

# Task Force on Kai Tak Harbourfront Development

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For discussion  
on 11 September 2019

TFKT/11/2019

## **Lok Sin Tong Modular Social Housing Scheme - Junction of Sung Wong Toi Road and To Kwa Wan Road project**

### **PURPOSE**

This paper seeks Members' views on the proposed transitional housing project (the Project) for a period of 3 years at the junction of To Kwa Wan Road and Sung Wong Toi Road in To Kwa Wan with an area of approximately 2,858m<sup>2</sup> (the Site) **(Appendix 1)**.

### **BACKGROUND**

#### *Policy on Provision of Transitional Housing*

2. As indicated by the Chief Executive in the 2017 and 2018 Policy Addresses, since it takes time to identify land for housing construction, the Government, while taking forward long-term housing policy and measures, supports and facilitates the implementation of various short-term initiatives put forward and carried out by the community, so as to increase the supply of transitional housing. These short-term initiatives can bring in efforts beyond the Government as well as community resources for the provision of flexible and multiple relief measures.

3. To this end, a task force was set up under the Transport and Housing Bureau (THB) in June 2018 to provide one-stop coordinated support to facilitate the implementation of community-initiated transitional housing projects. The task force will provide necessary support to suitable projects upon consultation with relevant bureaus and departments, offer advice on relevant administrative or statutory procedures, and render assistance in funding applications, etc.

#### *The Subject Site*

4. The Subject Site has a total area of about 2,858m<sup>2</sup> and is

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surrounded by To Kwa Wan Road and Sung Wong Toi Road.

5. The Site is currently left vacant and is zoned "Residential (Group A)" ("R(A)") on the draft Ma Tau Kok OZP No. S/K10/25 subject to a maximum plot ratio of 7.5 for a domestic building or 9 for a building that is partly domestic and partly non-domestic, and a maximum building height of 100mPD. The proposed transitional housing use can be regarded as "Flat" or "Residential Institution" use, subject to the nature of the operation. According to the Notes of the OZP, "Flat" or "Residential Institution" use under the "R(A)" zone is always permitted and no planning permission from the Town Planning Board is required. The proposed temporary use of providing transitional housing units would be removed upon the activation of the above long-term projects and hence would not interfere the long term planned use of the open space.

### **Site-specific Comments**

6. The subject site (about 0.29 ha) forms part of a larger "R(A)" zone (about 0.42 ha) which has been earmarked for public housing development. The whole "R(A)" site would be made available to Housing Department (HD) for public housing development upon relocation of the AFCD Kowloon Animal Management Centre (KAMC) scheduled in 2023 to a site in Kai Tak.

7. According to the proposal by the Lok Sin Tong Benevolent Society, Kowloon (LST), transitional housing construction and population intake will commence in the 2<sup>nd</sup> quarter of 2020 and 4<sup>th</sup> quarter of 2020 respectively.

### ***The Project***

8. The Project will be providing residential and social supports to those queuing up at least 3 years for public housing and presently living in inadequate housing condition. Upon completion of the Project, around 108 modular housing units of 2.9 m in height, would be stacked three-storey on the Site and are

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targeted to ease some 300 appropriate applicants from their existing inadequate living conditions. **(Appendix 2)**

### *Background of the Project Proponent*

9. LST was founded in 1880. LST is one of the historical charity organizations and ranks among the six largest one in Hong Kong. The organization upholds a long tradition of the mission “Providing relief to victims of disasters, offering quality medical care and free medicine, promoting education and cultivating youngsters, caring for the old and nurturing the young”. In order to meet the changing need of the community and improve the living standard of deprived families who are waiting for the Public Rental Housing at least 3 years or above, it had launched the 1<sup>st</sup> batch of Social Housing Scheme since 2017 on a self-financing basis, and aims to provide 100 units of transitional social housing in 2019. With distinctive experiences in rendering services to the communities and well-established networks, LST maintains a competitive edge in running the Project.

### *Views of the THB*

10. THB considers the application of short term tenancy by LST in line with the Government’s policy to facilitate 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 not more than five years.

### **PROPOSED DESIGN**

11. As the site is located in harbourfront area, LST not only endeavours to fulfill the statutory requirements of different Government Departments in respect of the design, but also attaches importance to the enhancement of the harbourfront as far as possible.

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12. Key design features and merits of the Project are summarized as follows -

- (a) **Conforming Height Profile and Green Areas** - Around a total of 108 modular housing units would be stacked on 3 levels. The maximum building height of 9m would not cause any obstruction to natural sunlight to surrounding buildings. Also, it will not cause any blockage to the surrounding buildings in enjoying the sea view and the provision of Green Areas is over 20% which fulfills the requirement of Sustainable Building Design Guidelines. **(Appendix 3)**
  
- (b) **Creating a Community Area for organizing different kinds of community activities** - Apart from provision of transitional housing, the Project aims to strengthen social integration amongst local communities. Community activities are planned to be organized such as to set up an Arts Space to display the artworks of beneficial children, to hold an exhibition of community cultural development and social housing, to organize workshops for local community and social housing families, to provide volunteer opportunities for local community and so on. Such activities could be held within the Community Area of the Site, an indoor activity room at entrance and the central landscaped space. **(Appendix 4)**
  
- (c) **Delivering the message of environmental protection** - The installation of Solar Photovoltaic not only results in heat reduction of roof but also promotes adoption of renewable energy in the community. LST will take the opportunity to organize workshops and guided tours regularly to show how Photovoltaic works and the advantages of renewable energy, and provide community education. The preservation of the existing tree in

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the centre of the site is another vivid example to promote environmental protection. **(Appendix 5)**

13. We consider that the proposed development aligns with the Harbour Planning Principles in the following aspects –

*(a) Preserving Victoria Harbour*

In line with the objective of protecting and preserving the Victoria Harbour, the Project does not involve any reclamation works. Besides, all waste and sewage discharge will be connected to existing government nearby, it does not impose any adverse affection to the Victoria Harbour Frontage.

*(b) Stakeholder Engagement*

The Project aims to provide transitional housing to address the needs of the underprivileged including those in the local community. The Kowloon City District Council (KCDC) was consulted on 18 July 2019 and KCDC fully supported the Project.

*(c) Sustainable Development*

The Project fulfills the 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. Passive shading strategies are adopted to reduce heat gain.

Modular Integrated Construction (MiC) method will be adopted in this project to reduce environmental impacts to local stakeholders and environment during construction stage such as noise nuisance, air pollution and industrial waste.

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With the use of MiC, manpower and construction period can be reduced. The MiC units could be dismantled upon expiry of the lease or waiver, and re-used in other site available for the transitional housing.

Landscaping will be provided at the Site. Detailed landscaping design is subject to the result of the upcoming tree survey. The landscape design may focus around the presented big tree which is situated at the centre of the site with greening treatment (using climbers and plants) of chain link fence to enhance visual quality of street frontage.

*(d) **Integrated Planning***

The transitional housing block is designed to be low rise to harmonies with the neighbouring building blocks.

*(e) **Proactive Harbour Enhancement***

Visual quality is of primary concerns of pedestrians. Street frontage visual quality has been enhanced by the provision of greening to the boundary chain link fence. Also, the negative feeling of “container” has been transformed to a home feeling by the way of external treatment with screening and earthy colour tone to a pleasant appearance.

*(f) **Vibrant Harbour***

The project provides transitional housing and community-based support services for the low-income families. It could become one of the signature service and iconic building of the community and helps to add diversity and harmony to the vibrant harbor front area.

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### *(g) Accessible Harbour*

The greenery planted along site boundary provides visual enhancement for the existing path leading to the Harbour. The Community Area activities will animate the road and might attract passersby to rest or even participate.

### *(h) Public Enjoyment*

The Project provides a Community Area on Site for organizing community activities, which would not only enhance social inclusion but also bringing diversity to the harbor front. Also, LST will promote the message of energy save and environment protection to the community.

## **CONCLUSION**

14. The Project is formulated in compliance with the development requirements as stipulated in the statutory requirements of different Government Departments, in the Approved OZP and the land lease conditions. The Project has also paid due respect to the prominent location of the Site while making reference to the Harbour Planning Guidelines to contribute to the making of an attractive, vibrant and accessible waterfront area.

## **VIEWS SOUGHT**

15. Members are invited to express their views on the above Project.

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## **APPENDIX**

- Appendix 1 Location Plan and Site Plan
- Appendix 2 Illustration of Proposed Units
- Appendix 3 Key design feature –  
Conforming Height Profile and Green Areas
- Appendix 4 Key design feature –  
Creating a Community Area for organizing different  
kinds of community activities
- Appendix 5 Key design feature –  
Delivering the message of environmental protection

**Lok Sin Tong Benevolent Society, Kowloon**  
**September 2019**





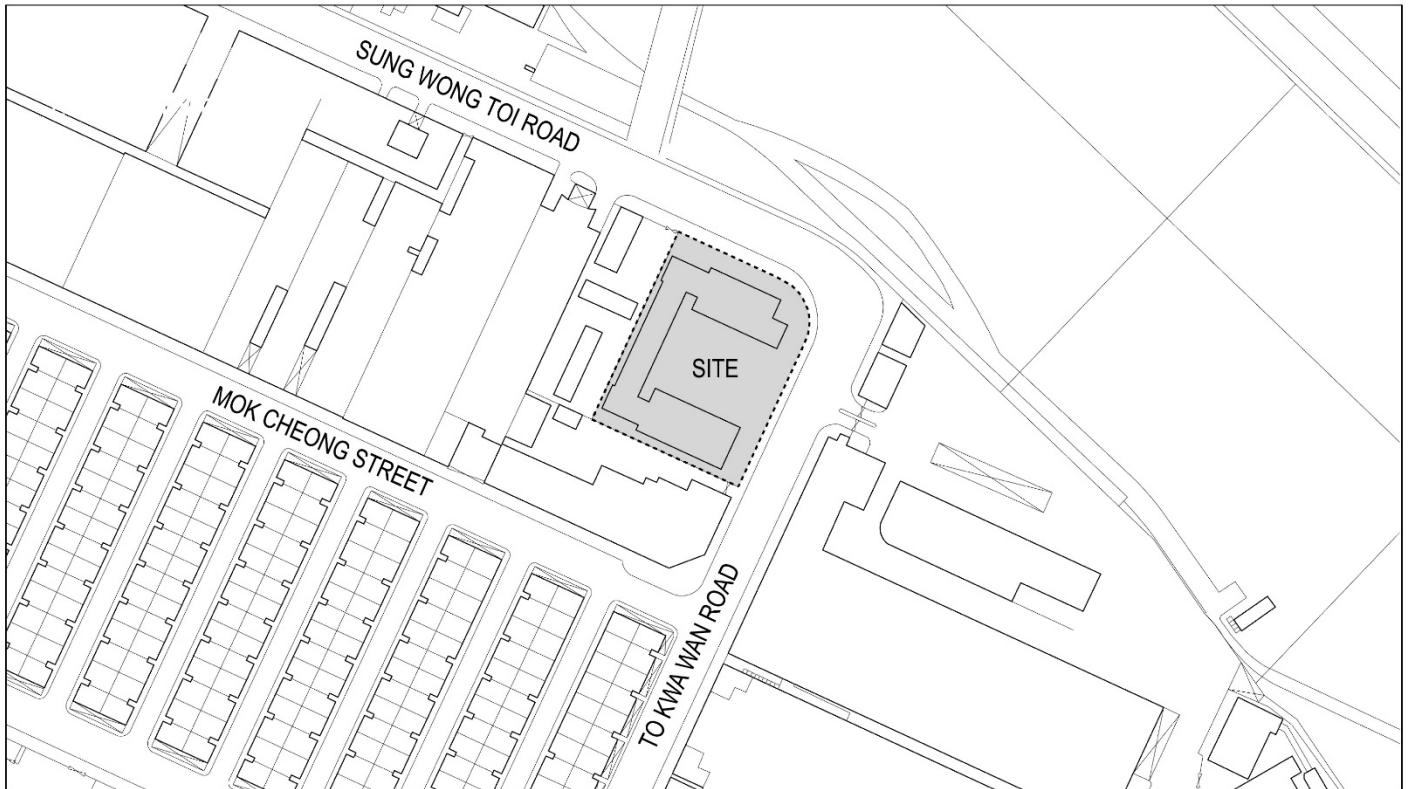
九龍樂善堂

The Lok Sin Tong Benevolent Society, Kowloon

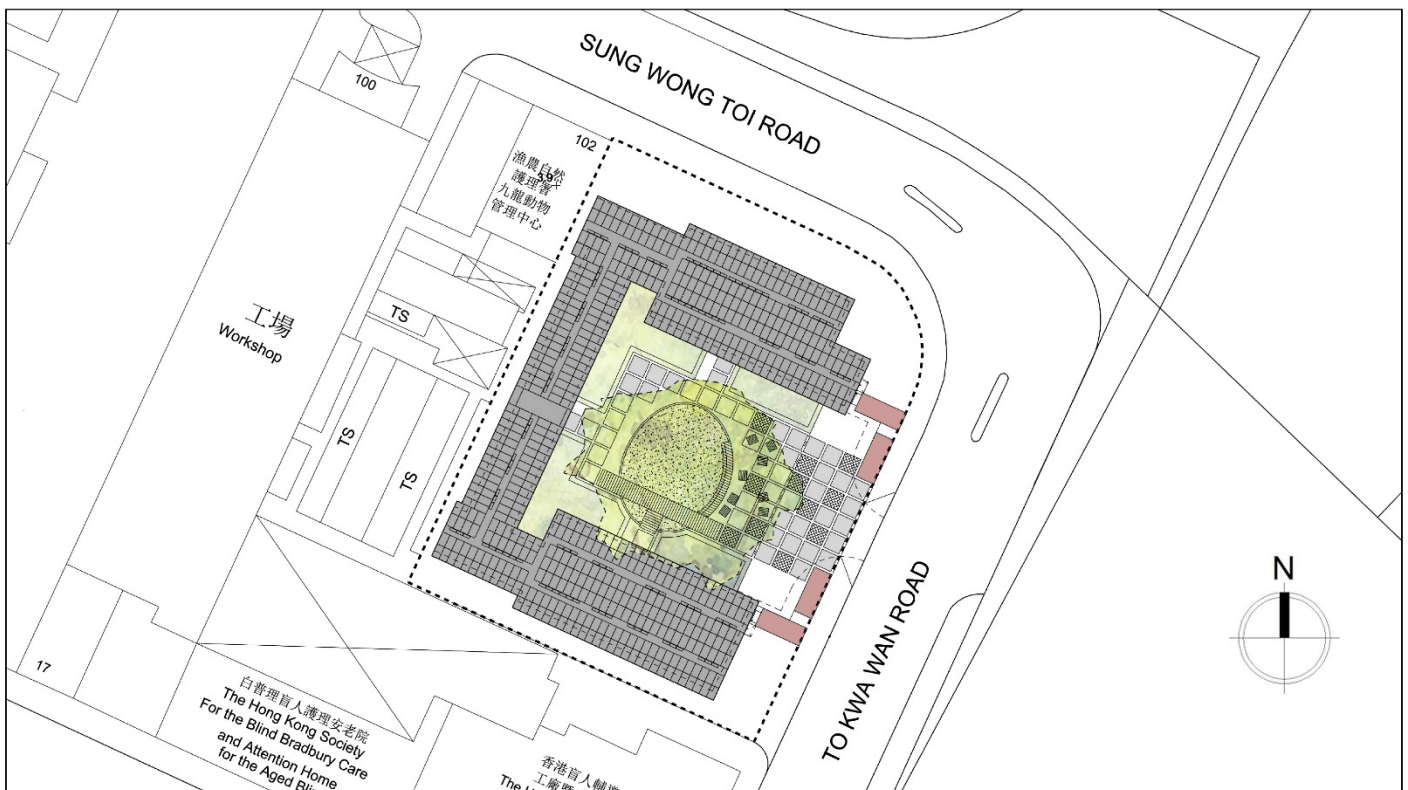
Since 1880 成立

**Appendix 1**

**Location Plan and Site Plan**



Location Plan



Site Plan



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**Appendix 2**

**Illustration of Proposed Units**



Perspective 1 - The Entrance area (east)



Perspective 2 - North facade



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### Appendix 3

## Key design feature – Conforming Height Profile and Green Areas



Aerial View



Site Plan - Green Areas

Site Area = 2832.096 SQ.M.

Provision of Green Areas= 20% of site area  
 $2832.096 \times .2 = 566.419$  SQ. M. (required)

Green Area Provided = 576.170 SQ. M.

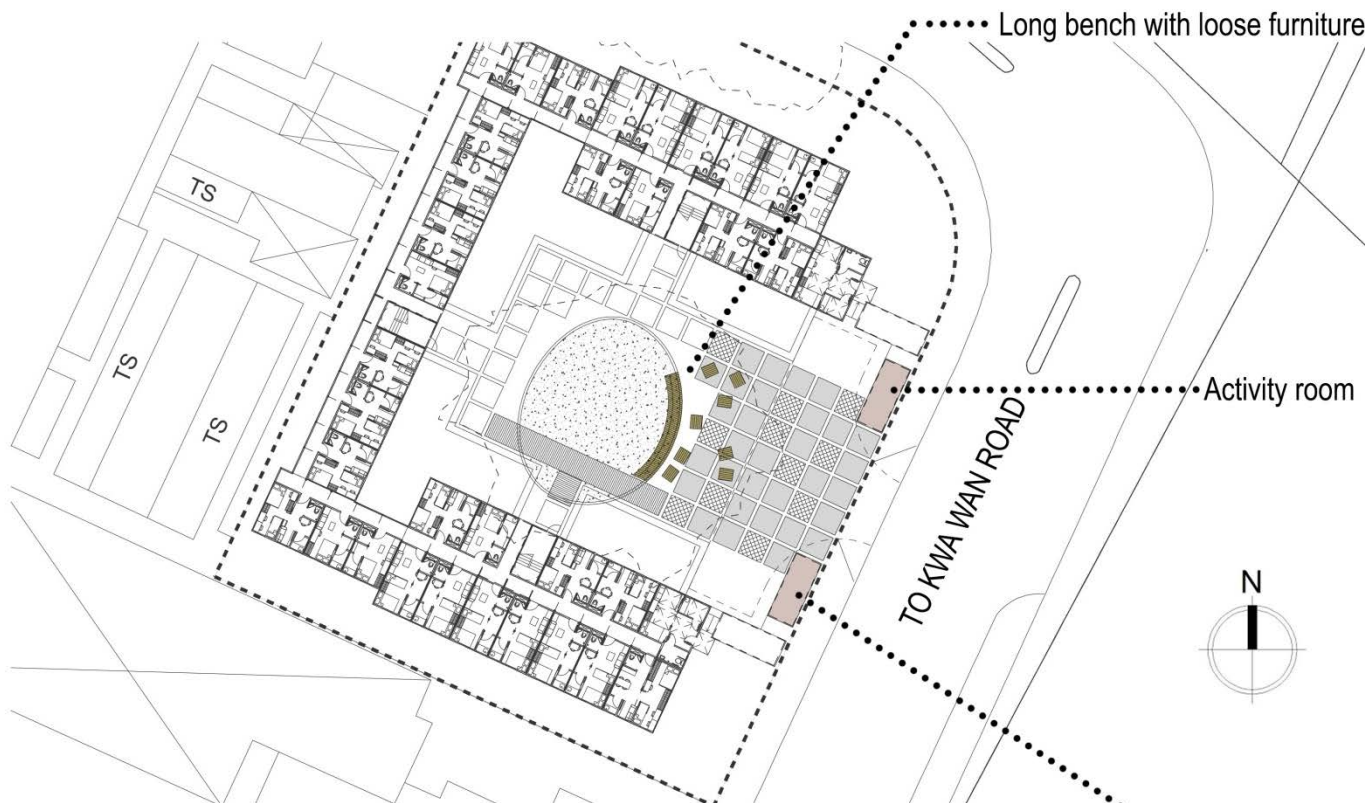


**Key design feature – Creating a Community Area for organizing different kinds of community activities**



Aerial View - Community area

..... Proposed community area



Site Plan - Community area

..... Long bench with loose furniture

..... Activity room

..... Storage space



**Key design feature –  
Delivering the message of environmental protection**

☀ Extended roof at South side for Shading

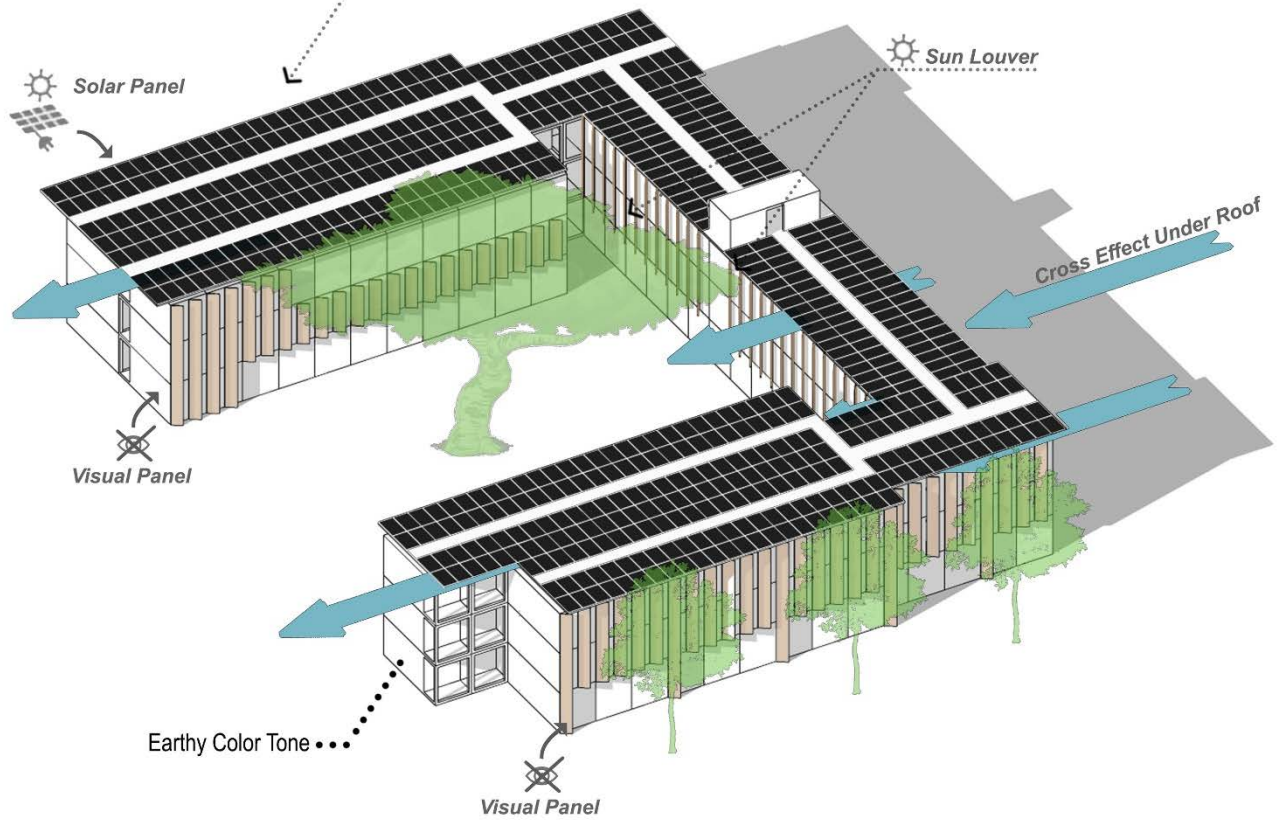
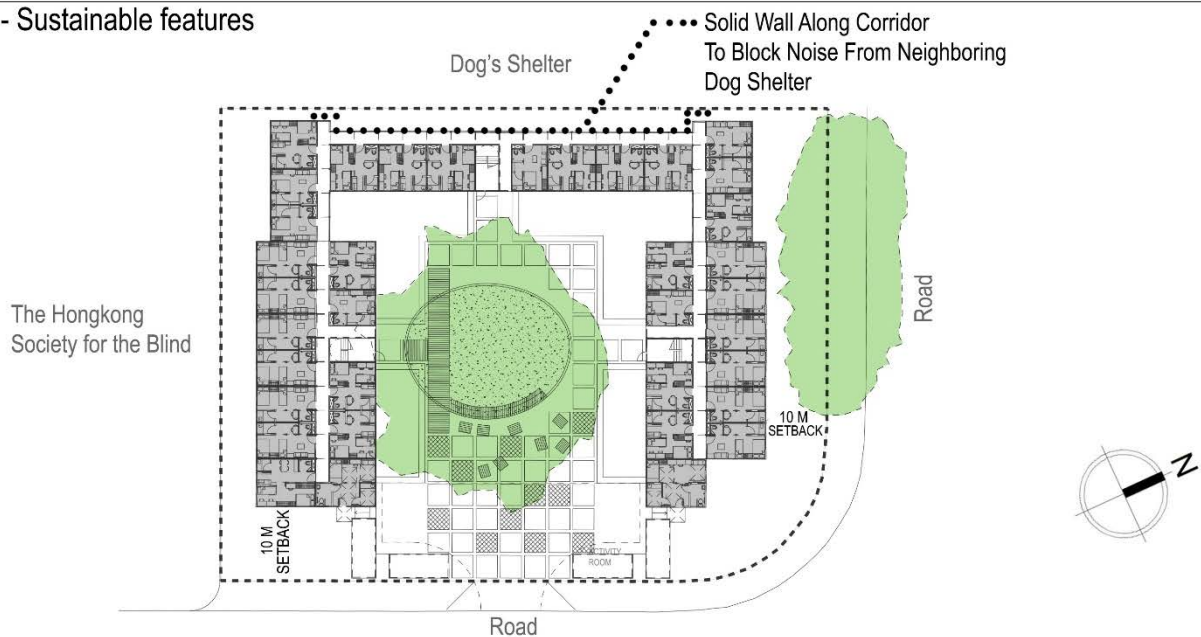


Diagram - Sustainable features



Typical Floor Plan