

For information  
on 15 April 2013

## **Legislative Council Panel on Home Affairs**

### **Reprovisioning of Shanghai Street refuse collection point and street sleepers' services units to the site at Hau Cheung Street, Yau Ma Tei for the phase II development of the Yau Ma Tei Theatre project**

#### **PURPOSE**

This paper seeks Members' support for the proposed reprovisioning of Shanghai Street refuse collection point (RCP) and street sleepers' services units (SSSU) to a site at Hau Cheung Street, Yau Ma Tei to facilitate the implementation of the Yau Ma Tei Theatre (YMTT) phase II project.

#### **BACKGROUND**

2. When the YMTT phase I project was discussed at the Public Works Subcommittee (PWSC) on 21 January 2009 (vide paper PWSC(2008-09)60), some Members requested the Government to explore the feasibility of the expansion of the YMTT phase I and the relocation of the nearby public toilet, RCP and SSSU. Members also requested the Administration to report to the Panel on Home Affairs regularly the progress of the reprovisioning arrangement. The YMTT phase I has been completed and was opened for public use since July 2012.

#### **PROPOSAL**

3. It is proposed that the RCP and SSSU at Shanghai Street be reprovisioned to a site at Hau Cheung Street, Yau Ma Tei to pave the way for the phase II development of the YMTT phase II project. A site plan is at **Enclosure 1**.

## **PROJECT SCOPE AND NATURE**

4. The project site occupies an area of around 999 square metres (m<sup>2</sup>) at Hau Cheung Street, Yau Ma Tei. The proposed scope of the project comprises -

- (A) construction of the RCP -
  - (i) a designated refuse collection vehicle (RCV) parking area;
  - (ii) a loading bay at the rear of the parked RCV;
  - (iii) a storage space for refuse;
  - (iv) an office cum roll call point;
  - (v) staff toilets with changing room;
  - (vi) a store room for storage of cleansing gear and materials; and
  - (vii) storage area for accommodating hand carts and refuse bins;
- (B) construction of the SSSU -
  - (i) the office of integrated services team for street sleepers -
    - (a) an office with ancillary area;
    - (b) a lobby/ multi-purpose room;
    - (c) an interview room;
    - (d) a kitchen;
    - (e) a store room;
    - (f) a haircutting/ laundry room; and
    - (g) staff toilets and client toilets with shower room;

- (ii) the temporary shelter for street sleepers -
  - (a) caretaker's quarters;
  - (b) a dormitory for accommodating 70 persons with toilets/ shower rooms;
  - (c) a store room; and
- (C) demolition of the existing building of the Shanghai Street RCP, SSSU and the public toilet<sup>1</sup>.

A section for the project is at **Enclosure 2**.

## **JUSTIFICATIONS**

### To enable the YMTT to serve its functions more effectively

5. Due to the constraints posed by the preservation of the YMTT and Red Brick Building (both are graded historic buildings), the size of the foyer space and the side stage of the current YMTT is below standard. To enable the YMTT to serve its functions as a centre for nurturing new talents for Cantonese opera more effectively, it is necessary to relocate the RCP and SSSU adjoining YMTT to provide space to expand the foyer and side stage of the theatre and to provide rehearsal facilities at the venue.

6. The Leisure and Cultural Services Department and the Architectural Services Department are working on the design and project planning of the YMTT phase II development. A separate project proposal will be submitted to seek funding support from the Finance Committee (FC) in due course.

### To improve the overall environment of the YMTT

7. When the project of the phase I development of the YMTT was submitted to the PWSC in January 2009, Members requested the Government to relocate the existing RCP and SSSU to improve the overall environment of the YMTT. The Administration shares Members' views that relocating these two public facilities and implementing the phase II development of the YMTT will create better cultural ambience in the area of YMTT, enhance its functions and improve its attractions to tourists and other visitors. Since then, the

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<sup>1</sup> As there is no suitable site in the vicinity for relocating the public toilet, it will be reprovisioned in-situ and incorporated in the phase II development of the YMTT, to cater for the needs of the public and the users of Yau Ma Tei Wholesale Fruit Market.

Administration has been actively exploring suitable sites for relocating these two facilities and eventually succeeded in identifying a suitable site at Hau Cheung Street. The relocation site is agreeable to the Yau Tsim Mong District Council.

To maintain the existing service of RCP and SSSU in the district

8. The amount of refuse handled by Shanghai Street RCP is about 50 tonnes daily, generated from the buildings nearby. There are two other RCPs in the district, namely Market Street RCP located about 400 m to the south of Shanghai Street RCP and Portland Street RCP at about 500 m to the north of Shanghai Street RCP. As Yau Ma Tei and Mongkok are densely populated and the existing RCPs are already fully loaded, it is essential to re-provision the Shanghai Street RCP to a place in the vicinity to maintain the service for the public in the catchment area.

9. The SSSU consists of the office of an Integrated Services Team for Street Sleepers and a temporary shelter for street sleepers. Services being provided include outreaching visits, counselling and group activities, employment guidance, personal care, emergency financial assistance, referrals for other support services and 70 overnight shelter places for street sleepers. It is necessary to maintain the SSSU in the district to meet the service demand.

10. Taking into account the need for maintaining the current service for street sleepers and the effective delivery of hygiene service to the public in the catchment area, we propose to re-provision the Shanghai Street RCP and SSSU to the site at Hau Cheung Street with provision of appropriate barrier free access and facilities.

## **PUBLIC CONSULTATION**

11. We consulted the Community Building Committee of the Yau Tsim Mong District Council on the re-provisioning project on 10 February, 5 May and 25 August 2011 and 26 July 2012. The DC members supported the proposal and asked for its early implementation.

12. The Cantonese Opera Advisory Committee has also been consulted on the proposal to relocate the existing RCP and SSSU at Shanghai Street to make available the site for implementing the phase II development of the YMTT. The Committee strongly supported the proposal and requested the project to be implemented as early as possible.

## **PROJECT ESTIMATE AND IMPLEMENTATION PLAN**

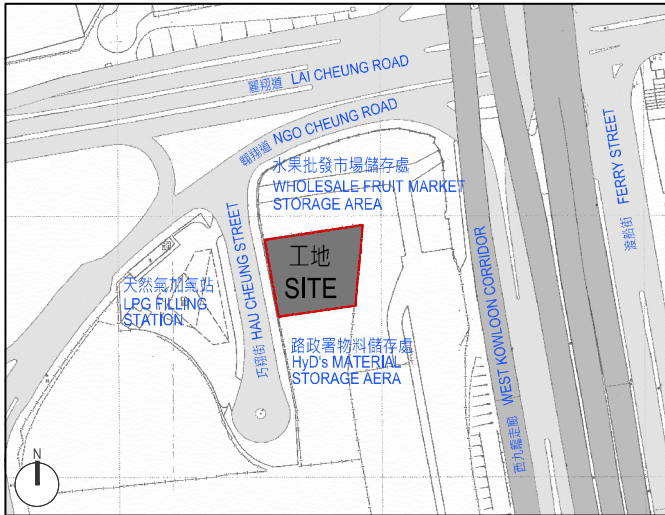
13. The estimated cost of the project is \$162.9 million in money-of-the-day prices.

14. Subject to the funding approval of the FC, the construction/demolition works are expected to commence in November 2013 for completion in April 2016. The existing RCP and SSSU will cease services only after the commissioning of the reprovisioned RCP and SSSU at Hau Cheung Street.

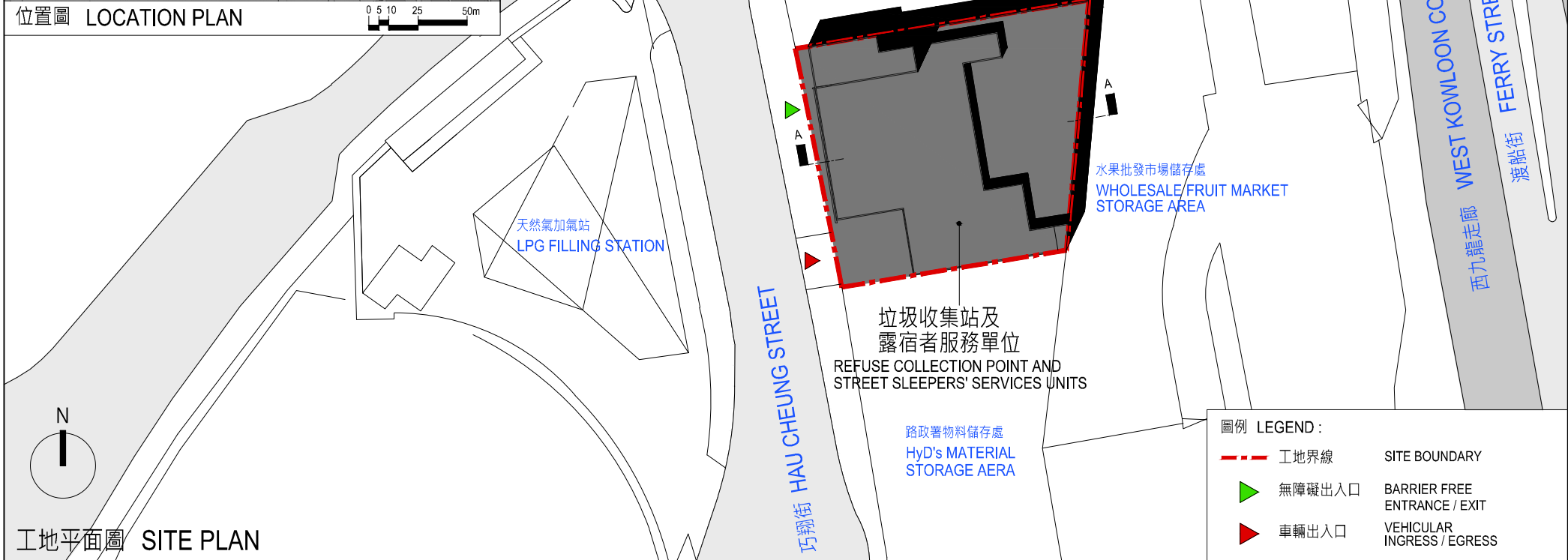
## **WAY FORWARD**

15. We plan to submit the project to the PWSC and FC for consideration for upgrading it to Category A in May and June 2013 respectively.

Home Affairs Bureau  
Food and Environmental Hygiene Department  
Social Welfare Department  
April 2013



位置圖 LOCATION PLAN

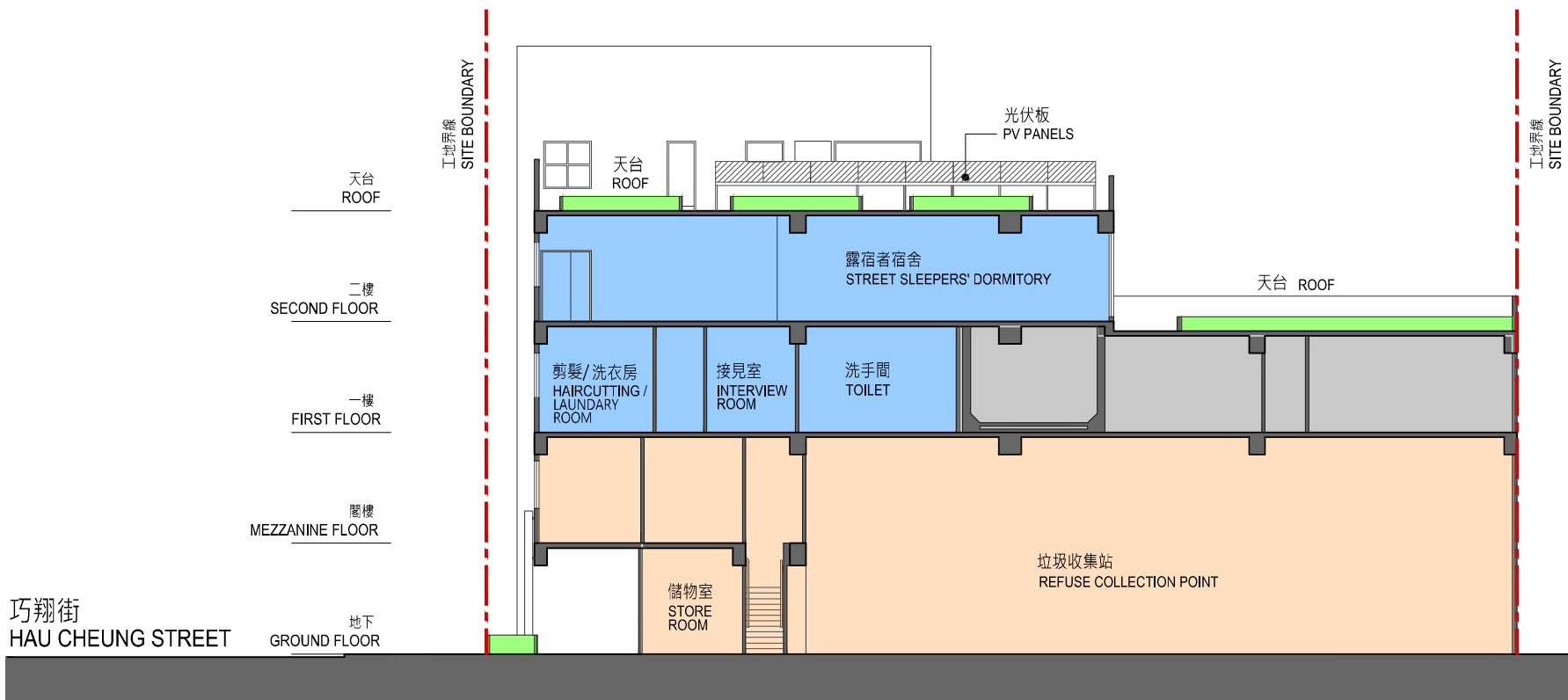


工地平面圖 SITE PLAN

圖例 LEGEND :

	工地界線	SITE BOUNDARY
	無障礙出入口	BARRIER FREE ENTRANCE / EXIT
	車輛出入口	VEHICULAR INGRESS / EGRESS






183GK  
 為展開油麻地戲院第二期發展而在油麻地巧翔街重置上海街垃圾收集站及露宿者服務單位的工程  
 REPROVISIONING OF SHANGHAI STREET REFUSE COLLECTION POINT AND STREET SLEEPERS' SERVICES UNITS  
 TO THE SITE AT HAU CHEUNG STREET, YAU MA TEI FOR THE PHASE II DEVELOPMENT OF THE YAU MA TEI THEATRE PROJECT



剖面圖 "A-A" SECTION "A-A"

183GK  
 為展開油麻地戲院第二期發展而在油麻地巧翔街重置上海街垃圾收集站及露宿者服務單位的工程  
 REPROVISIONING OF SHANGHAI STREET REFUSE COLLECTION POINT AND STREET SLEEPERS' SERVICES UNITS  
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圖例 LEGEND :

	垃圾收集站	REFUSE COLLECTION POINT
	露宿者服務單位	STREET SLEEPERS' SERVICES UNITS
	綠化範圍	LANDSCAPE AREA
	機電設施	BUILDING SERVICES
	光伏板	PV PANELS

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