

立法會 *Legislative Council*

LC Paper No. CB(2)457/13-14(09)

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Panel on Home Affairs

Background brief prepared by the Legislative Council Secretariat for the meeting on 13 December 2013

Reprovisioning of Shanghai Street Refuse Collection Point and Street Sleepers' Services Units for the Phase II Development of the Yau Ma Tei Theatre Project

Purpose

This paper provides background information on the 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 Phase II development of Yau Ma Tei Theatre ("YMTT") project and summarizes the major concerns expressed by Legislative Council ("LegCo") Members on the subject.

Background

2. In December 2008, the Administration briefed the Panel on Home Affairs ("the Panel") on its proposal to convert two graded historic buildings in Yau Ma Tei, namely YMTT (Grade II) and Red Brick Building ("RBB") (Grade I), into a Xiqu activity centre ("XAC"). According to the Administration, the proposed conversion of YMTT and RBB into XAC would not only put the two historic buildings into adaptive re-use, but also help to achieve the Government's policy objectives in preserving and promoting Cantonese opera as well as relieve the shortage of performing and practicing venues faced by the Cantonese opera sector. Panel members supported the proposal and urged its early implementation. The Administration was also urged to reprovision the public toilet and refuse collection point beside YMTT, and turn the area into a tourist attraction.

3. With the Panel's support, the Administration submitted the proposal to the Public Works Subcommittee ("PWSC") and the Finance Committee ("FC") for consideration and approval. When the proposal was discussed at the PWSC

meeting and the FC meeting on 21 January 2009 and 13 February 2009 respectively, the Administration was urged to relocate the public toilet, RCP and SSSU beside the proposed project site at YMTT, so as to create a better cultural atmosphere and enhance the surrounding environment of the proposed XAC. The Administration was also requested to include the site to be vacated by the three public facilities in the overall planning of the proposed XAC, enhance coordination among different bureaux/departments for the reprovisioning of the facilities, and report to the Panel regularly on the progress of the reprovisioning arrangements.

4. YMTT phase I has been completed and was opened for public use since July 2012. At the meeting on 15 April 2013, the Panel was briefed by the Administration on its proposal to reprovision Shanghai Street RCP and SSSU to a site at Hau Cheung Street, Yau Ma Tei to facilitate the development of YMTT phase II project. The site plan and the proposed scope of the reprovisioning project are at **Appendices I and II**. The Administration advised Members that it planned to submit the project proposal to PWSC and FC for consideration in May and June 2013 respectively. However, after deliberation, the Panel members did not support the Administration to submit the proposal to PWSC and FC for consideration.

Members' concerns

5. The major concerns expressed by Members at the Panel meeting on 15 April 2013 on the Administration's reprovisioning project proposal are summarized in the ensuing paragraphs.

Phase II development of YMTT

6. In response to Members' enquiries about the consultation on the proposed project, the Administration advised that the proposal was drawn up after consultation with the relevant stakeholders including residents in the district. The Administration had consulted the Community Building Committee of Yau Tsim Mong District Council ("DC") on the reprovisioning project at four of its meetings. DC members supported the proposal and requested for its early implementation.

7. Some Members raised concern about whether the Phase II development could address the existing space shortage problem of YMTT. The Administration advised that due to the constraints posed by the preservation of YMTT and RBB, the size of the foyer space and the side stage of the current YMTT was not adequate. To enable YMTT to serve its functions as a centre for nurturing new talents for Cantonese opera more effectively, it was necessary

to relocate the existing RCP and SSSU adjoining YMTT to provide space for expanding the foyer and the side stage of the theatre and to provide rehearsal facilities at the venue.

Reprovisioning of RCP and SSSU to a site at Hau Cheung Street

8. While some Members expressed support for the Administration's proposal to reprovise Shanghai Street RCP and SSSU to a site at Hau Cheung Street, some other Members held a strong view that the co-location arrangement of RCP and SSSU at the same site was a form of discrimination against street sleepers. There was a view that the existing SSSU could be reprovise in-situ and incorporated in the Phase II development of YMTT. The Administration should explore the feasibility of relaxing the plot ratio and height limit of the new building for the expansion of YMTT, so as to maximize the supply of gross floor area for the accommodation of the temporary shelter for street sleepers as well as provision of performance and rehearsal venues for arts practitioners and arts groups.

9. The Administration explained that the reprovise proposal was drawn up in response to Members' previous request for the relocation of the existing RCP and SSSU to improve the overall environment of YMTT. The Phase II development of YMTT could only commence after the reprovise of the existing RCP and SSSU to Hau Cheung Street. The Administration had difficulties in identifying and securing suitable sites in the district to reprovise RCP and SSSU.

10. Some other Members suggested that if another site could not be identified for reprovise SSSU, the Government should examine the feasibility of constructing two separate building blocks on the site at Hau Cheung Street to accommodate the reprovise RCP and SSSU.

11. In response to Members' enquiry on whether it was a Government policy to co-locate RCP and SSSU, the Administration explained that since 2009 when the Phase I of YMTT was implemented, the Administration had been actively exploring suitable sites for relocating RCP and SSSU and eventually succeeded in identifying a suitable site at Hau Cheung Street, Yau Ma Tei. Owing to historical reasons and other constraints, including the availability of suitable sites in the district for relocating the two facilities, the proposal under discussion was to reprovise the two facilities to the same site at Hau Cheung Street and maintain the current scale of development of SSSU so that the same level of service could be provided to street sleepers.

12. Some Members were concerned about the scale of development and design of the reprovise SSSU at Hau Cheung Street. They also raised

concern about the accessibility to the reprovisioned SSSU as the new site was relatively far away from the existing site which was in the residential areas and the core business areas of Yau Ma Tei and Mongkok. There was a suggestion that the existing RCP and SSSU should be reprovisioned to separate sites, with the latter being easily accessible by users.

13. As explained by the Administration, the purpose of the proposed reprovisioning project was to make available the existing site for the Phase II development of YMTT. Taking into account the need for maintaining the existing services of RCP and SSSU in the district, the selected site at Hau Cheung Street was not too far away from the existing RCP and SSSU. The Social Welfare Department ("SWD") had consulted and worked closely with the two operators of the Shanghai Street SSSU, namely the Street Sleepers' Shelter Society Trustees Incorporated and the Salvation Army, on the proposed reprovisioning of SSSU. While the proposal was agreeable to both sides, they had undertaken to continue the provision of existing dedicated supportive services for street sleepers on the new premises at Hau Cheung Street.

14. Concern was raised about the possible odour and noise nuisance as well as environmental impact brought about by the reprovisioned RCP. According to the Administration, the proposed reprovisioning project was drawn up with the concerted efforts of relevant government departments, including the Architectural Services Department, SWD and the Food and Environmental Hygiene Department ("FEHD"). FEHD had always been working closely with the Environmental Protection Department ("EPD") on solid waste management and recycling technologies and approaches. FEHD would collaborate with EPD to follow up on the possible odour and noise nuisance and environmental impact that might be brought about by the reprovisioned RCP and appropriate mitigating measures would be implemented where necessary. The new RCP would be equipped with modernized odour control system, such as water scrubber system to deodorize exhausted air, to control the emission of unpleasant odour and avoid causing nuisance to the users of SSSU as far as possible.

Motion passed by the Panel

15. At the Panel meeting on 15 April 2013, the Panel passed a motion moved by Mr CHEUNG Kwok-che, seconded by Mr WU Chi-wai and amended by Dr Helena WONG urging the Government to respect the dignity of street sleepers in the course of redeveloping the Yau Ma Tei Theatre and relocating the nearby street sleepers' shelter and refuse collection point, and to uphold the people-oriented principle by reprovisioning RCP and SSSU to separate sites as well as facilitating the access by street sleepers.

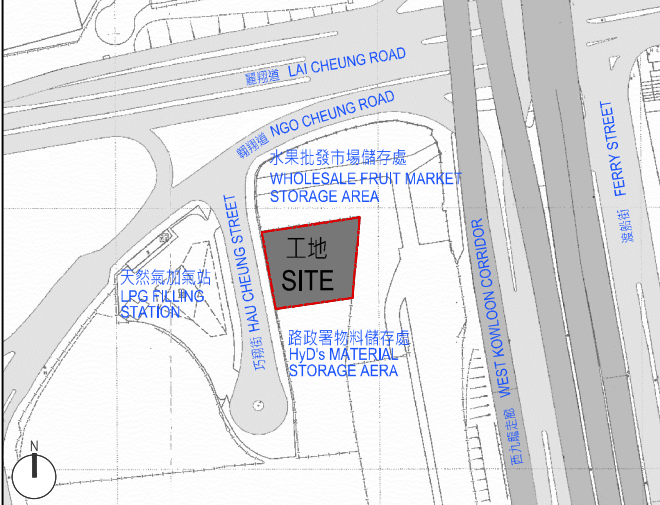
Latest development

16. The Administration will revert to the Panel on the proposal to re-provision Shanghai Street SRCP and SSS at its meeting on 13 December 2013.

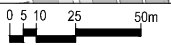
Relevant papers

17. A list of the relevant papers on LegCo's website is in **Appendix III**.

Council Business Division 2
Legislative Council Secretariat
6 December 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

Proposed project scope of the reprovisioning project

The project site occupies an area of around 999 square metres (m²) 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 toilet¹.

Source : Administration's paper on "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" (LC Paper No. CB(2)936/12-13(03))

¹ 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.

**Relevant papers on
Reprovisioning of Shanghai Street Refuse Collection Point
and Street Sleepers' Services Units for the Phase II Development
of the Yau Ma Tei Theatre Project**

Committee	Date of meeting	Paper
Panel on Home Affairs	12.12.2008 (Item VI)	Agenda CB(2)427/08-09(05) Minutes
Public Works Subcommittee	21.1.2009 (Item 6)	Agenda PWSC(2008-09)60 PWSCI(2008-09)20 Minutes
Finance Committee	13.2.2009 (Item 2)	Agenda Minutes
Panel on Home Affairs	---	Administration's progress report on conversion of Yau Ma Tei Theatre project (CB(2)58/12-13(01))
Panel on Home Affairs	15.4.2013 (Item IV)	Agenda Minutes