



九龍樂善堂

The Lok Sin Tong Benevolent Society, Kowloon

Since 1880 成立

# Lok Sin Tong Modular Social Housing Scheme – Junction of Sung Wong Toi Road and To Kwa Wan Road Project

Task Force on Kai Tak Harbourfront Development

11<sup>th</sup> September 2019 (Wednesday)



# LST Modular Social Housing Scheme Sung Wong Toi Project

## Presentation

- ▶ Representatives of Lok Sin Tong Benevolent Society, Kowloon (LST)
- ▶ Ms. LAU Oi Sze Alice, the Chief Executive of LST
- ▶ Representatives of Project Consultant
- ▶ Mr. YUEN Kwok Cheung, Registered Architects



# LST Modular Social Housing Scheme Sung Wong Toi Project

## Content

1. Background of Lok Sin Tong Benevolent, Kowloon
2. Policy on Provision of Transitional Housing
3. Tripartite Collaboration
4. Experience in Transitional Housing
5. New Transitional Housing project at Sung Wong Toi Road
  - The Site and proposed schedule
  - The Project
  - Design Features
  - Harbour Planning Principles
6. Q & A



# LST Modular Social Housing Scheme Sung Wong Toi Project

## Background of Lok Sin Tong Benevolent Society, Kowloon (LST)

- ▶ LST was established in 1880, one of the historical charity organizations in Hong Kong
- ▶ To uphold the LST's missions and meet the need of the community, LST provides more comprehensive services to the needy in society:
  - ❑ Education Services (Kindergarten, Primary and Secondary School)
  - ❑ Social Welfare Services (Elderly, Youth and Family Services)
  - ❑ Social Enterprise (Meal Delivery Centre, Design and Production and Rehabilitation Service)
  - ❑ Medical and Health, LST Caring Fund, Transitional Housing...etc.



# LST Modular Social Housing Scheme Sung Wong Toi Project

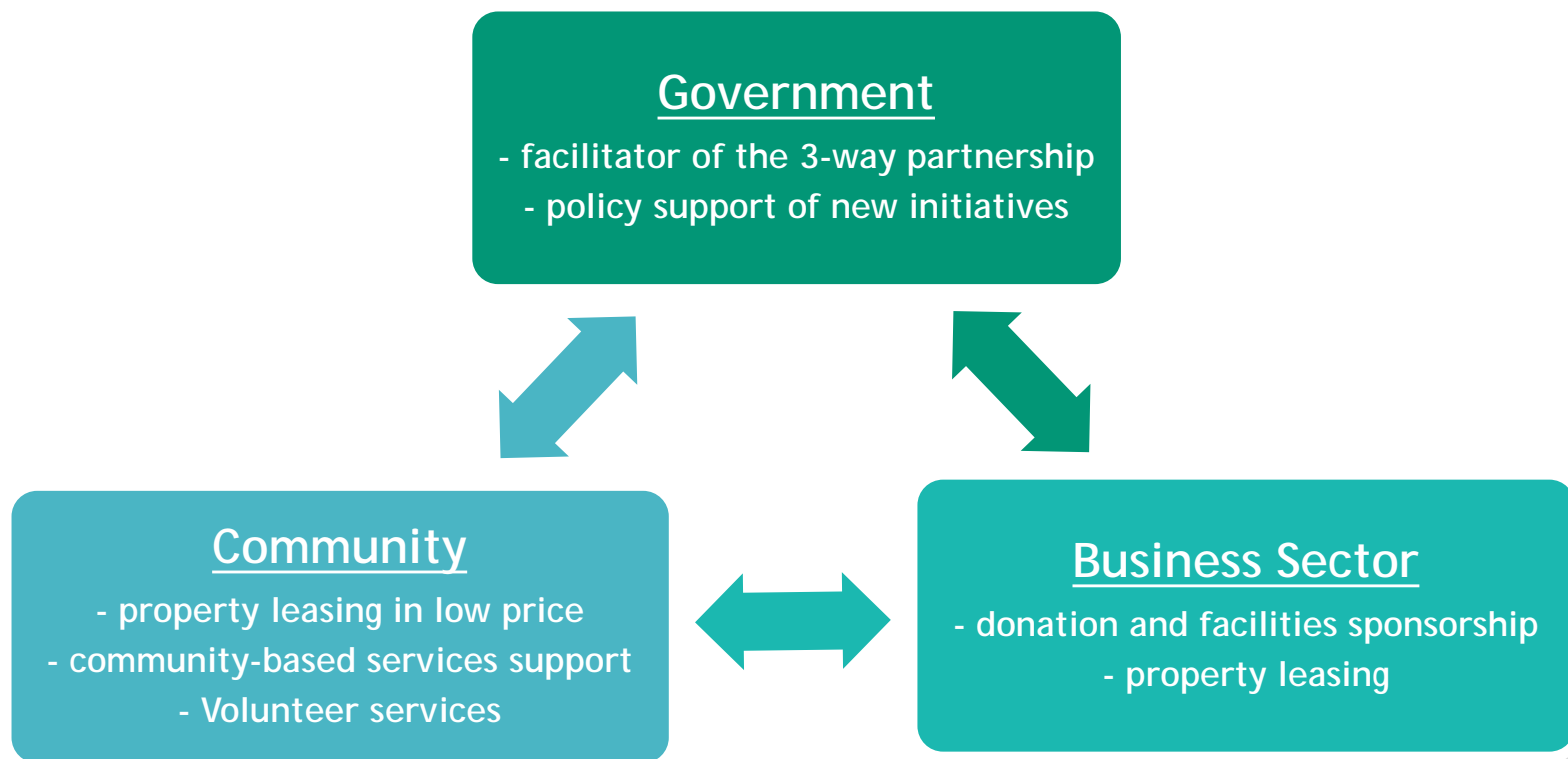
## Policy on Provision of Transitional Housing

- ▶ Housing Policy in Policy Address 2017 and 2018
  - ❑ support the short-term initiatives carried out by the community
  - ❑ increase the supply of transitional housing
  
- ▶ Task Force on Transitional Housing, Transport and Housing Bureau (THB)
  - ❑ provide one-stop coordinated support to the transitional housing projects
  - ❑ offer advice on relevant administrative or statutory procedures
  - ❑ render assistance in funding applications



# LST Modular Social Housing Scheme Sung Wong Toi Project

## Tripartite Collaboration



# LST Modular Social Housing Scheme Sung Wong Toi Project

## Experience in Operating Transitional Housing

1<sup>st</sup> batch



Fuk Lo Tsun Road,  
Kowloon City

- No. of units: 20
- Date of Commencement:  
January 2018

2<sup>nd</sup> batch



Nam Kok Road,  
Kowloon City

- No. of units: 14
- Date of Commencement:  
July 2018

# LST Modular Social Housing Scheme Sung Wong Toi Project

## Experience in Operating Transitional Housing

3<sup>rd</sup> batch



Lok Shan Road and  
To Kwa Wan Road

- No. of units: 41
- Date of Commencement:  
January 2019

4<sup>th</sup> batch



Liberty Avenue,  
Ho Man Tin

- No. of units: 13 (23 families)
- Date of Commencement:  
October 2019

- 100 units of  
Transitional Housing  
to be provided in 2019
- around 400 beneficiaries





# LST Modular Social Housing Scheme Sung Wong Toi Project

## Experience in Operating Transitional Housing

- ▶ Conversion of LST Primary School for transitional housing
  - ❑ Location: 63 Lung Kong Road, Kowloon City
  - ❑ No. of transitional housing units: not less than 50-unit
  - ❑ Beneficiaries: 3-person to 4-person households
  - ❑ Funding Support of Construction Cost: Community Care Fund



# LST Modular Social Housing Scheme Sung Wong Toi Project

## The Site

- ▶ Location: Junction of Sung Wong Toi Road and To Kwa Wan Road (Vacant Government Site)
- ▶ Area: approximately 2,858m<sup>2</sup>
- ▶ Zone: Residential (Group A)





# LST Modular Social Housing Scheme Sung Wong Toi Project

## The Site

### ► Planning:

- ❑ Relocation of Kowloon Animal Management Centre of Agriculture, Fisheries and Conservation Department in 2023
- ❑ Public Housing Development of Housing Department

### ► Policy Support of THB

- ❑ Support in principal for the implementation of Transitional Housing
- ❑ Short term tenancy: not more than 5 years





# LST Modular Social Housing Scheme Sung Wong Toi Project

## Proposed Schedule

7/2019

- Application for Short-term waiver to Lands Department
- Completion of Consultation with Kowloon City District Council

8-10/2019

- Consultation with Harbourfront Commission
- Proposal to Community Care Fund

11-  
12/2019

- Consultancy Services Tendering
- Detailed Design

2020

- 1<sup>st</sup> Quarter : Construction tender
- 2<sup>nd</sup> Quarter : Issue of Short-term Tenancy by Lands Department and Commencement of Construction
- Late 2020 : Recruitment and Move-in

# DESIGN CONSIDERATION

## LST Modular Social Housing Scheme Sung Wong Toi Project



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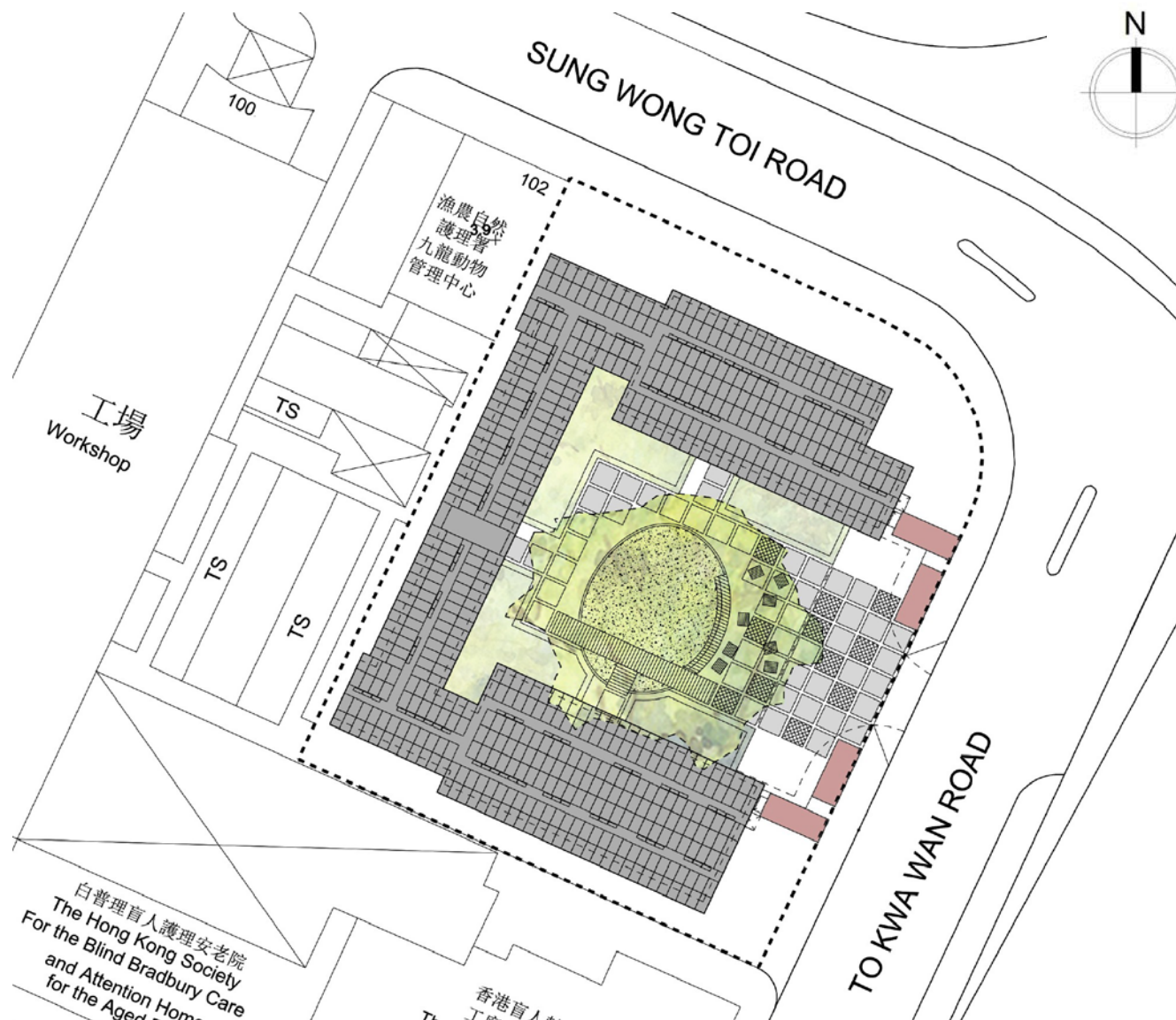




# LST Modular Social Housing Scheme Sung Wong Toi Project

## THE PROJECT

- around 108 units for approx. 310 applicants
- community area for approx. 100 participants
- 3 storeys
- the maximum building height of 9m
- 2-person to 4-person households





# LST Modular Social Housing Scheme Sung Wong Toi Project

## KEY FEATURES

# CONFORMING HEIGHT PROFILE AND GREEN AREAS

The maximum building height of 9m

- will not cause any obstruction to natural sunlight to surrounding buildings
- will not cause any blockage to the surrounding buildings to enjoy the sea view

The provision of green area is over 20%

- fulfills the requirement of Sustainable Building Design Guidelines.





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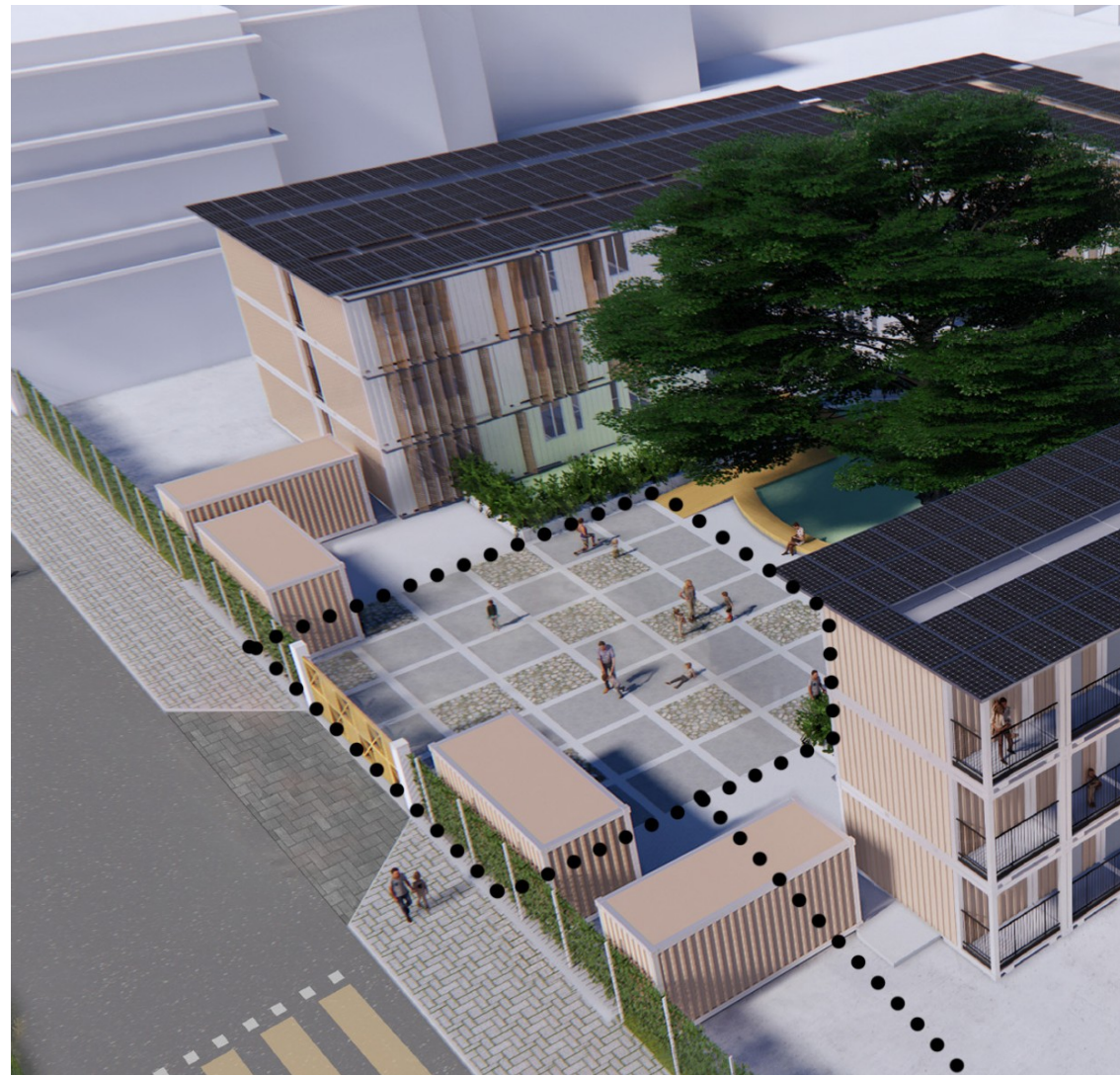


# LST Modular Social Housing Scheme Sung Wong Toi Project

## KEY FEATURES

# CREATING A COMMUNITY ACTIVITY AREA

- to strengthen social integration
- planned activities to promote culture
- volunteer opportunities



Community Area

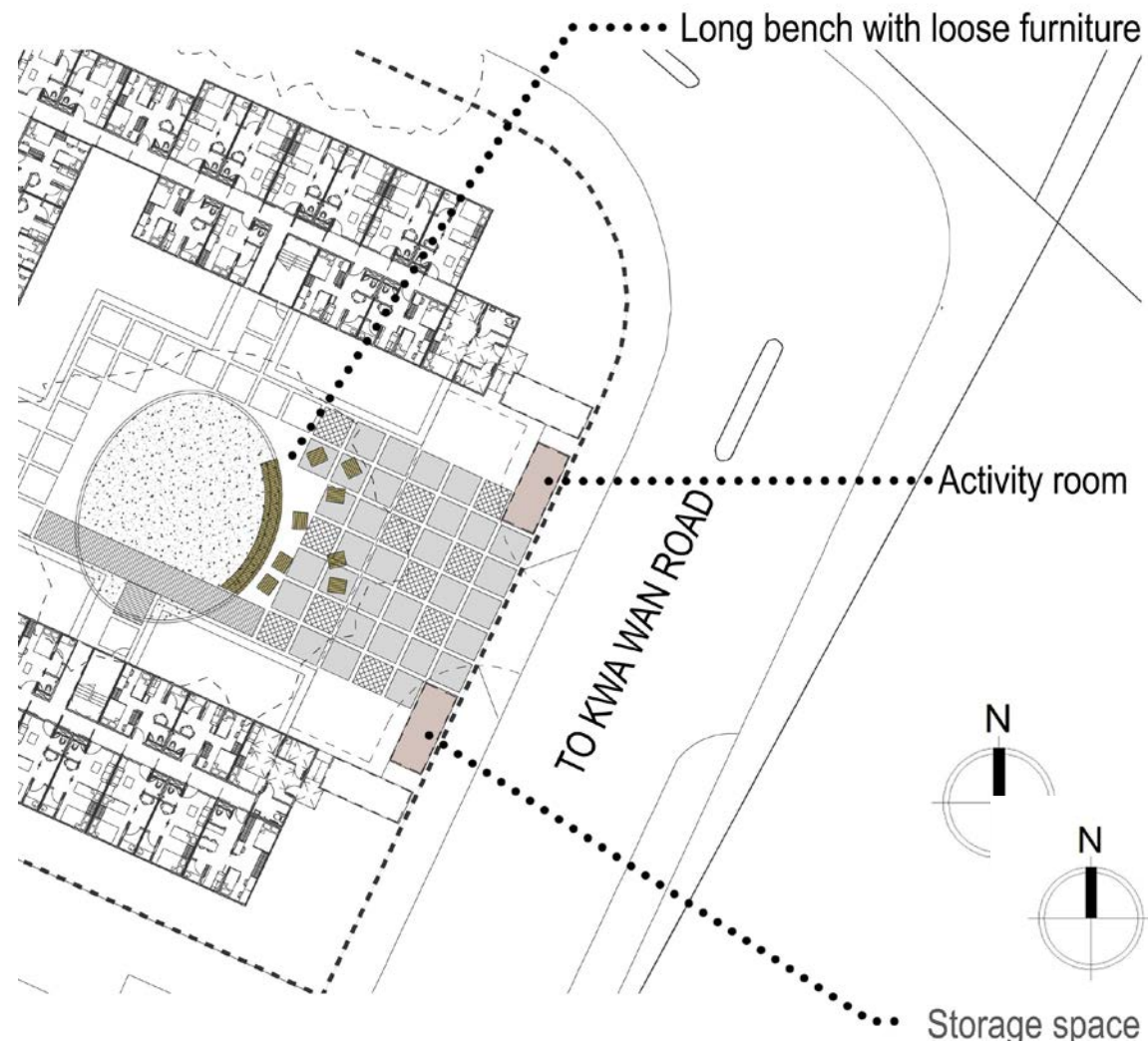


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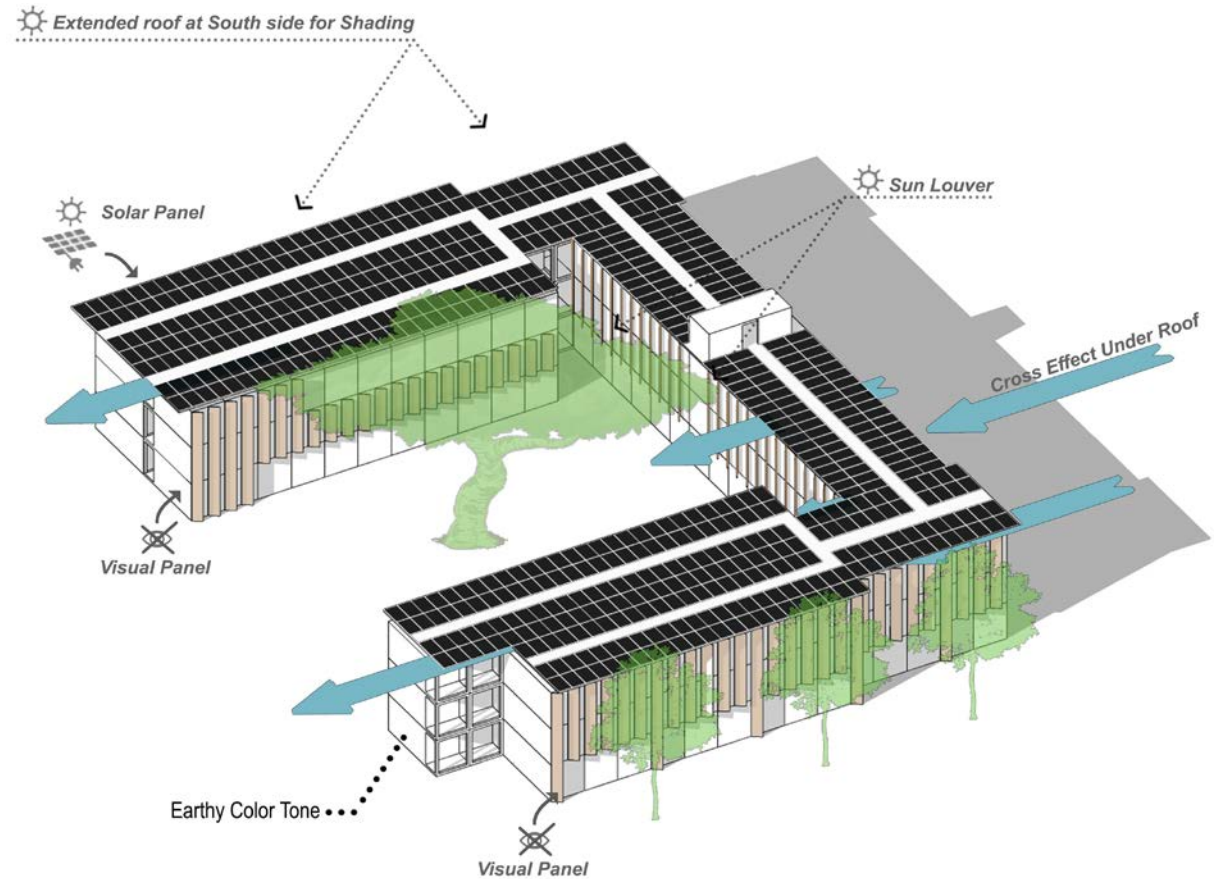
## KEY FEATURES

# DELIVERING THE MESSAGE OF ENVIRONMENTAL PROTECTION

Setting an example of green development

- Use of solar panels at roof and providing an air gap to facilitate natural ventilation
- Use of shading devices
- Setback of 10m from busy roads
- Solid walls facing dog shelter

Promote renewable energy through workshops and tours and environmental protection by preserving existing central tree.





# LST Modular Social Housing Scheme Sung Wong Toi Project

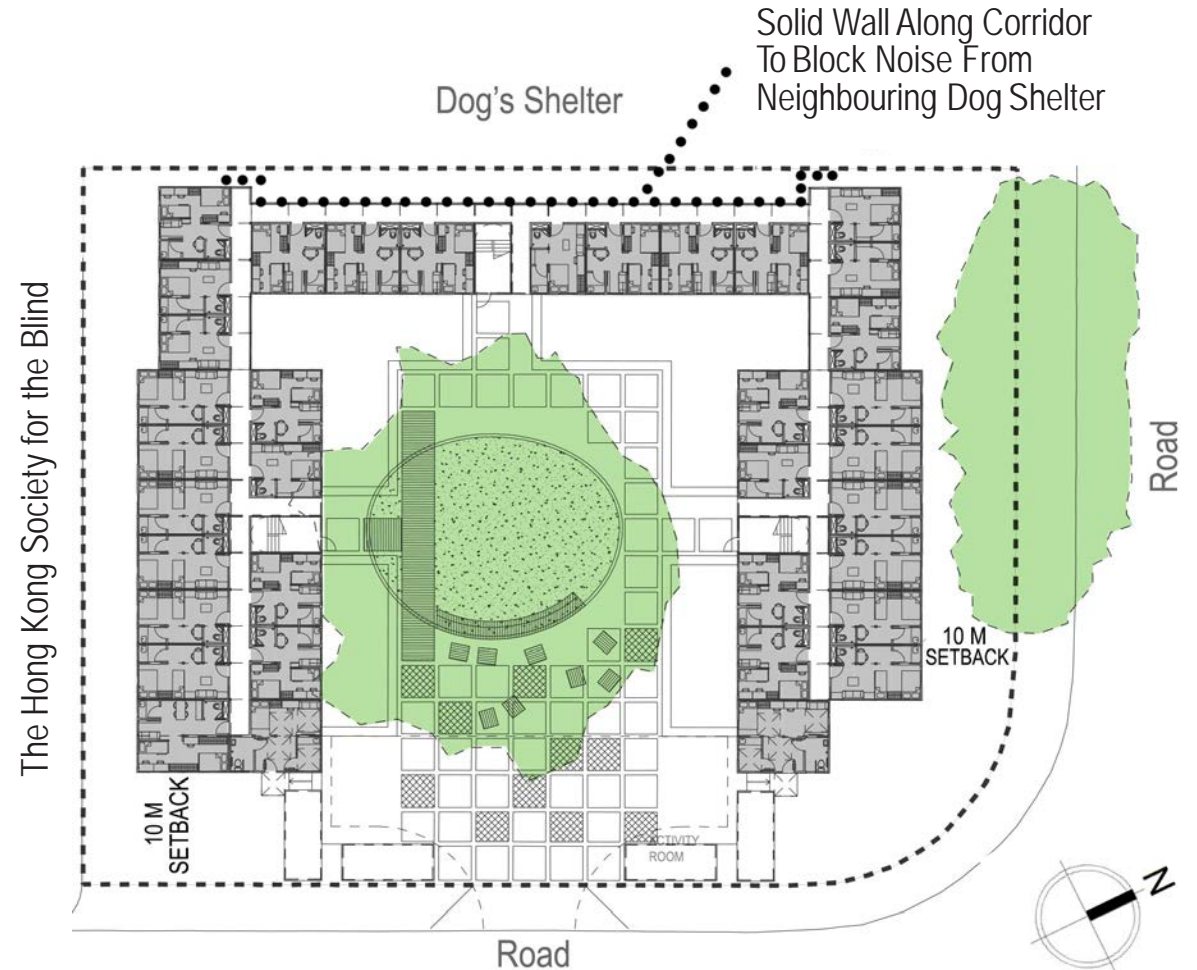
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# HARBOUR PLANNING PRINCIPLES

## LST Modular Social Housing Scheme Sung Wong Toi Project



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# LST Modular Social Housing Scheme Sung Wong Toi Project

## HARBOUR PLANNING PRINCIPLES

### PRESERVING VICTORIA HARBOUR

- no reclamation works
- all waste and sewage discharge will be connected to existing sewers

### STAKEHOLDER ENGAGEMENT

- fully supported by Kowloon City District Council





# LST Modular Social Housing Scheme Sung Wong Toi Project

## HARBOUR PLANNING PRINCIPLES

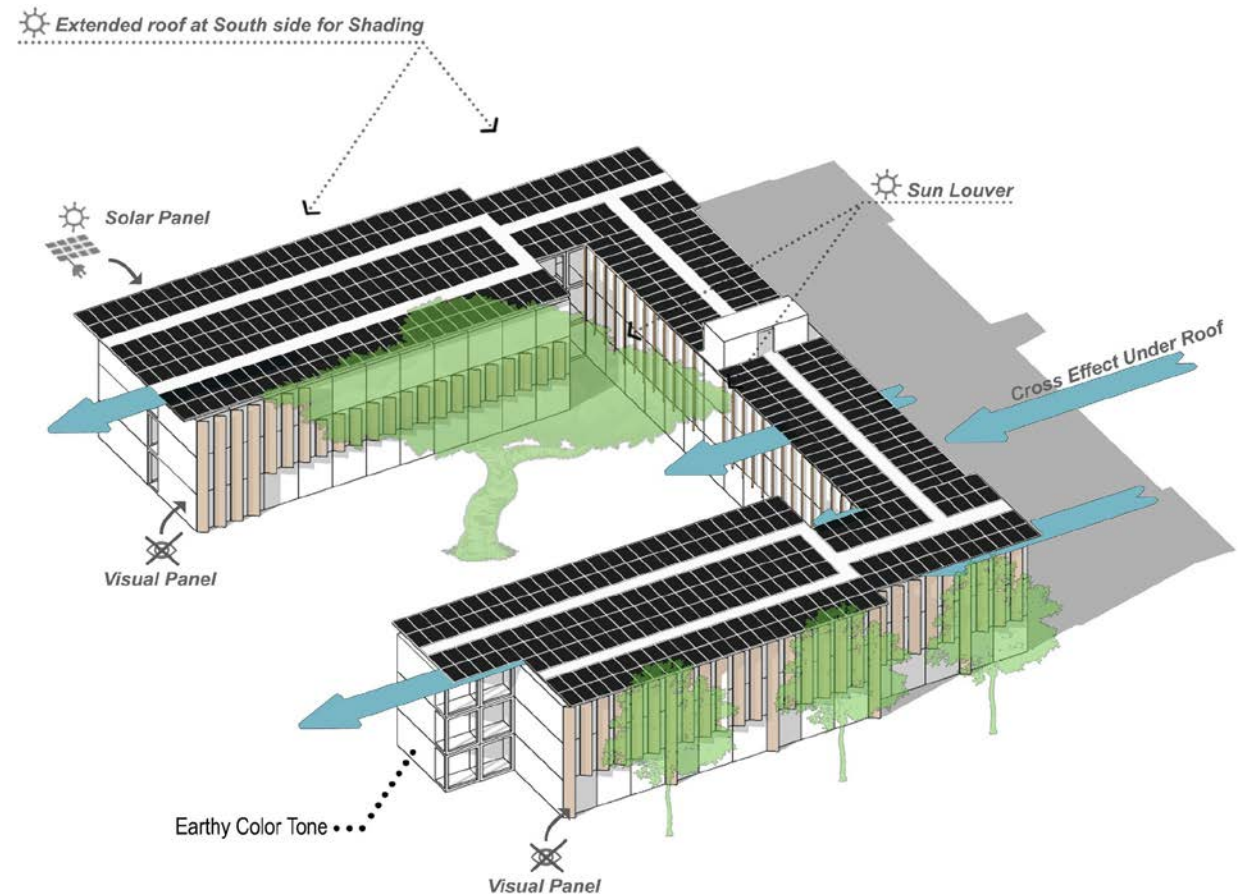
# SUSTAINABLE DEVELOPMENT

Building setback and site coverage of greenery comply with Sustainable Building Design Guidelines

The adoption of Modular Integrated Construction (MiC) method

- Reduce the environmental impact during construction stage
- Reduce the manpower and construction period
- Units could be dismantled and re-used

Sustainable design techniques adopted





# LST Modular Social Housing Scheme Sung Wong Toi Project

## HARBOUR PLANNING PRINCIPLES INTEGRATED PLANNING

- harmonise with neighbourhood in terms of scale, height and visual impact
- centre on the preserved tree







# LST Modular Social Housing Scheme Sung Wong Toi Project

## HARBOUR PLANNING PRINCIPLES

# PROACTIVE HARBOUR ENHANCEMENT

- use of greenery around site boundary
- creating a “Home Feeling” while reducing the negative image of container yard





# LST Modular Social Housing Scheme Sung Wong Toi Project

## HARBOUR PLANNING PRINCIPLES

### VIBRANT HARBOUR

Adding diversity to neighbourhood

Creating hierarchy of spaces

- Community space at entrance forecourt
- Inner semi-courtyard private garden





# LST Modular Social Housing Scheme Sung Wong Toi Project

## HARBOUR PLANNING PRINCIPLES

### ACCESSIBLE HARBOUR

- greening for visual enhancement along pavement

## PUBLIC ENJOYMENT

### Community Area

- Enhance social inclusion
- Bring diversity to the harbour front

### Promotion of sustainability





# LST Modular Social Housing Scheme Sung Wong Toi Project

▶ Q & A Session

▶ Enquiry

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*Thank you!*