

For information

**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**

In order to release space for the implementation of the phase II development of the Yau Ma Tei Theatre (YMTT) project, both the current Shanghai Street refuse collection point (RCP) and the street sleepers' services units (SSSU)<sup>1</sup> will be reprovisioned to the site at Hau Cheung Street in Yau Ma Tei (the site plan at **Enclosure 1**). This paper aims to brief Members on the latest progress and revised proposal of the reprovisioning project.

**BACKGROUND**

2. We consulted the Legislative Council (LegCo) Panel on Home Affairs on 15 April and 13 December 2013 regarding the proposed reprovisioning project and the Panel generally supported the project. Later, when the Public Works Subcommittee (PWSC) of the LegCo deliberated on the reprovisioning project on 29 January 2014, some members recommended that the Government consider constructing additional floors in the new building to provide storage space for government departments with a view to optimising land use. Both the horizontal and vertical distances between the RCP and the SSSU should be increased so as to mitigate the potential impacts caused by the operation of the RCP on the users in the SSSU. In addition, some members recommended altering the orientation of

---

<sup>1</sup> The SSSU consists of the office of an Integrated Services Team for Street Sleepers and a temporary shelter for street sleepers. Services provided in the SSSU include outreaching visits, counselling and group activities, employment guidance, personal care, emergency financial assistance, referrals to 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.

the SSSU's main entrance in order to prevent it from facing the same direction as the RCP's entrance. We agreed to explore improvement measures and then submit the revised design to the PWSC for consideration.

## **REVISED PROPOSAL**

3. In response to the advice of the members of PWSC, we consulted relevant departments on the usage of the proposed additional floors, drew up building specifications according to the requirements of user departments and conducted another detailed technical feasibility study. With a view to further minimising the impact of the RCP on the SSSU, the new building shall adopt the following design –

### Two additional floors in the new building

- (i) two additional floors will be built between the RCP on the ground floor and the SSSU on the top two floors to increase their vertical distance apart. The new floors will be used by the Leisure and Cultural Services Department (LCSD) as storage for its Finance Section and Supplies Section on the first floor, and the office accommodation for the staff of its Information Technology Office on the second floor; and

### Altering the orientation of the SSSU's main entrance

- (ii) the orientation of the SSSU's main entrance will be changed from facing the west to the north to avoid it directly facing the same direction as the RCP's west-facing entrance.

4. In addition, to ensure the minimal impact of the RCP on other users of the building, the new building is designed with the following features –

### Separating the entrance of the RCP from that of other users of the building to the farthest extent

- (i) the individual entrances of the RCP and the SSSU will be located separately at the south and north ends of the site respectively. Also, the entrance of the RCP will be set back from Hau Cheung Street by about eight metres so that the windows of the SSSU facing Hau Cheung Street and the entrance of the RCP will be kept further apart. The entrance to

the floors of the LCSD's storage and offices will also be located at the north end of the frontage facing Hau Cheung Street;

Treatment of exhaust air in the RCP

- (ii) there will be no other windows or doors of the RCP facing Hau Cheung Street except the roller shutter at its entrance. To ensure no leakage of untreated air from the RCP, the Food and Environmental Hygiene Department will keep the roller shutter closed except for the access time of refuse collection vehicles (RCV); and fresh air will also be drawn from Hau Cheung Street during the operation of RCV. Air inside the RCP will be ducted to high level above roof and discharged after being treated by a water scrubber system for odour and disinfection control. The overall layout, in terms of air quality, design of the exhaust system and the distance between the exhaust outlet near the north of the building and the main windows to the east and west of the SSSU, will meet the requirements of the Environmental Protection Department; and

Separate ventilation system in the SSSU

- (iii) a separate ventilation system will be installed in the SSSU where fresh air will be drawn from the east side instead of from the side facing Hau Cheung Street.

The original and the revised ground floor part plans and sectional plans of the building are at **Enclosures 2 and 3**. The revised project scope is at **Enclosure 4**.

5. When comparing with the existing building at Shanghai Street and the original scheme of the building submitted to the PWSC for consideration in January 2014, the sanitary condition of the revised new building is expected to be greatly improved, thereby enhancing the environment. The major comparison among the three building designs in terms of floor and orientation is tabulated at **Enclosure 5**.

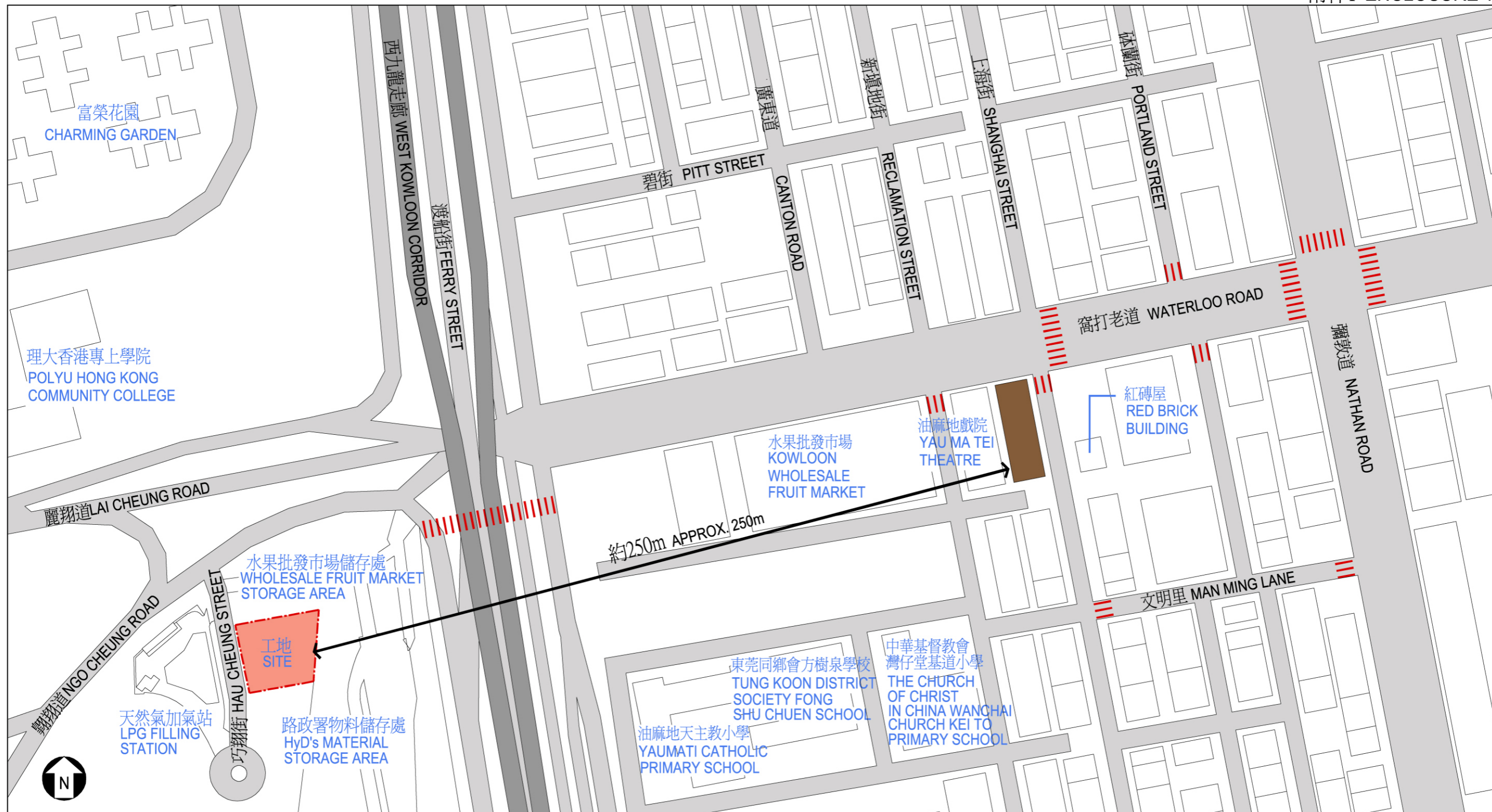
**WAY FORWARD**

6. We plan to submit the proposal to the PWSC and the Finance Committee (FC) for upgrading the project to Category A in the second quarter of 2016. The preliminary estimated cost is about \$230 million in money-of-the-day prices.

7. Subject to the funding approval of the FC, we plan to commence construction in the fourth quarter of 2016 for completion in the second quarter of 2019. The existing RCP and SSSU at Shanghai Street will cease providing services only after the opening of the new facilities at Hau Cheung Street. The demolition works of the existing building at the original site is tentatively scheduled for completion in the fourth quarter of 2019. We will consult the Panel on the phase II development of the YMTT project when appropriate.

8. Members are invited to note the above progress of the project of reprovisioning Shanghai Street RCP and SSSU to the site at Hau Cheung Street, Yau Ma Tei for implementing the phase II development of the YMTT project.

Home Affairs Bureau  
January 2016



圖例 LEGEND :

--- 工地界線  
SITE BOUNDARY

|||| 行人過路線  
AT GRADE  
PEDESTRIAN  
CROSSING

新垃圾收集站及  
露宿者服務單位  
NEW RCP / SSSU

現有垃圾收集站及  
露宿者服務單位  
EXISTING RCP / SSSU



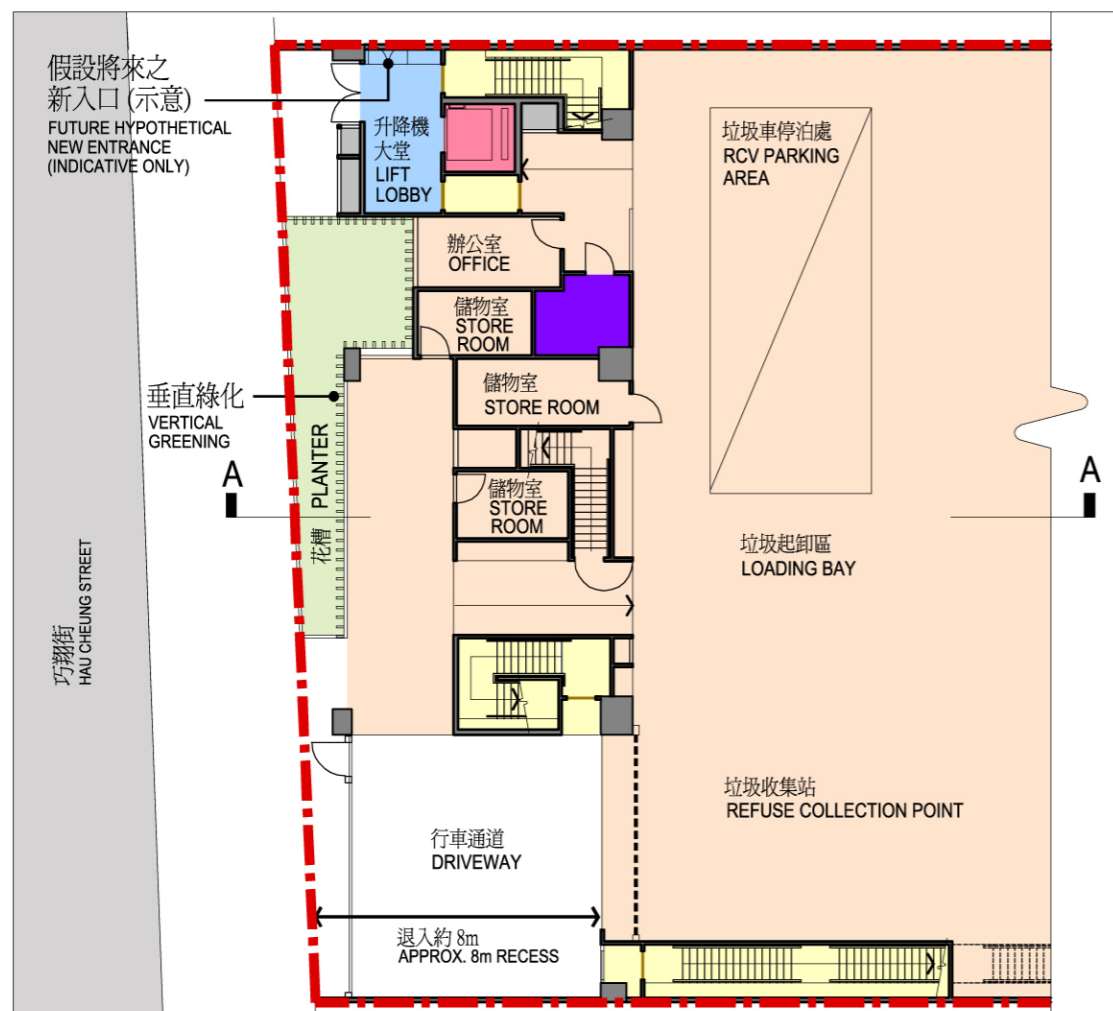
現有及新的垃圾收集站  
及露宿者服務單位位置圖  
LOCATION PLAN OF THE EXISTING AND  
NEW REFUSE COLLECTION POINT AND  
STREET SLEEPERS' SERVICES UNITS

183GK

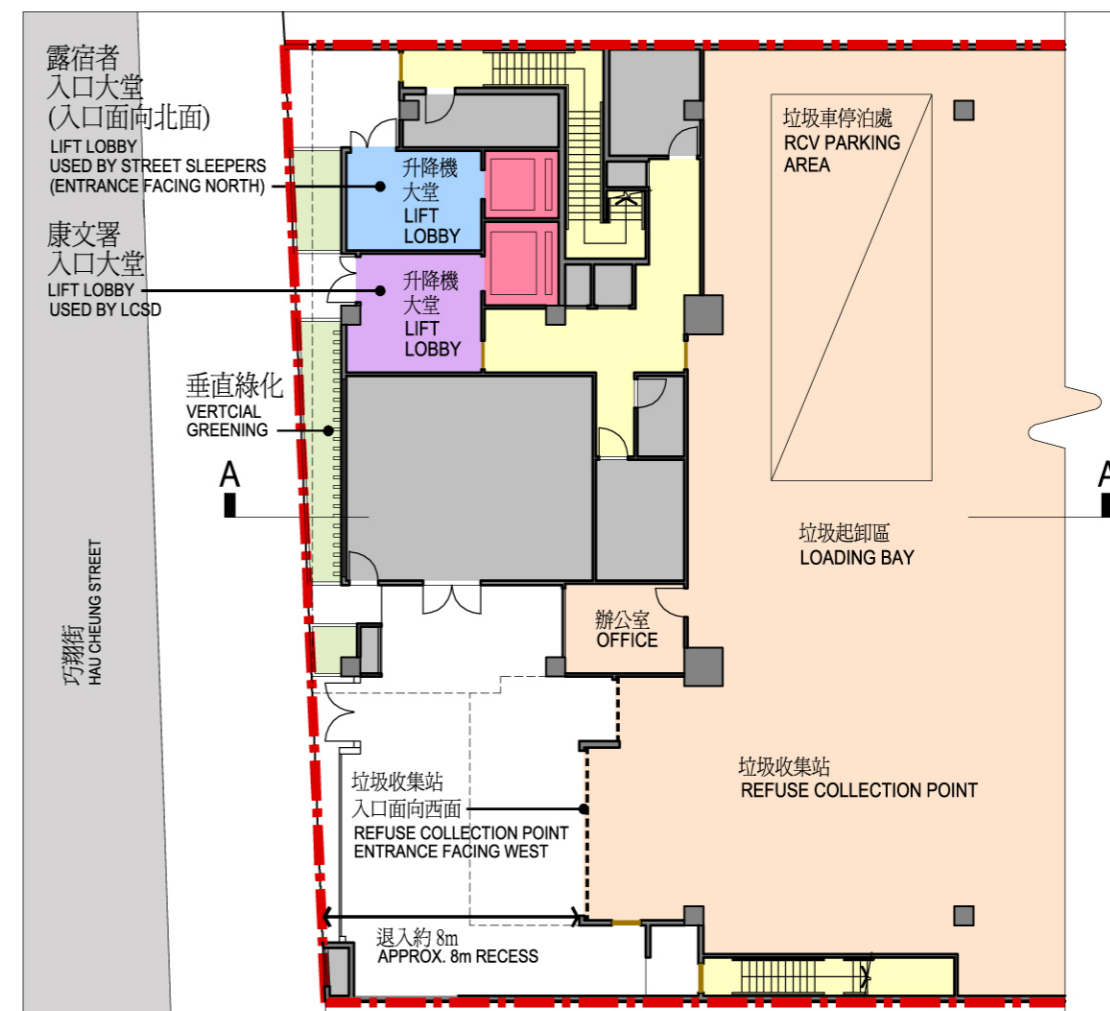
為展開油麻地戲院第二期發展而在油麻地巧翔街重置上海街垃圾收集站及露宿者服務單位的工程  
REPROVISIONING OF SHANGHAI STREET REFUSE COLLECTION POINT AND STREET SLEEPERS' SERVICES UNITS  
TO THE SITE AT HAU CHEUNG STREET, YAU MA TEI FOR THE PHASE II DEVELOPMENT OF THE YAU MA TEI THEATRE PROJECT



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署













原方案  
ORIGINAL SCHEME



修改方案  
REVISED SCHEME



圖例 LEGEND :

- |  |  |   |  |
|--|--|---|--|
|  垃圾收集站<br>REFUSE COLLECTION POINT |  辦公室及儲存倉庫<br>OFFICE AND STORAGE             |  機房<br>PLANT ROOMS       |  綠化範圍<br>LANDSCAPE AREA       |
|  工地界線<br>SITE BOUNDARY            |  露宿者服務單位<br>STREET SLEEPERS' SERVICES UNITS |  走火通道<br>MEANS OF ESCAPE |  暢通易達洗手間<br>ACCESSIBLE TOILET |
|  走火通道門<br>FIRE ESCAPE DOOR        |  暢通易達升降機<br>ACCESSIBLE LIFT               |   |  |



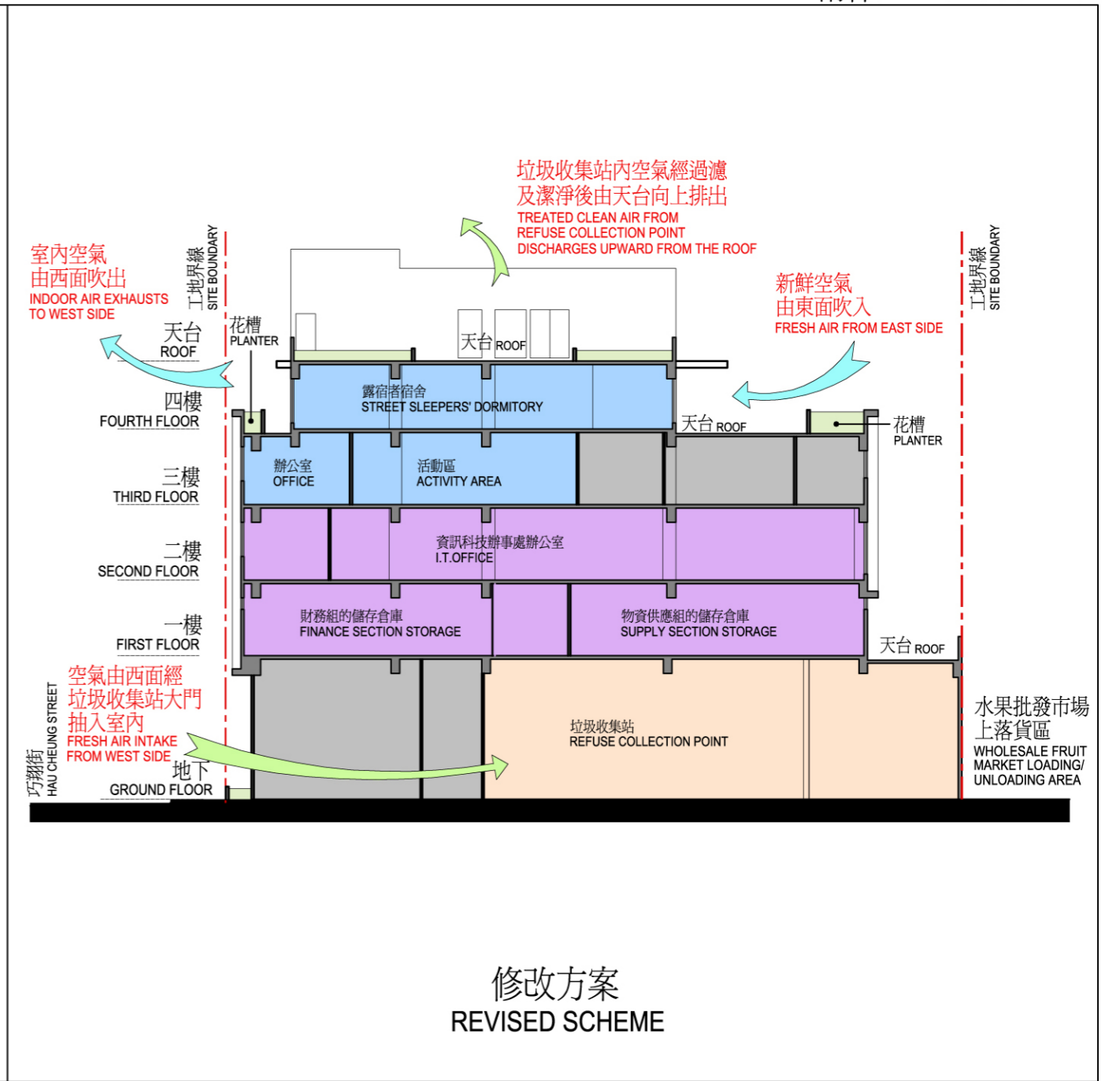
地下部分平面圖  
G/F PART PLAN

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



ARCHITECTURAL SERVICES DEPARTMENT 建築署



圖例 LEGEND :

- 垃圾收集站  
REFUSE COLLECTION POINT
- 辦公室及儲存倉庫  
OFFICE AND STORAGE
- 機房  
PLANT ROOMS
- 綠化範圍  
LANDSCAPE AREA
- 工地界線  
SITE BOUNDARY
- 露宿者服務單位  
STREET SLEEPERS' SERVICES UNITS
- 暢通易達洗手間  
ACCESSIBLE TOILET



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 TO THE SITE AT HAU CHEUNG STREET, YAU MA TEI FOR THE PHASE II DEVELOPMENT OF THE YAU MA TEI THEATRE PROJECT



ARCHITECTURAL SERVICES DEPARTMENT 建築署

**Reprovisioning of Shanghai Street refuse collection point and street sleeper' services unit to the site at Hau Cheung Street, Yau Ma Tei for the phase II development of the Yau Ma Tei Theatre Project**

**Revised proposed project scope**

- (a) construction of the RCP comprising -
  - (i) a designated RCV parking area;
  - (ii) a loading bay at the rear of the RCV parking area;
  - (iii) a storage space for refuse;
  - (iv) an office cum roll call point;
  - (v) a store room for storage of cleansing gear and materials;
  - (vi) storage area for accommodating hand carts and refuse bins;
  - (vii) setting up a material recovery point for separate collection and storage of recyclables;
  
- (b) construction of the SSSU comprising -
  - (i) an office of integrated services team for street sleepers with ancillary area;
  - (ii) a lobby or multi-purpose room;
  - (iii) an interview room;
  - (iv) a kitchen;
  - (v) a store room;
  - (vi) a haircutting or laundry room;
  - (vii) staff toilets and client toilets with showers;
  - (viii) caretaker's quarters for the temporary shelter for street sleepers;
  - (ix) a dormitory for accommodating 70 persons with toilets/shower rooms and store room;
  
- (c) construction of two floors between the floors of the RCP and SSSU for the provision of the offices and storage for LCSD –
  - (i) offices for LCSD's Information Technology Office (ITO) with ancillary area;
  - (ii) storage space for LCSD's Finance Section and Supplies Section;
  - (iii) provision of lift and construction of lift lobby for the ITO; and
  
- (d) demolition of the existing building of the Shanghai Street RCP, SSSU and public toilet.



**Comparison in terms of floor and orientation among the existing building at Shanghai Street, the original scheme and the revised scheme**

<p><b>Major Amendments</b></p>	<p><b>Existing building at Shanghai Street</b></p>	<p><b>The Reprovisioning Project at Hau Cheung Street</b> (The original scheme in January 2014)</p>	<p><b>The Reprovisioning Project at Hau Cheung Street</b> (The revised scheme in January 2016)</p>
<p><b>1. Distance between the entrance of the RCP and SSSU</b></p>	<p>SSSU is located immediately above the RCP with no intervening floor.</p>	<p>There was one intervening floor (the office of the Integrated Services Team for Street Sleepers) between the Street Sleepers dormitory and the RCP.</p>	<p>There are three intervening floors (one for the office of the Integrated Services Team for Street Sleepers and two for the offices and storage space of LCSD respectively) between the Street Sleepers dormitory and the RCP.</p>
<p><b>2. Segregation of approach to the entrance of RCP and SSSU</b></p>	<p>Entrance to SSSU is located right next to the entrance of RCP on ground floor.</p>	<p>The individual entrances to lift lobby of SSSU and to RCP were both facing Hau Cheung Street and located at the two far ends of the street frontage with maximum distance apart.</p>	<p>While maintaining the maximum distance apart as in the original scheme, the SSSU's main entrance is now set back from the pedestrian road and re-oriented to face north for further segregation with the RCP's entrance.</p>