

**Public Rental Housing at San Po Kong and  
Adjoining District Open Space Development**

**Purpose**

This paper aims to respond to Members' proposal raised at the District Council (DC) meeting on 13 March 2012 that the Government should consider using the Kai Tak East Playground (KTEP) site for public rental housing (PRH) development, and to seek further views from Members on the proposed development of PRH and adjoining open spaces in San Po Kong.

**Background**

2. At the DC meeting held on 13 March 2012, Members expressed reservation about the proposed noise mitigating measures for the PRH development in San Po Kong, for they worried that the PRH estate might not be suitable for residential purpose upon its completion in the future. Members therefore refused to accept the San Po Kong PRH proposal and suggested that the KTEP site be used for PRH development.

**Noise Mitigating Measures**

3. The proposed San Po Kong PRH development faces Prince Edward Road East (PERE). To ensure that every unit of the proposed PRH development meets the noise-compliance requirements under the Hong Kong Planning Standards and Guidelines, a series of effective mitigating measures will be taken, including the adoption of the optimum building disposition, addition of architectural fins, paving of low-noise road surfacing along PERE, and the installation of acoustic windows which have been developed for two years by the Housing Department in collaboration with the Hong Kong Polytechnic University and Environmental Protection Department.

4. The design of the acoustic windows is different from that of the common double-glazed windows because it is featured by the application of sound absorption materials between window layers on which air openings are provided to ensure natural ventilation. Laboratory and on-site testings have confirmed that the acoustic windows can effectively lower the noise level by a maximum of 8dB(A). The concept plan of the acoustic window is shown at **Annex 1**.

5. Our study has indicated that by adopting the above-mentioned noise mitigating measures together with the installation of the acoustic windows, the noise levels of the various domestic flats of the proposed PRH development will be lower than the existing requirements upon completion.

### **Using KTEP for PRH Development**

6. According to the Approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan No. S/K11/25, KTEP is zoned "Government, Institute or Community" and "Open Space". It will involve a change of land use if the site is used for PRH development.

7. Given its proximity to the industrial area, the habitability of KTEP is questionable. However, another site identification exercise, if any, will definitely delay the completion of the proposed PRH project for about four years, which will have serious implications for the waiting time of PRH applicants.

### **PRH Development**

8. As proposed at the previous meeting, we may as well consider the site located to the north of Prince Edward Road East with boundaries adjoining King Fuk Street in the north and King Hong Street in the west. The location plan and design concept of the proposed PRH development are shown at **Annex 2** and **Annex 3** respectively for Members' reference.

9. Details of the proposed PRH development are highlighted as follows:

Housing Production	860 units (approx.) (including 1/2-person units, 2/3-person units, 1-bedroom units and 2-bedroom units)
Estimated Population	2 470 (approx.)
No. of Blocks	1
Building Height	33-storey domestic building
Plot Ratio	6.0 (approx.)
Other Facilities	Outdoor recreational facilities, children's playground, shops, supported hostels; parking spaces for private cars, vans and motorcycles.

#### **District Open Space (DOS)**

10. Apart from PRH development, HD also proposes a concurrent development of an "Open Space" zone in the vicinity with the upgrading of the outdoor facilities of KTEP to further enhance the greening and landscape of the local environment. Upon completion, the "Open Space" zone would be handed over to the Leisure and Cultural Services Department for management.

11. The northern part of the "Open Space" zone was originally intended for the development of an 11-a-side third-generation artificial turf soccer pitch. However, the Wong Tai Sin District Council generally supports the proposal of the Tung Wah Group of Hospitals to build a holistic centre for youth development on the site. Therefore, the development of the "Open Space" will not cover the northern part of the zone. To tie in with the proposed PRH development, we now propose to develop the site of the "Open Space" zone adjacent to Rhythm Garden and upgrade the existing outdoor facilities in KTEP. The proposed development parameters are as follows:

- i. Extensive greening complemented by arbours, seating areas and an amenity lawn, together with a children's play area, a fitness corner for the elderly, a pebble walking trail and a jogging track, will be provided.

- ii. All existing facilities in KTEP (with the exception of Kai Tak East Sports Centre therein), which include a 7-a-side soccer pitch, basketball courts, toilets and changing facilities, and the car park, will be fully upgraded to meet the current standards. Moreover, a pet corner will also be provided on the outskirts.

12. The relevant location plan and concept plan for the proposed DOS development are shown at Annex 2 and Annex 4 respectively for Members' reference.

### **Project Schedule**

13. According to the current programme, the foundation works of the proposed PRH development are expected to commence in early 2013. The superstructural works of the proposed PRH development and DOS will start concurrently in mid-2014 and complete in 2016.

### **Consultation**

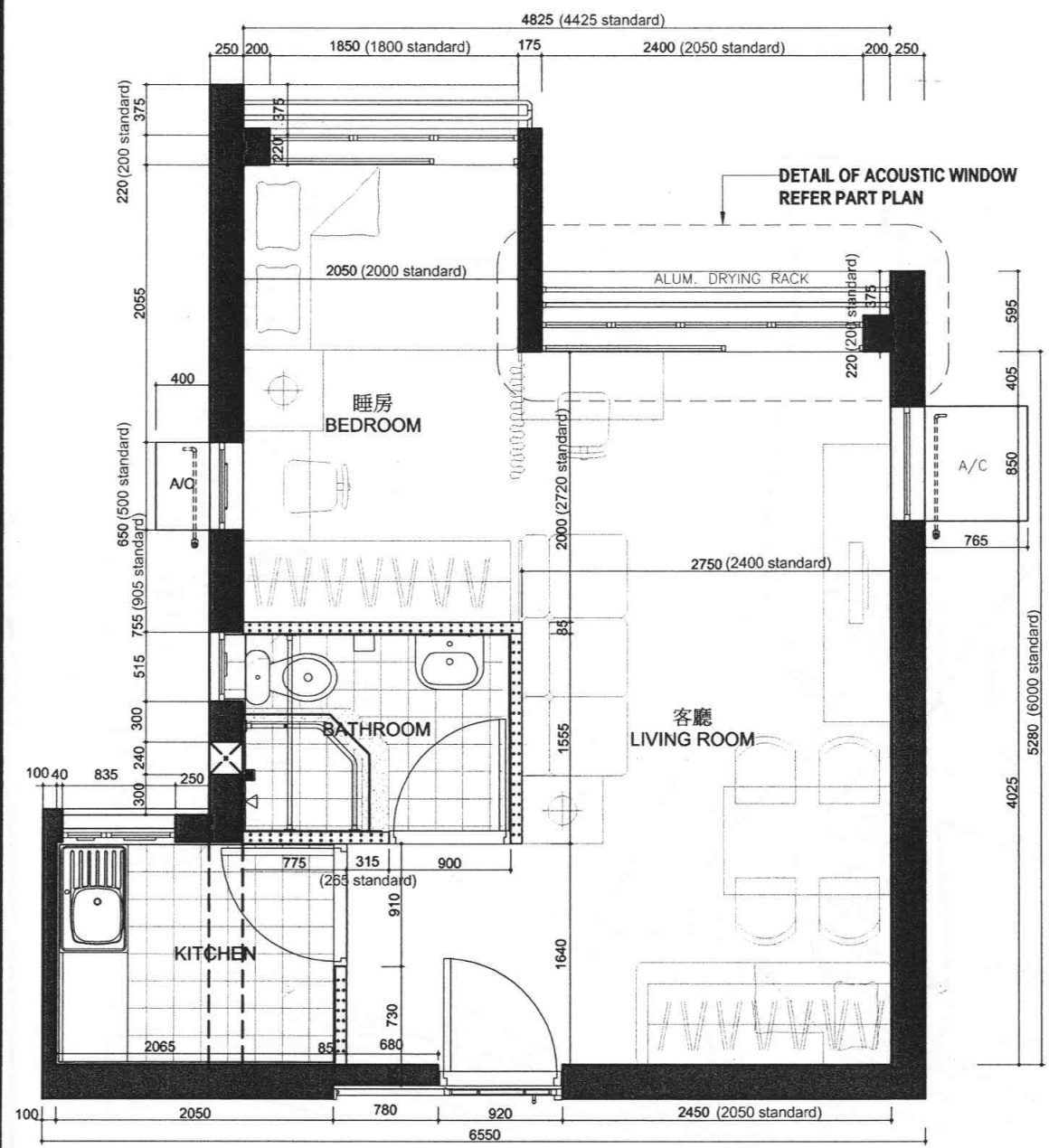
14. Members' comments on the proposed PRH and DOS developments are welcomed.

### **Annexes**

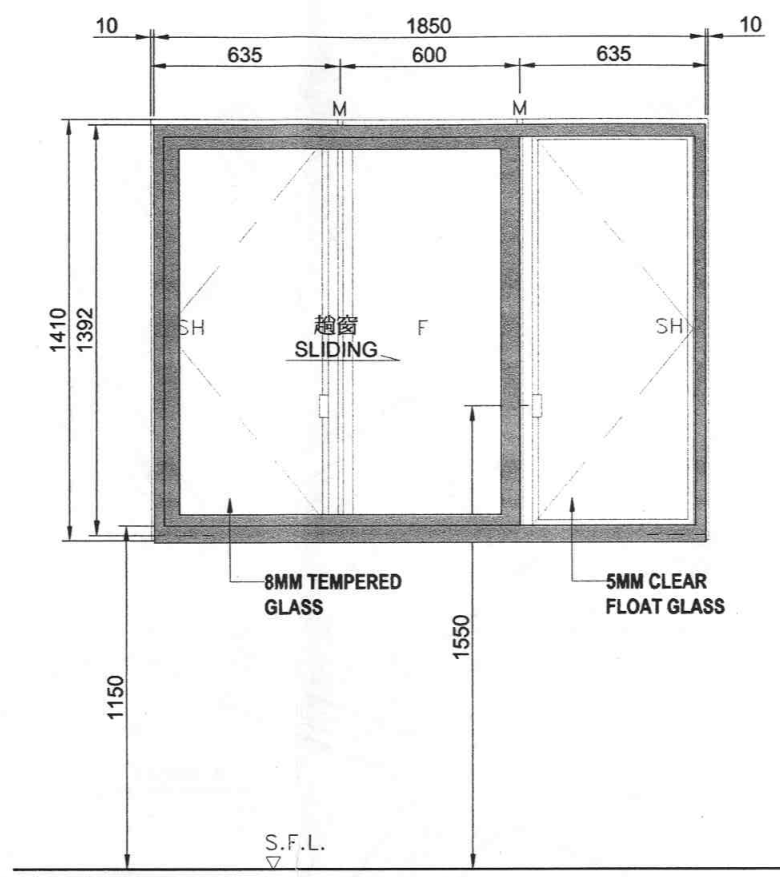
- Annex 1 Concept Plan of the Acoustic Windows
- Annex 2 Public Rental Housing at San Po Kong and Adjoining District Open Space Development – Site Location Plan
- Annex 3 Public Rental Housing Development in San Po Kong – Concept Plan
- Annex 4 District Open Space Development – Concept Plan

Housing Department  
Leisure and Cultural Services Department

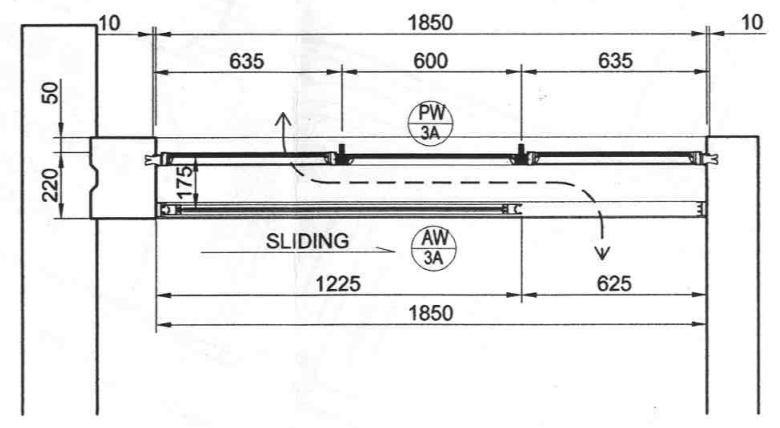
20 June 2012



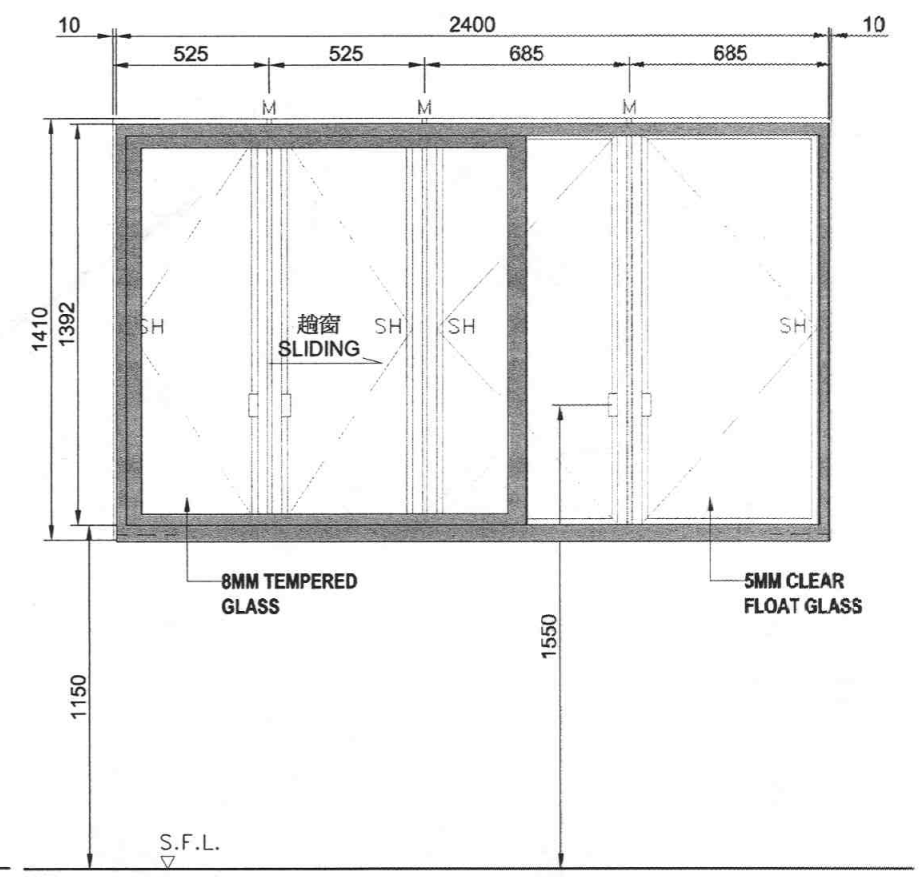
單位平面圖  
FLAT PLAN SCALE 1:50



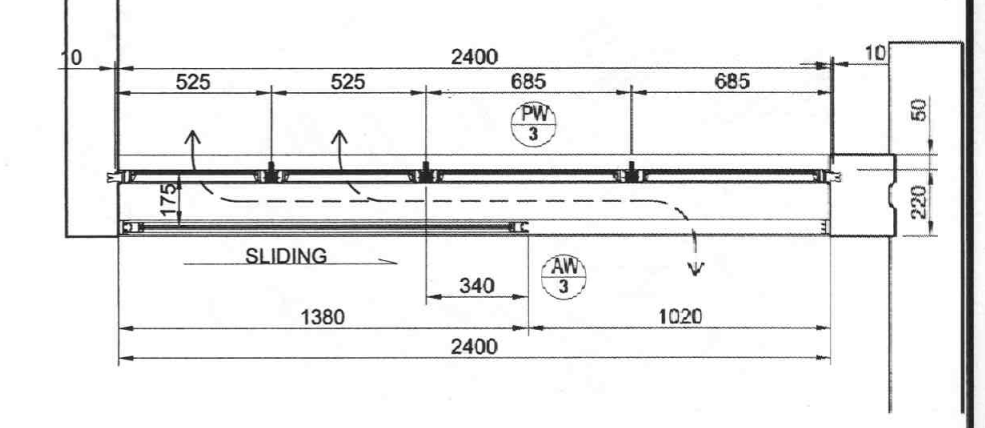
睡房窗立面圖  
ELEVATION - BEDROOM WINDOW  
SCALE 1:25



睡房窗放大平面圖  
PART PLAN - BEDROOM WINDOW  
SCALE 1:25

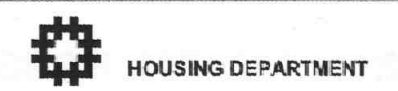


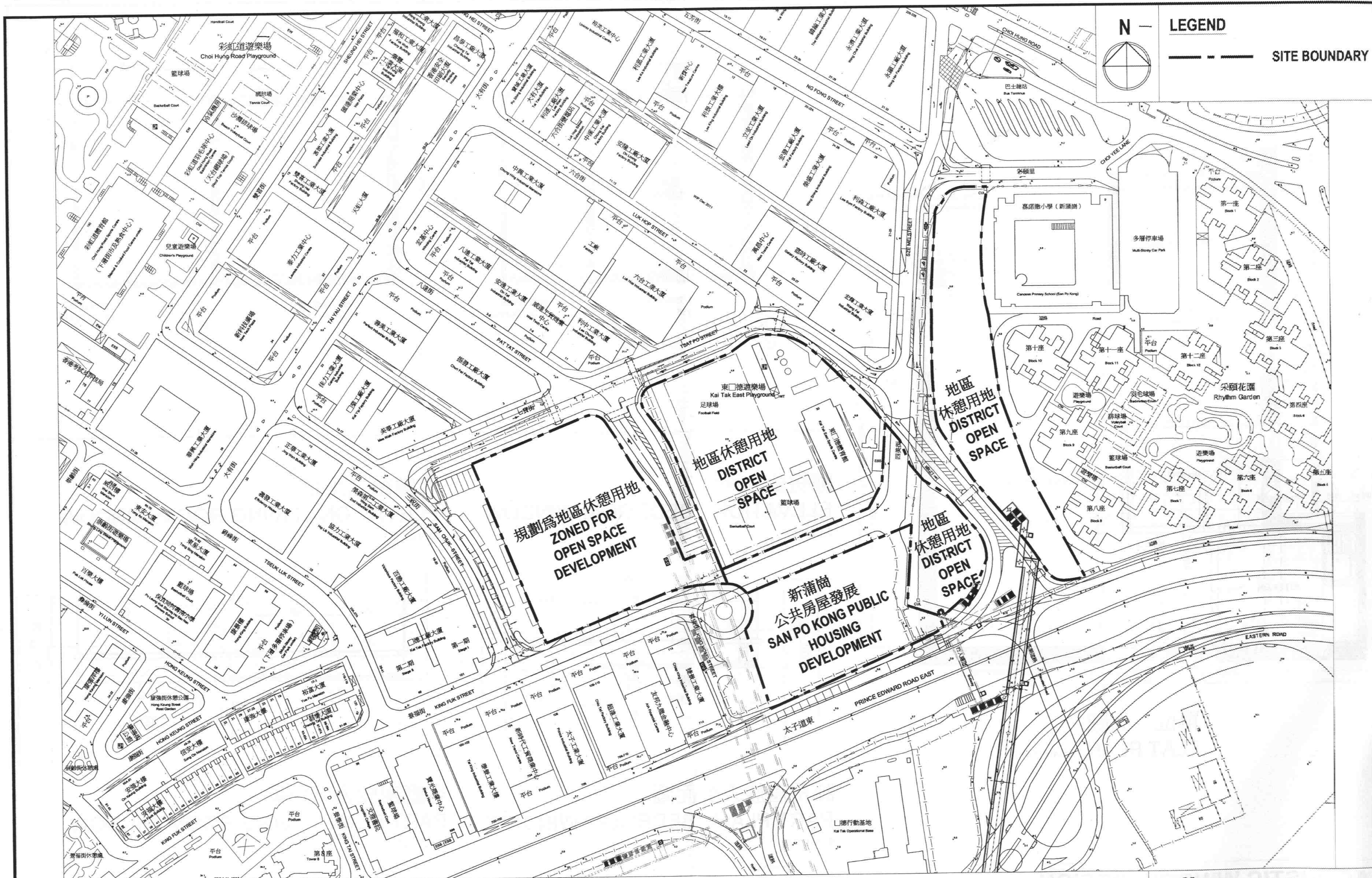
客廳窗立面圖  
ELEVATION - LIVING ROOM WINDOW  
SCALE 1:25



客廳窗放大平面圖  
PART PLAN - LIVING ROOM WINDOW  
SCALE 1:25

ACOUSTIC WINDOW DESIGN  
減音窗的概念圖





**PUBLIC RENTAL HOUSING AT SAN PO KONG AND ADJOINING DISTRICT OPEN SPACE DEVELOPMENT**  
**SITE LOCATION PLAN**

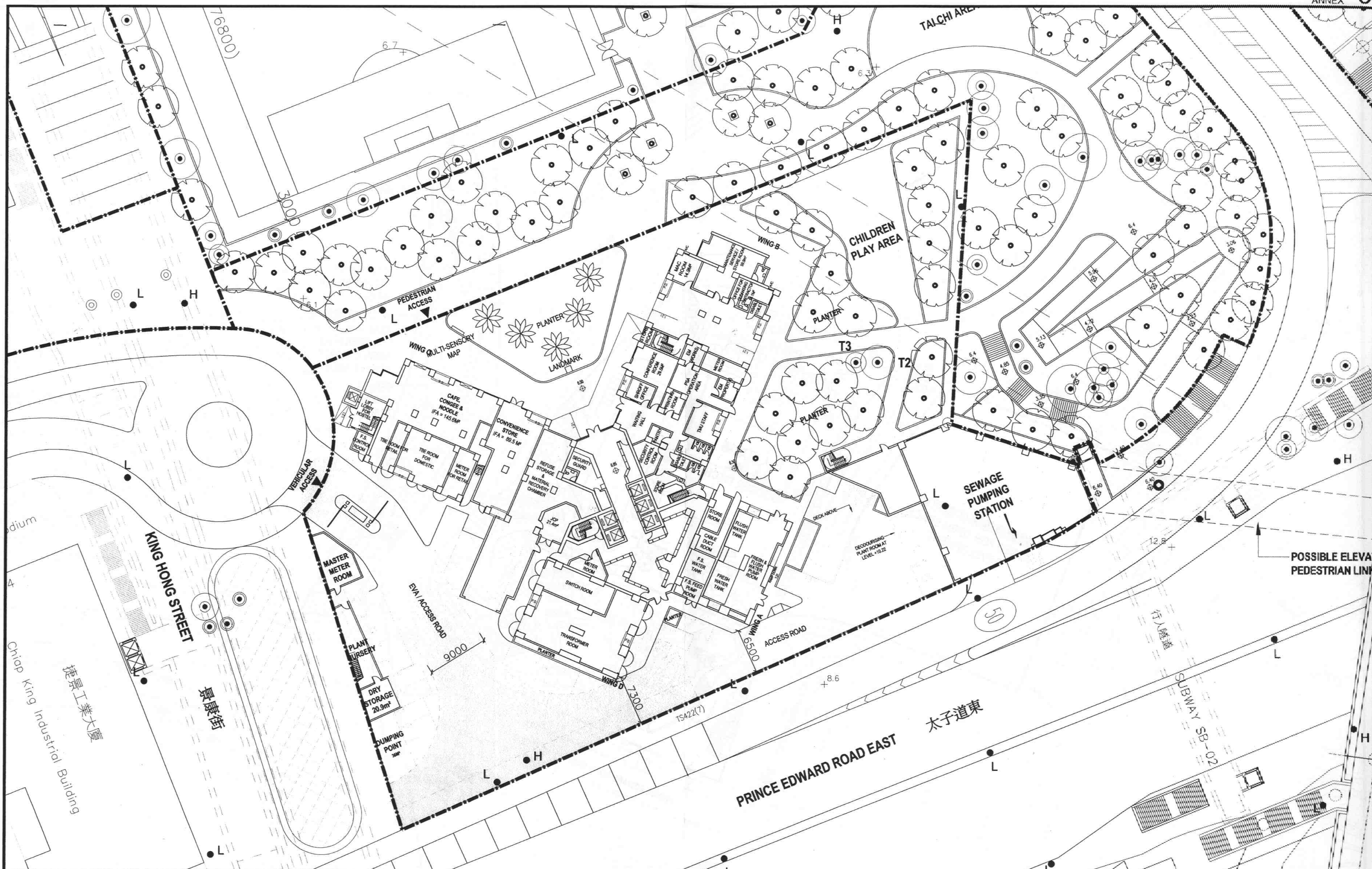
新蒲崗公共房屋及鄰近地區休憩用地發展位置圖 SCALE 1 : 2000 (A3)



房屋署  
HOUSING DEPARTMENT

編號 PLAN No.  
WT01/DC/A/PR-01

日期 DATE:  
03/07/2012



# SAN PO KONG PUBLIC HOUSING DEVELOPMENT CONCEPT PLAN

## 新蒲崗公共房屋概念規劃圖

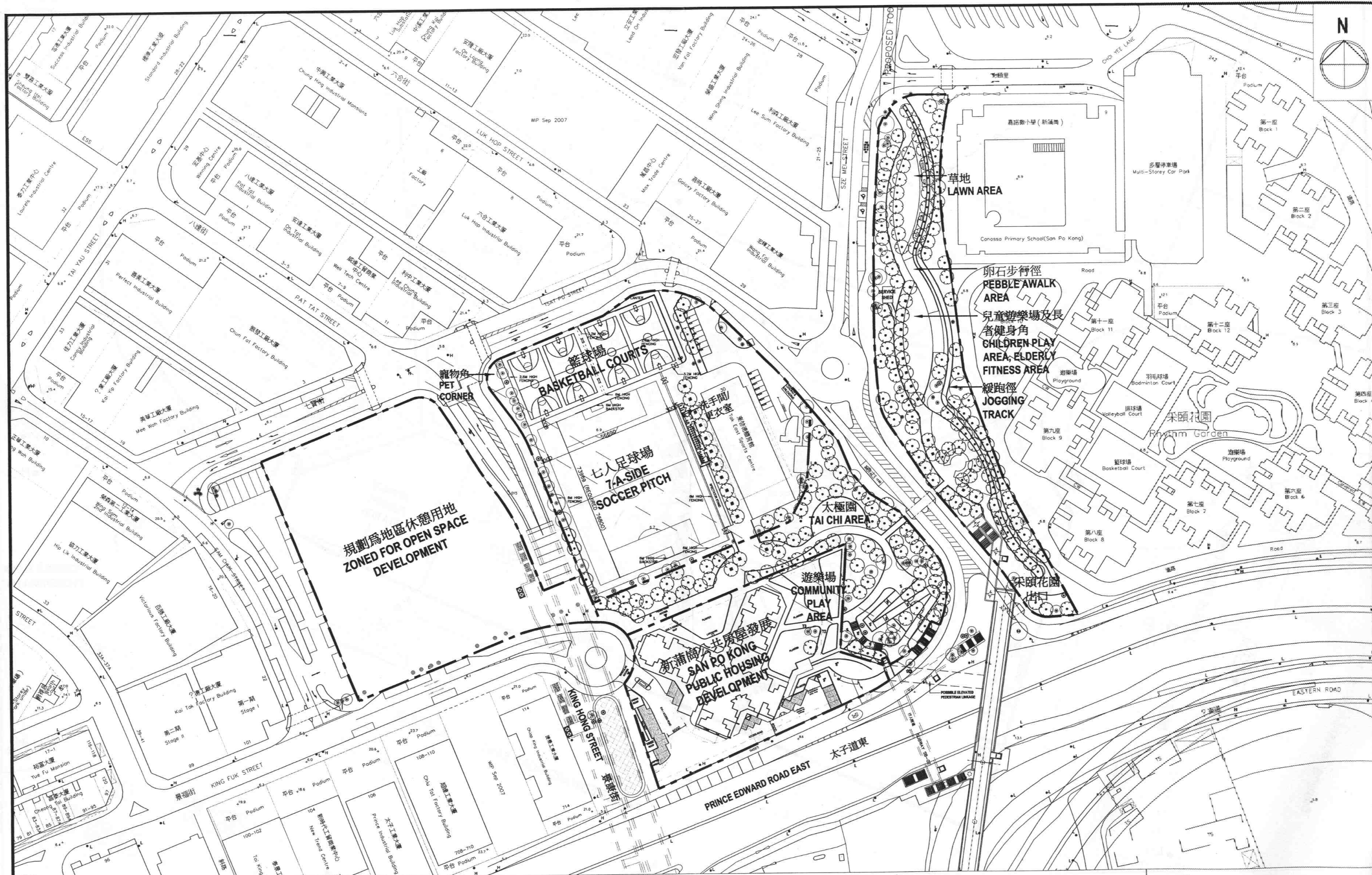
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房屋署  
HOUSING DEPARTMENT

編號 PLAN No.  
WT01/DC/A/PR-02/A

日期 DATE:  
03/07/2012



**DISTRICT OPEN SPACE LAYOUT PLAN**  
**地區休憩用地發展概念規劃圖**

SCALE 1 : 1500 (A3)



HOUSING DEPARTMENT

編號 PLAN No.  
WT01/DC/A/PR-03/A

日期 DATE:  
03/07/2012