

Harbourfront Commission Presentation

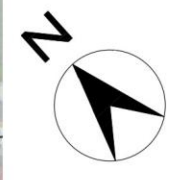


ASD Term Contract D&C Minor Works (Toilet & RCP)

Construction of Refuse Collection Point at Site 3A5 at Kai Tak Development

Contract No. TC L519





KAI FUK ROAD

PETROL STATION

ROAD S20 (SHING YAU STREET)

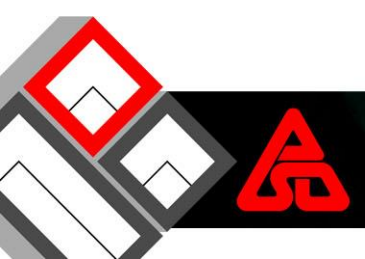
SITE

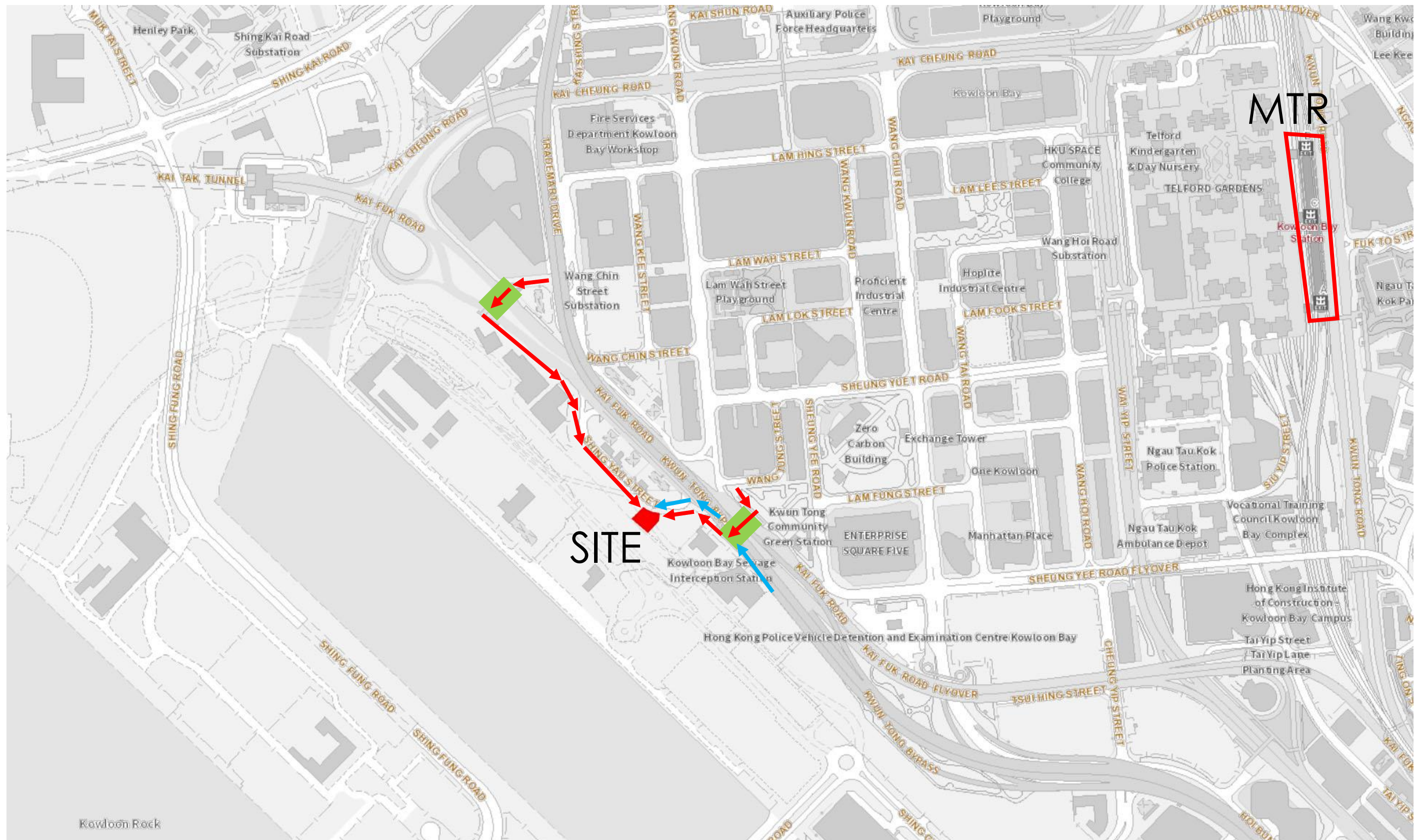
ANIMAL CENTER

DSD DESILTING COMPOUND

CENTRAL KOWLOON ROUTE

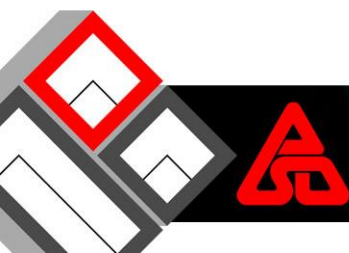
TRUNK ROAD T2





 PEDESTRIAN ACCESS ROUTE
 VEHICULAR ACCESS ROUTE

 PEDESTRIAN BRIDGE



KOWLOON BAY
INTERNATIONAL TRADE &
EXHIBITION CENTRE

**PROPOSED REFUSE
COLLECTION POINT**

MEGABOX

KWUN TONG BYPASS

TELFORD GARDEN

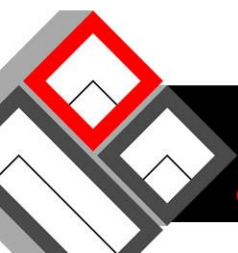
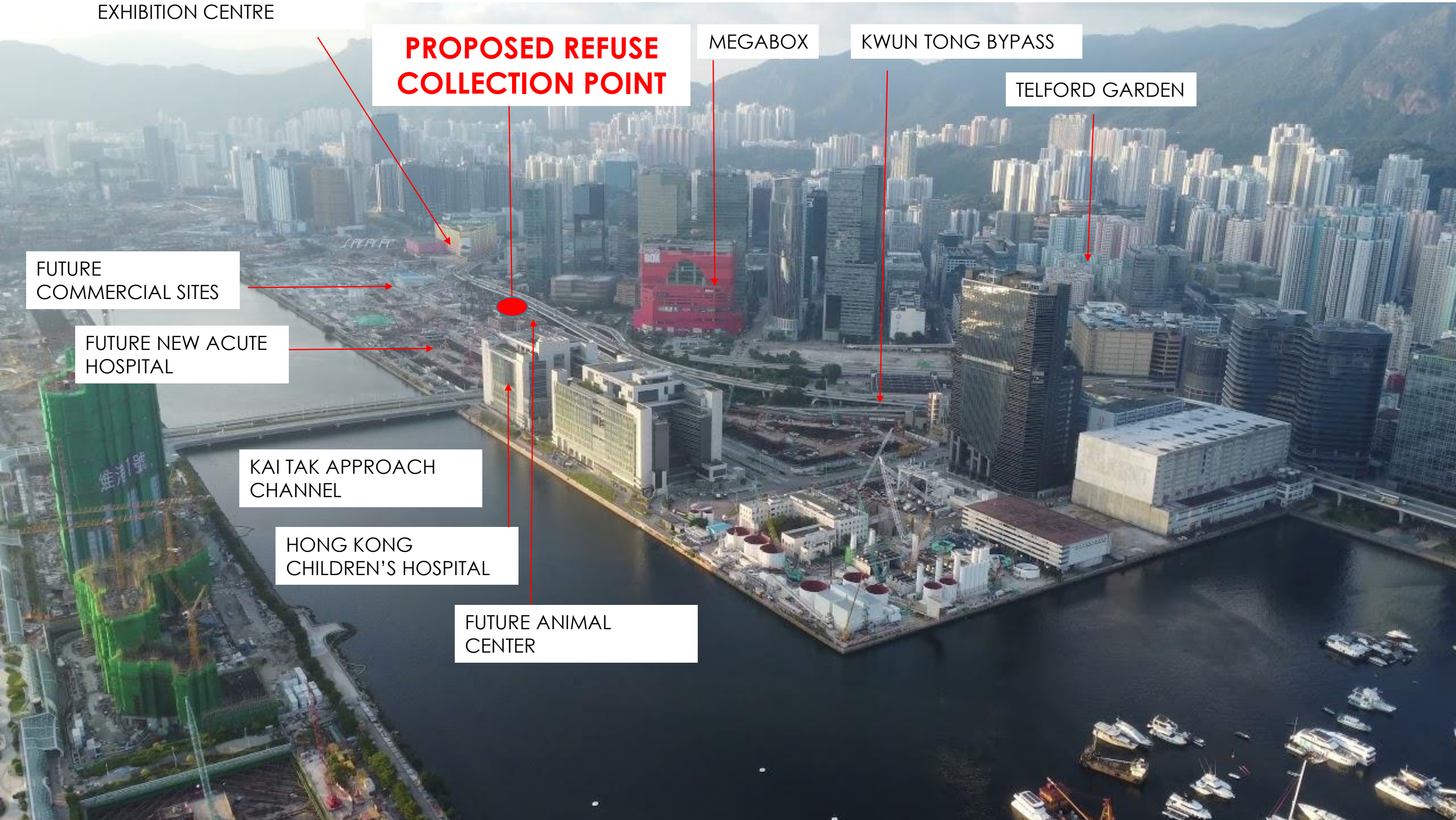
FUTURE
COMMERCIAL SITES

FUTURE NEW ACUTE
HOSPITAL

KAI TAK APPROACH
CHANNEL

HONG KONG
CHILDREN'S HOSPITAL

FUTURE ANIMAL
CENTER



**PROPOSED REFUSE COLLECTION POINT
BEHIND KAI TAK DEVELOPMENT
THERE IS NO VISUAL IMPACT FROM THE HARBOUR**



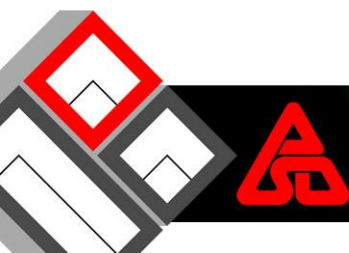
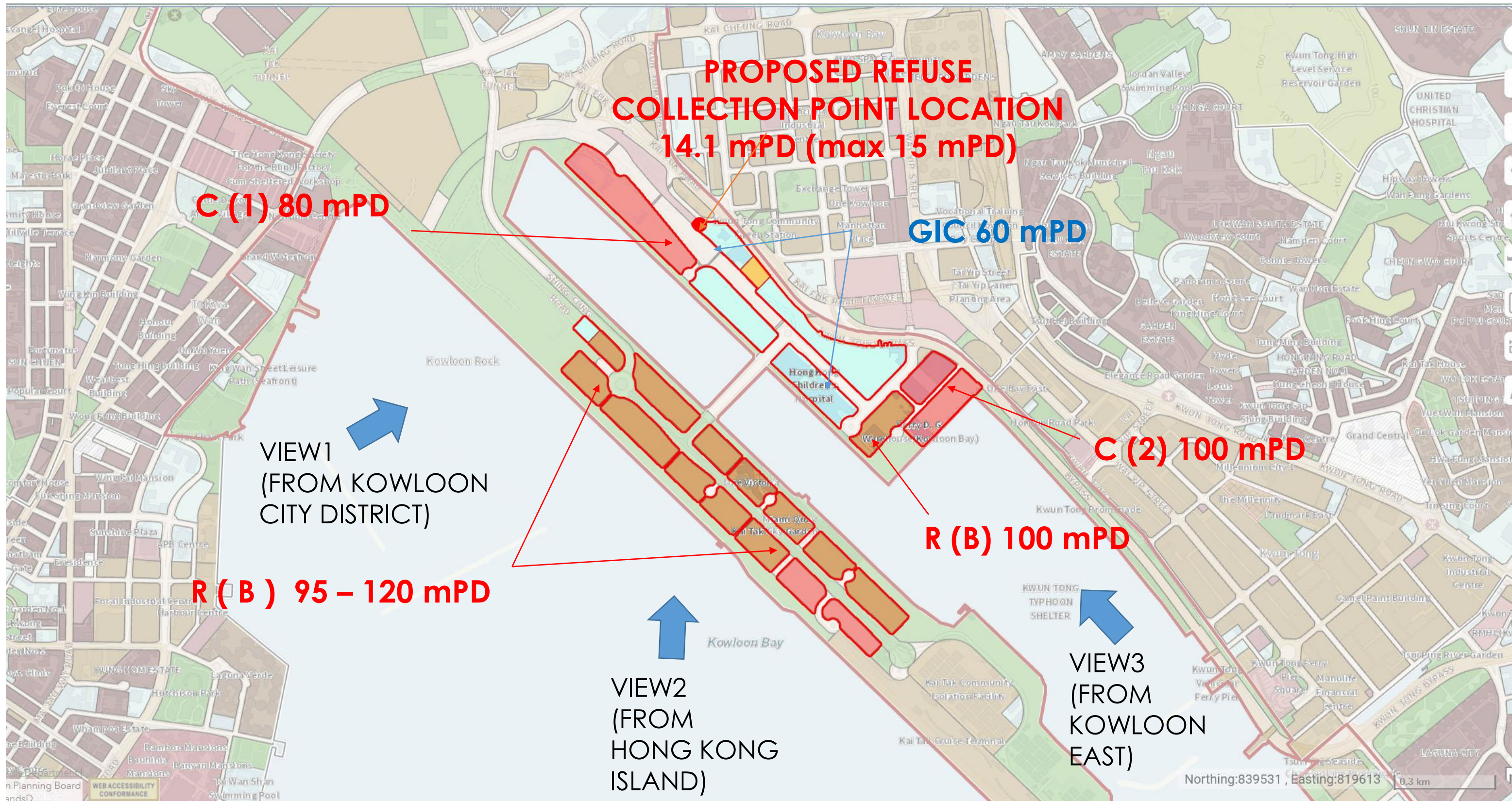
KWUN TONG BYPASS

KAI TAK APPROACH CHANNEL



HARBOUR PLANNING PRINCIPLES







VIEW1
 (FROM KOWLOON CITY DISTRICT)
 - VISUALLY UNNOTICEABLE
 BECAUSE OF BUILDING SIZE
 (<15mPD HIGH)



VIEW2
 (FROM HONG KONG ISLAND)
 - VISUALLY UNNOTICEABLE
 AS IT IS BEHIND OTHER BUILDINGS



VIEW3
 (FROM KOWLOON EAST)
 - VISUALLY UNNOTICEABLE
 BECAUSE OF BUILDING SIZE AND IT
 MAY BE BLOCKED BY OTHER
 BUILDINGS IN FUTURE

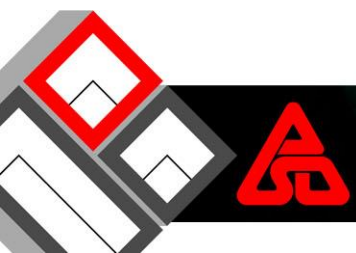


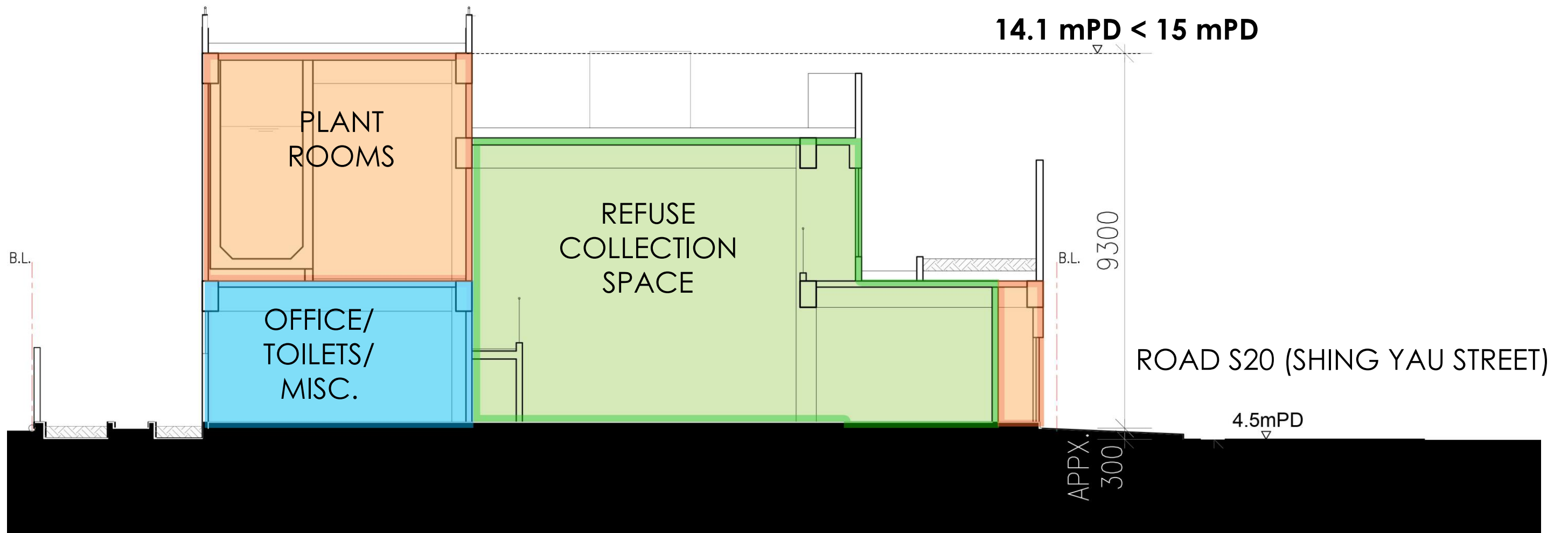
Animal Center



To harmonize with the surrounding environment with relatively larger development and to minimize the visual impact, the RCP is assembled in a matrix of cubic forms, enclosing the required function areas in an efficient and environmental-friendly manner.

Proposed RCP

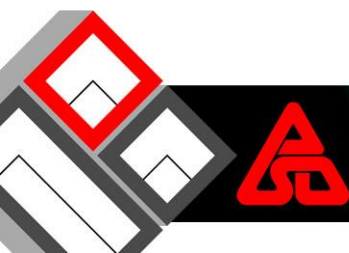




- REFUSE COLLECTION SPACE
- PLANT ROOMS
- OFFICE / TOILETS / MISC.



	Milestones / Activities	Tentative Dates
1	Consultation on Environmental Hygiene and Sustainable Development Committee of Kowloon City District Council (KCDC)	29 Sep 2022
3	Presentation to Refuse Collection Point Working Group of FEHD	21 Feb 2024
4	Vetting by Kai Tak Design Working Group (DWG) & Task Force on Kai Tak Harbourfront Development of Harbourfront Commission (KTTF)	Mar 2024 – May 2024



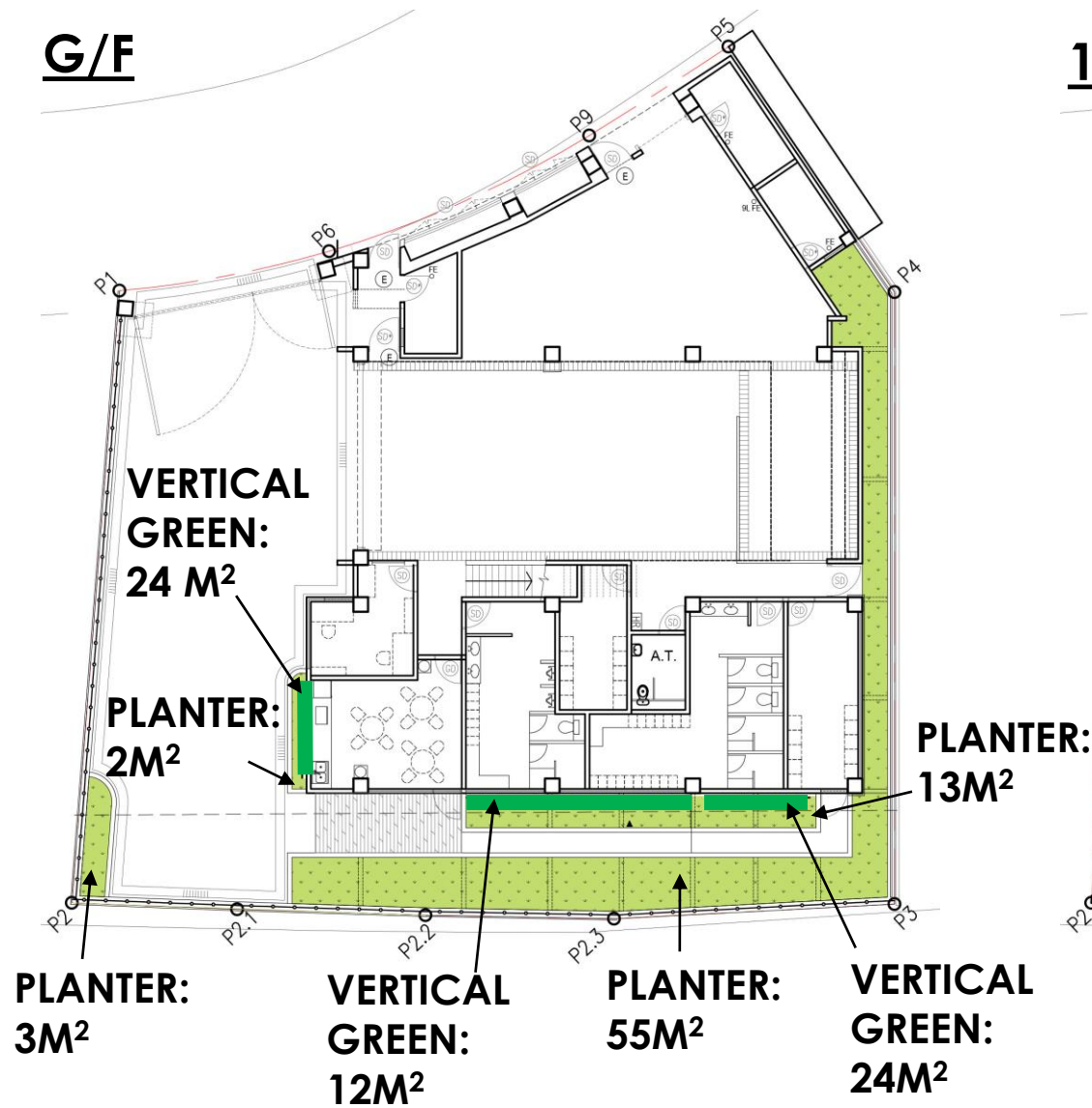
Greenery Provision

SITE AREA: 667m²

	REQUIRED	PRVIDED
ON-GRADE GREENING	20% OF SITE AREA(133m ²)	ON-GRADE PLANTER: 73m ² VERTICAL GREENING: 60m ² TOTAL: 133m²
ROOF GREENING	20% OF ROOF AREA(76m ²)	R/F PLANTER: 76m ² TOTAL: 76m²
OVERALL GREENING RATIO	30% OF SITE AREA(201m ²)	133+76 = 209m²

A total of 30% greenery coverage distributed on ground floor, roof floor and vertical greening at facades is carefully articulated to add visual comfort

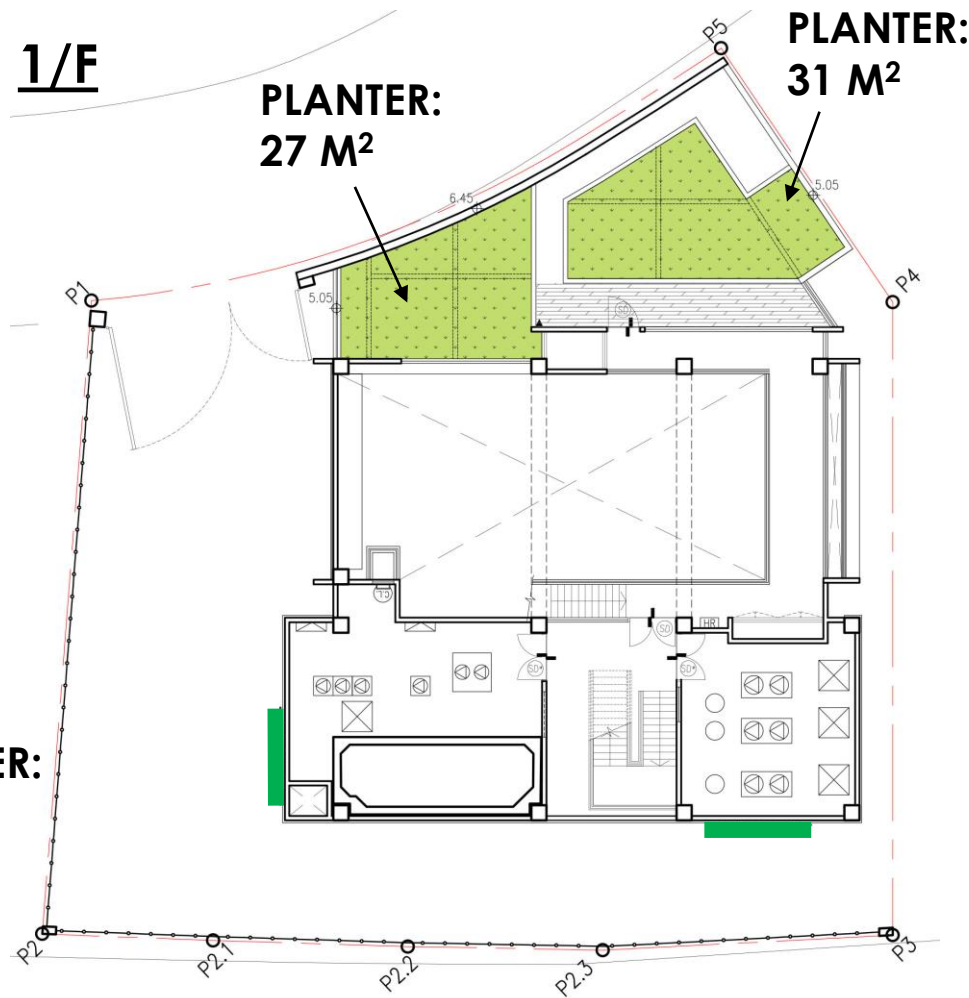
G/F



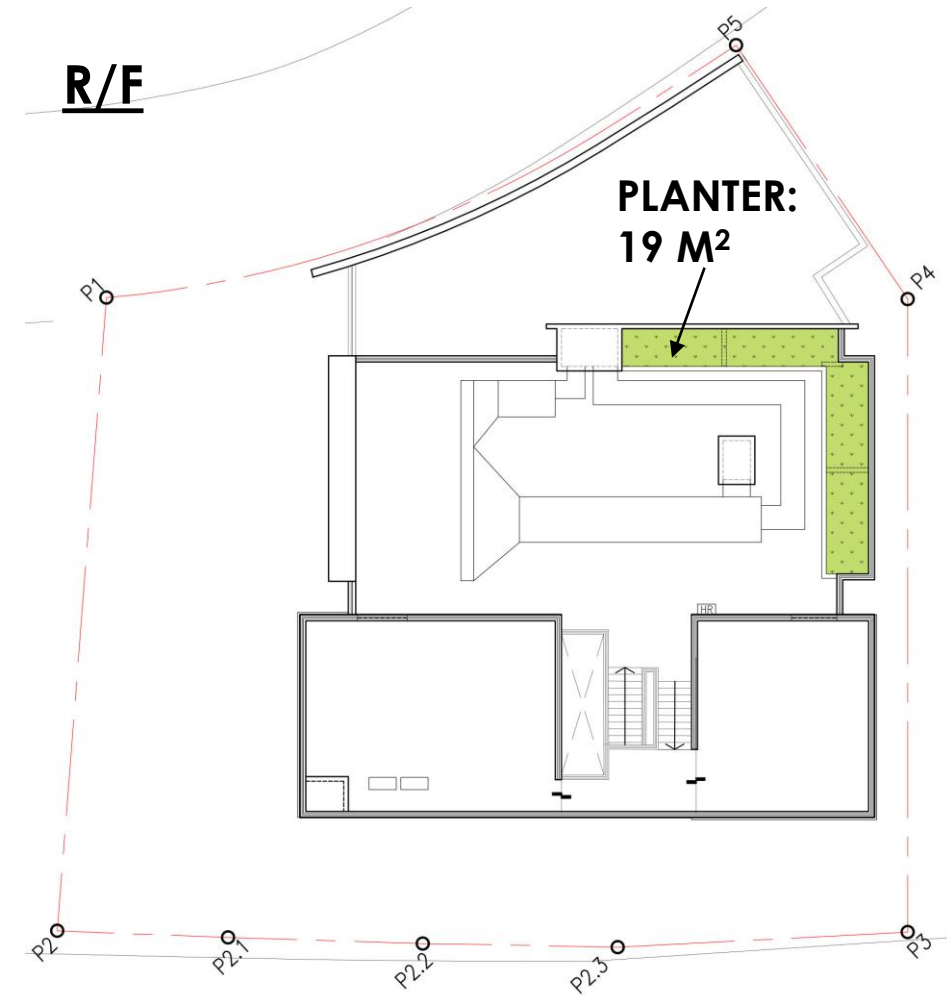
ON-GRADE PLANTER AREA
= 3 + 2 + 55 + 13
= 73m²

VERTICAL GREEN AREA
= 24 + 24 + 12
= 60m²

1/F



R/F



ROOF GREENING (1/F AND R/F)
= 27 + 31 + 19
= 60m²



Greenery Provision



SPECIES

PLANTER



Bermuda grass



罗汉竹

Bamboo – for planter outside drinking and resting room

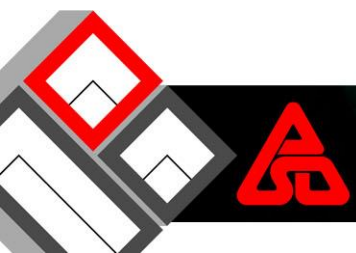
VERTICAL GREEN



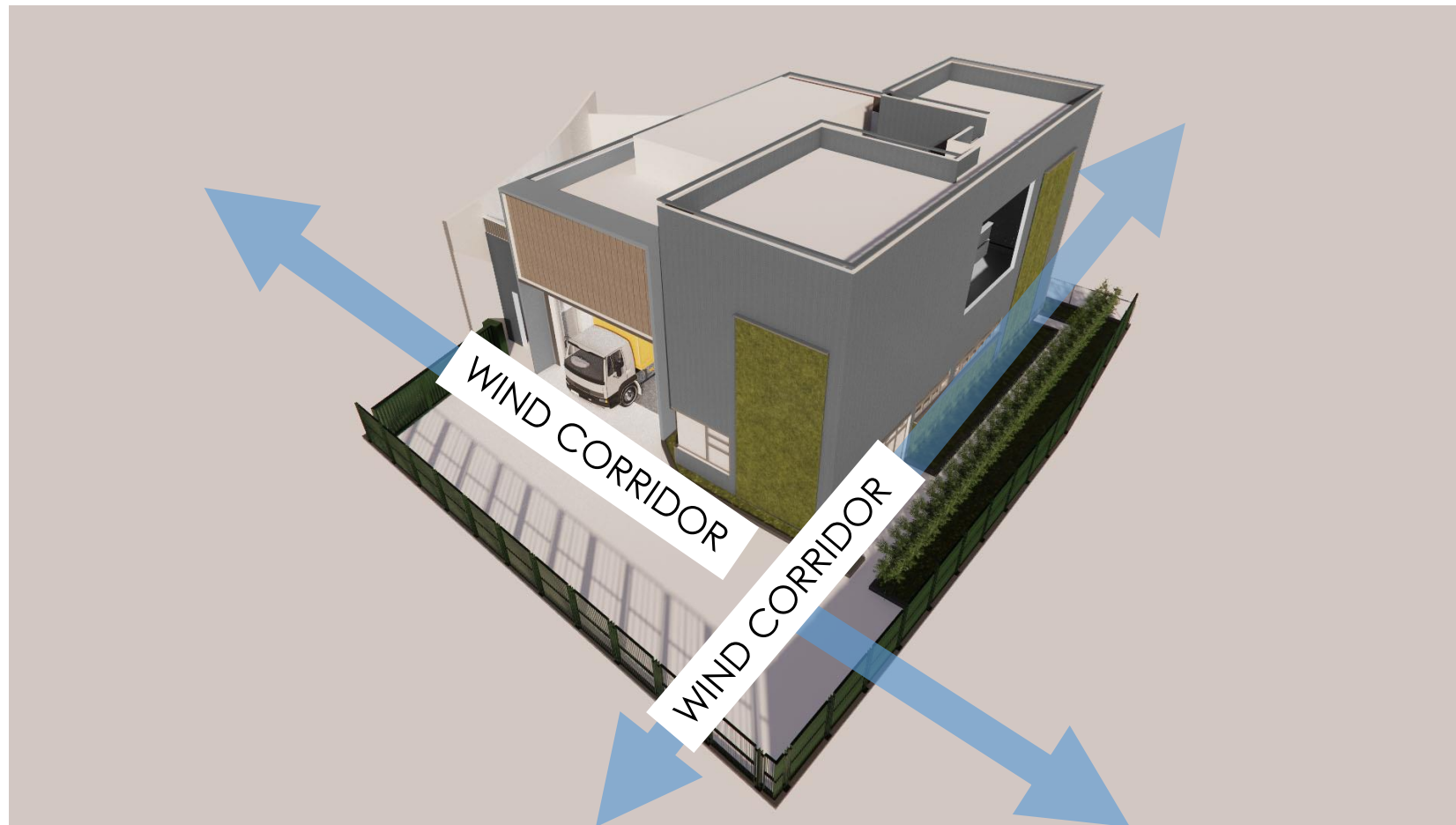
紫藤



红花龙吐珠



Passive Design



Natural Ventilation

Wind corridors are reserved at the west and southwest of the Site for natural ventilation.



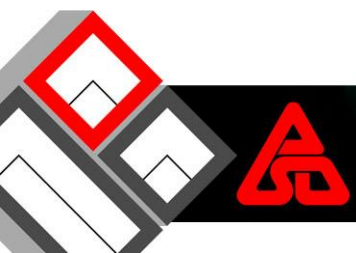
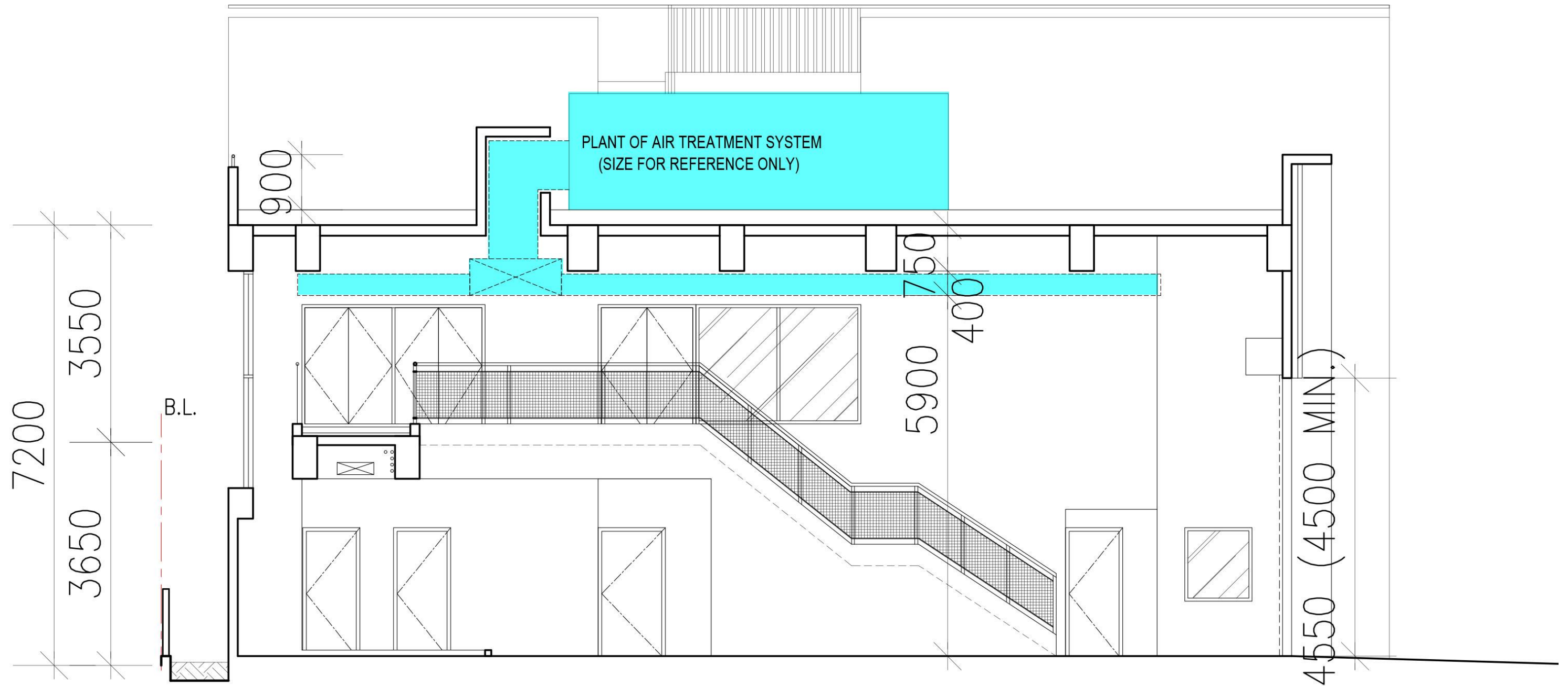
Natural Lighting

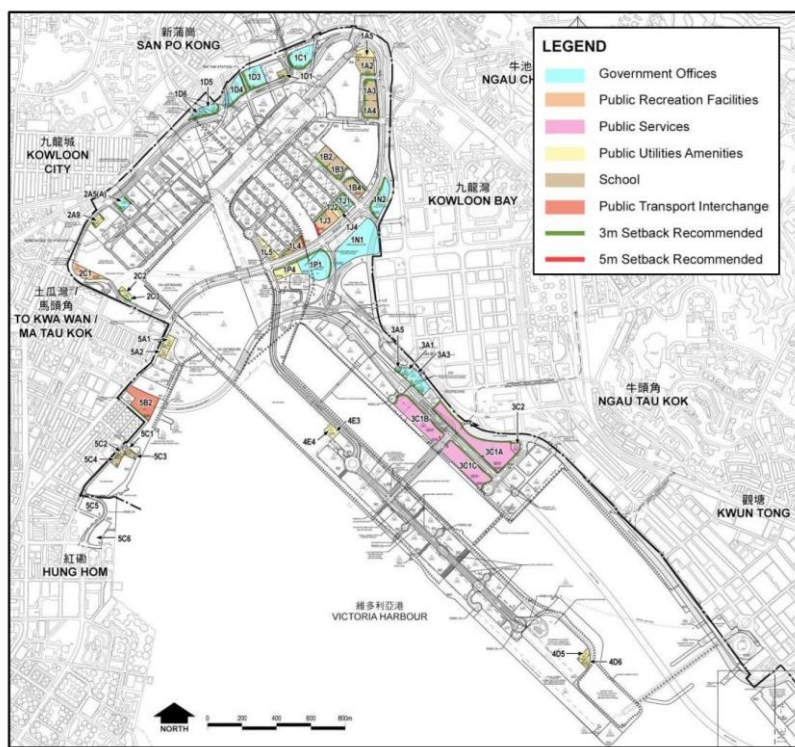
Use of glass block wall and window wall at high level is conducive to natural lighting into the high headroom internal space of RCP which creates a pleasing working environment for the workers.



Odour Control

Alternative air treatment system with new technology would be adopted to improve the air quality discharged to the outside

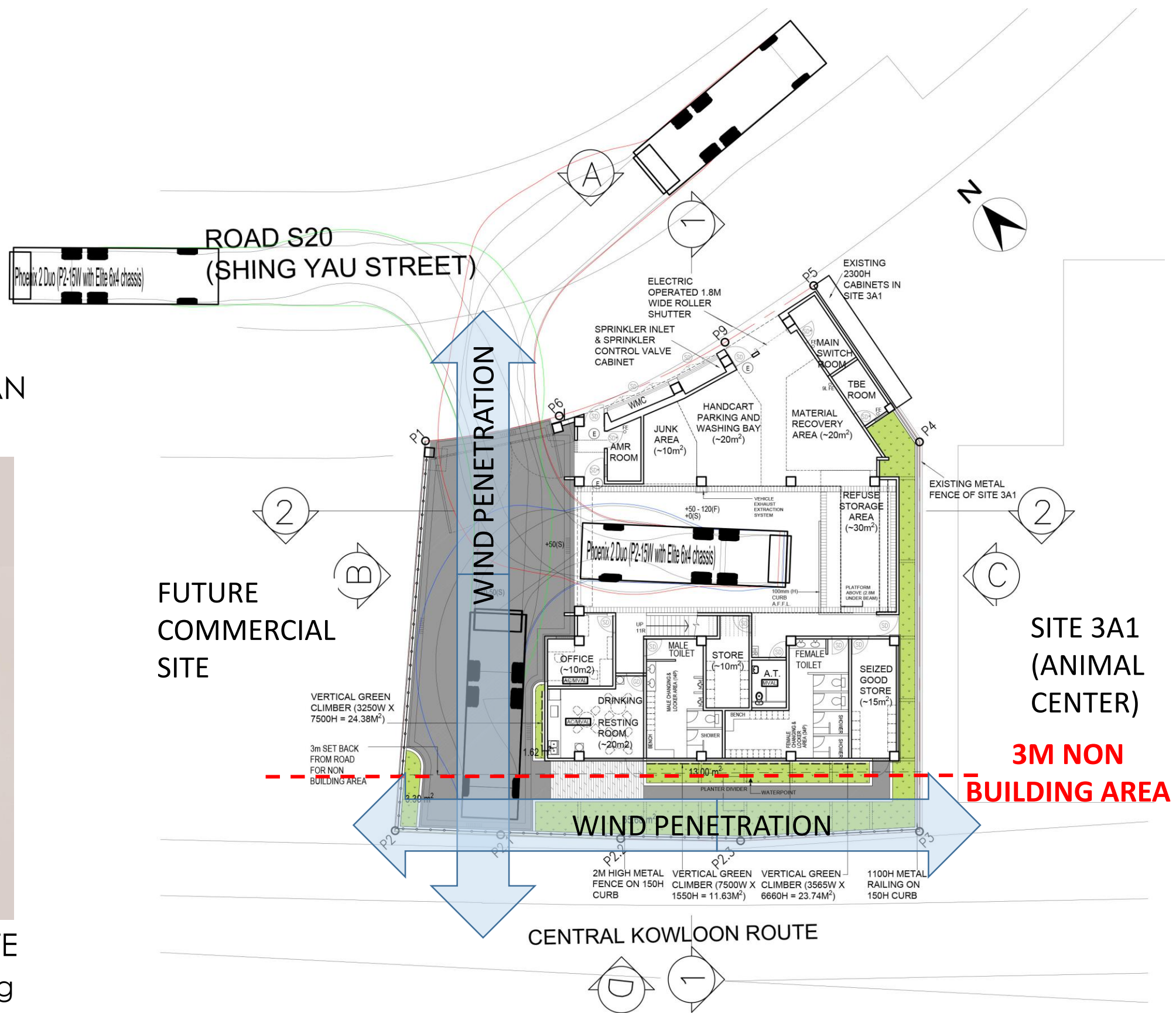


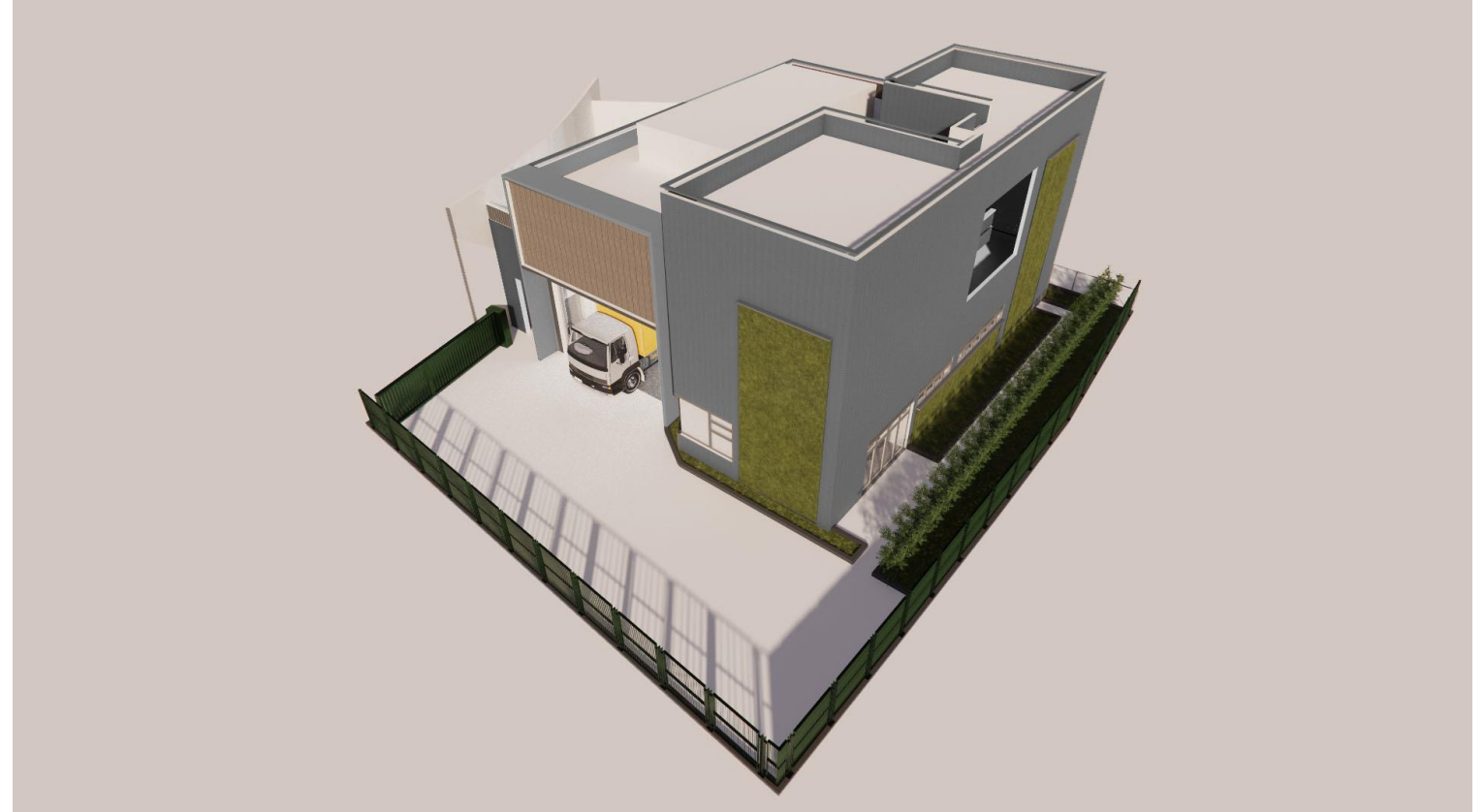
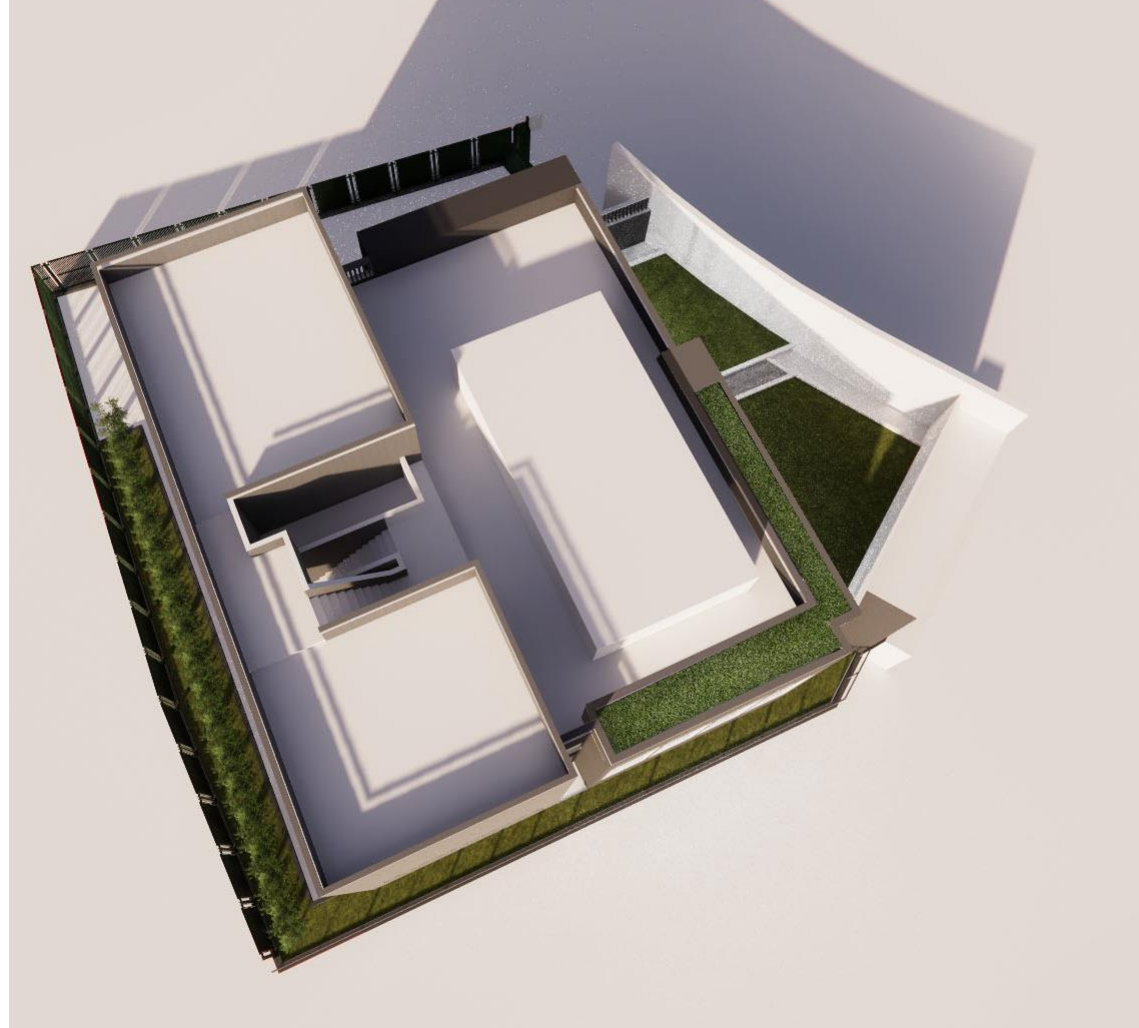


3M SETBACK RECOMMENDED BY URBAN DESIGN GUIDELINES



VIEW FROM CENTRAL KOWLOON ROUTE
At-grade planters and vertical greening are also provided to add visual relief for the pedestrians and drivers passing through.





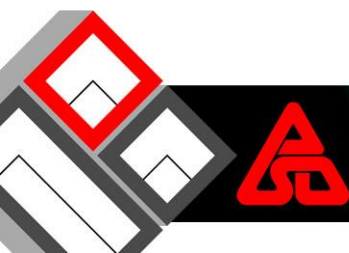
- A Matrix of Cubical Forms
- Colour scheme and materials will be selected to integrate with the surroundings as well as to suit for operational needs.

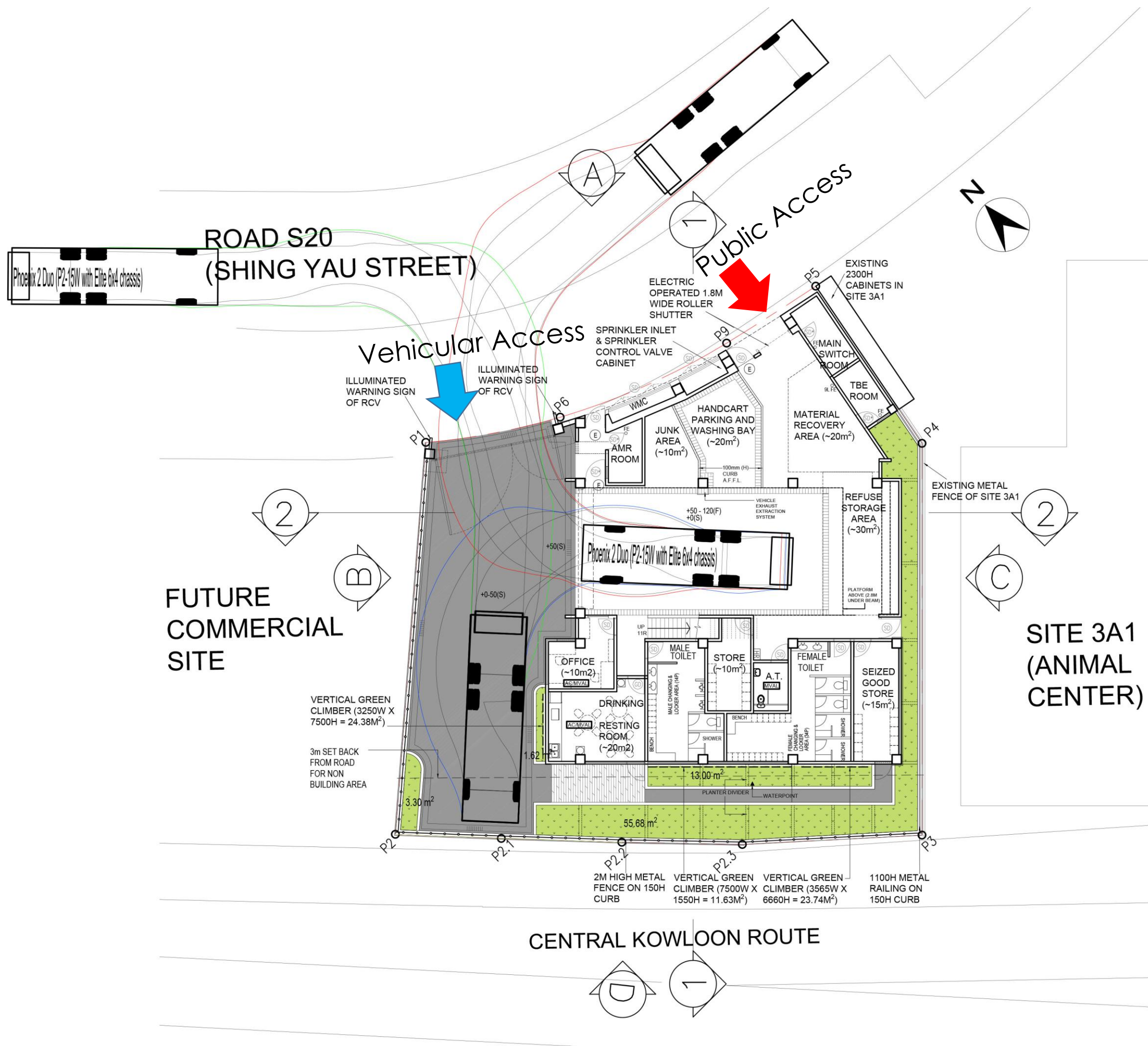


PROPOSED DESIGN



	PERMISSIBLE	PROPOSED
SITE COVERAGE	100% (BUILDINGS ORDINANCE)	IN COMPLIANCE
BUILDING HEIGHT	15mPD (OZP)	IN COMPLIANCE
PLOT RATIO	5 (BUILDINGS ORDINANCE)	IN COMPLIANCE
AT-GRADE GREENERY COVERAGE	MIN. 20%	IN COMPLIANCE

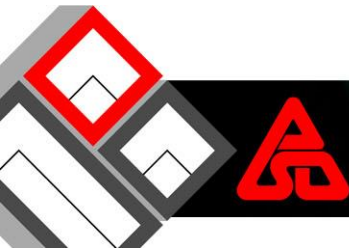
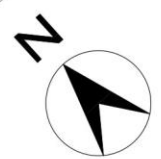




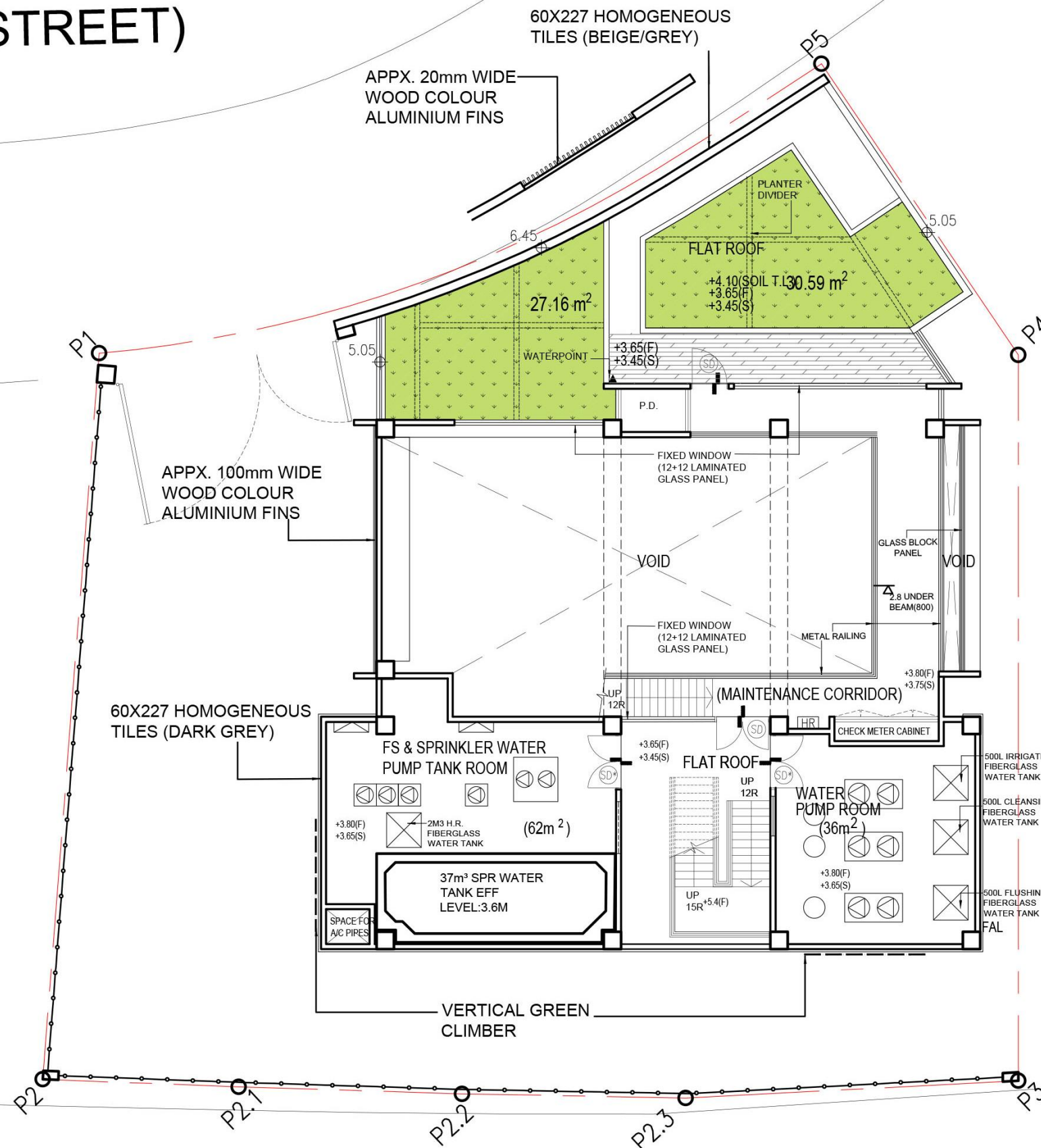
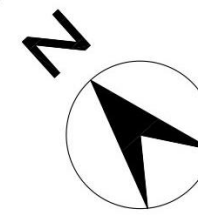
FUTURE COMMERCIAL SITE

SITE 3A1 (ANIMAL CENTER)

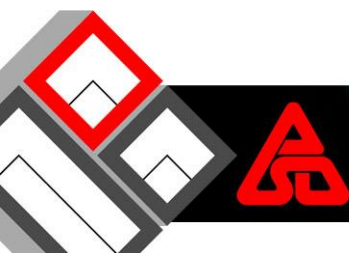
CENTRAL KOWLOON ROUTE



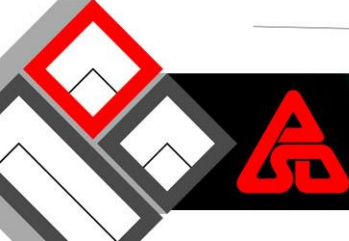
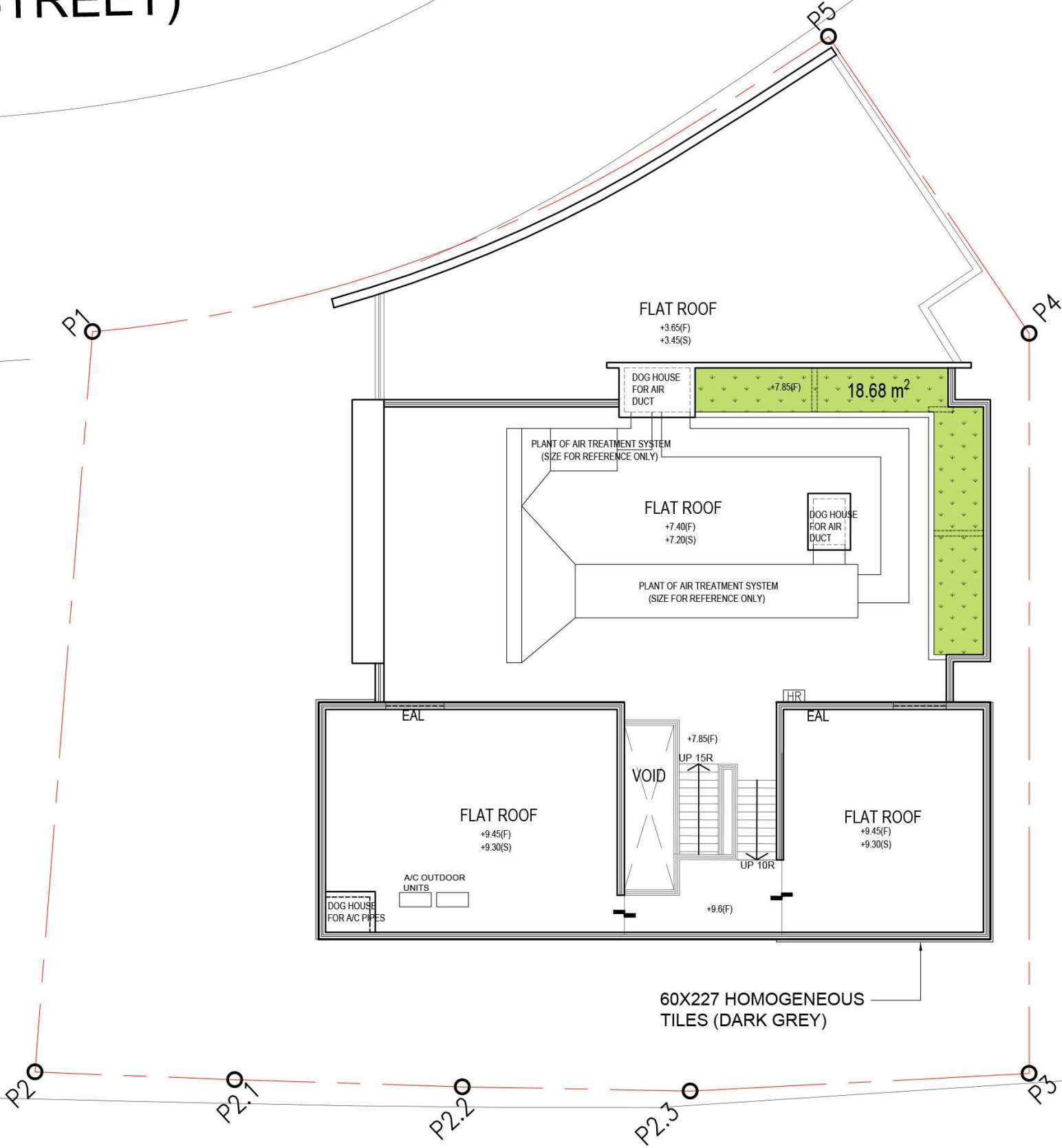
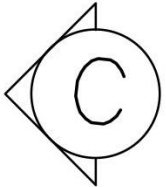
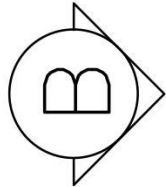
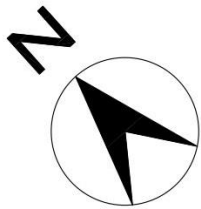
ROAD S20 (SHING YAU STREET)



SITE 3A1



ROAD S20
(SHING YAU STREET)



THANK YOU

