

政府總部  
民政事務局

香港添馬添美道二號  
政府總部西翼十二樓



**GOVERNMENT SECRETARIAT  
HOME AFFAIRS BUREAU**

12TH FLOOR, WEST WING,  
CENTRAL GOVERNMENT OFFICES,  
2 TIM MEI AVENUE,  
TAMAR,  
HONG KONG.

本局檔號 OUR REF: SF(9) to HAB/C 5/7/1  
電話號碼 TEL NO. : 3509 8126  
圖文傳真 FAX NO. : 2802 4893

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,

**Follow-up to Meeting of Public Works Subcommittee on 24 June 2017**

**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**

At the meeting of the Public Works Subcommittee (PWSC) on 24 June 2017 when Members discussed the captioned reprovisioning project, Dr Hon LAU Siu-lai and Dr Hon Helena WONG Pik-wan requested the Government to provide supplementary information. Having consulted the Planning Department (PlanD) and the Social Welfare Department (SWD), the relevant information is provided as follows –

**Design of the reprovisioned building**

When the 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 and the PWSC in 2016. It is suggested that two additional floors be constructed between the RCP and the 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 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.

At present, the short-term accommodation service (including subvented and self-financing ones) in the Yau Tsim Mong District can satisfy service demand in general. The LCSD’s office on the second floor of the proposed building would adopt an open design, with a certain degree of flexibility for altering its internal layout. If the demand for facilities and services of street sleepers’ shelters is keen in the district in the future, we could consider changing the use of part of the office floor, subject to the LCSD’s future need for office space, and provided that the prevailing laws and regulations (e.g. those on building safety and fire safety) are complied with and resources are available.

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 street sleepers’ services units.

### **Information on street sleepers and street sleepers’ shelter**

According to the “Street Sleepers Registry” of the SWD, as of May 2017, the number of street sleepers registered in the Yau Tsim Mong District and Sham Shui Po District was 366 and 375 respectively.

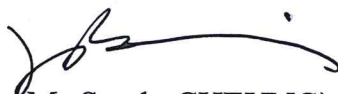
The SWD currently subvents non-governmental organisations (NGOs) to operate urban hostels for single persons and urban emergency shelters; NGOs also operate hostels on a self-financing basis (including the operator of the street



sleepers' shelter on Shanghai Street viz. the Street Sleepers' Shelter Society Trustees Incorporated) to provide temporary accommodation for street sleepers. At present, the subvented and self-financing street sleepers' accommodation services in the Yau Tsim Mong District and Sham Shui Po District provide a total of 393 accommodation places. As regards the street sleepers' shelter on Shanghai Street, the utilisation rate as at the end of December 2016 was 66%.

In addition, to address the emergency and short-term accommodation needs of street sleepers, the SWD has since October 2016 provided 20 additional subvented accommodation places in the Yau Tsim Mong District and Wan Chai District through re-allocation of resources. In 2016-17, the average utilisation rate of subvented short-term accommodation places for street sleepers in the territory was 80%. The current provision can meet the service demand in general. The SWD will continue to monitor the operation of these shelters and review street sleepers' demand for short-term accommodation. The SWD would take appropriate measures when necessary so as to ensure that the services can accommodate the service demand of street sleepers.

Yours sincerely,

  
(Ms Sandy CHEUNG)  
for Secretary for Home Affairs

c.c.      Director of Planning      (Attn: Mr TAM Kui-shang, Eric)  
            Director of Social Welfare (Attn: Miss FUNG Hing-sum, Fanny)