

For discussion
on 11 July 2022

Legislative Council Panel on Home Affairs

3203SC – Community Hall at Sai Yee Street, Mong Kok

Purpose

This paper seeks Members' views on the proposed construction of a community hall (CH) at Sai Yee Street, Mong Kok.

Justifications

2. The Government attaches great importance to promoting social cohesion through greater participation in community building activities. Having regard to the Hong Kong Planning Standards and Guidelines, CHs are developed in the 18 districts to provide venues and focal points for a range of community activities such as meetings of local organisations; civic education activities; training courses; celebrations as well as recreational and cultural activities at the district level. They also provide temporary shelter for people in need during natural disasters, emergency situations and inclement weather.

3. At present, Yau Tsim Mong (YTM) District has a population of around 306 800. There is one community centre and one CH in the district, namely the Henry G Leong Yaumatei Community Centre and the Mong Kok Community Hall. To address the rising demand from local

residents and organisations for venues for holding meetings and events, we propose the construction of a standard CH at Sai Yee Street in Mong Kok as part of a commercial development to be pursued under the 2022-23 Land Sale Programme. A site and location plan of the Site is at **Enclosure**.

4. Situated at the junction of Sai Yee Street and Argyle Street, a major part of the Site was formerly occupied by the Water Supplies Department compound and the offices-cum-vehicle depot of the Food and Environmental Hygiene Department. With the relocation of these two facilities, the Site is currently primarily held under short term tenancies for temporary uses such as fee-paying public carparks. To maximize the development potential of the Site, the Chief Executive in Council approved in October 2019 its re-zoning from “Government, Institution or Community” and “Other Specified Uses” annotated “Multi-storey Car/Lorry Park” to “Commercial (4)” in the draft Mong Kok Outline Zoning Plan (OZP). Meanwhile, the Government has included in the OZP, amongst others¹, the requirement for the provision of a CH at the Site. The Site has been included in the 2022-23 Land Sale Programme and will be put up for tender upon completion of the necessary preparatory work.

Project Scope and Nature

5. The proposed CH will provide the following facilities –
- (a) a multi-purpose hall with a stage and seating capacity of about 450;
 - (b) a multi-purpose stage meeting room;

¹ Apart from the proposed CH, a public light bus public transport interchange and welfare facilities etc. will be provided in the Site.

- (c) a stage store room;
- (d) male and female dressing rooms;
- (e) a multi-purpose conference room; and
- (f) ancillary facilities such as a management office with a store room, a baby-care room and toilets.

6. The proposed CH will provide venues for hosting district events and community building activities. In the event of natural disasters, emergencies and inclement weather, the proposed CH may also serve as a temporary shelter for those in need.

Project Estimate and Programme

7. The estimated project cost is \$84.0 million in money-of-the-day prices. Subject to the funding approval of the Finance Committee (FC) of the Legislative Council (LegCo), the Government will include the provision of the CH as a requirement under the land sale conditions of the Site, which will be put up for tender in 2022-23. The construction programme of CH will tie in with the completion of the development of the Site.

8. The prospective developer of the Site will be responsible for the design and construction of the CH, as well as providing the fitting-out and finishing works for the CH in accordance with the Conditions of Sale and the Technical Schedule to be appended therein and to the Government's satisfaction, with the related costs to be borne by the Government. Upon

completion of construction, the CH will be handed over to the Home Affairs Department for operation, management and maintenance and assigned to the Financial Secretary Incorporated as a government property. The Government will reimburse the developer for the actual costs of design and construction of the CH, subject to a pre-determined financial ceiling established with reference to the design and construction costs of the CH as if they were to be designed and constructed by the Government.

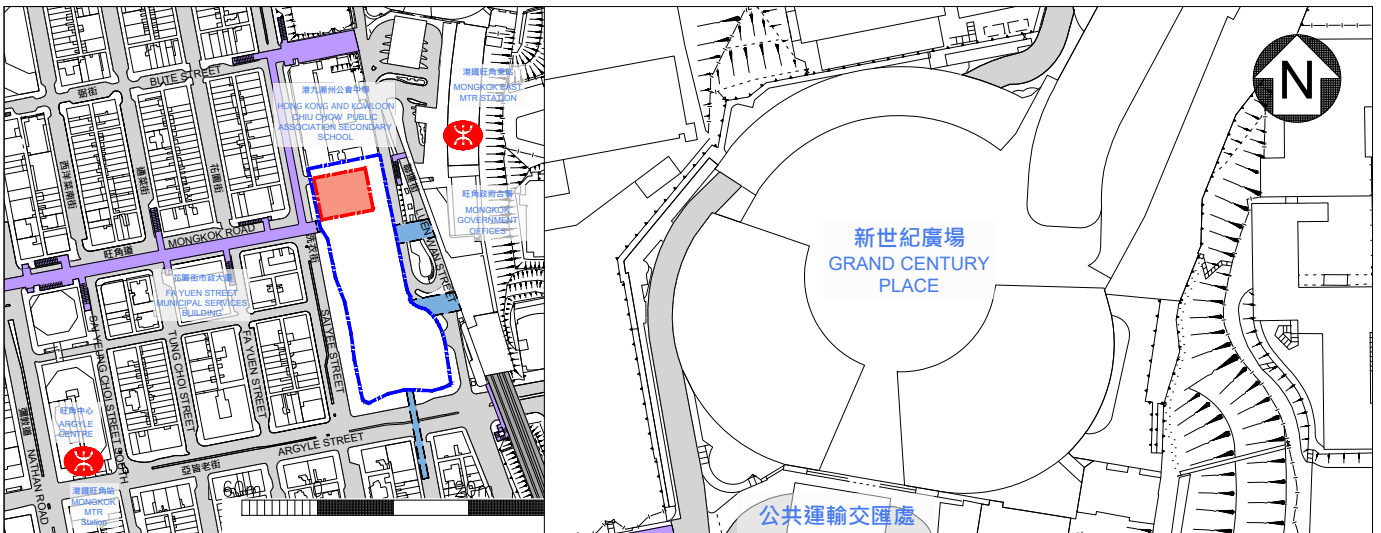
Public Consultation

9. The YTM District Council was consulted on the proposed CH in the context of discussing the redevelopment of the Sai Yee Street Site on 30 November 2017. It was in general supportive of the redevelopment proposal including the proposed CH at the Site.

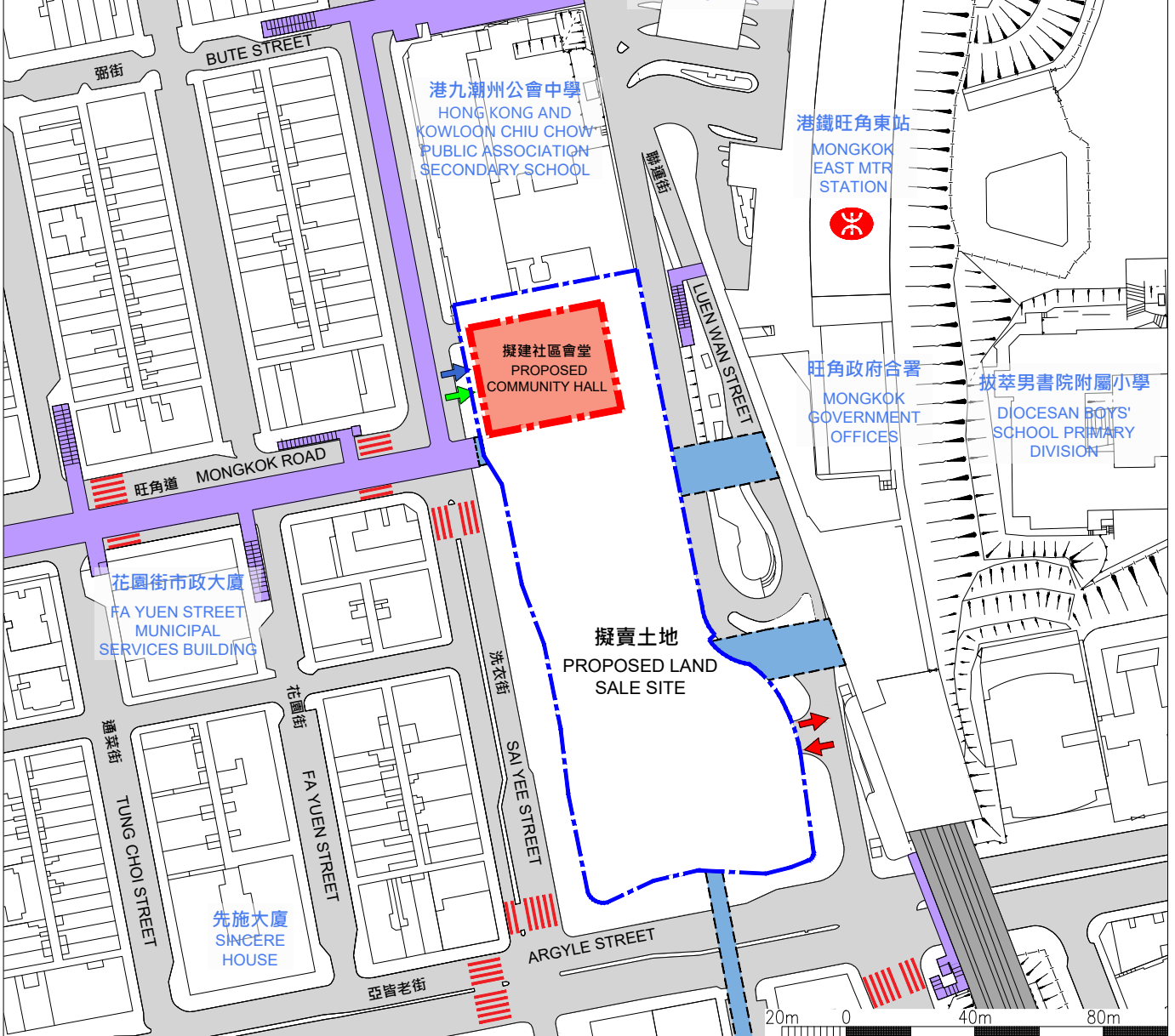
Advice Sought

10. Members are invited to support the proposed funding application for the construction of a CH at Sai Yee Street, Mong Kok. We plan to consult the LegCo Public Works Subcommittee on the funding application and seek the approval of the FC in the fourth quarter of 2022.

Home and Youth Affairs Bureau
July 2022



位置圖 LOCATION PLAN



圖例	LEGEND		
	擬賣土地界線 BOUNDARY OF PROPOSED LAND SALE SITE		現有行人過路處 EXISTING AT-GRADE PEDESTRIAN CROSSING
	擬建社區會堂 (參考範圍) PROPOSED COMMUNITY HALL (INDICATIVE BOUNDARY)		現有行人天橋 EXISTING FOOTBRIDGE
	擬建行人天橋/ 高架美化行人道 (由發展商興建而不屬於本工程計劃範圍) PROPOSED FOOTBRIDGE/ ELEVATED LANDSCAPED WALKWAY (BY THE DEVELOPER AND NOT UNDER THE PROJECT SCOPE)		車輛出入口 VEHICULAR INGRESS / EGRESS
			無障礙出入口 BARRIER-FREE ENTRANCE / EXIT
			行人出入口 PEDESTRIAN ENTRANCE / EXIT

備註：擬賣土地界線及毗鄰的道路/行人路/行人天橋等皆以2022年3月15日之憲報圖則為基礎，並視乎將來設計。
REMARKS: THE BOUNDARY OF PROPOSED LAND SALE SITE AND ITS ADJOINING ROADS/ PAVEMENTS/ FOOTBRIDGES ETC. ARE BASED ON THE GAZETTED PLAN DATED 15.3.2022 AND ARE SUBJECT TO FUTURE DESIGN.
(憲報圖則 THE GAZETTED PLAN: <https://www.thb.gov.hk/tc/publications/transport/gazette/KM10755.pdf>)

工地平面圖
SITE PLAN

203SC
旺角洗衣街社區會堂
COMMUNITY HALL AT SAI YEE STREET, MONGKOK

ARCHITECTURAL SERVICES DEPARTMENT 建築署