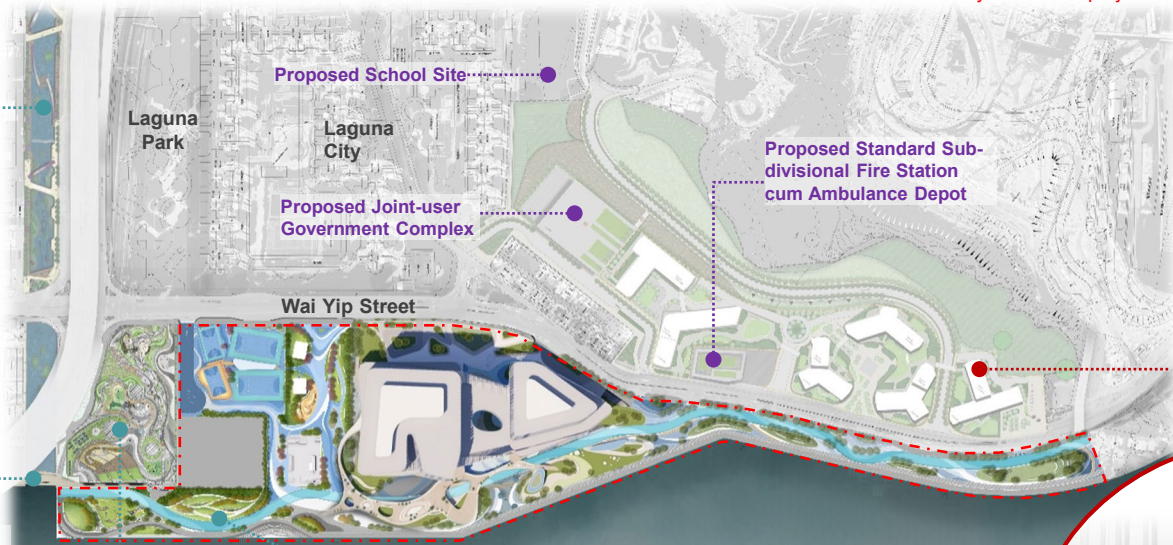
KTSPS Landscape Deck Park
(TFKT 04.2021)
Concept: Dancing Ribbons



Temporary promenade



Public Housing Development at Cha Kwo Ling Village (CKLV)
• 110/130mPD Residential Tower
• At-grade Open Space & Podium Roof



Heritage Conservation under CKLV



- 1) Law Mansion**
(Grade 3 Historical Building)
- To be preserved in-situ as AMO recommended
 - To be revitalized and integrated with the housing design



- 2) Tin Hau Temple**
(Grade 3 Historical Building)
- Not affected by the CKLV Development
 - A 900sqm buffer area is designated for public enjoyment



- 3) Dragon Boat & Stone of Fertility**
To be preserved as Rural committee recommended

--- Boundary line of this project site

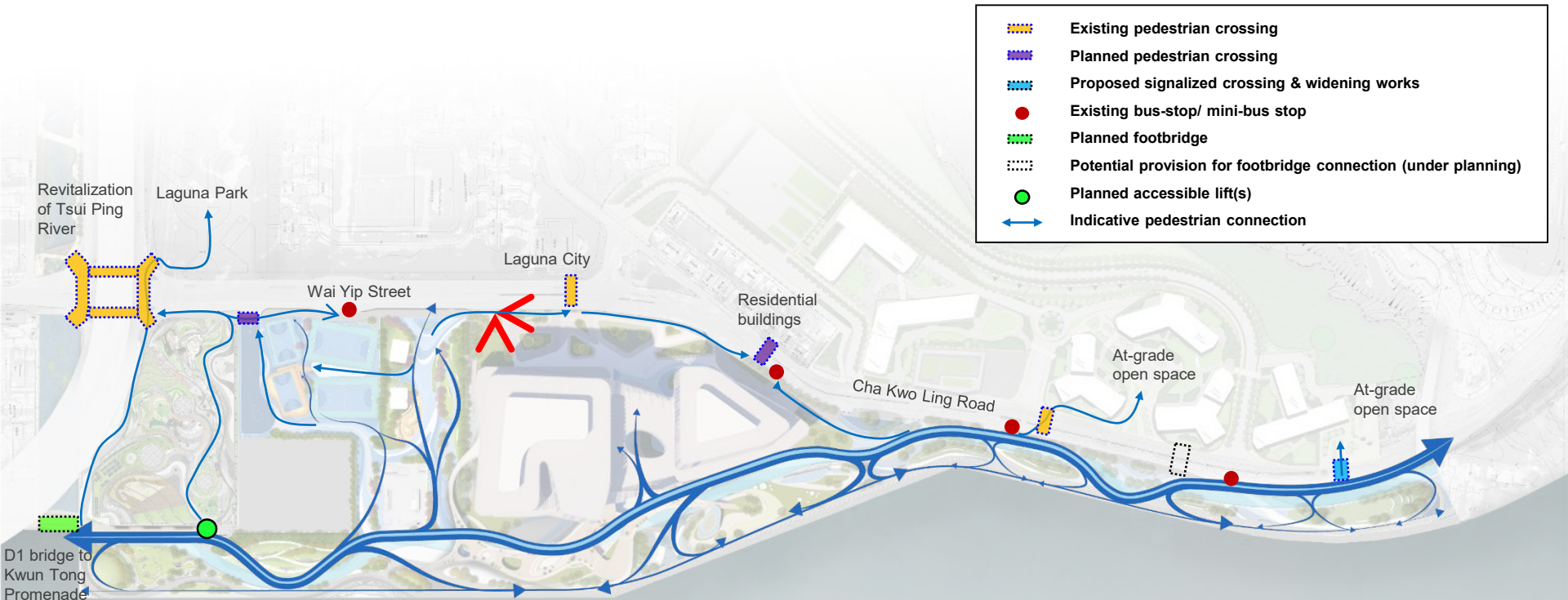


Urban Connectivity

Connecting the Neighbourhood



	Existing pedestrian crossing
	Planned pedestrian crossing
	Proposed signaled crossing & widening works
	Existing bus-stop/ mini-bus stop
	Planned footbridge
	Potential provision for footbridge connection (under planning)
	Planned accessible lift(s)
	Indicative pedestrian connection





Visual Permeability

Connecting the Neighbourhood





Greenway Arrangement

Uplifting Experience



Greenway & Landscape Program



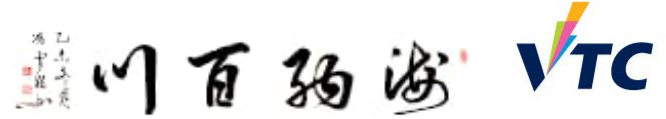
Overall Design Concept



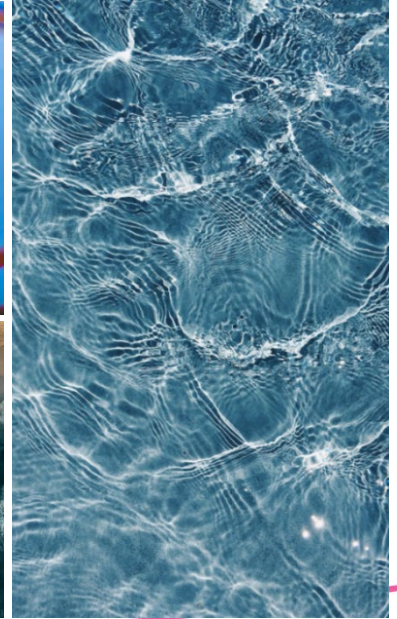
Design Concept

Dynamic Water

“A drip of water ripples and shines on the Bay”



- a very **poetic expression** to speak loudly of its concept, like **a drip of water ripples and shines on the Victoria Harbour**
- **sculptural form** reflects the dynamic motion of the water and waves
- like a giant wheel ready to depart to the wider ocean, the east end of the building is formed **to orient and direct VTC and its student to a bright future**



Landscape Framework

Designing of an Integrated Landscape with Water Dynamics and Undulating Landform

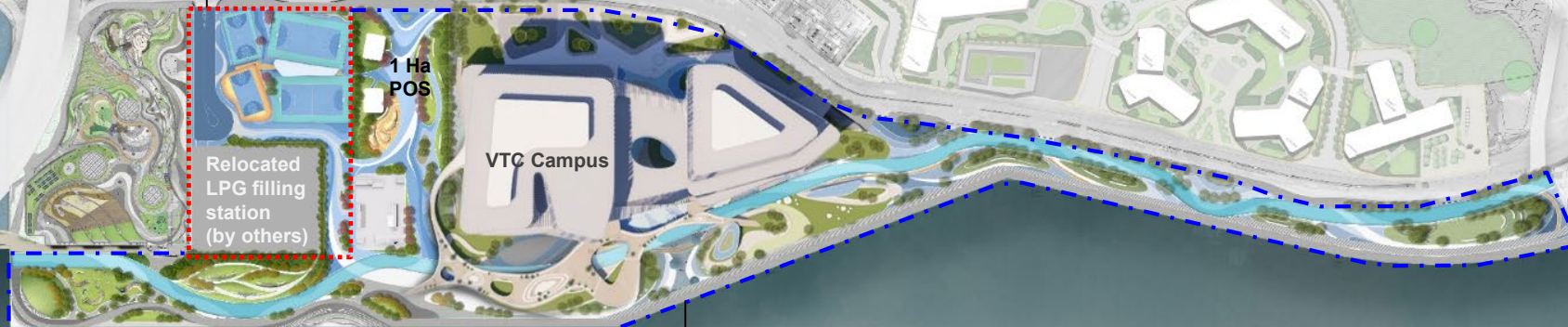


Dynamic Water

海韵百河川

Pre-construction works

- Reprovision of Soccer Pitches & POS
- Road Relocation



4.5 Ha POS of Waterfront Promenade

Main construction works

- 1 Ha POS
- 4.5 Ha POS of waterfront promenade
- VTC campus





Surrounding Landscape Essence

Designing of an Integrated Softscape Landscape with a Holistic Neighbourhood Character



KTSPS Landscape Deck Park

(TFKT 04.2021)

Concept: Dancing Ribbons

Proposed Key Tree Species



Tabebuia impetiginosa
(紫花風鈴木)



Liquidambar formosana
(楓香)

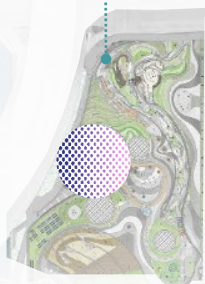


Sapium sebiferum
(烏柏)



Site Formation and Infrastructure Works for Public Housing Development at Cha Kwo Ling Village, Kowloon East

- 110/130mPD Residential Tower
- At-grade Open Space & Podium Roof



Proposed Master Colour Palette

Contrasting Colours



12-0826 TCX Golden Haze



14-0955 TCX Citrus



17-1463 TCX Tangerine Tango



17-2120 Chateau Rose



13-3207 Cherry Blossom



18-4004 TCX Bright White



1 XCG Cool Grey

Environmental Graphics



#78A2CC Dark Pastel Blue



#A5D1E6 Pastel Blue



#D3F3FF Baby Blue



PQ-13-4720TCX Tanager Turquoise



13-5309 TCX Pastel Turquoise



15-5217 TCX Blue Turquoise

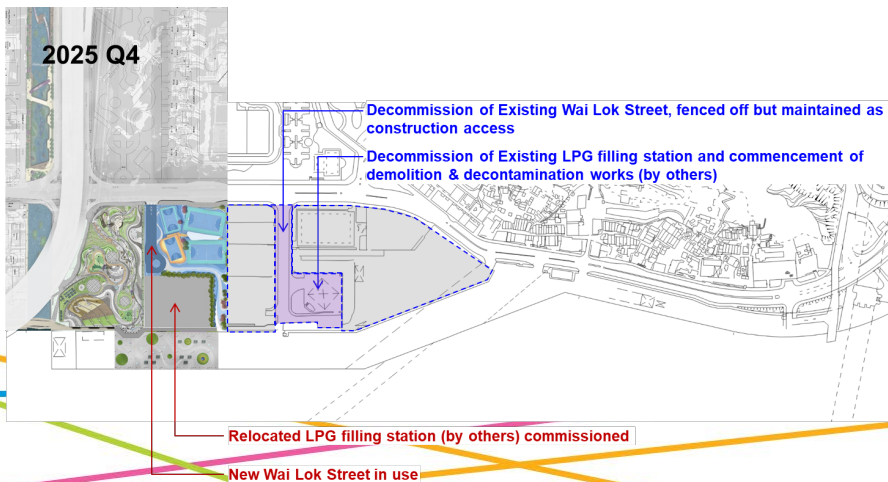
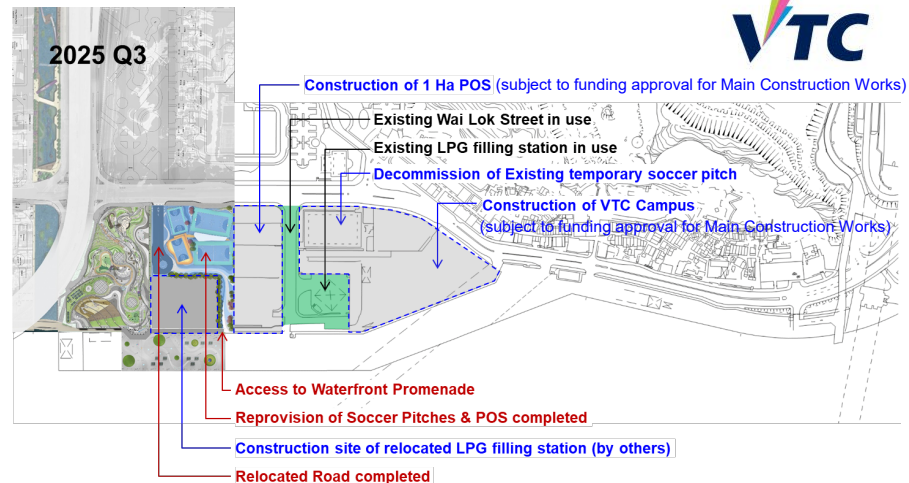
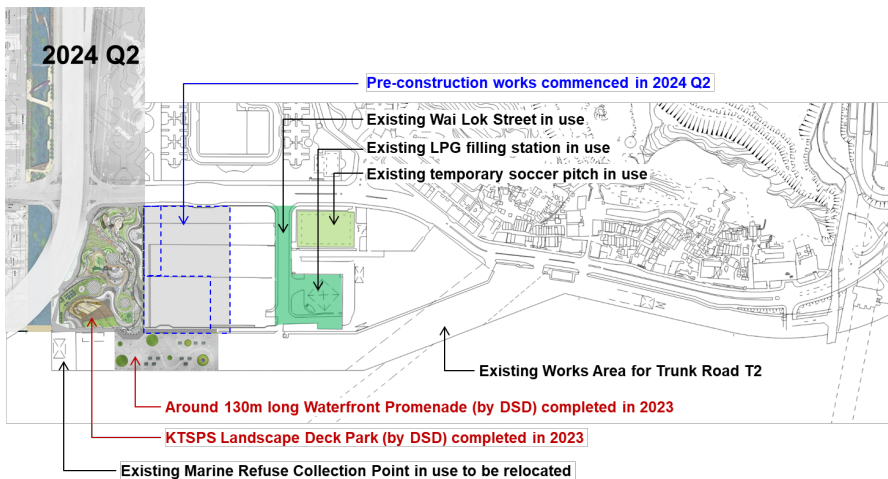
Greenway



TPIs to be retained:
3 Nos. of *Ficus microcarpa*
• (H: 12-15M; Crown Spread: 12-20M)

Phase Planning for Pre-construction Works

Phase Planning for Pre-construction Works



Design for Pre-construction Works

Reprovision of POS & Soccer Pitches and Road Relocation

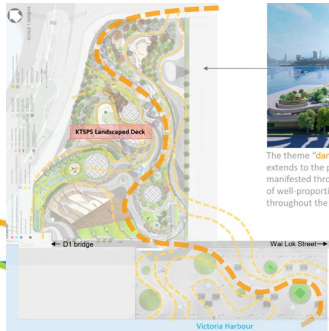
Pre-construction Works

Pre-construction Works
(Extent of This
Submission)

KTSPS Landscape Deck Park –
Dancing Ribbon

Relocated Road –
Interface of Ribbon & Water

Reprovision of POS & Soccer Pitches –
Dynamic Water



The theme "dancing ribbons" at the KTSPS landscape deck park extends to the promenade design. The "dancing ribbons" are manifested through curvise design language at the park and the use of well-proportioned white wavy lines to create flow of energy throughout the area.



川百納海

Site Force

Connectivity to the Temporary Promenade



Site Force

Coherent Expression with Adjoining Development



DANCING RIBBON

DYNAMIC WATER

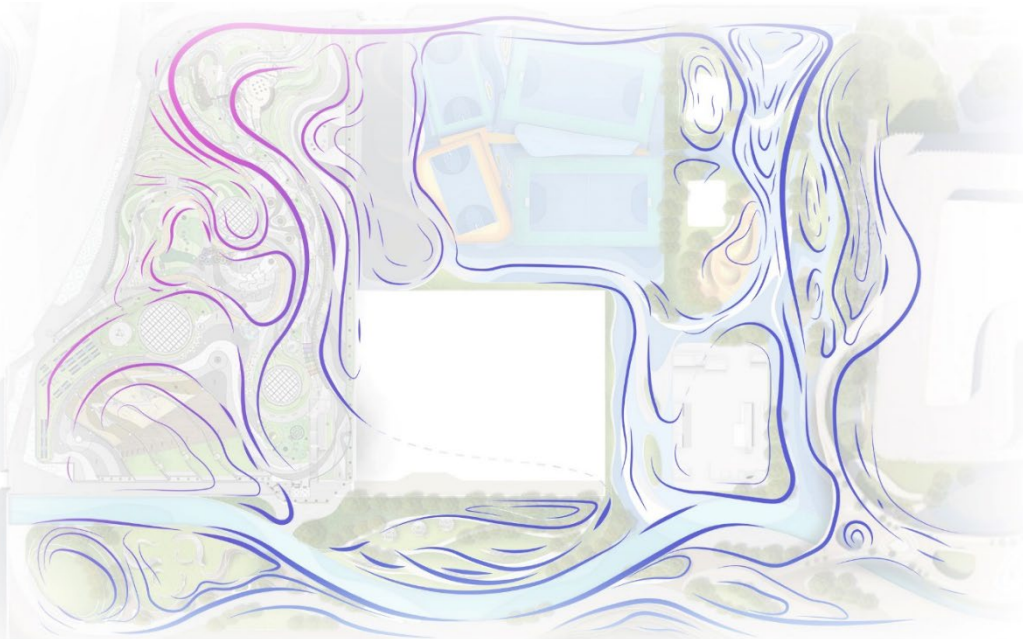
Pre-construction Works (Extent of This Submission)

- Reprovision of Soccer Pitches & POS
- Road Relocation

Temporary Promenade
(by others)

Legend

➡ Pedestrian Access



Re-provision of POS & Soccer pitch



Facilities to be reprovisioned: -

1. Two 5-a-side hard surfaced soccer pitches for the sport of futsal for co-use as a handball court
2. Two multi-purpose outdoor courts for basketball/ volleyball
3. Toilets and Changing Rooms
 - Male toilet cum changing room and shower facilities
 - Female toilet cum changing room and shower facilities
 - Accessible toilet cum changing room and shower facilities
 - Two universal toilets cum changing and shower facilities
4. A Baby care room with breastfeeding cubicle (Air-conditioned)
5. First Aid Room (air-conditioned)
6. Refuse Collection Chamber
7. Landscape Area

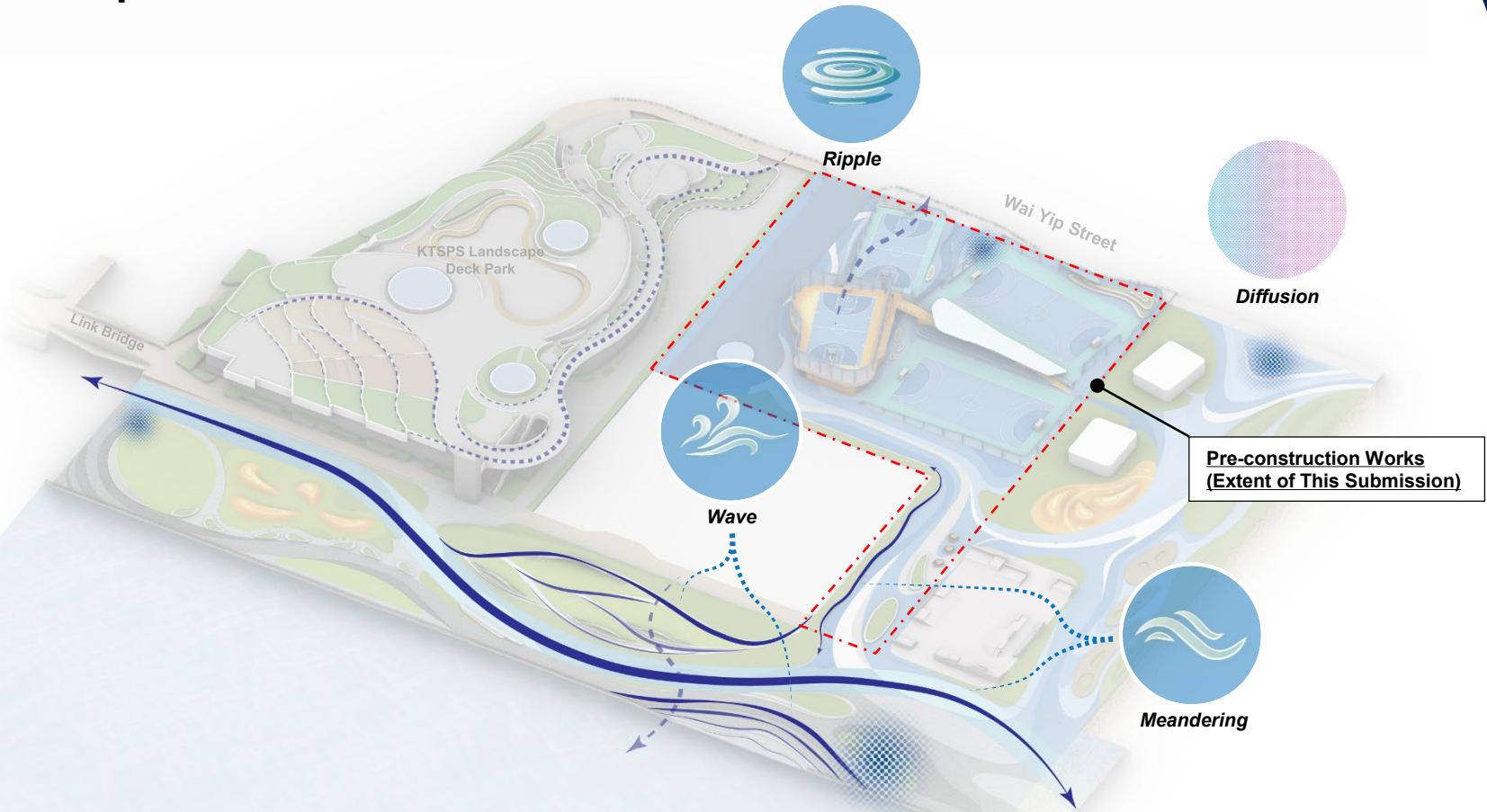
Overview

KTSPS
Landscape
Deck Park

Pre-construction Works
(Extent of This Submission)



Representation of Water



Design considerations



Elevated basketball court

- Echo the stepping building height of adjacent KTSPS Landscape Deck Park rising from Wai Yip street to POS of waterfront promenade
- Elevated court located away from existing residential development

Orientation of soccer pitches & basketball court

- The sports court is designed as close to north-south orientation as far as possible.
- The use of space with elevated basketball court is more efficient and allow greater flexibility to re-orientate the futsal courts.

Integrated fence design

- Fence design integrated with landscape design
- Optimal provision of fence in balance of safety concern, openness and accessibility to POS

Spectator stand design integrated with landscape & accessible design at pedestrian level

- Total usable at-grade landscape area increase from around 4,300m² to around 4,900m²

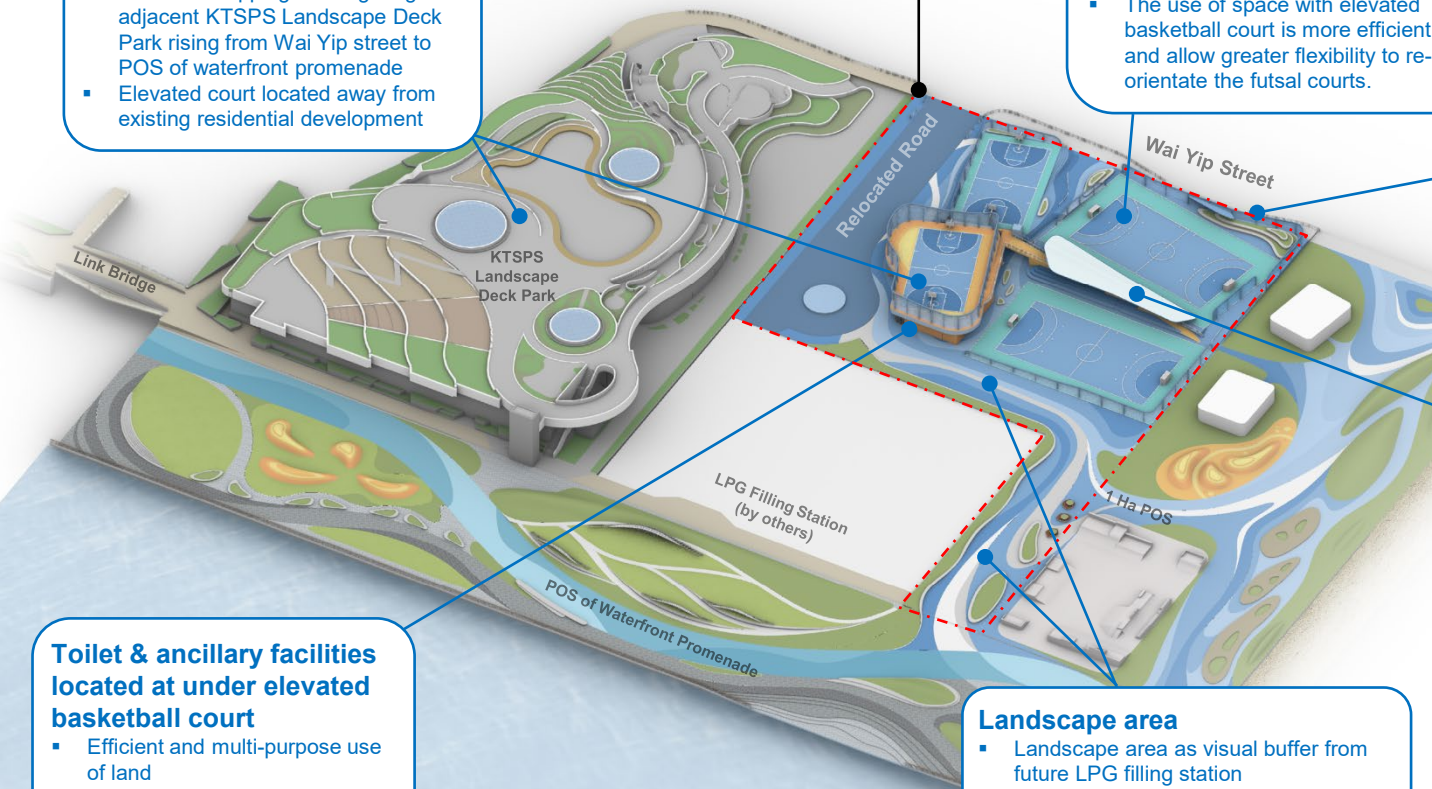
Pre-construction Works
(Extent of This Submission)

Toilet & ancillary facilities located at under elevated basketball court

- Efficient and multi-purpose use of land
- Sustainable toilet & ancillary building design

Landscape area

- Landscape area as visual buffer from future LPG filling station
- Connection from POS of soccer pitches to the waterfront promenade



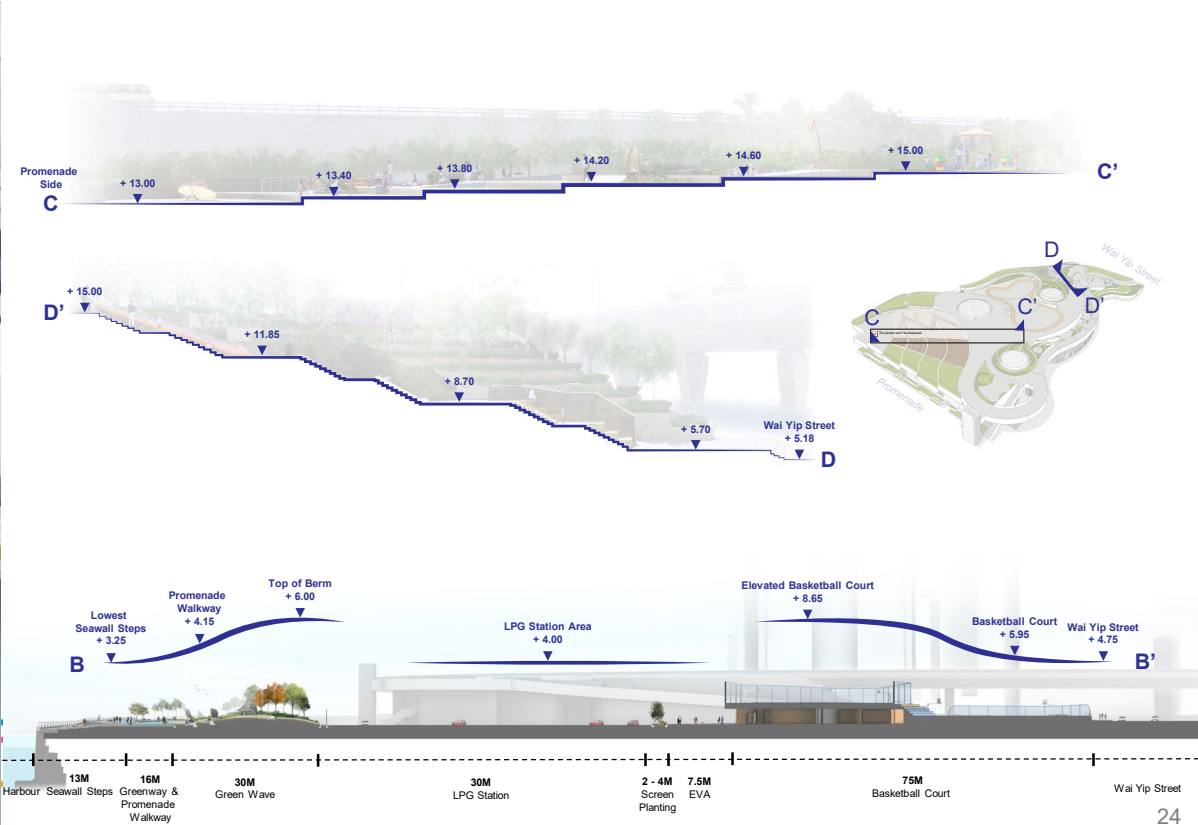


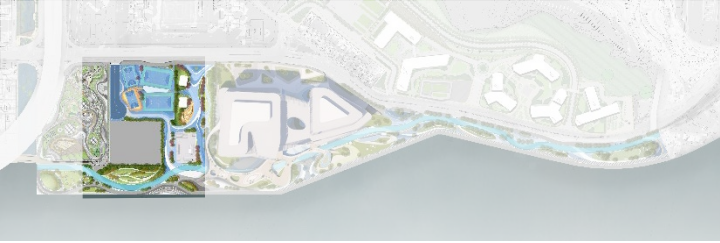
Site Force

Descending Profile from Wai Yip Street to Victoria Harbour



Descending Profile



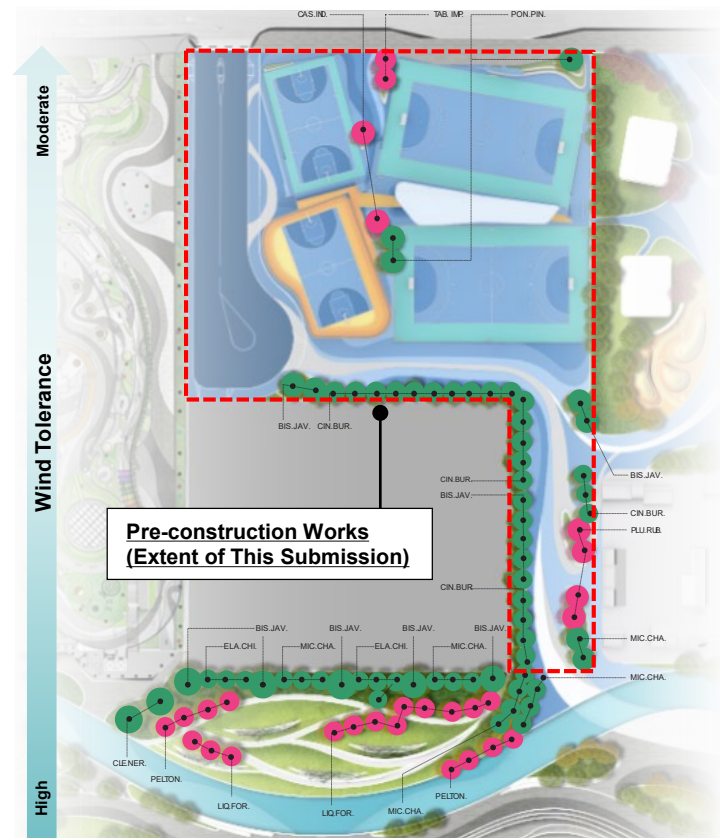


Soft Landscape Design

Species Selection



Reprovision of Soccer Pitches & LPG Station Edge



Entrance Node Feature Trees



TAB.IMP.
Tabebuia impetiginosa
(紫花風鈴木)
KTSPS & CKLV; Wind: M*



PLU.RUB.
Plumeria rubra
(紅雞蛋花)
GMP & STSG; Wind: M*



CAS.IND.
Cassia javanica
var.
Indochinensis
(節果決明)
GMP & STSG; Wind: M*



LIQ.FOR.
Liquidambar formosana
(楓香)
Native; Wind: H*



PEL.TON.
Peltophorum tonkinense
(銀珠)
GMP & STSG; Wind: H*

Soft landscape Framework



*Wind Tolerance Level Referenced to "Street Tree Selection Guide" issued by the Development Bureau (H = High, M = Moderate)

Buffer & Amenity Planting

Native Species



BIS.JAV.
Bischofia javanica
(秋楓)
Native; Wind: M*
Birds



CIN.BUR.
Cinchona burmannii
(陰香)
Native; Wind: H*
Birds, Butterfly Host Plant



CLE.NER.
Cleistanthus nervosus
(水翁)
Native; GMP & STSG; Wind: H*
Squirrels & Butterfly



ELA.CHI.
Elaeocarpus chinensis
(中華杜英)
Native; GMP & STSG; Wind: M*
Butterflies



MIC.CHA.
Michelia chapensis
(樂昌含笑)
Native; Wind: H*
Butterflies



PON.PIN.
Pongamia pinnata
(水黃皮)
Native; GMP & STSG; Wind: M*
Butterfly Host Plant



Key Activity Node Sensory Shrubs



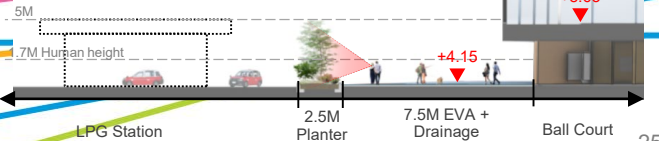
Miscanthus sinensis
(小兔子狼尾草)
Sense of Touch



Jasminum sambac
(茉莉)
Sense of Smell



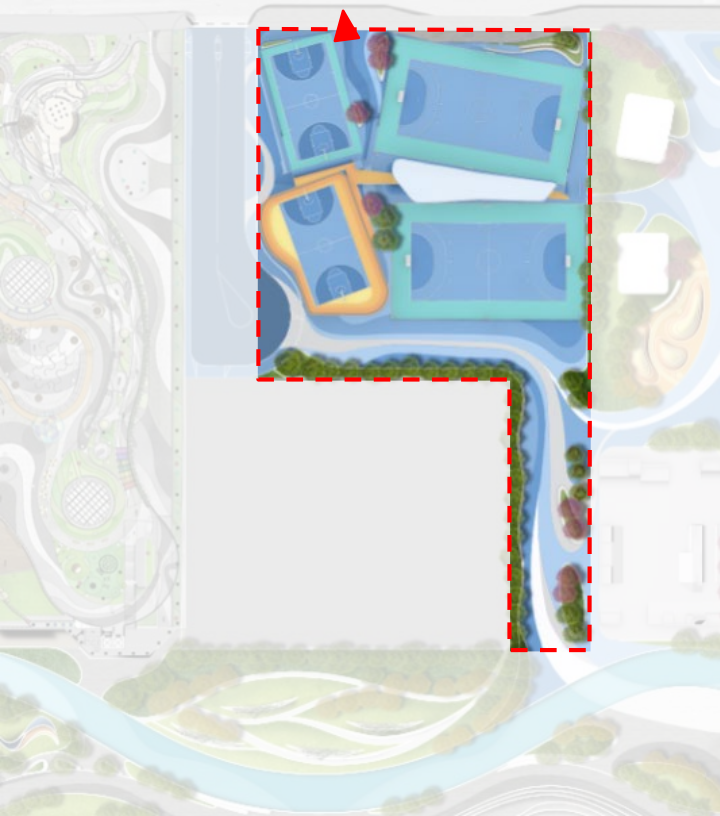
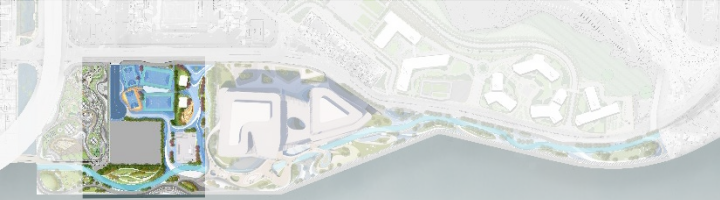
Allium schoenoprasum
(北葱)
Herb Garden



Soccer Pitches & POS



**Pre-construction Works
(Extent of This Submission)**



Reprovision of Soccer Pitches & POS



Visual & Circulation Corridor



Webnet Backstop



Elevated Basketball Court

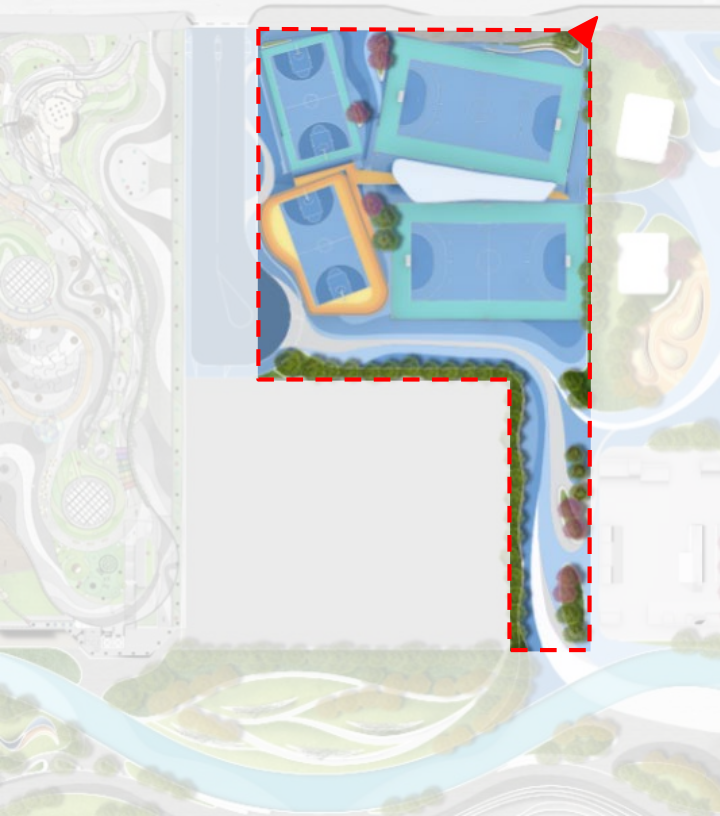


Wavy Steps



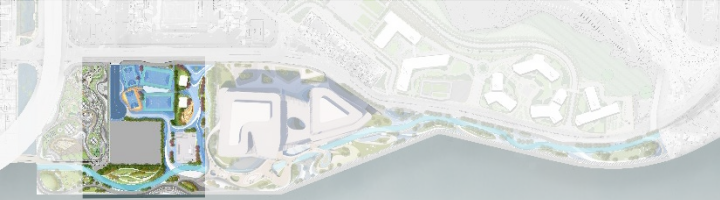


Reprovision of Soccer Pitches & POS



Multi-use Ball Court





Reprovision of Soccer Pitches & POS



Integrated Landscape Design



Streamline & Curvaceous Profile



Reprovision of Soccer Pitches & POS



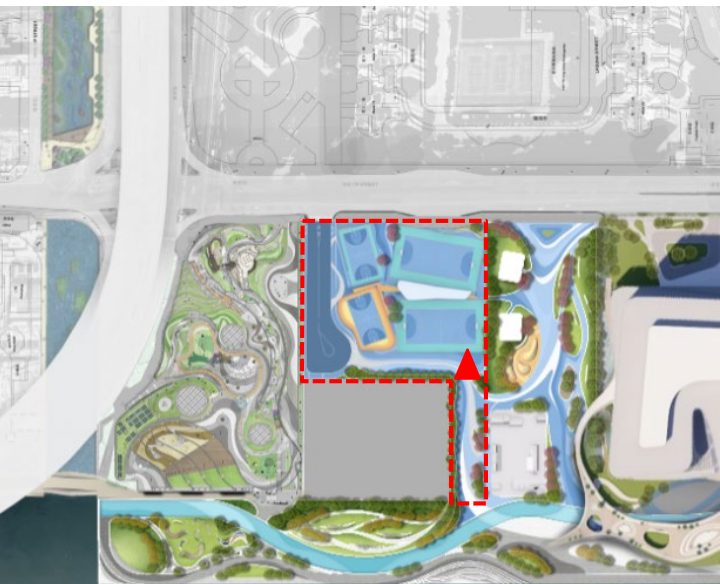
Integrated Landscape Design



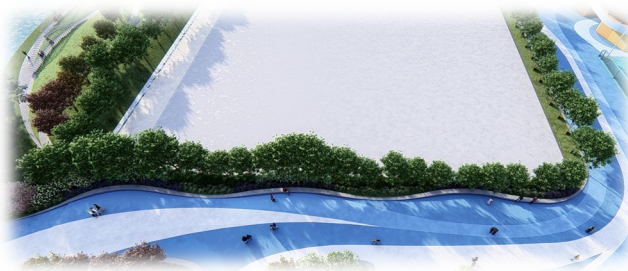
Theatre Steps cum Seating



Mitigation Measures surrounding LPG Station



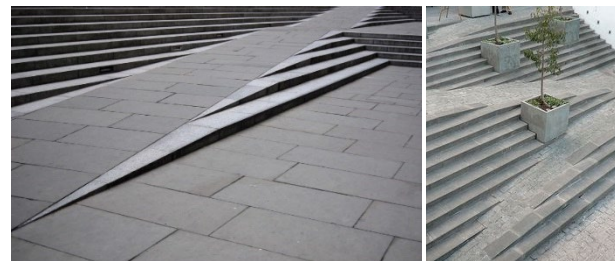
Meandering Planter Edge



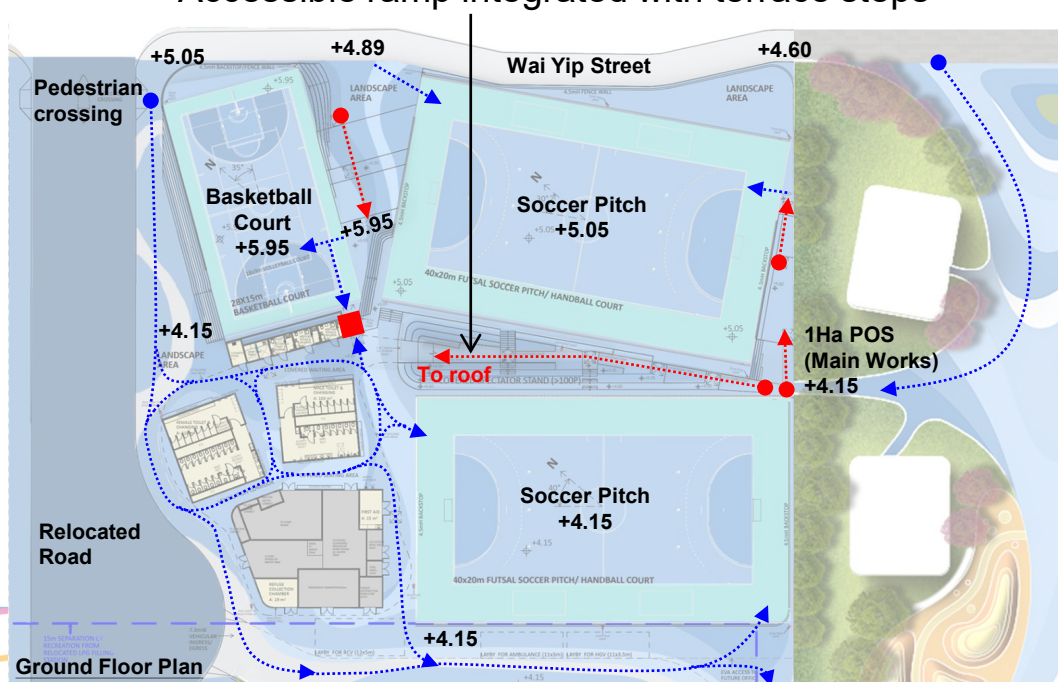
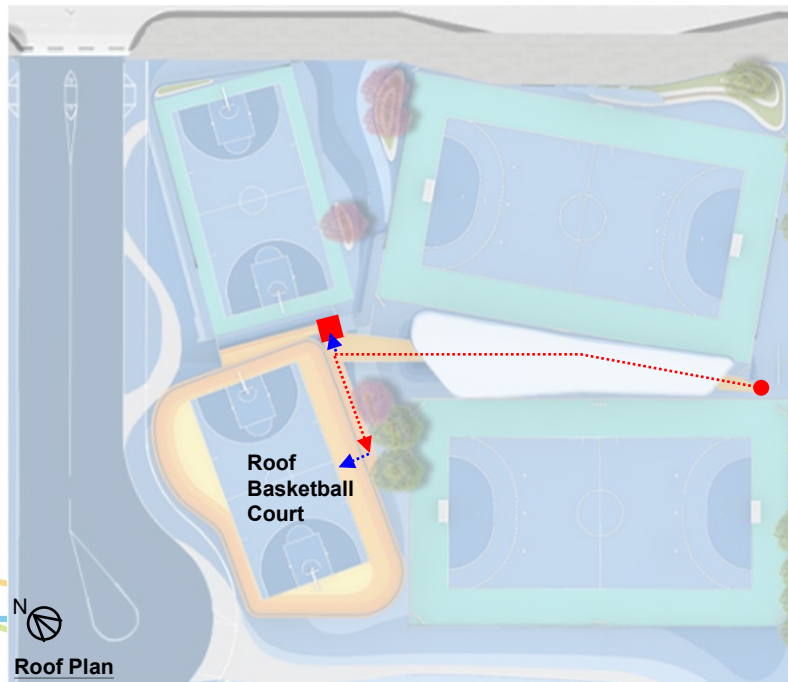
Barrier Free Access



- Accessible lift
- ◄•••• Accessible ramp (max. 1:12)
- ◄•••• Horizontal access (max. 1:21)



Accessible ramp integrated with terrace steps



Sustainability Design

Minimize height of pole lighting for glare and visual concern

Open covered spectator stand design

Shaded seating & landscape area

Extensive greening

Breakdown of G/F building bulk for natural daylight & ventilation



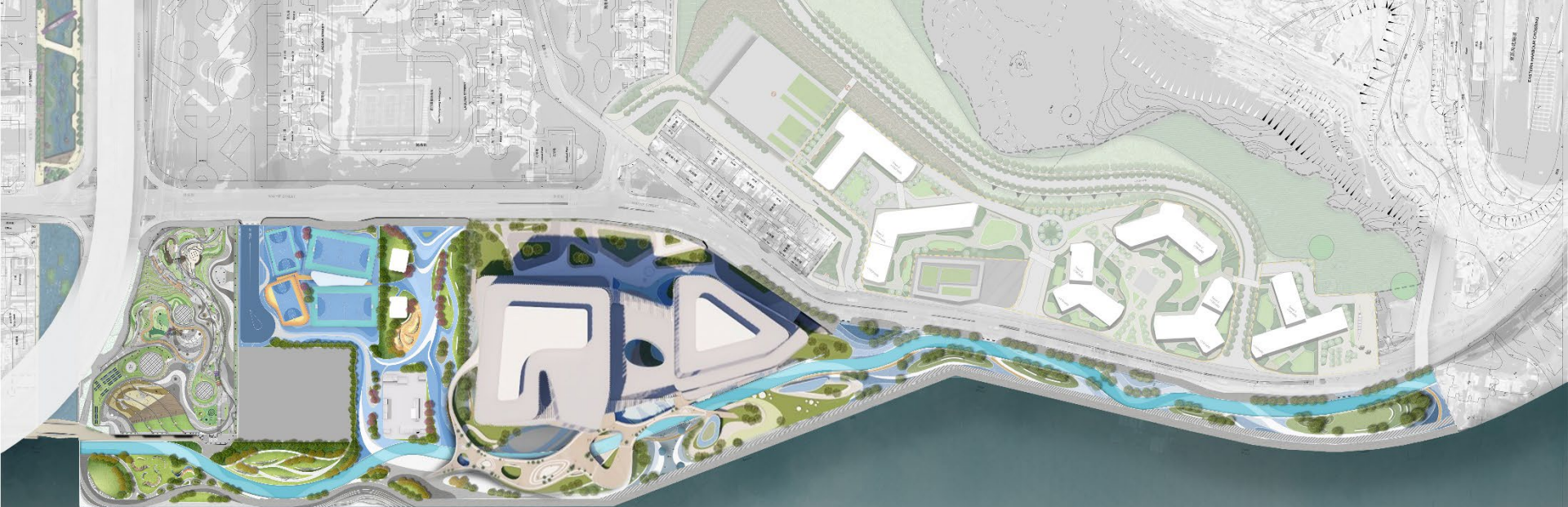
Permeable fence design in optimal extent

Fenceless boundary for natural ventilation, openness & connectivity

Permeable pavers

Fenceless boundary for openness & connectivity

Pre-construction Works
(Extent of This Submission)



THANK YOU

