

爲 16 個街市加裝空氣調節系統的評估

**Assessment of Retro-fitting of
Air-conditioning
to 16 Markets**

食物環境衛生署

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Food and Environmental Hygiene Department

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Assessment for Ngau Chi Wan Market and CFC Project in Wong Tai Sin District

Criteria for determining priority		
(a) Future redevelopment plan	Existence of redevelopment proposals	Not for the time being.
	Population change	The site adjacent to the Ngau Chi Wan Market (NCWM) currently occupied by the St. Joseph's Home for the Aged has been rezoned from 'Government, Institution or Community' to 'Comprehensive Development Area (CDA)'. According to the planning brief setting out the planning parameters and development criteria for the redevelopment of the CDA site, the development will provide flats accommodating about 5,800 persons. The implementation programme of the development is not available at this stage.
(b) Availability of A/C market facilities to residents	FEHD markets	None of the FEHD markets in Wong Tai Sin District is air-conditioned.
	HA markets	Tsz Wan Shan Market and Lucky Market which are beyond walking distance from NCWM.
	Private markets	There is a total of 4 air-conditioned superstores / supermarkets which sell wet market commodities in the district. Two of them are within 30-minute walking distance from NCWM.
(c) Location of the market	Catchment area	The market is close to a number of public housing/private estates including Choi Hung Estate, Ping Shek Estate and Ngau Chi Wan Village.
	Availability of transport	It is within 1-minute walking distance from a bus terminus, bus stops, public mini-bus stops, taxi stand and Choi Hung MTR station.
	Occupancy rate (excluding stalls frozen for various reasons)	It is a key market for meeting local needs with an occupancy rate of 90%.

(d) Existing ventilation conditions	Height of headroom	The headroom is of medium level.
	Degree of compactness	The stalls are closely packed and the passageways are narrow.
	Degree of cross ventilation	The market has limited openings at the external wall.
	Location of 'high heat' stalls	The poultry stalls are located at a corner of the market whereas the fish stalls are located at the centre part of the market. The heat generated by the electrical appliances of the fish stalls cannot be dissipated easily and will affect other parts of the market.
	Patronage level	The patronage level of the market is high.
	Presence of MEAT and other ventilation systems	The market is provided with mechanical ventilation installations like ceiling fans, jet fans and air ducts.
(e) Site constraints and technical difficulties	Availability of space for plant rooms etc	Spatial area on roof garden for accommodating the plant room.
	Need for other parties' consent to proceed	LCSD's agreement has to be sought
	Location of poultry stalls	The poultry stalls are located at a corner of the market.
	Degree of spaciousness of circulation areas	Reinforcement of existing structural columns inside stalls may be required for the additional A/C equipment. Hence, the usable space of the stalls may be reduced. Re-arrangement and temporary shut down of stalls for works are required.

Assessment for Po On Road Market and CFC Project in Sham Shui Po District

Criteria for determining priority		
(a) Future redevelopment plan	Existence of redevelopment proposals	Not for the time being.
	Population change	There is a residential development located just opposite to the market. The development, with an estimated population of about 600, is scheduled for completion in September 2001.
(b) Availability of A/C market facilities to residents	FEHD markets	No FEHD air-conditioned markets in the district.
	HA markets	No HA air-conditioned markets in the district.
	Private markets	There are 2 air-conditioned superstores / supermarkets which sell wet market commodities in the district. One is about 30-minute walking distance from Po On Road Market while the other is beyond walking distance from the market.
(c) Location of the market	Catchment area	The market is close to a number of public housing/HOS including Lei Cheng Uk Estate, Un Chau Street Estate, So Uk Estate, Po Lei Court and Po Hei Court.
	Availability of transport	It is within 5 to 10-minute walking distance from MTR station, a bus terminus, bus and public mini-bus stops to various areas.
	Occupancy rate (excluding stalls frozen for various reasons)	It is a key market for meeting local needs and with an occupancy rate of 100%.

(d) Existing ventilation conditions	Height of headroom	The headroom is quite high.
	Degree of compactness	The stalls are closely packed.
	Degree of cross ventilation	The cross ventilation at the central part of the market is facilitated by the presence of a large entrance (with a width of about 18m). However, the cross ventilation in other parts of the market is considered unsatisfactory.
	Location of 'high heat' stalls	The poultry and meat stall sections are located at the periphery of the basement level while the fish stall section is at the periphery of the G/F of the market. Hence, the ventilation conditions of the central part of the market are better than the peripheral area.
	Patronage level	The patronage level of the market is quite high.
	Presence of MEAT and other ventilation systems	The market is provided with a MEAT system supplemented by split type air-conditioned units, ceiling fans, oscillating fans and mechanical extraction system. Improvement works to the MEAT system has been conducted in late 2000/early 2001. The works include installation of split type air-conditioned units, relocation of air grilles, replacement of obsolete air handling unit etc.
(e) Site constraints and technical difficulties	Availability of space for plant rooms etc	The frozen vacant stalls will be used for accommodating the plant room.
	Need for other parties' consent to proceed	Not required.
	Location of poultry stalls	At the peripheral area of the basement level of the market.
	Degree of spaciousness of circulation areas	Reinforcement of existing structural columns inside stalls for the additional A/C equipment may further reduce the circulation area and require temporarily closure of some stalls.

	Other constraints	<p>The need to close one of the main entrances temporarily during retrofitting works may require some time to sort out.</p> <p>As the market is located beneath a residential estate, there may be difficulties in carrying out retrofitting works at night. If this is the case, full or partial closure of the market will be required in the course of the retrofitting works.</p>
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Assessment for Tokwawan Market Project in Kowloon City District

Criteria for determining priority		
(a) Future redevelopment plan	Existence of redevelopment proposals Population change	Not for the time being. Territory Development Department has commenced a study on the land use of the Kai Tak Airport (Comprehensive Feasibility Study for the Revised Scheme of South East Kowloon Development). The study suggests that the area in question can accommodate a population of 240,000 upon full development. However, details of the population change and development program are not available at this stage.
(b) Availability of A/C market facilities to residents	FEHD markets HA markets Private markets	No FEHD air-conditioned markets in the district. Ho Man Tin South Market is beyond walking distance from the market. There is 1 air-conditioned superstore which sells wet market commodities in the district. The superstore is beyond walking distance from the market.
(c) Location of the market	Catchment area Availability of transport Occupancy rate (excluding stalls frozen for various reasons)	The market is surrounded by private residential buildings. It is within 1 to 5-minute walking distance from a number of bus and public mini-bus stops to various areas. It is a key market for meeting local needs with an occupancy rate of 90%.
(d) Existing ventilation conditions	Height of headroom	The headroom is quite high.

	Degree of compactness	There is sufficient circulation area. However, congestion still occurs in the fish stall and wet goods stall sections during peak hours.
	Degree of cross ventilation	High level openings on the external walls are not common in the market. Cross ventilation is therefore not satisfactory.
	Location of 'high heat' stalls	The meat and fish stall sections are located at the central part of the 1/F of the market. The poultry stall section is at the periphery of the G/F of the market.
	Patronage level	The patronage level of the market is quite high.
	Presence of MEAT and other ventilation systems	The market is provided with a MEAT system supplemented by split type air-conditioned units, ceiling fans, oscillating fans and mechanical extraction system. Improvement works to the MEAT system was conducted in mid 1999. The works included installation of split type air-conditioned units, relocation of air grilles and provision of additional air handling units.
(e) Site constraints and technical difficulties	Availability of space for plant rooms etc	The podium can be used for accommodating the plant room. Relocation of some stalls is required to make room for the water scrubber plant room.
	Need for other parties' consent to proceed	Not required.
	Location of poultry stalls	At the peripheral area of the market.
	Degree of spaciousness of circulation areas	Reinforcement of existing structural columns inside stalls for the additional A/C equipment may reduce the circulation area and require temporarily closure of some stalls.
	Other constraints	Nil

Assessment for Yeung Uk Road Market Project in Tsuen Wan District

Criteria for determining priority		
(a) Future redevelopment plan	Existence of redevelopment proposals	Not for the time being.
	Population change	No significant population change is anticipated in the near future.
(b) Availability of A/C market facilities to residents	FEHD markets	None of the FEHD markets in Tsuen Wan District is air-conditioned.
	HA markets	None of the HA markets in Tsuen Wan District is air-conditioned.
	Private markets	There is a total of 7 air-conditioned private markets / superstores / supermarkets which sell wet market commodities in the district. Three of them are within 25-minute walking distance from Yeung Uk Road Market.
(c) Location of the market	Catchment area	The market is close to a number of commercial/residential buildings.
	Availability of transport	It is within 1-minute walking distance from bus stops and public mini-bus stops.
	Occupancy rate (excluding stalls frozen for various reasons)	It is a key market for meeting local needs with an occupancy rate of 98%.
(d) Existing ventilation conditions	Height of headroom	The headroom is of medium level.
	Degree of compactness	The stalls are not closely packed.
	Degree of cross ventilation	There are openings at the external wall of the market. Hence, there is some natural ventilation.

	<p>Location of ‘high heat’ stalls</p> <p>Patronage level</p> <p>Presence of MEAT and other ventilation systems</p>	<p>All fish stalls are located on G/F and the poultry stalls on 1/F. The heat generated from the stalls’ electrical appliances causes the temperature to be relatively higher on G/F and 1/F than on 2/F.</p> <p>The patronage level of the market is very high.</p> <p>The market is provided with MEAT system, ceiling fans and air ducts.</p>
(e) Site constraints and technical difficulties	<p>Availability of space for plant rooms etc</p> <p>Need for other parties’ consent to proceed</p> <p>Location of poultry stalls</p> <p>Degree of spaciousness of circulation areas</p> <p>Other constraints</p>	<p>Spatial area on the lift lobby on 1/F, the open area on 2/F and the roof for accommodating the plant room etc.</p> <p>As the market is in a multi-user complex, the Building Management Committee’s agreement has to be sought.</p> <p>The poultry stalls are located at the periphery of the market.</p> <p>As a preliminary assessment, about 7 stalls will need to be closed during the works period and 1 stall (newsagent on G/F) will be closed permanently.</p> <p>The existing newsagent stall, side entrance and a number of stalls have to be relocated for construction of a transformer room.</p>

Assessment for Sai Kung Market Project in Sai Kung District

Criteria for determining priority		
(a) Future redevelopment plan	Existence of redevelopment proposals	Not for the time being
	Population change	No significant population change is anticipated in the near future.
(b) Availability of A/C market facilities to residents	FEHD markets	There is no FEHD A/C markets in the district.
	HA markets	The existing King Lam Estate Market, Hau Tak Estate Market, Ming Tak Estate Market, Sheung Tak Estate Market, and the planned Choi Ming Court Market are/will be provided with A/C. They are, however, all in Tseung Kwan O and are beyond walking distance from Sai Kung Market
	Private markets	There are 5 existing and 1 planned air-conditioned private markets and superstores/supermarkets selling wet market commodities in Tseung Kwan O. They are beyond walking distance from Sai Kung Market.
(c) Location of the market	Catchment area	The market is located in the Sai Kung Town which is the commercial and population centre of rural Sai Kung.
	Availability of transport	The market is within 5-minute walking distance from the main bus and mini bus termini of the Town. A mini bus terminus with routes to various areas of Sai Kung is located opposite the market on the same street.
	Occupancy rate (excluding stalls frozen for various reasons)	It has an occupancy rate of 84% and is a key market for serving the rural areas of Sai Kung District.

<p>(d) Existing ventilation conditions</p>	<p>Height of headroom</p> <p>Degree of compactness</p> <p>Degree of cross ventilation</p> <p>Location of 'high heat' stalls</p> <p>Patronage level</p> <p>Presence of MEAT and other ventilation systems</p>	<p>The headroom is high.</p> <p>The stalls are not very closely packed (except for some rows of dry goods stalls which are separated by narrower passages).</p> <p>There are openings at most part of the external wall generating cross natural ventilation.</p> <p>Nearly all the stalls on ground floor are fish, meat, or poultry stalls. Thus, many of these stalls are located in the centre of the market. The heat generated from these stalls cannot be dissipated effectively.</p> <p>The patronage level is average.</p> <p>The market is only provided with mechanical ventilation installations like ceiling fans, wall mounted oscillating fans, jet fans and air extraction fans/ducts.</p>
<p>(e) Site constraints and technical difficulties</p>	<p>Availability of space for plant rooms etc</p> <p>Need for other parties' consent to proceed</p> <p>Location of poultry stalls</p> <p>Degree of spaciousness of circulation areas</p>	<p>There is spatial area on the 1/F podium or the roof for accommodating the plant rooms. However, some parts of the podium or roof are in close proximity to the surrounding residential buildings. Suitable mitigation measures have to be taken to avoid noise generated from the plants from causing nuisance to the surrounding residents.</p> <p>Not required</p> <p>The poultry stall section is not located in the peripheral zone of the market. Its relocation to the peripheral zone is required to facilitate the segregation of poultry stalls from the rest of the market.</p> <p>The existing seized goods store has to be relocated and a side entrance has to be closed permanently for the construction of the new transformer room and switch room.</p>

Assessment for Fa Yuen Street Market and CFC Project in Yau Tsim Mong District

Criteria for determining priority		
(a) Future redevelopment plan	Existence of redevelopment proposals	Not for the time being.
	Population change	No significant population change is anticipated in the near future.
(b) Availability of A/C market facilities to residents	FEHD markets	Kimberley Street Market is beyond walking distance from Fa Yuen Street Market (FYSM) and CFC. Another air-conditioned market will be provided in Tai Kok Tsui. It is now under construction and is scheduled for commissioning in mid-2004. Nevertheless, it is also beyond walking distance from FYSM and CFC.
	HA markets	The market at Hoi Fu Court in Mong Kok West is beyond walking distance from FYSM and CFC.
	Private markets	An air-conditioned supermarket in Tsim Sha Tsui, selling wet market commodities, is beyond walking distance from FYSM and CFC.
(c) Location of the market	Catchment area	The market is surrounded by mixed commercial and private residential buildings on all sides. It is a key market for meeting local need as well as serving customers from other districts.
	Availability of transport	It is strategically located in the district and is at the focal point of public transport. It is within 1-minute walking distance from bus stops and public mini-bus terminus to various areas. The Mong Kok MTR Station and KCR Station are located just a few street blocks away.
	Occupancy rate (excluding stalls frozen for various reasons)	It is a very viable market with an occupancy rate of 98%.

<p>(d) Existing ventilation conditions</p>	<p>Height of headroom</p> <p>Degree of compactness</p> <p>Degree of cross ventilation</p> <p>Location of 'high heat' stalls</p> <p>Patronage level</p> <p>Presence of MEAT and other ventilation systems</p>	<p>The headroom is relatively low.</p> <p>The market stalls are closely packed and the passageway is very narrow.</p> <p>There are limited openings provided at the external walls, especially on 1/F, generating little cross ventilation. The periphery of the market is all lined up with market stalls.</p> <p>Some of the heat-generating stalls (e.g. two rows of fish stalls on G/F) are located in the central part of the market. Hence, the heat generated cannot be dissipated effectively.</p> <p>The patronage level is high.</p> <p>There is a MEAT system for the market floors. Ventilation improvement works such as extension of fresh air duct to the poultry section, relocation and modification of air grilles were conducted in late 2000. The CFC is only provided with mechanical ventilation installations like ceiling fans, oscillating fans and air ducts.</p>
<p>(e) Site constraints and technical difficulties</p>	<p>Availability of space for plant rooms etc</p> <p>Need for other parties' consent to proceed</p> <p>Degree of spaciousness of circulation areas</p> <p>Location of poultry stalls</p> <p>Other constraints</p>	<p>Spatial area on 3/F podium deck for accommodating the plant rooms.</p> <p>As the market is in a multi-user complex, BMC's agreement has to be sought.</p> <p>Re-arrangement of market stalls during works period will be required. Reinforcement of existing structural columns inside market stalls may be required for the additional A/C equipment / plant room.</p> <p>At the peripheral area of the market.</p> <p>The area of the communal scalding room has to be reduced to make way for enlargement of the adjoining water scrubber room.</p>

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Assessment for San Hui Market Project in Tuen Mun District

Criteria for determining priority		
(a) Future redevelopment plan	Existence of redevelopment proposals	Not for the time being.
	Population change	No major population change in the area is anticipated in the near future.
(b) Availability of A/C market facilities to residents	FEHD markets	Yan Oi Market which is within 30-minute walking distance from San Hui Market (SHM).
	HA markets	Fu Tai Estate Market and Po Tin Market which are beyond walking distance from SHM.
	Private markets	There are 3 air-conditioned private markets which sell wet market commodities but are beyond walking distance from SHM. Besides, there is 1 superstore which also sells wet market commodities in the district and it is within 10-minute walking distance from SHM.
(c) Location of the market	Catchment area	The market is close to private residential buildings at Ho Pong Street, San Tsing Street and Kai Man Path.
	Availability of transport	It is within 1-minute walking distance from a mini-bus station with routes to various areas within Tuen Mun district and 2-minute walking distance from a taxi stand.
	Occupancy rate (excluding stalls frozen for various reasons)	It is a key market for meeting local needs with an occupancy rate of 100%.
(d) Existing ventilation conditions	Height of headroom	The headroom is relatively high.
	Degree of compactness	The stalls are closely packed.

	Degree of cross ventilation	Due to the design of the market, cross ventilation is limited despite the presence of wall openings.
	Location of 'high heat' stalls	The meat and fish stalls are located at the centre of the market. The heat generated by these stalls cannot be dissipated and leads to high temperature at the central part of the market.
	Patronage level	The patronage level is very high.
	Presence of MEAT and other ventilation systems	The market is provided with mechanical ventilation installations like ceiling fans, oscillating fans, jet fans, large exhaust fans and extraction hood system for poultry stalls.
(e) Site constraints and technical difficulties	Availability of space for plant rooms etc	Spatial area on podium roof for accommodating the plant room.
	Need for other parties' consent to proceed	LCSD's agreement has to be sought.
	Location of poultry stalls	At the peripheral area of the market.
	Degree of spaciousness of circulation areas	Re-arrangement and temporary shut down of stalls for works are required.

Assessment for Sheung Wan Market Project in Central and Western District

Criteria for determining priority		
(a) Future redevelopment plan	Existence of redevelopment proposals	Not for the time being.
	Population change	No major population change is anticipated in the near future.
(b) Availability of A/C market facilities to residents	FEHD markets	Sai Ying Pun Market and Centre Street Market (A/C upon completion of conversion works) but they are beyond walking distance from Sheung Wan Market (SWM).
	HA markets	There is no air-conditioned HA market in the district.
	Private markets	There is 1 superstore which sells wet market commodities in the district. However, it is beyond walking distance from SWM.
(c) Location of the market	Catchment area	The market is close to private residential buildings at Queen's Road Central, Bonham Strand and Morrison Street.
	Availability of transport	It is 5-minute walking distance from Sheung Wan MTR Station and from the bus stops at Queen's Road Central opposite the market as well as 10-minute walking distance from the HK-Macau Ferry Bus Terminus.
	Occupancy rate (excluding stalls frozen for various reasons)	It is a key market for meeting local needs with an occupancy rate of 100%.
(d) Existing ventilation conditions	Height of headroom	The headroom is medium.
	Degree of compactness	The stalls are spaciouly aligned.

	Degree of cross ventilation	Due to the design of the market, cross ventilation is limited although there are two opposite entrances.
	Location of 'high heat' stalls	Poultry and fish stalls are located on G/F and meat stalls are packed at the central part of 1/F. Heat generated from these stalls cannot be dissipated easily.
	Patronage level	The patronage level is average.
	Presence of MEAT and other ventilation systems	The market is provided with MEAT system. Improvement works to the MEAT system were carried out by EMSD in 1/2001.
(e) Site constraints and technical difficulties	Availability of space for plant rooms etc	Spatial area at 2/F.
	Location of poultry stalls	At the peripheral area of the market on G/F.
	Degree of spaciousness of circulation areas	Re-arrangement and temporary shut down of stalls for works are required. Reinforcement of existing structural columns inside stalls may be required for the additional A/C plant room.
	Other constraints	The main entrance of the market at Queen's Road Central will need to be closed temporarily for the construction of the new transformer room.

Assessment for Ngau Tau Kok Market and CFC Project in Kwun Tong District

Criteria for determining priority		
(a) Future redevelopment plan	Existence of redevelopment proposals	Not for the time being.
	Population change	No significant population change is anticipated in the near future.
(b) Availability of A/C market facilities to residents	FEHD markets	Sam Ka Tsuen Market and Yee On Street Market but they are beyond walking distance from Ngau Tau Kok Market (NTKM).
	HA markets	Kai Tin Estate Market which is beyond walking distance from NTKM.
	Private markets	There is a total of 4 air-conditioned superstores / supermarkets which sell wet market commodities in the district. One of them is within 10-minute walking distance from NTKM.
(c) Location of the market	Catchment area	The market is close to a number of public housing/HOS/private estates including Upper Ngau Tau Kok Estate, Lower Ngau Kok Estate, On Kay Court and Amoy Gardens.
	Availability of transport	It is within 2-minute walking distance from a bus terminus and public mini-bus stops.
	Occupancy rate (excluding stalls frozen for various reasons)	It is a key market for meeting local needs with an occupancy rate of 95%.
(d) Existing ventilation conditions	Height of headroom	The headroom is high.
	Degree of compactness	The stalls are not very closely packed.
	Degree of cross ventilation	There are openings at most part of the external wall generating cross natural ventilation.

	Location of 'high heat' stalls	The poultry and fish stalls are located at the centre of the market. Hence, the heat generated cannot be dissipated effectively.
	Patronage level	The patronage level is high.
	Presence of MEAT and other ventilation systems	The market is only provided with mechanical ventilation installations like ceiling fans, oscillating fans and air ducts.
(e) Site constraints and technical difficulties	Availability of space for plant rooms etc	Spatial area on podium roof for accommodating the plant room.
	Need for other parties' consent to proceed	LCSD's agreement has to be sought.
	Location of poultry stalls	The poultry stalls are scattered in two different locations and most of the stalls are at the centre of the market.
	Degree of spaciousness of circulation areas	Reinforcement of existing structural columns inside stalls may be required for the additional A/C equipment. Hence, the usable space of the stalls may be reduced. Re-arrangement and temporary shut down of stalls for works are required.
	Other constraints	CFC has to be shut down during construction for dismantling of skylight and construction of the plant room.

Assessment for Aberdeen Market and CFC Project in Southern District

Criteria for Determining priority		
(a) Future redevelopment plan	Existence of redevelopment proposals	Not for the time being
	Population change	No significant population change is anticipated in the near future.
(b) Availability of A/C market facilities to residents	FEHD markets	Ap Lei Chau Market but it is beyond walking distance from Aberdeen Market.
	HA markets	There is no air-conditioned HA market in the Southern District.
	Private markets	There is a total of 7 air-conditioned private markets / superstores / supermarkets in the district which sell wet market commodities. Only two of them are within walking distance from Aberdeen Market but they are relatively small and sell limited wet market commodities.
(c) Location of the market	Catchment area	The market is located at the centre of the Southern District. It is surrounded by the Aberdeen Centre (the major private residential estate in the district) and a number of private residential buildings (Jumbo Building and Port Centre).
	Availability of transport	It is well served by public transport and is within 2-minute walking distance from a bus terminus and public mini-bus stations to various parts of the district.
	Occupancy rate (excluding stalls frozen for various reasons)	It has an occupancy rate of 98%.

(d) Existing ventilation conditions	<p>Height of headroom</p> <p>Degree of compactness</p> <p>Degree of cross ventilation</p> <p>Location of 'high heat' stalls</p> <p>Patronage level</p> <p>Presence of MEAT and other ventilation systems</p>	<p>The headroom is high.</p> <p>The stalls are closely packed.</p> <p>There are openings at most part of the external wall generating cross natural ventilation.</p> <p>The fish stalls are located on the basement level whereas the poultry stalls are located at the inner periphery of the market. Hence, the heat generated cannot be dissipated effectively.</p> <p>The patronage level is high.</p> <p>The market is only provided with mechanical ventilation installations like ceiling fans, jet fans, oscillating fans and exhaust air ducts.</p>
(e) Site constraints and technical difficulties	<p>Availability of space for plant rooms etc</p> <p>Need for other parties' consent to proceed</p> <p>Location of poultry stalls</p> <p>Degree of spaciousness of circulation areas</p> <p>Other constraints</p>	<p>The flat roof on Level 9 and Level 11 will be used to accommodate the main plant. The void area between Level 1 and Level 3 will be used to accommodate the switch room and the transformer room.</p> <p>Not required</p> <p>At the inner periphery of the market.</p> <p>Re-arrangement and temporary shut down of stalls for works are required. Reinforcement of existing structural columns inside stalls are required for the additional A/C plant room.</p> <p>Due to the construction of transformer and switch room at the void area between Level 1 and Level 3, the stalls underneath the void area at Level 1 have to be closed down during the works period.</p>

Assessment for North Kwai Chung Market Project in Kwai Tsing District

Criteria for determining priority		
(a) Future redevelopment plan	Existence of redevelopment proposals	Not for the time being.
	Population change	No significant population change is anticipated in the near future.
(b) Availability of A/C market facilities to residents	FEHD markets	Tsing Yi Market but it is beyond walking distance from North Kwai Chung Market (NKCM).
	HA markets	Kwai Shing East Estate Market which is beyond walking distance from NKCM.
	Private markets	There is a total of 2 air-conditioned superstores / supermarkets which sell wet market commodities in the district. They are beyond walking distance from NKCM. One air-conditioned private superstore in Shek Yam Shopping Centre which is within 1-minute walking distance from NKCM is under planning.
(c) Location of the market	Catchment area	The market is close to a number of commercial/residential buildings and public housing estates including On Yam Estate and Shek Yam Estate.
	Availability of transport	It is within 1-minute walking distance from bus stops and public mini-bus stops to various areas.
	Occupancy rate (excluding stalls frozen for various reasons)	It is a key market for meeting local needs with an occupancy rate of 96%.
(d) Existing ventilation conditions	Height of headroom	The headroom is of medium level.
	Degree of compactness	The stalls are closely packed and the passageways are narrow.

	Degree of cross ventilation	There are limited openings at the external wall and stalls are lined up at the periphery of the market. Hence, there is limited natural ventilation.
	Location of 'high heat' stalls	The poultry, fish and meat stalls are located at the centre of the market. Hence, the heat generated by these stalls cannot be dissipated easily.
	Patronage level	The patronage level is generally high.
	Presence of MEAT and other ventilation systems	The market is provided with mechanical ventilation installations like ceiling fans, jet fans and propeller fans.
(e) Site constraints and technical difficulties	Availability of space for plant rooms etc	Spatial area on roof garden for accommodating the plant room.
	Need for other parties' consent to proceed	LCSD's agreement has to be sought.
	Location of poultry stalls	The poultry stalls are located on G/F near the entrance.
	Degree of spaciousness of circulation areas	Temporary closure of stalls during works period may be required.
	Other constraints	The vegetable sorting room and store will need to be relocated to give way for the new transformer room. KMB's agreement for revising the location of the bus stop in front of the new transformer room and switch room may be required.

Assessment for Yue Wan Market Project in Eastern District

Criteria for Determining priority		
(a) Future redevelopment plan	<p>Existence of redevelopment proposals</p> <p>Population change</p>	<p>Not for the time being</p> <p>Blocks 14 and 15 of Chai Wan Estate (with a population of about 3,200 persons) will be demolished in mid-2001. Evacuation will have to be completed by June 2001 and majority of the existing population will be resited to the Oi Tung Estate in Aldrich Bay. The cleared housing site (with an area of 2,300m²) will be returned to Lands Department and will be put up for sale in 2002.</p>
(b) Availability of A/C market facilities to residents	<p>FEHD markets</p> <p>HA markets</p> <p>Private markets</p>	<p>The new Chai Wan Market just across the street (Chai Wan Road) is due to commission operation in April 2001. Another air-conditioned market (namely the Aldrich Bay Market) is under planning but it is quite segregated from YWM.</p> <p>Hing Wah Estate Market and Siu Sai Wan Estate Market are within 30-minute walking distance from YWM.</p> <p>There is a total of 8 air-conditioned private markets / superstores / supermarkets in the district which sell wet market commodities, but they are all beyond walking distance from YWM.</p>
(c) Location of the market	<p>Catchment area</p> <p>Availability of transport</p>	<p>The market is surrounded by a number of public housing / HOS / private residential estates including Yue Wan Estate, Tsui Wan Estate, Yee Tsui Court, Walton Estate.</p> <p>It is within 15-minute walking distance from Chai Wan MTR Station and the public transport terminus thereat. It is also close to the Chai Wan Road (within 5-minute walking distance) where many bus / mini-bus stops are located.</p>

	Occupancy rate (excluding stalls frozen for various reasons)	It has an occupancy rate of 100%.
(d) Existing ventilation conditions	<p>Height of headroom</p> <p>Degree of compactness</p> <p>Degree of cross ventilation</p> <p>Location of 'high heat' stalls</p> <p>Patronage level</p> <p>Presence of MEAT and other ventilation systems</p>	<p>The headroom is low.</p> <p>The stalls are very closely packed.</p> <p>The openings at the external wall are small and hence the effect of cross natural ventilation is limited.</p> <p>The poultry and fish stalls are located at the periphery of the market.</p> <p>The patronage level is high.</p> <p>The market is only provided with mechanical ventilation installations like ceiling fans, jet fans, oscillating fans and fresh air ducts.</p>
(e) Site constraints and technical difficulties	<p>Availability of space for plant rooms etc</p> <p>Need for other parties' consent to proceed</p> <p>Location of poultry stalls</p> <p>Degree of spaciousness of circulation areas</p>	<p>The flat roof of the West Wing will be used to accommodate the transformer and switch room. Space outside the East Wing of the Market will also be used to accommodate the main plant.</p> <p>HD's agreement has to be sought for using the space outside the East Wing as the staircase leading to their carpark will have to be relocated.</p> <p>At the periphery of the market.</p> <p>Re-arrangement and temporary shut down of stalls for works are required.</p>

PHASE 3

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Assessment for Tung Yick Market Project in Yuen Long District

Criteria for determining priority		
(a) Future redevelopment plan	Existence of redevelopment proposals	Not for the time being.
	Population change	No major population change in the area is anticipated in the near future.
(b) Availability of A/C market facilities to residents	FEHD markets	Tai Kiu Market which is within 15-minute walking distance from Tung Yick Market (TYM).
	HA markets	Chung Fu Shopping Centre (Phase I) Market, Tin Shui Estate Market, Tin Shing Court Market and Tin Chak Estate Market which are beyond walking distance from TYM.
	Private markets	There are 2 superstores / supermarkets which sell wet market commodities in the district but they are beyond walking distance from TYM.
(c) Location of the market	Catchment area	The market is close to private residential buildings at Hop Choi Street and Fau Tsoi Street.
	Availability of transport	It is within 5-minute walking distance from the LRT Station.
	Occupancy rate (excluding stalls frozen for various reasons)	It is a key market for meeting local needs with an occupancy rate of 100%.
(d) Existing ventilation conditions	Height of headroom	The headroom is relatively high.
	Degree of compactness	The stalls are spaciouly aligned.
	Degree of cross ventilation	There are openings at the external walls facilitating cross ventilation.

	<p>Location of ‘high heat’ stalls</p> <p>Patronage level</p> <p>Presence of MEAT and other ventilation systems</p>	<p>The majority of meat and fish stalls are located on G/F.</p> <p>The patronage level is average.</p> <p>The market is provided with mechanical ventilation installations like ceiling fans and air ducts.</p>
(e) Site constraints and technical difficulties	<p>Availability of space for plant rooms etc</p> <p>Need for other parties’ consent to proceed</p> <p>Location of poultry stalls</p> <p>Degree of spaciousness of circulation areas</p> <p>Other constraints</p>	<p>Vacant stalls on 1/F for accommodating the plant room.</p> <p>Private developer’s agreement has to be sought for works affecting the external walls.</p> <p>At the peripheral area of the market on 1/F.</p> <p>Re-arrangement and temporary shutting down of stalls and the management office for works are required. As a preliminary assessment, about 25 stalls will need to be closed during the construction period and about 18 stalls will be closed permanently.</p> <p>As there is a residential building above the market, the possibility of carrying out night works will be reduced.</p>

Assessment for Wing Fong Street Market Project in Kwai Tsing District

Criteria for determining priority		
(a) Future redevelopment plan	Existence of redevelopment proposals	Not for the time being.
	Population change	No significant population change is anticipated in the near future.
(b) Availability of A/C market facilities to residents	FEHD markets	Tsing Yi Market but it is beyond walking distance from Wing Fong Street Market (WFSM).
	HA markets	Kwai Shing East Estate Market which is within 20-minute walking distance from WFSM.
	Private markets	There is a total of 2 air-conditioned superstores / supermarkets which sell wet market commodities in the district. One of them is within 2-minute walking distance from WFSM. One air-conditioned private superstore in Shek Yam Shopping Centre which is beyond walking distance from WFSM is under planning.
(c) Location of the market	Catchment area	The market is close to a number of commercial/residential buildings.
	Availability of transport	It is within 5-minute walking distance from bus stops, public mini-bus stops and taxi stand to various areas.
	Occupancy rate (excluding stalls frozen for various reasons)	It is a key market for meeting local needs with an occupancy rate of 100%.
(d) Existing ventilation conditions	Height of headroom	The headroom is of medium level.
	Degree of compactness	The stalls are not closely packed.

	Degree of cross ventilation	There are openings at the external wall and wide doorways.
	Location of 'high heat' stalls	The poultry stalls are located at the periphery of the market near the entrance. The fish stalls are located at a corner with wide circulation area.
	Patronage level	The patronage level is generally high.
	Presence of MEAT and other ventilation systems	The market is provided with mechanical ventilation installations like ceiling fans, jet fans, oscillating fans, propeller fans and air ducts.
(e) Site constraints and technical difficulties	Availability of space for plant rooms etc	Spatial area on roof garden for accommodating the plant room.
	Need for other parties' consent to proceed	LCSD's agreement has to be sought.
	Location of poultry stalls	The poultry stalls are located at the periphery of the market near the entrance.
	Degree of spaciousness of circulation areas	New structures will be constructed to support the new plantrooms and water tank room on the roof. The stalls underneath will need to be vacated during the structural works. As a preliminary assessment, about 8 stalls will need to be closed during the construction period and vertical support columns will be added in 4 stalls permanently.
	Other constraints	The dangerous goods store and refuse bin storage area have to be relocated. The external staircase to the roof will be closed temporarily during construction.

Assessment for Tsuen Wan Market Project in Tsuen Wan District

Criteria for determining priority		
(a) Future redevelopment plan	Existence of redevelopment proposals	Not for the time being.
	Population change	No significant population change is anticipated in the near future.
(b) Availability of A/C market facilities to residents	FEHD markets	None of the FEHD markets in Tsuen Wan District is air-conditioned.
	HA markets	None of the HA markets in Tsuen Wan District is air-conditioned.
	Private markets	There is a total of 7 air-conditioned private markets / superstores / supermarkets which sell wet market commodities in the district. Two of them are within 15-minute walking distance from Tsuen Wan Market.
(c) Location of the market	Catchment area	The market is close to some private commercial and residential buildings.
	Availability of transport	It is within 1-minute walking distance from bus stops and public mini-bus stops.
	Occupancy rate (excluding stalls frozen for various reasons)	It is a key market for meeting local needs with an occupancy rate of 96%.
(d) Existing ventilation conditions	Height of headroom	The headroom is of medium level.
	Degree of compactness	The stalls are closely packed with narrow passageways.
	Degree of cross ventilation	The market, though with a lot of entrances, has limited openings at the external wall. The stalls are lined up at the periphery of the market. Hence, there is limited natural ventilation.

	<p>Location of ‘high heat’ stalls</p> <p>Patronage level</p> <p>Presence of MEAT and other ventilation systems</p>	<p>The poultry and fish stalls are located on 1/F and so the heat generated will not affect the stalls on G/F.</p> <p>The patronage level is high.</p> <p>The market is provided with oscillating fans and air ducts.</p>
(e) Site constraints and technical difficulties	<p>Availability of space for plant rooms etc</p> <p>Need for other parties’ consent to proceed</p> <p>Location of poultry stalls</p> <p>Degree of spaciousness of circulation areas</p> <p>Other constraints</p>	<p>Spatial area on roof garden for accommodating the plant room.</p> <p>LCSD’s agreement has to be sought.</p> <p>The poultry stalls are located at the periphery of 1/F.</p> <p>Additional columns for supporting the new sprinkler tank room on podium floor through the stalls on 1/F and G/F will be required. As a preliminary assessment, about 60 stalls will need to be closed during the works period and over 10 stalls will be closed permanently.</p> <p>The seized goods store, management office, storage and vegetable sorting room will have to be relocated.</p>

Assessment for Tsuen King Circuit Market Project in Tsuen Wan District

Criteria for determining priority		
(a) Future redevelopment plan	Existence of redevelopment proposals	Not for the time being.
	Population change	No significant population change is anticipated in the near future.
(b) Availability of A/C market facilities to residents	FEHD markets	None of the FEHD markets in Tsuen Wan District is air-conditioned.
	HA markets	None of the HA markets in Tsuen Wan District is air-conditioned.
	Private markets	There is a total of 7 air-conditioned private markets / superstores / supermarkets which sell wet market commodities in the district. One of them is within 20-minute walking distance from Tsuen King Circuit Market.
(c) Location of the market	Catchment area	The market is located at mid-hill level and is close to private estates including Tsuen Tak Gardens, Tsuen King Garden and Allway Gardens.
	Availability of transport	It is within 1-minute walking distance from bus stops and public mini-bus stops.
	Occupancy rate (excluding stalls frozen for various reasons)	It has a low occupancy rate of 68%.
(d) Existing ventilation conditions	Height of headroom	The headroom is of medium level.
	Degree of compactness	The stalls are not closely packed.
	Degree of cross ventilation	There are some openings at the external wall. Hence, there is some natural ventilation.

	<p>Location of ‘high heat’ stalls</p> <p>Patronage level</p> <p>Presence of MEAT and other ventilation systems</p>	<p>The poultry and fish stalls are located at the periphery of the market and some of them are vacant. The heat generated by these stalls is limited and will not affect the central part of the market.</p> <p>The patronage level is low.</p> <p>The market is provided with mechanical ventilation installations like jet fans and air ducts.</p>
(e) Site constraints and technical difficulties	<p>Availability of space for plant rooms etc</p> <p>Need for other parties’ consent to proceed</p> <p>Location of poultry stalls</p> <p>Degree of spaciousness of circulation areas</p> <p>Other constraints</p>	<p>Spatial area on roof garden for accommodating the plant room.</p> <p>LCSD’s agreement has to be sought.</p> <p>The poultry stalls are located at the periphery of the market.</p> <p>Temporary closure of stalls during works period may be required.</p> <p>The existing seized goods store and ice store will need to be relocated for construction of transformer room.</p>