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27 June 2017

Clerk to Public Works Subcommittee
Legislative Council Secretariat
1 Legislative Council Road
Central, Hong Kong
(Attn: Mr Raymond CHOW)

Dear Mr CHOW,

**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**

I refer to the various parts in the letter from Hon CHU Hoi-dick dated 24 June 2017. Upon consultation with relevant Government departments, I am authorised to reply as follows –

Refuse collection point and recycling facilities

- (1) Most of the space inside the reprovisioned refuse collection point (RCP) on Hau Cheung Street would be reserved for refuse collection facilities, as well as the entry / exit and operation of the refuse collection vehicles. The RCP will provide recycling bins for collecting recyclable waste papers, metals and plastics from the public. Due to space constraints, there will not be sufficient space inside the RCP on Hau Cheung Street for the provision of more recycling facilities or services.

Land use and planning in the district

- (2) When the Public Works Subcommittee (PWSC) deliberated on the reprovisioning project in 2014, some Members recommended that the Government construct additional floors in the proposed building with a view to optimising land use. We have adopted Members' suggestions and submitted a revised building design to the Panel on Home Affairs (HA Panel) and the PWSC in 2016. It is suggested that two additional floors be constructed between the RCP and the street sleepers' services units (SSSUs) with a view to increasing their vertical distance apart, and to providing storage and office space for the Leisure and Cultural Services Department (LCSD).

According to the approved South West Kowloon Outline Zoning Plan (OZP) No. S/K20/30, the area around Hau Cheung Street is zoned as "Government, Institution or Community (G/IC)". The PlanD stated that, although the OZP has not specified any plot ratio or building height restriction in the area around Hau Cheung Street, the Government has to take into account visual and air ventilation impacts when developing the area. In addition, there is a need to use the concerned "G/IC" zone to serve as a spatial and visual buffer in the densely developed Yau Ma Tei District. Hau Cheung Street is situated in the ventilation corridor, which allows the flow of Southwest winds into the inland of Yau Ma Tei District, maintaining air ventilation for the district. Based on the above considerations, it is recommended that the maximum building height of the subject site on Hau Cheung Street should not exceed 25 metres above ground. The building design, which has been revised several times, is optimal and has achieved optimisation of land use.

We would like to reiterate that, if the design of the proposed building is to be substantially revised at this stage, the reprovisioning project will be further delayed. This would not only delay the phase II development of the Yau Ma Tei Theatre, but also impede the improvement of the environment of the SSSUs. The construction costs would also increase due to expansion in project scope and delay of construction works.

- (3) In the past few years, relevant Government departments have all along been actively exploring suitable sites within the Yau Tsim Mong District for relocating the Shanghai Street RCP and SSSUs, and

eventually identified a suitable site on Hau Cheung Street. In light of the views of Members of the HA Panel, the PWSC and the Finance Committee on separate reprovisioning of the two facilities, we have repeatedly explored such feasibility within the district. However, as Yau Ma Tei is a densely developed area, there has been no significant increase in the availability of developable land in the district in recent years. The developable land sites are subject to various constraints (including insufficient size, lack of technical feasibility, lack of road accessibility, etc). Most of these land sites are also located too far away from the original site on Shanghai Street. Therefore, these sites are not suitable for separate reprovisioning of the two facilities. Sites considered but were confirmed not suitable are at **Enclosure 2 of the LC Paper No. PWSC218/16-17(04)** and the area and current use of these sites are listed at **Enclosure 1** of this document.

When considering the selection of reprovisioning sites, we have to take into account the service areas of the SSSUs and the RCP, in order for the SSSUs to maintain the existing services for street sleepers in the district, and for the RCP to continue to serve users of the Yau Ma Tei Fruit Market and in the area of Shanghai Street. Last year, we have re-examined all the government land in the proximity of the original site. However, quite a number of the sites have been reserved for the construction of the Central Kowloon Route, while others have been earmarked for other uses. Therefore, available sites could not be identified within the district for separate reprovisioning of the RCP and the SSSUs.

The site on Hau Cheung Street is suitably located and in the proximity of the original site on Shanghai Street. This can reduce the impacts on current service users as far as practicable. As we have mentioned in **Para. 11 of the LC Paper No. PWSC(2017-18)4**, as compared with the two existing facilities at the original site, the revised building design would substantially improve the dormitory environment of the SSSUs and the hygiene condition of the RCP. Thus, the reprovisioning proposal has already balanced different considerations.

Stakeholder consultation

- (4) We consulted the Community Building Committee of the Yau Tsim Mong District Council (YTMDC) on the reprovisioning project on 10 February, 5 May, 25 August 2011 and 26 July 2012. The Committee

reiterated the pressing need for the project and requested its early implementation.

On the other hand, in January 2012, the Yau Tsim Mong District Office conducted a local consultation on the reprovisioning of the Shanghai Street RCP and SSSUs on Hau Cheung Street, and no objections were received.

We then consulted the YTMDC on 22 August 2013. The YTMDC stated its clear view that regardless of the proposal eventually selected, it was essential to implement the reprovisioning project as soon as possible, so that not only the service condition of the existing SSSUs could be improved, but the YMTT could also be expanded to meet the development needs of the Cantonese opera sector more effectively.

The Cantonese opera sector strongly supports the reprovisioning project. The Chinese Artists Association of Hong Kong and the Cantonese Opera Advisory Committee have repeatedly written to the HA Panel to appeal for Members' support of the reprovisioning proposal, and to urge for early implementation of the YMTT phase II development. A group of new talents of Cantonese opera have also written to the HA Panel, expressing the same views.

The SWD consulted and worked closely with the Street Sleepers' Shelter Society Trustees Incorporated (SSSSTI) and the Salvation Army on the proposed reprovisioning of the SSSUs. The two operators have undertaken to continue the provision of dedicated supportive services for street sleepers in the future premises on Hau Cheung Street and welcomed the proposed reprovisioning which would improve the conditions of their services. The SSSSTI has also written twice to the HA Panel to appeal for Members' support of the project with a view to enabling the street sleepers to enjoy the new facilities of the SSSUs as early as possible.

Outsourced services of refuse collection points

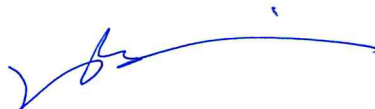
- (5) According to the FEHD, whether newly-built RCPs would be outsourced is considered on a case-by-case basis. At present, the Shanghai Street RCP is managed by the FEHD and it will remain so after reprovisioning. Regarding waste collection, the service

arrangement after reprovisioning will be subject to separate consideration. The annual recurrent expenditure of the reprovisioned RCP would increase, including electricity and maintenance expenses, as well as additional maintenance and repair expenses incurred by the building electrical and mechanical system, environmental protection and greening facilities, etc.

Operation of refuse collection points

- (6) At present, the Shanghai Street RCP handles 50 tonnes of refuse daily. As the reprovisioned RCP will continue to serve the users of the Yau Ma Tei Fruit Market and in the area of Shanghai Street, the quantity of refuse to be handled is estimated to be similar to the current level (service areas illustrated at **Enclosure 2**).

Yours sincerely,



(Ms Sandy CHEUNG)
for Secretary for Home Affairs

c.c. Director of Architectural Service
(Attn: Ms Jennifer YIP)
Director of Environmental Protection
(Attn: Miss LAW Ching-lam, Emily)
Director of Food and Environmental Hygiene
(Attn: Ms TANG Siu-chi, Cathy)
Director of Highways
(Attn: Mr CHUNG Chak-tao)
Director of Home Affairs
(Attn: Mr HO Chung-yin, Terrence)
Director of Lands
(Attn: Ms KUNG Chui-wan, Trevina)
Director of Leisure and Cultural Services
(Attn: Miss YIP Yee-wah, Eva)
Director of Planning
(Attn: Mr TAM Kui-shang, Eric)
Director of Social Welfare
(Attn: Miss FUNG Hing-sum, Fanny)

Sites considered but were confirmed not suitable for separate reprovisioning of the Shanghai Street refuse collection point and street sleepers' services units
 曾考慮但確認為不合適作分開重置上海街垃圾收集站及露宿者服務單位的用地

Site 用地		Area (sq m) 面積 (平方米)	Current Use (as of June 2017) 現時用途 (截至 2017 年 6 月)
Already earmarked for other development use 已有其他發展用途			
1	Vacant land under the Ferry Street Flyover (junction of Waterloo Road and Pitt Street) 渡船街行車天橋底空地 (窩打老道與碧街之間)	約 1 800	Construction of a pet garden is underway. 寵物公園工程現正進行中。
2	Vacant land under the Ferry Street Flyover (junction of Shek Lung Street and Tung Kun Street) 渡船街行車天橋底空地 (石龍街與東莞街之間)	約 1 000	Starting from September 2017, the site will be used by the Highways Department (HyD) for the Central Kowloon Route project. 該處將於 2017 年 9 月起，由路政署用作中九龍幹線工程用途。
3	Vacant land on Yau Cheung Road 友翔道空地	約 8 700	The site is now used as a temporary fee-paying public carpark. Starting from September 2017, the site will be used by the HyD for the Central Kowloon Route project. 該處現時用作臨時收費公眾停車場，並將於 2017 年 9 月起，由路政署用作中九龍幹線工程用途。
4	Vacant land on Man Cheong Street 文昌街空地	約 10 000	The site is used by the Leisure and Cultural Services Department as open space. The eastern portion has come into operation. 該處由康樂及文化事務署用作休憩用地，東面部分已啟用。

Site 用地		Area (sq m) 面積 (平方米)	Current Use (as of June 2017) 現時用途 (截至 2017 年 6 月)
5	Former Mong Kok Market 前旺角街市	約 1 000	The site is currently held by the Food and Environmental Hygiene Department and is earmarked for commercial development under the draft Mongkok Outline Zoning Plan no. S/K3/30. 該處現由食物環境衛生署管理，而根據《旺角分區計劃大綱草圖編號 S/K3/30》，該處將會用作商業發展。
6	Rear portion on G/F of the Middle Road Multi-storey Car Park 中間道多層停車場地下後座	約 2 600	The land was sold in 2014 and will be used for commercial development. Construction is underway. 該用地已於 2014 年賣出，將會用作商業發展，工程現正進行中。
Area too small 地點面積太小			
7	Units of premises on 67-91 Portland Street 砵蘭街 67-91 號物業單位	約 50 和 100	Parts of the premises are managed by the Lands Department. The rental units therein are all in use. 部分物業由地政總署管理，當中所有出租單位現已使用中。
8	Activity Room on G/F of the Henry G Leong Yaumatei Community Centre 梁顯利油麻地社區中心地下活動室	約 40	The site is currently in use. 該處現已使用中。
9	84-86 Woosung Street 吳松街 84-86 號	約 200	The site is currently used by the Shaheen Hockey Academy. 該處由沙鷹曲棍球中心使用。
10	Battery Street Public Toilet 炮台街公廁	約 100	The site is still used as public toilet. 該處現仍用作公廁。

Site 用地		Area (sq m) 面積 (平方米)	Current Use (as of June 2017) 現時用途 (截至 2017 年 6 月)
Unable to be used 不能使用			
11	Vacant land on Lin Cheung Road 連翔道空地	約 3 000	Enclosed by roads and unable to provide vehicle and pedestrian crossing facilities 地點被公路包圍，無法提供行車及行人過路設施。

Service Areas of the Reprovisioned Refuse Collection Point on Hau Cheung Street

Enclosure 2 (Updated)

巧翔街重置垃圾收集站的服務範圍

附件二 (修訂)

- 1 Shanghai Street Refuse Collection Point
上海街垃圾收集站
- 2 Reprovisioned Refuse Collection Point on Hau Cheung Street
巧翔街重置垃圾收集站
- 巧翔街重置垃圾收集站的服務範圍
Service areas of the reprovisioned Refuse Collection Point on Hau Cheung Street
北面至登打士街
(north to Dundas Street)
南面至西貢街
(south to Saigon Street)
東面至京士柏公園
(east to Kings Park)
西面至巧翔街
(west to Hau Cheung Street)

