

VCAB Compliance Checklist Item 2: Aesthetic Elements

Structural Form (2.2)

Figure 2.2 - 1



Fig. 2.2 - 1

- Minimize the building height and maximize the greening area.
- Vary the structural form to mitigate the dull and mediocre image of DSD facilities.

VCAB Compliance Checklist Item 2: Aesthetic Elements

External wall/facade/structure (2.3)

Figure 2.3 - 1



Figure 2.3 - 2



Fig. 2.3 - 1 & 2

- Consider different building forms/themes, other than rectangular shape with a uniform roof level.
- Consider cottage house (Fig. 2.3 - 1) or terrace type roof (Fig. 2.3 - 2 flat roofs of different levels) to achieve aesthetic harmony with adjacent rural setting.

VCAB Compliance Checklist Item 2: Aesthetic Elements

External Wall/facade/structure (2.3)

Fig. 2.3 – 3 to 5b

The design of external elevations is in harmony with the environment and gives an aesthetically pleasing look.

The external walls are free of utilities.

Figure 2.3 – 3



Kowloon City SPS No.2

Figure 2.3 – 4



Ha Tsuen SPS

Figure 2.3 – 5a



Kowloon Bay Sewage Interception Station

Figure 2.3 – 5b



Kowloon Bay Sewage Interception Station

VCAB Compliance Checklist Item 2: Aesthetic Elements

Choice of materials (2.4)

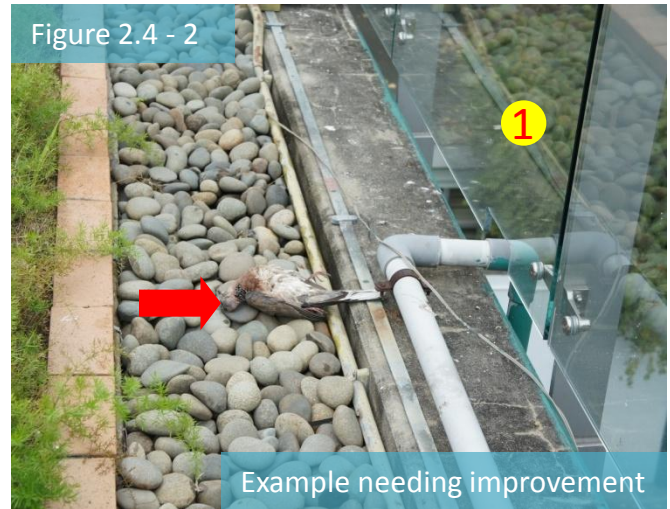
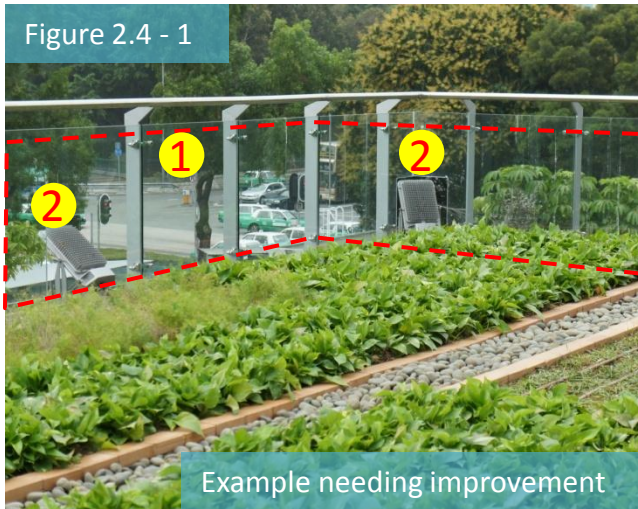


Fig. 2.4 - 1 & 2

- Consider biodiversity in the choice of materials. Avoid using (1) transparent glass and (2) floodlights that may cause collision risk of birds, particularly in cases where the site is adjacent to park/tree groups/woodland.

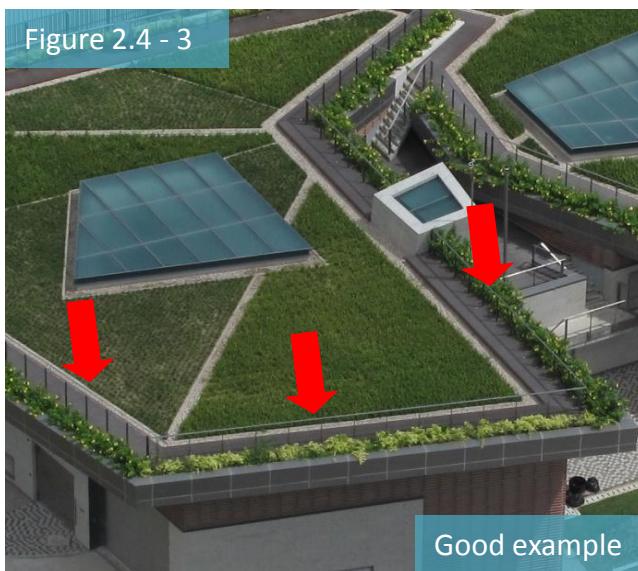
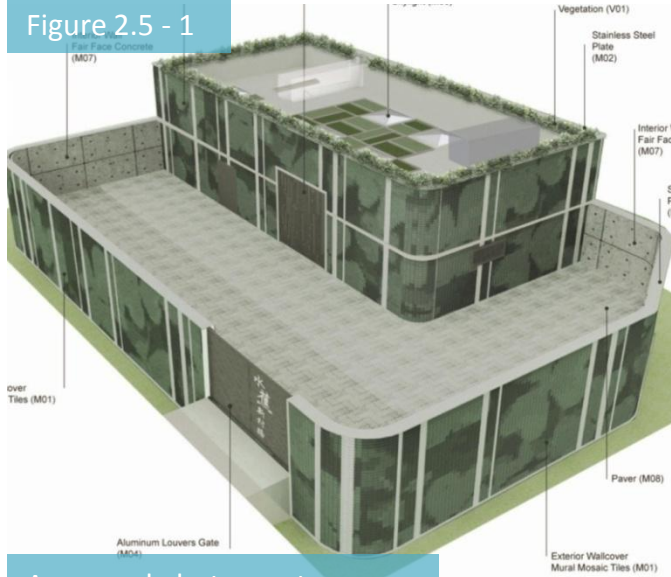


Fig. 2.4 - 3 to 6

- No transparent glass and floodlights are used. The setback and simple metal rails help achieve openness of grass parapet.

Colour scheme (2.5)

Figure 2.5 - 1



Approved photomontage

Figure 2.5 - 2



As-built condition

Fig. 2.5 - 1 & 2

- The photomontage may not be sufficient to reflect the true colour. Submitting real colour samples for review in VCAB Stage 2 submission may help.

VCAB Compliance Checklist Item 2: Aesthetic Elements

Scale and proportion (2.7)

Figure 2.7 - 1



Approved photomontage

Figure 2.7 - 2



As-built condition

Fig. 2.7 - 1 & 2

- The as-built condition deviates from the approved photomontage. Additional structures of the staircase are not in proportion with the building. For similar cases, resubmission is required.
- Appropriate structural design shall be adopted to achieve the original design intent.

VCAB Compliance Checklist Item 3: E&M Elements, Utility Services and Plumbing General (3.1)

Figure 3.1 - 1



Example needing improvement

Figure 3.1 - 2



Example needing improvement

Fig. 3.1 - 1 & 2

- Exposed utility services and cat ladders are not preferred.
- Accommodate them inside the building/conceal them as far as practicable. If not possible, screen them off with architectural features.

Figure 3.1 - 3



Approved photomontage

Figure 3.1 - 4



As-built condition

Figure 3.1 - 5



As-built condition

Figure 3.1 - 6



As-built condition

Fig. 3.1 - 3 to 6

- The as-built conditions are different from the approved design shown in the photomontage.
- Utility pipeworks and exhaust fans are not shown in the approved design. For similar cases, resubmission is required before the design can be finalized.
- Exposed pipeworks and exhaust fans, if unavoidable, shall be set on one side, not in the centre.

VCAB Compliance Checklist Item 3: E&M Elements, Utility Services and Plumbing General (3.1)



Fig. 3.1 - 7

- Massive pipeworks/ducts shall be concealed by architectural/landscaping features.

VCAB Compliance Checklist Item 3: E&M Elements, Utility Services and Plumbing Lifting appliances (3.4)

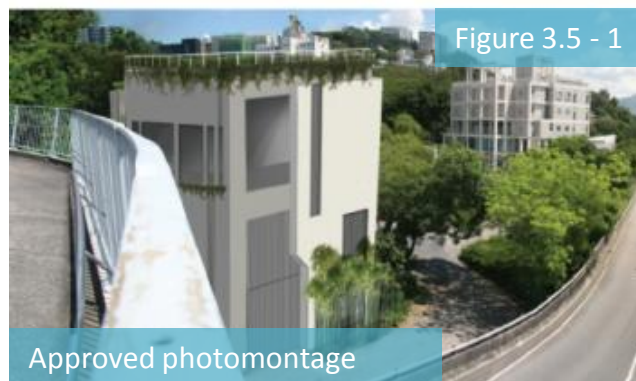


Figure 3.4 - 1

Fig. 3.4 - 1

- Obtrusive I-beam for lifting heavy equipment at prominent facade shall be avoided.
- Alternative lifting appliances such as mobile elevated platforms shall be considered to improve the outlook and optimize the overall headroom of the plant room.

VCAB Compliance Checklist Item 3: E&M Elements, Utility Services and Plumbing Internal and External Lighting (3.5)



Approved photomontage

Figure 3.5 - 1



As-built condition

Figure 3.5 - 2

Fig. 3.5 - 1 & 2

- The as-built condition is different from the approved design shown in the photomontage. Additional lightings are installed in the as-built condition. For similar cases, resubmission is required before the design can be finalized.

VCAB Compliance Checklist Item 4: Civil and Structural Elements

Boundary fence/wall and gate (4.1)

Figure 4.1 - 1



Fig. 4.1 - 1

- Solid boundary wall is not preferred, and may only be considered where operational activities inside the facility cause environmental or visual nuisance.

Figure 4.1 - 2



Fig. 4.1 - 2

- Visually permeable fence is preferred.

Figure 4.1 - 3a



Figure 4.1 - 3b



Fig. 4.1 - 3a & 3b

- Integrate a solid boundary wall, if unavoidable, with aesthetic features such as corten steel panels, shrub planting and vertical greening.

VCAB Compliance Checklist Item 4: Civil and Structural Elements

Boundary fence/wall and gate (4.1)



Fig. 4.1 – 4 & 5

- Setting back the building for buffer planting along the site boundary can enhance connectivity to adjacent greenery and encourage wildlife in urban areas.



Wildlife observed in Kowloon City SPS No.1 & 2



Fig. 4.1 - 6

- Setting back the boundary fence and berming up the landscape area can create a green buffer and discourage illegal storage/dumping along the boundary.



Fig. 4.1 – 7

- Climbers can enhance the greening effect while keeping the fence transparent.

VCAB Compliance Checklist Item 4: Civil and Structural Elements

Deposition of facilities and architectural treatment (4.3)

Figure 4.3 - 1

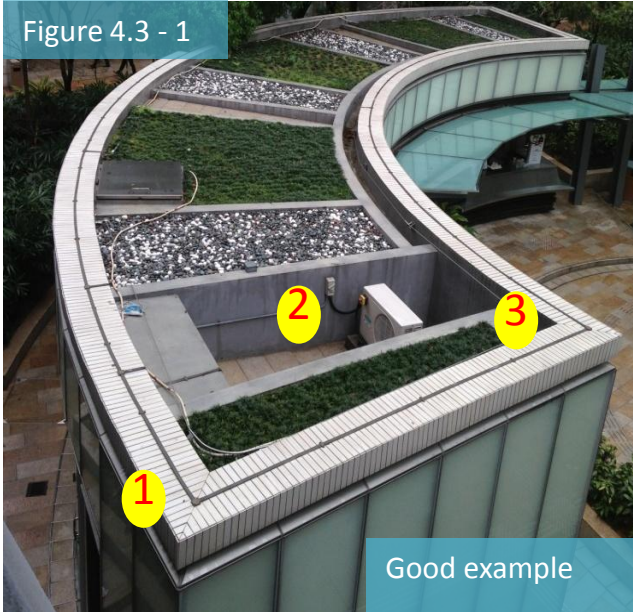


Fig. 4.3 - 1

- Locations of (1) lighting fixtures, (2) exhaust fan and (3) cable for fall arrest system are carefully considered to minimize the visual impact.

Figure 4.3 - 2



Fig.4.3 - 2

- Pillar box/water cabinet/switch room at the boundary should be provided with architectural/landscaping features/planting to maintain coherence with other site features.

Figure 4.3 - 3



Fig. 4.3 - 3

- The development demonstrates a well coordinated design by using consistent materials for (1) pavilion, (2) water cabinet and (3) rubbish bin.