

For discussion

Legislative Council Panel on Home Affairs

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

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)¹ will be reprovisioned to the site on Hau Cheung Street in Yau Ma Tei ("the reprovisioning project")(the site plan at **Enclosure 1**). This paper aims to brief Members on the latest progress and the revised proposal of the reprovisioning project.

BACKGROUND

2. When the Legislative Council (LegCo) Public Works Subcommittee (PWSC) considered the YMTT phase I development project in 2009, Members suggested relocating the existing RCP and SSSU adjoining the YMTT to create better cultural ambience in the area of YMTT, enhance the functions of the YMTT, and improve its appeal to tourists and other visitors. The Administration shared Members' views. Since then, the Administration had been actively exploring suitable sites for relocating these two facilities and eventually identified a suitable site on Hau Cheung Street. The proposal for

¹ The SSSU consists of the office of an integrated services team for street sleepers run by the Salvation Army and a temporary shelter for street sleepers operated by the Street Sleepers' Shelter Society Trustees Incorporated. 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.

the reprovisioning project was first put forward to the Panel on Home Affairs (HA Panel) for discussion on 15 April 2013.

3. Subsequently, when we presented an enhanced design of the reprovisioned building at the meeting of the HA Panel on 13 December 2013, we explained the difficulties in identifying another site in the district to separately reprovision the Shanghai Street RCP and the SSSU. The HA Panel generally supported the reprovisioning project. Later, when the PWSC deliberated on the reprovisioning project on 29 January 2014, some Members recommended that the Government should consider constructing additional floors in the new building to provide storage space for Government departments with a view to optimising land use, and increasing both the horizontal and vertical distances between the RCP and the SSSU so as to mitigate the potential impacts caused by the operation of the RCP on users of the SSSU. In addition, some Members recommended altering the orientation of the SSSU's main entrance in order to prevent it from facing the same direction as the RCP's entrance.

4. Having explored the feasibility of various improvement measures, we submitted a revised building design to the HA Panel and the PWSC for consideration on 24 March and 11 June 2016 respectively. The revised design has adopted Members' suggestions including constructing two additional floors between the RCP and the SSSU and altering the orientation of the SSSU's entrance, etc. Both the HA Panel and the PWSC supported the revised design.

5. At the meeting of the Finance Committee (FC) on 11 July 2016, some Members agreed on the funding proposal for the proposed reprovisioning project, while some suggested that an air-conditioning system should be installed in the reprovisioned shelter for street sleepers. A few Members repeated that the SSSU should not be reprovisioned at the same location of the RCP. In light of Members' suggestions on the building design, the Administration had made various improvements under technically feasible circumstances. However, the funding proposal for the reprovisioning project was still rejected.

Urgent need of the reprovisioning project

6. As the YMTT and Red Brick Building are both graded historic

buildings subject to the constraints posed by heritage preservation, the size of the foyer space and the side stage of the current YMTT is below the standard of performing venues in general. To enable the YMTT to serve its functions as a centre for nurturing new talents for Cantonese opera more effectively, there is an urgent need to relocate the RCP and the SSSU adjoining the YMTT to provide space to expand the foyer and side stage of the theatre and to provide rehearsal facilities at the venue. As the YMTT plays a crucial role in nurturing talents for Cantonese opera, its phase II development is imminently needed.

7. Also, the sooner the reprovisioning project is completed, the earlier the street sleepers can enjoy the new facilities at the SSSU. The hygiene of the new street sleepers' shelter would be a step up from the existing facilities on Shanghai Street. We wish to iterate that, over the past years, we have repeatedly enhanced the design of the reprovisioned building taking into account Members' views. The revised proposal set out in this paper has reasonably adopted Members' suggestions as far as possible under feasible circumstances.

CONSIDERATION OF MEMBERS' CONCERNS

8. In light of the advice of the FC, relevant Government departments have critically reviewed Members' concerns. Upon rounds of re-examinations, we still cannot identify another available site in the district for separate reprovisioning of the RCP and the SSSU. However, air-conditioning would be provided at the new street sleepers' shelter in view of the special circumstances subject to the funding approval of the Lotteries Fund. Details are set out in the ensuing paragraphs.

Separate reprovisioning of the RCP and the SSSU

Identifying available sites and other vacant premises in the district

9. Regarding the suggestion of separate reprovisioning of the Shanghai Street RCP and the SSSU, we have been conducting site search in the past few years with a view to exploring the feasibility. As Yau Ma Tei is a densely developed area, it is indeed very difficult to identify available sites in the

district for separate reprovisioning of the RCP and the SSSU. In light of the views of some FC Members, we have re-examined the sites in the district with Government departments concerned again and re-confirmed that no new site could be made available for such separate relocation. Moreover, according to the information provided by the Social Welfare Department (SWD), there are also no vacant premises in the district for the two Shanghai Street SSSU operators (viz. the Salvation Army and the Street Sleepers' Shelter Society Trustees Incorporated (SSSSTI)) to relocate the SSSU to provide the existing services.

Incorporating the SSSU with YMTT phase II development project

10. The site of the YMTT phase II project falls within the "Government, Institution or Community" zone on the current draft Yau Ma Tei Outline Zoning Plan. Taking into consideration the needs to provide a spatial and visual relief in a densely developed urban area, to preserve the cultural environment around the YMTT and to reflect the known proposal and the nature of use, the Town Planning Board has imposed a maximum height restriction of six storeys on the buildings at the location concerned to make them visually compatible with the adjoining YMTT (having a height restriction of one storey). The YMTT phase II project will be designed to be compatible with the Red Brick Building (Grade 1 historic building) and the YMTT (Grade 2 historic building) as far as possible so as to be visually and spatially connected to form a cultural heritage ensemble.

11. Consideration has been given to co-locate the SSSU at the YMTT phase II development. However, the site of YMTT phase II is very small with an area of only 565 square metres (m²). In consideration of the height restriction of the YMTT phase II development and the space required for expanding the side stage and the foyer of the YMTT phase I as well as rehearsal rooms and lavatories, etc., in-situ reprovisioning of the SSSU at the YMTT phase II site will greatly reduce the usable area of phase II development and is therefore considered not feasible. The above points have been detailed in **Item I of the LC Paper No. PWSC281/15-16(01)** in response to Members' questions raised at the PWSC meeting on 11 June 2016 in this regard.

Installing an air-conditioning system in the reprovisioned shelter for street sleepers

12. The SWD and the SSSSTI have re-examined the feasibility of providing air-conditioning in the reprovisioned shelter for street sleepers. As the SSSSTI operates the street sleepers' shelter on a self-financing basis, the SSSSTI is concerned that the provision of air-conditioning at the shelter would bring financial burden to them. In view of the genuine difficulties for the SSSSTI to absorb the additional recurrent expenses incurred, and taking into account the special circumstances that the shelter concerned will be the only shelter of its kind in the territory being co-located with an RCP, the SWD agreed to provide special subsidies for the SSSSTI to cover the recurrent expenses incurred from the provision of air-conditioning.

13. Sufficient power supply facilities (including installation of electrical trunkings and sockets) and space have been reserved in the new street sleepers' shelter for its operator to install a central or split-type air-conditioning system on its own in the future. Subject to the funding approval of the Lotteries Fund, the SSSSTI will purchase and install air-conditioning to meet the needs of the reprovisioned street sleepers' shelter, with a view to offering a better dormitory environment for street sleepers.

REVISED PROPOSAL

14. As it is not possible to identify another site to separately relocate the RCP and SSSU, we can only maintain the proposal to co-locate the RCP and the SSSU at the Hau Cheung Street site. That said, as compared with the existing facilities, the building design which has been revised several times would substantially improve the living environment and the hygiene condition of the SSSU –

- (a) 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, and to provide storage and office space for the Leisure and Cultural Services Department;
- (b) separate entrances will be provided for different facilities in the

proposed building to widen their distances and a lift would also be provided to the SSSU (as compared with the accessibility to the second floor of the existing building on Shanghai Street merely via staircases);

- (c) the orientation of the SSSU's main entrance will be altered from West to North to avoid it directly facing the same direction as the entrance of RCP;
- (d) the proposed SSSU will be provided with windows on two opposite sides which will give better lighting and cross ventilation (as compared with the existing SSSU on Shanghai Street which has only one-sided windows);
- (e) the reprovisioned street sleepers' shelter would be equipped with an air-conditioning system to provide a much better dormitory environment for street sleepers. The relevant recurrent expenses on air-conditioning would be subsidised by the SWD;
- (f) the air inside the RCP will be treated by a water scrubber system and an active-ions generator before its extraction to outdoor environment via exhaust air outlet at the highest point of the roof;
- (g) in view of the unique circumstances of this reprovisioning project and given the space availability and the technical feasibility, an area would be spared inside the RCP for installing an additional roller shutter to provide a double shutters setting so as to reduce the odour nuisance of the RCP; and
- (h) the provision of green environment, new building materials, building services installations and toilets will further enhance the facilities of the reprovisioning project. Solid parapet walls will be constructed at the street sleepers' shelter to alleviate noise impact.

15. A ground floor plan, a sectional drawing and an artist's impression of the project are at **Enclosures 2 to 4**. The proposed project scope is at

Enclosure 5.

16. According to the advice of the Planning Department and the Government Property Agency, based on the proposed accommodation requirements, the reprovisioning project is able to achieve an optimal degree of site utilisation under the prevailing circumstances. Taking into consideration the air ventilation impacts and the needs to provide a spatial and visual relief in a densely developed urban area, the five-storey design of the proposed reprovisioned building is optimal.

SUPPORT OF STAKEHOLDERS

17. The Cantonese opera sector strongly supports the reprovisioning project. The Chinese Artists Association of Hong Kong and the Cantonese Opera sector expressed disappointment that the reprovisioning proposal was rejected by the PWSC and the FC. The Chinese Artists Association of Hong Kong and 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 with a view to strengthening the role of the YMTT in nurturing talents for Cantonese opera.

18. The SWD consulted and worked closely with the SSSSTI and the Salvation Army on the proposed reprovisioning of the SSSU. The two operators have undertaken to continue the provision of dedicated supportive services for street sleepers on 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 to the HA Panel to appeal for Members' support of the project.

19. Furthermore, 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. We 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 SSSU could be improved, but the YMTT could also be expanded to meet the development needs of the Cantonese opera sector more effectively.

WAY FORWARD

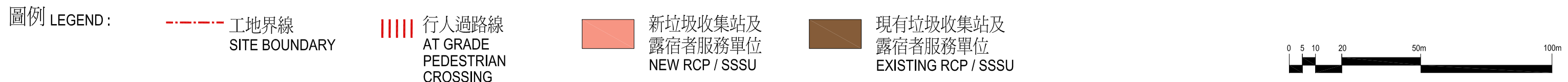
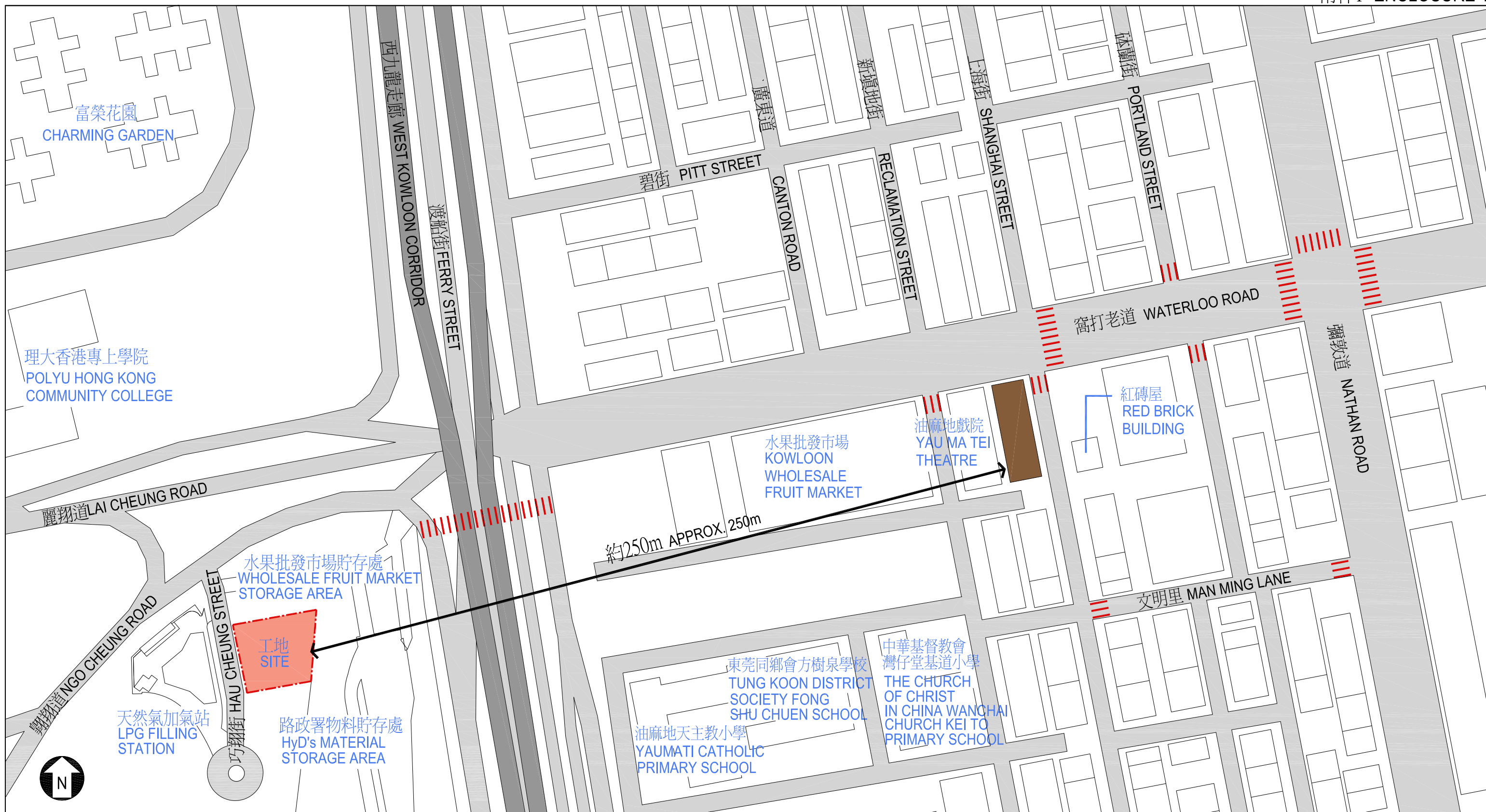
20. We plan to submit the proposal to the PWSC and the FC for examination in the second quarter of 2017. The preliminary estimated cost is about \$229.7 million in money-of-the-day prices.

21. Subject to the funding approval of the FC, we plan to commence the construction works in the fourth quarter of 2017 for completion in the second quarter of 2020. The existing RCP and SSSU on Shanghai Street will cease providing services only after the opening of the new facilities on Hau Cheung Street. The decanting and demolition works of the existing building on Shanghai Street are tentatively scheduled for completion in the fourth quarter of 2020. We will consult the HA Panel on the phase II development of the YMTT project in due course.

22. Members are invited to note the latest progress and the revised proposal of the project of reprovisioning the Shanghai Street RCP and SSSU to the site on Hau Cheung Street in Yau Ma Tei so as to make way for the phase II development of the YMTT project.

Home Affairs Bureau

March 2017



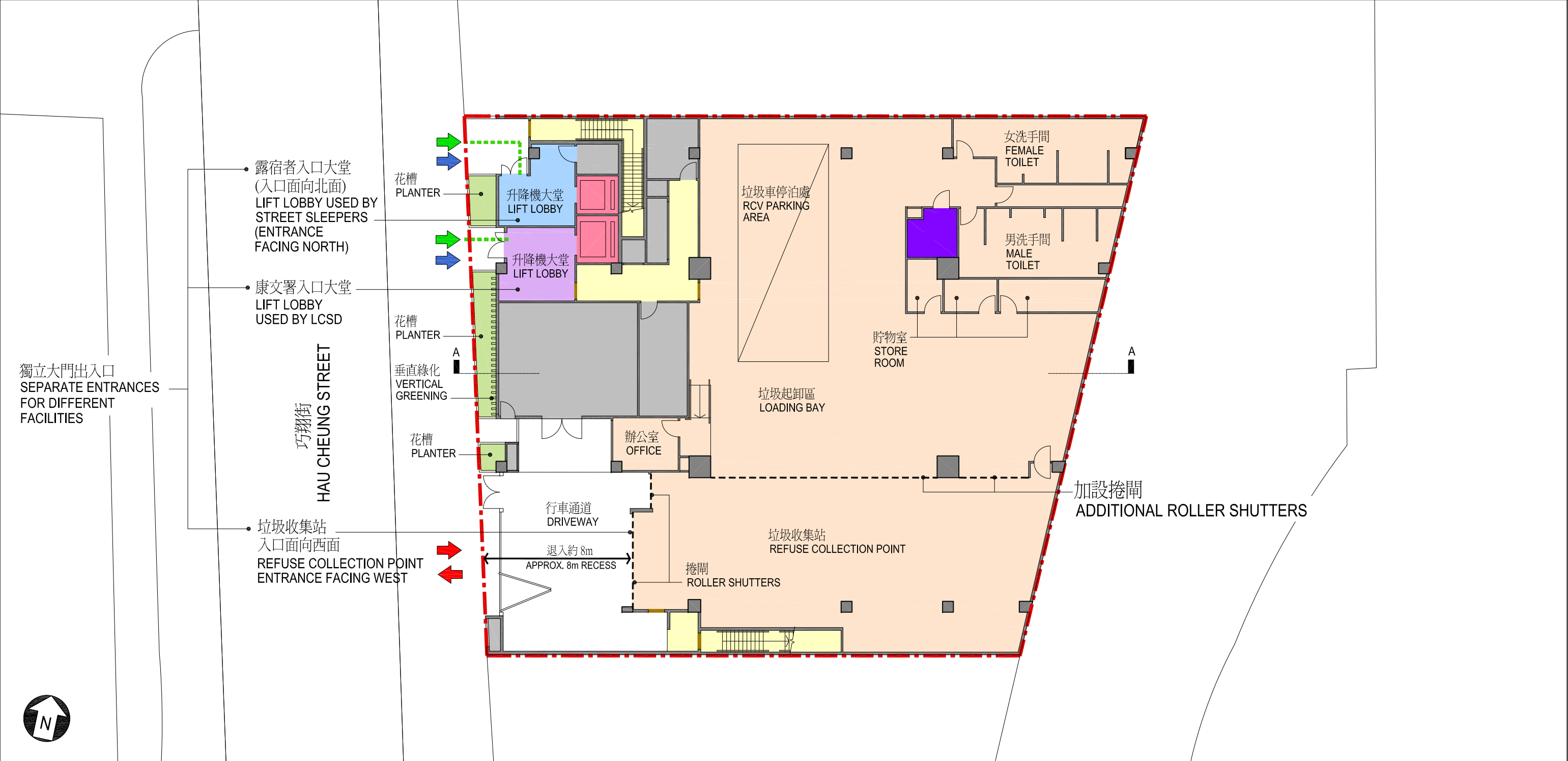
現有及新的垃圾收集站
及露宿者服務單位位置圖
LOCATION PLAN OF THE EXISTING AND
NEW REFUSE COLLECTION POINT AND
STREET SLEEPERS' SERVICES UNITS

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 ON 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 :

— · — · — 工地界線
SITE BOUNDARY

— · — · — 無障礙通道
BARRIER-FREE ACCESS

— · — · — 走火通道門
FIRE ESCAPE DOOR

↑ 車輛出入口
VEHICULAR INGRESS / EGRESS

↑ 行人出入口
PEDESTRIAN ENTRANCE / EXIT

↑ 無障礙出入口
BARRIER-FREE ENTRANCE / EXIT

機房
PLANT ROOMS

走火通道
MEANS OF ESCAPE

暢通易達洗手間
ACCESSIBLE TOILET

垃圾收集站
REFUSE COLLECTION POINT

露宿者服務單位
STREET SLEEPERS' SERVICES UNITS

暢通易達升降機
ACCESSIBLE LIFT

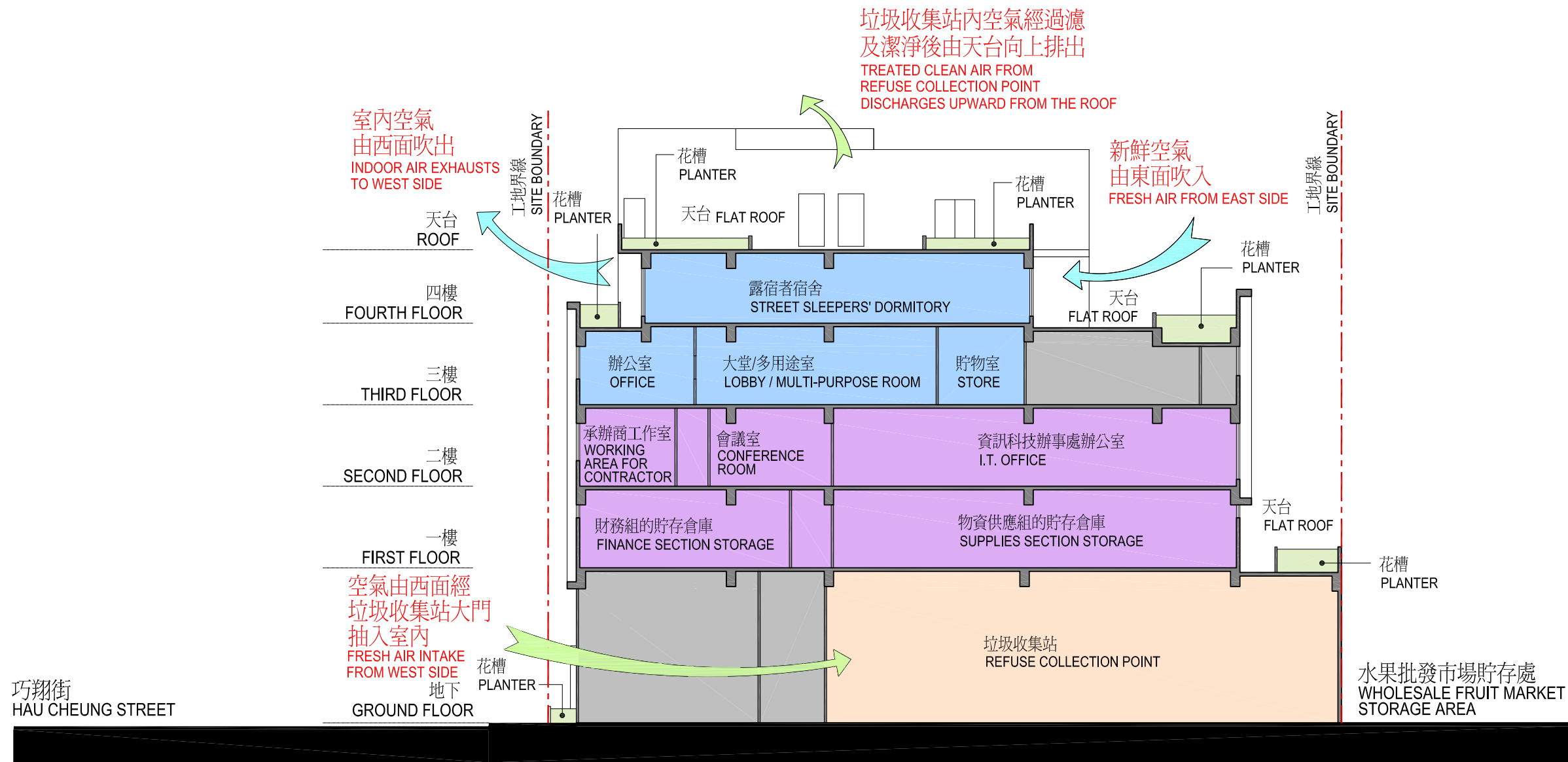
綠化範圍
LANDSCAPE AREA

辦公室及貯存倉庫
OFFICE AND STORAGE

0 1 2 5 10m

地下平面圖
G/F 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 ON HAU CHEUNG STREET, YAU MA TEI FOR THE PHASE II DEVELOPMENT OF THE YAU MA TEI THEATRE PROJECT



圖例
LEGEND :

--- 工地界線
SITE BOUNDARY

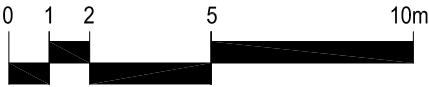
綠化範圍
LANDSCAPE AREA

辦公室及貯存倉庫 (額外兩層)
OFFICE AND STORAGE (TWO ADDITIONAL FLOORS)

機房
PLANT ROOMS

垃圾收集站
REFUSE COLLECTION POINT

露宿者服務單位
STREET SLEEPERS' SERVICES UNITS



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 ON HAU CHEUNG STREET, YAU MA TEI FOR THE PHASE II DEVELOPMENT OF THE YAU MA TEI THEATRE PROJECT



從西面望向大樓的構思透視圖
PERSPECTIVE VIEW FROM
WESTERN DIRECTION
(ARTIST'S IMPRESSION)

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
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ARCHITECTURAL
SERVICES
DEPARTMENT 建築署

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

Proposed Project Scope

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