

Legislative Council Panel on Housing

**Public Works Programme Item No.B197SC –
Reprovisioning of Pak Tin Community Hall and special child care
centre-cum-early education and training centre in Pak Tin Estate
redevelopment site, and construction of footbridge link at Nam Cheong
Street, Sham Shui Po**

PURPOSE

This paper seeks Members' support for our proposal to upgrade Public Works Programme (PWP) Item No. **B197SC** to Category A. This item deals with the construction of a new complex building at Pak Tin Estate for the reprovisioning of the existing Pak Tin Community Hall (PTCH) and special child care centre-cum-early education and training centre (SCCC-cum-EETC), and to construct a footbridge link at Nam Cheong Street, Sham Shui Po.

PROPOSAL

2. We propose to demolish the existing PTCH and construct a five-storey building complex on an existing open space within the Pak Tin Estate at Nam Cheong Street. The programme serves to reprovision the existing PTCH and SCCC-cum-EETC, and construct a footbridge link across Nam Cheong Street. The proposed scope of works under the programme comprises –

- (a) construction of a five-storey building complex to accommodate a community hall comprising the following facilities :
 - (i) a multi-purpose hall with a seating capacity of 450 persons, which can be converted into two smaller venues divided by full-height sliding partitions;
 - (ii) a stage with a store room;
 - (iii) a multi-purpose stage meeting room;
 - (iv) male and female dressing rooms;
 - (v) a multi-purpose conference room; and
 - (vi) ancillary facilities including a management office with a store room, toilets, and mechanical and electrical plant rooms;

- (b) provision of a SCCC-cum-EETC at the above building complex with the following facilities:
 - (i) 14 activity rooms and 7 therapy rooms;
 - (ii) an observation room and a sick bay room; and
 - (iii) ancillary facilities including an interview room, a training aids store room, offices, store rooms, a kitchen and toilets;
- (c) construction of a footbridge link across Nam Cheong Street connecting the new building complex with the existing leisure and recreation facilities at Shek Kip Mei Park;
- (d) demolition of the existing PTCH; and
- (e) construction of ancillary works including sewerage, drainage, road and landscaping works.

3. We plan to entrust the design and construction of the works for the project to the Hong Kong Housing Authority (HA) to ensure proper coordination with the adjoining redevelopment of Pak Tin Estate (the Redevelopment). Upon completion of the project, the new building complex and footbridge will be handed over to the relevant departments for management and maintenance. The site plan and perspective view are at **Enclosure 1 and 2** respectively.

JUSTIFICATION

4. At present, there are about 42 000 people living in Pak Tin Estate and its and nearby. After the redevelopment of the estate, the total population in the area is expected to increase to over 50 000 by 2025. It is anticipated that the demand for community hall facilities will then be higher than at present. The existing PTCH with seating capacity of 250 persons will be too small to meet the rising expectation and demand in the community. The existing PTCH headroom of 5 meters is substandard and the columns in the hall area obstruct the view lines and pose limits on the organization of activities. We propose to construct a new building complex to accommodate a standard community hall with a seating capacity of 450 persons as a replacement of the existing PTCH in response to local demands and aspirations.

5. The site made available upon demolition of the existing PTCH will be used to construct a public rental housing block as part of the redevelopment programme, which will provide about 700 flats. Adequate open space in Pak Tin Estate will be maintained in the Master Layout Plan of the redevelopment programme.

6. The SCCC-cum-EETC provides essential services for early education and pre-school training of disabled children of different ages and with different degrees of disability. There is an existing SCCC-cum-EETC, currently accommodated in Block 13 of Pak Tin Estate which will be demolished for redevelopment. We propose to relocate the SCCC-cum-EETC to the new building complex to ensure the continuity of its services and to optimize the use of the new building complex.

7. We further propose to construct a footbridge link connecting the new building complex across Nam Cheong Street. With the increase of population in Pak Tin Estate after the redevelopment programme, the footbridge link can enhance connectivity and accessibility between the new building complex, the Pak Tin Estate and the Shek Kip Mei Park. It will also enhance the safety of pedestrians by segregating them from vehicles when crossing Nam Cheong Street.

PUBLIC CONSULTATION

8. We consulted Sham Shui Po District Council (DC) on the proposed project on 28 June 2012, 13 September 2012, 15 November 2012 and 14 November 2013 respectively. The DC Members supported the proposed project and urged for its early implementation.

9. We gazetted the proposed footbridge link under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) on 3 January 2014 and no objection from the public is received.

10. We also consulted the Advisory Committee on the Appearance of Bridges and Associated Structures (ACABAS)¹ on the aesthetic design of footbridge link on 21 January 2014. The ACABAS accepted the proposed aesthetic design.

¹ The ACABAS comprises representatives of the Hong Kong Institute of Architects, the Hong Kong Institution of Engineers, an academic institution, Architectural Services Department, Highways Department, Housing Department, Planning Department and Civil Engineering and Development Department. It is responsible for vetting the design of bridges and other structures associated with the public highway system from the aesthetic and visual impact points of view.

PROJECT ESTIMATE

11. The proposed project was upgraded to Category B in September 2013. The estimated project cost is \$298.50 million in money-of-the-day prices.

IMPLEMENTATION PLAN

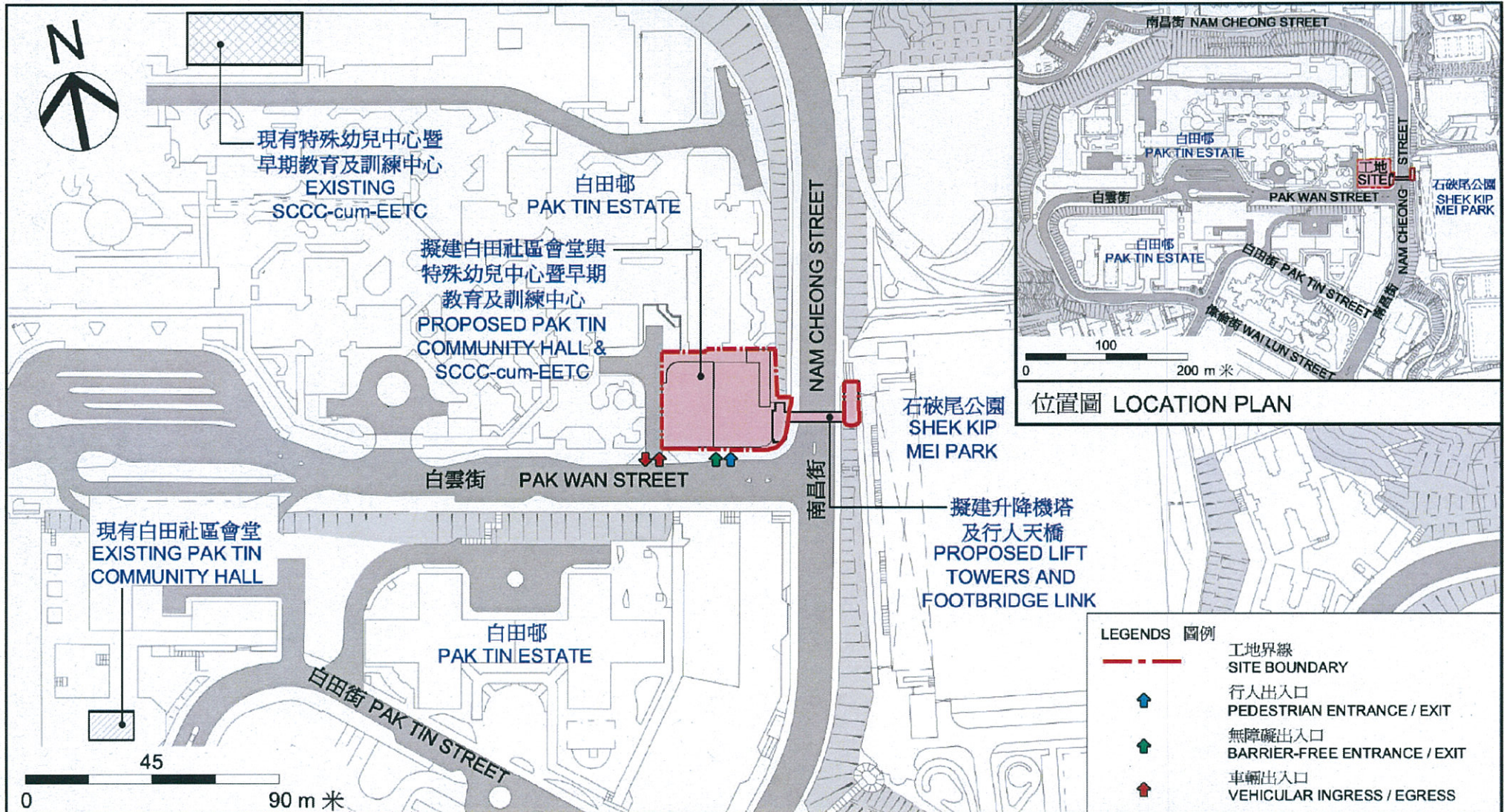
12. We plan to submit the proposed project to the Public Works Subcommittee and the Finance Committee of the Legislative Council in May 2014 and June 2014 respectively. Subject to funding approval, the construction of the new building complex and the footbridge link is expected to start in December 2014 for completion in November 2016 and March 2017 respectively.

13. Following the completion of the new building complex, demolition of the existing PTCH will commence for completion in May 2017. Although Block 13 of Pak Tin Estate which accommodates the existing SCCC-cum-EETC will not be demolished until 2019, the services providers in the SCCC-cum-EETC intend to continue their services to the public and have agreed to move to the new building complex once available.

ADVICE SOUGHT

14. Members are invited to support the funding proposal for the proposed project.

Transport and Housing Bureau
March 2014



工地平面圖
SITE PLAN

PROJECT TITLE 項目名稱

B197SC

深水埗白田邨重置白田社區會堂與特殊幼兒中心暨早期教育及訓練中心和興建南昌街行人天橋
REPROVISIONING OF PAK TIN COMMUNITY HALL AND SPECIAL CHILD CARE CENTRE-CUM-EARLY EDUCATION AND TRAINING CENTRE IN PAK TIN ESTATE REDEVELOPMENT SITE, AND CONSTRUCTION OF FOOTBRIDGE LINK AT NAM CHEONG STREET, SHAM SHUI PO



從東南面望向大樓的構思透視圖
PERSPECTIVE VIEW
FROM SOUTH-EASTERN
DIRECTION
(ARTIST'S IMPRESSION)

PROJECT TITLE 項目名稱
B197SC

深水埗白田邨重置白田社區會堂與特殊幼兒中心暨早期教育及訓練中心和興建南昌街行人天橋
REPROVISIONING OF PAK TIN COMMUNITY HALL AND SPECIAL CHILD CARE CENTRE-CUM-
EARLY EDUCATION AND TRAINING CENTRE IN PAK TIN ESTATE REDEVELOPMENT SITE,
AND CONSTRUCTION OF FOOTBRIDGE LINK AT NAM CHEONG STREET, SHAM SHUI PO