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政府總部 民政事務局

香港添馬添美道二號 政府總部西翼十二樓

Our Ref: SF(9) to HAB/C 5/7/1 Tel. No.: 3509 8126 Fax No.: 2802 4893 GOVERNMENT SECRETARIAT HOME AFFAIRS BUREAU

12TH FLOOR, WEST WING, CENTRAL GOVERNMENT OFFICES, 2 TIM MEI AVENUE, TAMAR, HONG KONG.

24 June 2016

Clerk to the Public Works Subcommittee Legislative Council Secretariat 1 Legislative Council Road Central, Hong Kong (Attn.: Ms Sharon CHUNG)

Dear Ms CHUNG,

Follow-up to Public Works Subcommittee of the Legislative Council meeting on 11 June 2016 183GK – Reprovisioning of Shanghai Street refuse collection point and street sleepers' services units to the site on Hau Cheung Street, Yau Ma Tei for the phase II development of the Yau Ma Tei Theatre project

At the meeting of the Public Works Subcommittee (PWSC) on 11 June 2016, Members raised several questions when considering the above project (Paper No. PWSC(2016-17)23). Supplementary information relevant to the questions is enclosed at <u>Annex</u>. I should be grateful if you could pass on the information to PWSC Members for reference.

Yours sincerely,

(Sandy CHEUNG) for Secretary for Home Affairs

c.c. Secretary for Financial Services and the Treasury (Attn.: Ms Jasmine CHOI) Director of Architectural Services (Attn.: Mrs Alice YU) Director of Social Welfare (Attn.: Ms Micy LUI) Director of Food and Environmental Hygiene (Attn.: Mr LAM Wing-hong) Director of Leisure and Cultural Services (Attn.: Mrs Clara LEUNG)

Follow-up to Public Works Subcommittee of the Legislative Council meeting on 11 June 2016

Supplementary Information

183GK – Reprovisioning of Shanghai Street refuse collection point and street sleepers' services units to the site on Hau Cheung Street, Yau Ma Tei for the phase II development of the Yau Ma Tei Theatre project

Purpose

At the Public Works Subcommittee (PWSC) of the Legislative Council meeting on 11 June 2016, Members discussed the proposal on the "Reprovisioning of Shanghai Street refuse collection point (RCP) and street sleepers' services units (SSSU) to the site on Hau Cheung Street, Yau Ma Tei for the phase II development of the Yau Ma Tei Theatre (YMTT) project" (the reprovisioning project). This paper sets out the supplementary information from the Government in response to Members' questions on the project.

I. Feasibility of in-situ reprovisioning of the SSSU on Shanghai Street

What are the justifications (including statutory requirements or considerations of project/planning constraints) of the Government for: (i) ruling out the in-situ reprovisioning of the SSSU on Shanghai Street to a site under the phase II development of the YMTT project; (ii) imposing a maximum height restriction of six storeys on future buildings at the site concerned?

2. In 2010, the Town Planning Board (TPB) included building height restrictions in the draft Yau Ma Tei Outline Zoning Plan (OZP) to provide guidelines for development or redevelopment projects in the Yau Ma Tei district. The site of the YMTT phase II project (i.e. the current location of the Shanghai Street RCP and SSSU) falls within the "Government, Institution or Community" ("G/IC") zone on the current draft Yau Ma Tei OZP. While there is no maximum plot ratio restriction for this zone on the OZP, it has been specified that any development or redevelopment projects within this zone must be in compliance with the building height restriction of no more than six storeys or the height of the existing building, whichever is the greater.

3. In determining the building height restrictions for "G/IC" zones, the TPB has taken the following factors, among others, into consideration: to allow the zone to serve as a spatial and visual relief as well as breathing space in a densely developed

urban area; to preserve the cultural environment around the YMTT which has been listed as a Grade 2 historic building; and to reflect the known proposal and the nature of use. Taking the above considerations into account, the TPB imposed a maximum height restriction of six storeys to the buildings at the location concerned to make them visually compatible with the adjoining YMTT which is a Grade 2 historic building (with the height restricted to one storey). In respect of the conservation of heritage building, the YMTT phase II will be designed to maximize the visibility of the east facade of YMTT. In order to fulfill the height restriction stipulated under the OZP and to take into account the need for conservation, the northern part of YMTT phase II development will remain as one-storey high to provide expansion space for the theatre fover and lavatories, whilst the southern part of the development will be built up to six storeys high to provide other facilities for the phase II development. The visibility of east façade of YMTT can therefore be maximized, creating a visual and spatial linkage between the Red Brick Building and YMTT phase I (classified as Grade 1 and Grade 2 historic buildings respectively) so as to form a cultural heritage ensemble. Please refer to the illustration plan in Appendix I.

4. The site of YMTT phase II is very small, which is only 565m². In consideration of the height restriction of the YMTT phase II development and the space required for expanding the side stage and foyer of the YMTT phase I as well as rehearsal rooms and lavatories etc, in-situ reprovisioning of SSSU at the YMTT phase II site will greatly reduce the usable area of phase II development and is therefore considered not feasible.

II. The arrangement and design for the reprovisioned RCP

Has the proposed deodorisation system installed at the reprovisioned RCP on Hau Cheung Street been used in other RCPs in Hong Kong? If so, what are the locations of those RCPs and how effective is the deodorisation?

5. The RCPs newly built by the Food and Environmental Hygiene Department (FEHD) are equipped with modern deodorisation systems. For instance, the Paterson Street RCP in Causeway Bay and the Marble Road RCP in North Point as well as the Hoi Hing Road RCP in Tsuen Wan and the Sam Pan Street RCP in Wan Chai, etc. completed in recent years are all equipped with water scrubber deodorising systems and/or active-ion generator and refuse collection vehicle (RCV) exhaust extraction systems. The deodorising effect of these facilities is good and no complaints about any odour from the RCPs mentioned above have been received ever since they came into service.

6. The RCP on Hau Cheung Street is also equipped with water scrubber system and active-ions generator. Exhaust air of the RCP will be treated prior to discharge upwards with considerable speed from the outlet located at the highest point of the roof (i.e. roof level of the lift machine room). The exhaust air outlet/location has been designed after detailed calculation to ensure that the quality of the treated exhaust air can meet the standards as required by the Environmental Protection Department (EPD). The exhaust air outlet will be located far away from the windows of the SSSU at 4/F (the shortest horizontal distance between the exhaust air outlet and the windows will be 9.2 m at the East and 11.8 m at the West). The locations are indicated on the section plan in **Appendix II**.

Will the use of double doors be considered in the design of the RCP to be reprovisioned on Hau Cheung Street? If not, what are the reasons? And, will the Government consider including double doors in the design?

7. As mentioned above, the deodorising effect of the modern deodorisation systems at new RCPs built by FEHD in recent years is good. Besides, the RCVs of FEHD are of a fully-enclosed type. It is therefore not necessary to install "double doors" as a standard facility in RCPs at present. However, in view of the special circumstances of this reprovisioning project and given the space availability and technical feasibility of the existing site, an individual partitioned area can be spared inside the RCP for installing an additional roller shutter to provide a double-door setting. A floor plan showing the provision of double doors at the RCP is in **Appendix III**.

What are the types of materials to be recovered at the material recovery point in the reprovisioned RCP on Hau Cheung Street? Will the fruit and vegetables disposed every day at the Yau Ma Tei Wholesale Fruit Market be included? If not, what are the reasons? What is the capacity of the recovery point?

8. The RCP to be reprovisioned will be equipped with recyclables collection bins for members of the public to deposit waste paper, metal and plastic recyclables. The quantity of recyclables that can be handled per week is estimated to be 360 kg. At present, the public RCPs managed by the FEHD do not handle separated food waste or fruits and vegetables disposed. According to the information provided by the EPD, commercial and industrial establishments are currently responsible for delivering their municipal solid waste generated either to refuse transfer stations (RTS) or landfills. In respect of processing food waste, the EPD's plan is for the commercial and industrial establishments to be responsible for separating their food waste from other municipal solid waste, and delivering the separated food waste to the recycling facilities under the EPD.

What are the detailed arrangements to be made for transporting the refuse collected at the RCP mentioned above to RTS/landfills for disposal?

9. The RCP to be reprovisioned on Hau Cheung Street is only 250 metres from the existing Shanghai Street RCP. As the future RCP is near to the existing one, there will be no substantial change in the workflow of refuse delivery and the vehicle journey time will be more or less the same. After collecting the refuse, the RCV will deliver the refuse to the West Kowloon Refuse Transfer Station for further disposal.

Will the Government consider introducing measures (e.g. opening up a short cut) for cleansing workers to transport refuse between the Yau Ma Tei Wholesale Fruit Market and the Hau Cheung Street RCP quickly? If not, what are the reasons?

10. The usual route of workers collecting refuse from areas surrounding Shanghai Street and Temple Street is to travel along Ferry Street via Waterloo Road or Tung Kun Street, and then walk northward to reach the Hau Cheung Street RCP. Since the site on Hau Cheung Street is currently adjoining the wholesale fruit market unloading and storage area where trucks move in and out from time to time, there is no space in the vicinity to open up a safe short cut to transport refuse to the RCP on Hau Cheung Street.

Have all the RCVs of the contractors engaged by FEHD and other private companies been converted to a fully-enclosed type in design? Has the telephone number been displayed on all RCVs for the public to make complaints about leachate dripping of RCVs?

11. The RCVs used by FEHD and its cleansing contractors are of a fully-enclosed type and fitted with a compaction plate, a tailgate cover and a sump tank to prevent dropping of waste, spillage of leachate and emission of odour when loading waste and during the vehicle journey. According to the cleansing contract provisions, the contractors are required to display a notice with the complaint hotline number "1823" at a conspicuous position on the body of the RCVs.

III. Air-conditioning for SSSU in the Hau Cheung Street Building

Will the Government consider installing a central air-conditioning system on the third and fourth floors (i.e. where the SSSU will be located) of the new building on Hau Cheung Street? If not, what are the reasons?

12. On the third floor (an office for an integrated services team for street sleepers) and the second floor (the offices for Leisure and Cultural Services Department (LCSD)'s Information Technology Office) of the proposed building, individual central air-conditioning will be provided. On the fourth floor of the proposed building for the the street sleepers's shelter, powering facilities (including installation of electrical trunkings and sockets) and suitable space would be provided so that the operator of the street sleepers' shelter may install central air-conditioning or split type units when necessary in future.

13. The street sleepers' shelter is operated by the Street Sleepers' Shelter Society Trustees Incorporated (SSSSTI) on a self-financing basis. Since the installation of air-conditioning system involves additional recurrent expenditure, the SSSSTI after careful deliberation has decided not to install air-conditioning system for the time being.

14. In fact, the proposed building has been designed to significantly improve the living environment of the street sleepers' shelter, which mainly include the following:

- (i) as compared with the existing dormitory which only has one-sided windows, the proposed building will be provided with windows on two opposite sides which will give better lighting and cross ventilation;
- (ii) the proposed street sleepers' shelter will be provided with mechanical ventilation to draw fresh air from the east side which is distant from Hau Cheung Street, when the windows are closed (such as in times of typhoon). Such design will facilitate air circulation and enhance indoor air quality;
- (iii) separate entrances will be provided for the facilities in the proposed building to widen their distances and a lift would also be provided (as compared with the accessibility to the existing facilities on Shanghai Street merely via staircases);
- (iv) the proposed RCP will be equipped with the most advanced deodorizing system and mechanical ventilation system in Hong Kong and the building will also be installed with noise reduction measures, thereby providing a more comfortable environment for the street sleepers' shelter;
- (v) the proposed use of new building materials, greenery environment, coupled with modern building services and standard toilets provision, will further enhance the facilities in the reprovisioning project; and

(vi) the street sleepers' shelter can apply for the Lotteries Fund through the Social Welfare Department under the established mechanism to purchase equipment like fans, exhaust fans, chillers, etc. to suit their operational needs, thereby creating a better dormitory environment for the street sleepers.

IV. Impact of the natural gas filling station on the safety of users in the proposed building

What is the distance between the natural gas filling station and the proposed building on Hau Cheung Street? Has the Government conducted a safety risk assessment for users of the proposed building to be located opposite the natural gas filling station? What are the considerations of the Government in conducting the above assessment?

Has the Government developed relevant guidelines or policies to specify that precautionary measures against gas leaks/fire should be taken during the construction of residential units near a petrol station and a natural gas filling station?

15. According to the Hong Kong Planning Standards and Guidelines (HKPSG) issued by the Planning Department, the separation distance between low density residential dwellings and existing liquefied petroleum gas (LPG) filling stations shall not be, in general, less than 15 metres. The separation distance of this project from the LPG filling station opposite Hau Cheung Street is 18 metres and thus meets the requirements of the HKPSG.

16. Under the Gas Safety Ordinance (Cap. 51), LPG filling stations/facilities are classified as notifiable gas installations (i.e. gas installations which can only be used upon application to the Electrical and Mechanical Services Department (EMSD)). The departments concerned have to submit a Quantitative Risk Assessment (QRA) report to ascertain that the gas installations comply with the requirements of the Government Risk Guidelines. In June 2015, the Architectural Services Department commissioned a consultant to conduct the required QRA for the proposed project. The findings revealed that the risk of the project was within an "acceptable" level and in line with relevant requirements in the HKPSG. The EMSD also completed an evaluation of the QRA report submitted by the consultant without objection.

17. Moreover, according to the Code of Practice for Liquefied Petroleum Gas Filling Stations issued by the EMSD, a gas detection system, including an adequate number of detector heads at different locations, should be provided for a LPG filling station. The system will give an audible alarm when an LPG leak is detected. Furthermore, an automatic water spray system should be installed at the LPG filling station. The system should be automatically actuated by gas detectors and/or fire detectors and in line with the fire safety requirements of the Fire Services Department.

V. <u>Detailed information on the LCSD's offices in the building on Hau Cheung</u> <u>Street</u>

How many staff are expected to be working in the LCSD's offices on the two additional floors in the premises on Hau Cheung Street? What are the detailed uses of these floors?

18. The two additional floors between the RCP and the SSSU are for the provision of storage space for the LCSD's Finance Section and Supplies Section on the first floor and office space for LCSD's Information Technology Office on the second floor. With the service expansion of the LCSD, the number of file documents for tender and quotation exercises of the Supplies Section has been on the rise. Added to that is the need to store adequate personal protection equipment for emergency use by frontline staff. At present, the accounting records of the LCSD's Finance Section are mainly kept in the office of the Section and temporarily stored in a vacant unit of the FEHD on Sai Yee Street, Mong Kok. The increasing number of file documents accumulated in the office of the Section has posed risks to fire safety as well as occupational safety and health. Therefore, it is necessary for the LCSD's Supplies Section and Finance Section to use part of the proposed building for storage of the materials and documents concerned on a long-term basis.

19. On the other hand, with the expansion of the LCSD's information technology services, the existing office space of its Information Technology Office (ITO) in Lockhart Road Municipal Services Building in Wan Chai has become inadequate. There will be 40 staff working on the second floor of the proposed building and the existing office space in Wan Chai that will be vacated by them will be used by other staff to alleviate the overcrowding problem. Part of the second floor of the proposed premises will be reserved for the contractor to conduct testing of the computer systems being developed, and a server room and a storage room for data backups to ensure the safe storage of computer data and data backups.

Home Affairs Bureau June 2016



Appendix II 附錄二



