

Legislative Council Panel on Housing

**Public Works Programme Item No. B195SC –
Community Hall at Sau Ming Road, Kwun Tong**

BACKGROUND

At the Legislative Council Panel on Housing meeting on 3 June 2013, we sought Members' support on our proposal to upgrade the Public Work Programme (PWP) No. **B195SC** to Category A to demolish the existing Sau Mau Ping (Central) Estate Community Centre (SMP(C)ECC), and to construct a new community hall adjoining the public housing development at Sau Ming Road, Kwun Tong (for proposed project details, please refer to LC Paper No. CB (1)1153/12-13(03)). This paper provides the following supplementary information requested by Members -

- (a) arrangements for re-provisioning the services currently provided by the Non-government Organizations (NGOs) at the existing SMP(C)ECC; and
- (b) whether the plot ratio of the project site has been maximized, and whether it is possible to increase the floor area of the new community hall in order to provide more social welfare services.

SUPPLEMENTARY INFORMATION

Re-provisioning arrangement for NGOs

2. At present, there are five NGOs providing different social services at the existing SMP(C)ECC proposed to be demolished. They expressed their intentions to continue their services and they would be willing to move to other premises in the vicinity.

3. Agreements have been reached with all of the five NGOs for the permanent re-provisioning arrangements at either Sau Mau Ping Estate or the public housing developments at Anderson Road. However, the re-provisioning premises at Anderson Road housing developments will only become available at a later stage. It is, thus, necessary to arrange interim premises in Sau Mau Ping Estate for the affected NGOs so as to ensure that

their services would not be interrupted. The five NGOs, their services and their interim and long term re-provisioning arrangements are summarized at **Enclosure.**

4. In order to complete the new community hall in May 2018, the five NGOs will move out from the SMP(C)ECC for the commencement of demolition in mid 2014. At the meeting of the Housing Committee of Kwun Tong District Council (KTDC) on 19 September 2013, members of the KTDC noted the re-provisioning arrangements and urged for early implementation of the proposed PWP at Sau Ming Road.

Optimization of site development potential

5. The new community hall is an integral part of a composite development at Sau Ming Road, Kwun Tong. The composite development also comprises the public rental housing (PRH) development, a library, a study room and a planned footbridge connecting Sau Ming Road and Hiu Kwong Street. The construction of the planned footbridge is under a separate public works item, the construction of which will be commenced after obtaining the funding approval at a later time.

6. The composite development at Sau Ming Road, Kwun Tong has already optimized the development potential of the site with a permissible domestic and non-domestic plot ratios of 4.5 and 1.5 respectively, and a building height restriction of +150mPD to the main roof level. In addition, other planning factors including visual impact and air ventilation have to be taken into consideration.

7. The area of the site for the composite development is small and is bounded by an existing major steep slope, a bus terminus and Sau Ming Road. The existing slope is steep and high, and hence its stability is of primary concern. To ensure the stability of the slope, the piles of the new community hall will be sleeved and founded at a level so that it will not exert any loading on the slope. Besides, since part of the existing bus terminus rests on the crest of the slope and is founded on piles, we have to be cautious and to avoid altering the part of the bus terminus that may affect the stability of the slope.

8. We have already maximized the domestic development potential by providing about 320 PRH flats and the domestic building block will be built up to the height limit under the existing site constraints. Due to the limited space of the site, the new community hall will abut the domestic block, and there is no further room for horizontal expansion. According to the Building Regulations, the prescribed window plane of the domestic flats has to be projected over the roof of the community hall, thus the community hall is restricted to two-storey. Furthermore, under the Planning Brief, the roof of the community hall also serves as open space for the domestic tenants of the PRH estate. As such, the design of the community hall has in practice fully utilized the site and maximized the potential of the composite development.

PROJECT ESTIMATE AND IMPLEMENTATION PLAN

9. With the estimated capital cost of \$134.9 million in money-of-the-day prices, we plan to submit the proposed works to the Public Works Subcommittee and the Finance Committee of the Legislative Council in January 2014 and February 2014 respectively. Subject to the funding approval, we plan to commence the proposed demolition works in July 2014 for completion of the new community hall in May 2018 to tie in with the scheduled completion of the adjoining public housing development.

ADVICE SOUGHT

10. Members are invited to note the supplementary information and support the funding proposal for provisioning of a replacement community hall at Sau Ming Road, Kwun Tong.

**Transport and Housing Bureau
December 2013**

Interim and Long Term Re-provisioning of NGOs
Situated at the Existing Sau Mau Ping Community Centre

NGO's Name	Services provided	Temporary Accommodation (Available Date)	Long term Accommodation (Available Date)
Kowloon Federation of Association Kwun Tong Sau Mau Ping Community Services Centre	Children & Women Services	G/F Sau Yin House of Sau Mau Ping Estate (6/2014)	G/F Sau Ming House of Sau Mau Ping Estate (After moving out of the existing library in 11/2018)
Pentecostal Church of Hong Kong Sau Mau Ping Good Neighbour Family Centre	Homework Guidance to Children and Youths, Support Services to Women and New Arrivals	G/F Sau Ching House of Sau Mau Ping Estate (6/2014)	Anderson Road Public Housing Development (8/2015)
The Boys' & Girls' Club Association of Hong Kong Sau Mau Ping Children & Youth Integrated Services Centre	Children and Youth Services	Not Necessary and will directly move to the long term accommodation	G/F Sau Wong House of Sau Mau Ping (South) Estate (6/2014)
Christian Action Sau Mau Ping Service Centre	Employee Retraining, New Arrival Children Programme, Community Education Service, Adult Education and an Ethnic Minority Centre	G/F Sau Wai House of Sau Mau Ping Estate (6/2014)	Anderson Road Public Housing Development (6/2017)
Kwun Tong Youth Service Corps	Social Welfare Work or Related Activities	Not Necessary and will directly move to the long term accommodation	G/F Sau Mei House of Sau Mau Ping (South) Estate (6/2014)