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Yan Chai Hospital

*Transitional Housing Project
at the Junction of Hoi Kok Street
and Hoi Hing Road Tsuen Wan*

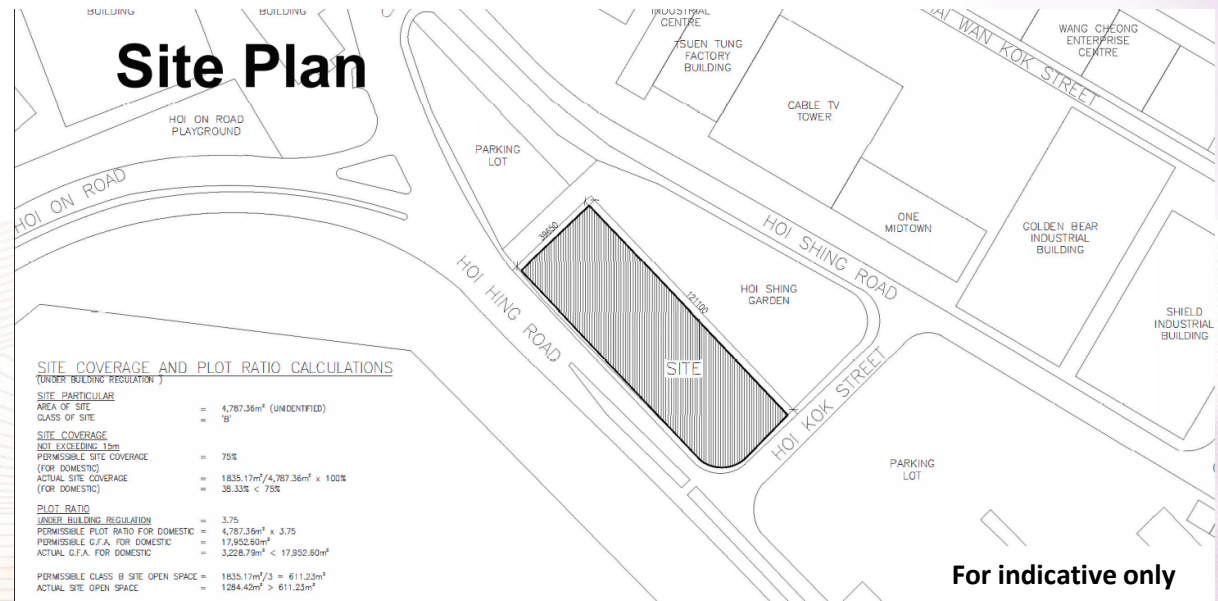
Yan Chai Hospital Board

June 2019




Purpose


To seek Members' views on the planning and design in terms of, inter alia, urban design context, visual impact and the enhanced connectivity between the harbourfront and inner part of the waterfront area of a transitional housing project for a period of 5 years at the junction of Hoi Kok Street and Hoi Hing Road with approx. 3,300m².



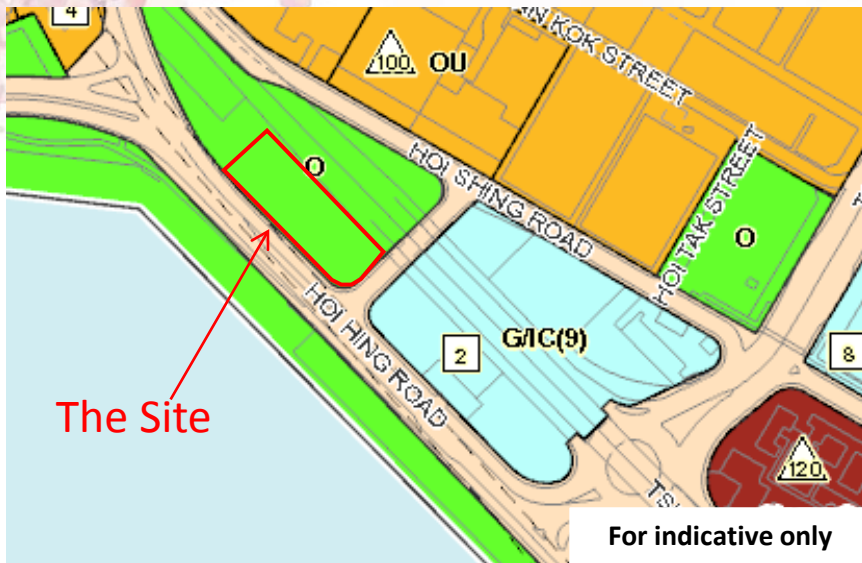
Background

- Policy on Provision of Transitional Housing

 The 17/18 Policy Addresses announced the implementation of various short-term initiatives to be put forward by the community, so as to increase the supply of transitional housing.

 A task force was set up under the Transport and Housing Bureau (“THB”) to provide one-stop coordinated support to facilitate the implementation of community-initiated transitional housing projects.

Background - The Site



- The Site has a total area of about 3,300m² and is surrounded by Hoi Hing Road, Hoi Kok Street and the elevated Tsuen Wan Road.
- To the southwest of the Site across Hoi Hing Road is the waterfront area which will be enhanced under the “Enhancement of the Tsuen Wan Waterfront (Phase II)” Project.

- To the northeast of the Site underneath the elevated Tsuen Wan Road is a public space namely Hoi Shing Garden.
- It is currently left vacant and is zoned “Open Space” under the Tsuen Wan Outline Zoning Plan No. S/TW/33 (“OZP”).
- It falls within the boundary of the proposed Tsuen Wan Road Widening Project while permanent development of the open space will only be implemented after the completion of the widening project.
- The proposed temporary use of providing transitional housing units would be removed when the Site is required for the above long-term projects, and hence would not interfere the long-term planned use of the Site.





Surrounding of the Site




The Project

- 🦋 The Project will provide residential and social supports to those queuing up at least 3 years for public housing and presently living in inadequate housing condition.
- 🦋 Around 110-130 Opods/Boxpods, i.e. round or rectangular-shape concrete modular housing units of 3m in height, would be stacked two-storey on the Site.
- 🦋 Targeted to ease some 300-350 appropriate applicants from their existing inadequate living conditions.
- 🦋 Boxpods would predominate in the overall design, while different types of flat mix (1 person to 4 persons) would be provided.

About Yan Chai Hospital Board

-  Yan Chai Hospital Board (“YCHB”) was founded in 1962, and provides diversified services in medical care, education and social services for the community.
-  YCHB is established under the Yan Chai Hospital Ordinance (Cap. 1106), and also a charitable institution under section 88 of the Inland Revenue Ordinance (Cap. 112).
-  An in-house engineering team is established under YCH Social Services Department to provide full spectrum of support in project management, engineering and facility management.
-  With distinctive experiences in rendering services to the communities and well-established networks, YCHB maintains a competitive edge in running the Project.

Views of THB

 THB considers the proposal by YCHB is in line with the Government's policy of facilitating the implementation of various short-term community initiatives on transitional housing. THB agrees to give support in principle for the direct grant of the subject site by way of short-term tenancy for a term of five years.

Proposed Design



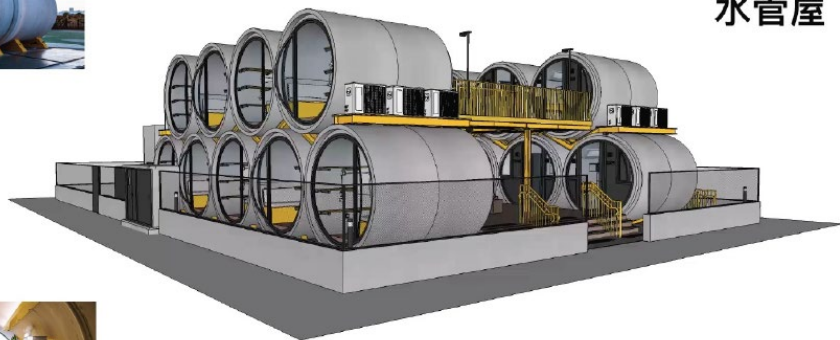
For indicative only



For indicative only

This is indicative image of the Transient Housing Project in Tsuen Wan

Proposed Design



OPOD
水管屋

JAMES LAW
CYBERTECHTURE

For indicative only



For indicative only

Proposed Design

For indicative only



For indicative only



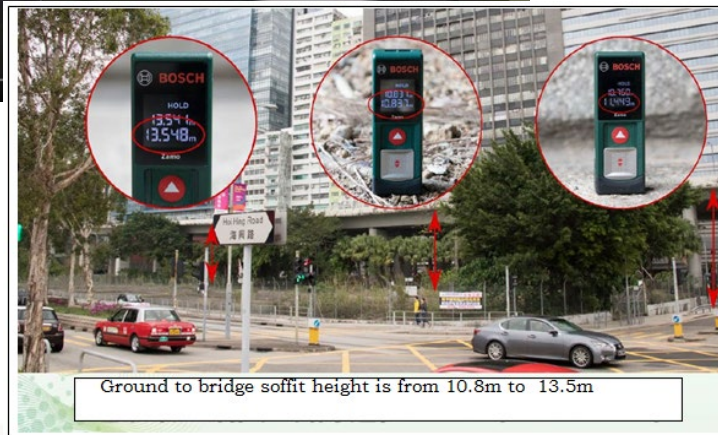
Key design feature - Conforming Height Profile



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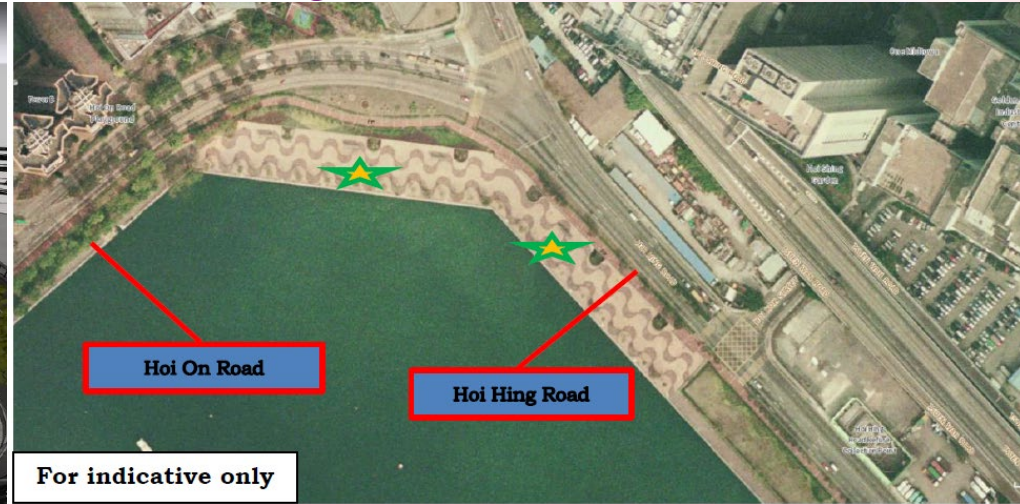


For indicative only





- ❁ 110-130 Opods/Boxpods will be stacked on 2 levels with building height not exceeding 8m.
- ❁ No obstruction to natural sunlight to Hoi Shing Garden.
- ❁ No blockage to the surrounding buildings in enjoying sea view.

Key design feature - Creating a Community Node with Harmonious Street Frontage



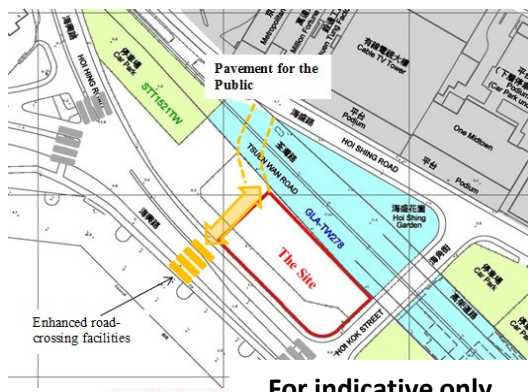
Possible venues for holding small-scaled community events.

-  Create a community node with harmonious street frontage and to strengthen the social integration amongst the local communities.
-  Small scale community events are planned to be organized such as display of children drawings, artworks of the locals, happy family's photo exhibition and so on. Such events could be held within the Site as well as at the immediate waterfront area.

Key design feature - Creating a Community Node with Harmonious Street Frontage

The Project will enhance the connectivity from the hinterland to the waterfront by creating an additional walkway to link up Hoi Shing Road and Hoi Hing Road via Hoi Shing Garden.

Subject to the local support and technical study, opportunity would be explored to provide a road-crossing pedestrian crossing at Hoi Hing Road to the harbourfront at the end of the proposed walkway.



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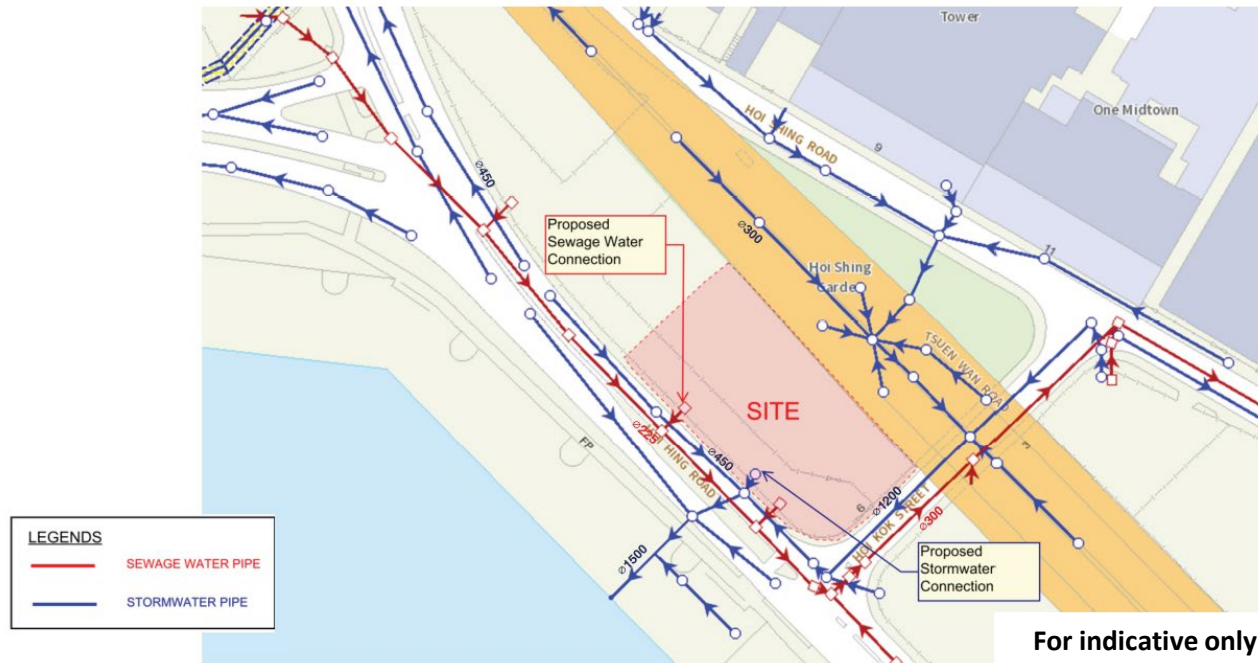


Hoi Shing Garden underneath Tsuen Wan Road (elevated road)



Align with the Harbour Planning Principles - Preserving Victoria Harbour

DSD Drainage Pipes and Manholes Layout



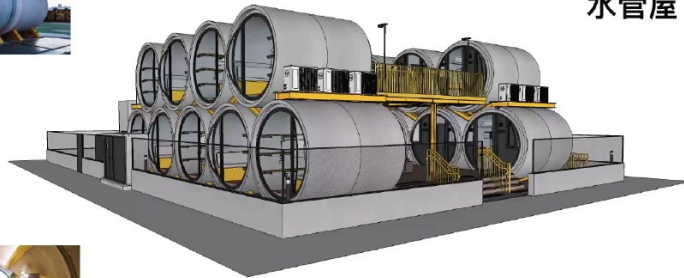
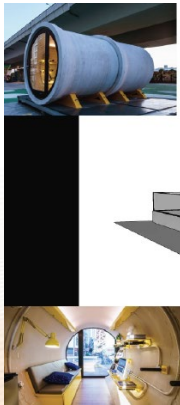
- ❁ No reclamation works be involved.
- ❁ The proposed development will be well-connected to existing drainage and waste handling system and would not impose any negative impact to the Victoria Harbour Frontage.

Align with the Harbour Planning Principles - Stakeholder Engagement

- 🍁 THB and YCHB have undergone public engagement through different means since March 2019.
- 🍁 The Tsuen Wan District Council was consulted on 26 March 2019 and positive feedback were received generally.
- 🍁 The concerns raised by District Board's members will be addressed in the coming detailed design stage.

Align with the Harbour Planning Principles - Sustainable Development and Integrated Planning

- Fulfills the building separation, building setback and site coverage of greenery requirements under the Sustainable Building Design Guidelines; and the respective feasibility study demonstrated that the proposed development will not bring any adverse impact to the surrounding area.
- Modular Integrated Construction (“MIC”) method will be applied, thereby minimizing impact to local stakeholders including users of the harbourfront during the construction stage.



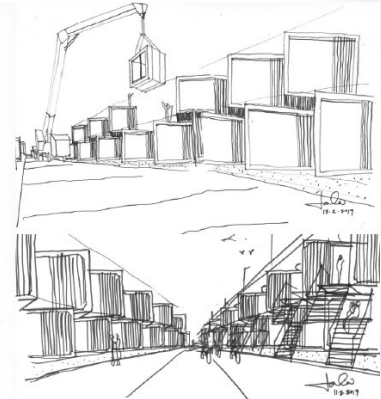
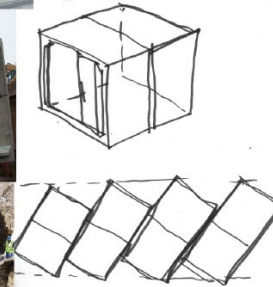
OPOD
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For indicative only



BOXPOD







For indicative only

Align with the Harbour Planning Principles - Sustainable Development and Integrated Planning



- ❁ Landscaping design will be provided at the Site. Detailed landscaping design is subjected to the result of the upcoming tree survey.
- ❁ To cope with the increased pedestrian flow and to maintain a big tree situating at the corner of the Site, YCHB will consider, subject to the detailed consultancy study, to widen the pavement nearby to embrace the big tree in one hand, while smoothing the increased flow of pedestrians on the other.



Align with the Harbour Planning Principles - Integrated Planning & Proactive Harbour Enhancement

-  The Project takes into the account:
 - (1) “Enhancement of the Tsuen Wan Waterfront” project by the Harbour Office; and
 - (2) cycle track project by Civil Engineering and Development Department (“CEDD”).
-  No interface issue with the above two projects.
-  The Site is well-equipped with public infrastructure provisions.
-  The Project intends to connect to existing sewage and storm water provisions which minimize large scale civil works as well as disturbance to the neighbourhood.




Align with the Harbour Planning Principles - Vibrant Harbour

- ✿ YCHB will take the opportunity of the Project to organize events at the Site and the immediate waterfront, which not only enhance social inclusion but also bringing diversity to the harbourfront.
- ✿ The current waterfront has been used by local residents and workers as a major access to the Tsuen Wan West MTR Station area, as well as for outdoor activities such as jogging and fitness training. The vigor outlook of the Opods/Boxpods will create an interesting and attractive backdrop for those users.

Align with the Harbour Planning Principles - Accessible Harbour

-  The proposed additional walkway between Hoi Shing Road and Hoi Hing Road via Hoi Shing Garden would enhance the accessibility to the harbourfront.
-  It will not only benefit residents of the Project but also the general public heading to the Chai Wan Kok area at the hinterland.

Align with the Harbour Planning Principles - Public Enjoyment

-  By adopting MIC method, impact to the users of the harbourfront during the construction stage would be minimized.
-  No obstruction to the surrounding area would be imposed, the Project minimizes the impact to the usage of the public open space and venue for public enjoyment at the Tsuen Wan Waterfront.
-  The long-term development of the Site as a public open space will also not be affected.

Conclusion

- YCHB tries every endeavour to contribute to the enhancement of the harbourfront as far as possible and will fulfill the statutory requirements of different Government Departments.
- The Project has paid due respect to the prominent location of the Site while making reference to the Harbour Planning Guidelines to contribute to the making of the Harbour an attractive, vibrant and accessible waterfront area.

THANK YOU!



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