

**For discussion  
on 10 November 2000**

**Subcommittee to Follow Up on the Outstanding Capital Works  
Projects of the Former Municipal Councils**

**Ex-Provisional Municipal Councils Capital Works Projects  
Involving Food & Environmental Hygiene Facilities**

**PURPOSE**

The purpose of this paper is to inform Members of the outcome of District Council (DC) consultation on ex-Provisional Municipal Councils (PMCs) capital works projects involving food and environmental hygiene (FEH) facilities and to advise Members of our recommended way forward for these projects.

**BACKGROUND**

2. Before the dissolution of the two PMCs, the Legislative Council's (LegCo's) Public Works Subcommittee and Finance Committee at their meetings held on 8 December 1999 and 17 December 1999 respectively agreed on the following arrangements for the remaining PMC capital works projects:

- (a) For projects which were contractually committed by the two PMCs (total 149 projects), they should be included directly into Category A of the Public Works Programme (PWP) and be proceeded with.
- (b) For projects with funding approval from the two PMCs but not yet contractually committed (total 12 projects), the Administration should set aside funding for them and fast-track their direct injection into the PWP as Category A items subject to the views of the relevant LegCo panels and the

advice of the Director of Architectural Services on the readiness of the projects to proceed. Three such projects involve FEH facilities.

- (c) For the remaining projects at a comparatively early stage of planning (total 169 projects) and without all the necessary approvals from the two PMCs, the concerned Policy Secretaries should review these projects and consult the relevant LegCo panels on which projects should be admitted into the PWP as Category C items. The earmarking of funds for these projects would then be subject to the normal resource allocation mechanism. 30 such projects involve FEH facilities.

3. At the meetings of the LegCo Subcommittee to follow up on the outstanding capital works projects (Subcommittee) held between January and June 2000, Members were advised of our views on the proposed way forward for the FEH projects. We also informed the Subcommittee that the Food and Environmental Hygiene Department (FEHD) would brief the DCs on the way forward and seek their views.

## **DC CONSULTATION**

4. Between 15 June 2000 and 31 July 2000, FEHD consulted the 15 DCs concerned (since none of the 33 ex-PMC capital projects falls within North, Tai Po and Tsuen Wan districts). The outcome of DC consultation on the ex-PMC projects is summarized as follows: -

- (a) All DCs have no comments on the decision to proceed with the 149 contractually committed projects.
- (b) Regarding the three FEH projects which the Administration has set aside funding for implementation, i.e. Tai Kok Tsui Complex (Phase 2), the Conversion of Centre Street Market, Phase II and Stanley Complex, the

relevant DCs welcome our decision to inject the first two projects into the PWP as Category A items. The Southern DC has agreed to our proposal to review the scope of the Stanley Complex project.

- (c) Regarding the remaining 30 FEH projects:
- (i) The relevant DCs are glad to know that we would proceed with the following four projects:
1. Aldrich Bay Complex,  
*(to provide a market and public toilet.<sup>1</sup>)*
  2. Temporary off-street RCP cum Public Toilet at Ma Tau Kok Road,  
*(to be implemented with a revised scope of development, and funded under the Minor Works Block Allocation.)*
  3. Kwai Chung Ambulance Depot with Fire Services Department Offices and RCP at Hing Shing Road in Area 10B, Kwai Chung,  
*(to be implemented with the Fire Services Department as the leading Department.)*
  4. Redevelopment of Existing Public Toilet at Ngong Ping, Lantau.  
*(The Architectural Services Department is working on the technical feasibility study.)*
- (ii) The relevant DCs have urged the Administration to proceed with the following 10 projects on retro-fitting of A/C to existing markets/CFCs which we have proposed to review:
5. Retro-fitting of A/C to Yue Wan Market
  6. Retro-fitting of A/C to Bowrington Road CFC
  7. Retro-fitting of A/C to Sheung Wan Market
  8. Retro-fitting of A/C to Aberdeen Market and CFC

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<sup>1</sup> Leisure & Cultural Services Department (LCSD) has reviewed the proposed facilities and explained at the relevant DC meetings that there is no immediate need for an indoor leisure centre in view of two similar facilities in the neighborhood, and that a new library will be provided in another project in Lei King Wan.)

9. Retro-fitting of A/C to Kwun Chung CFC
10. Retro-fitting of A/C to Tokwawan Market
11. Retro-fitting of A/C to Fa Yuen Street Market and CFC
12. Retro-fitting of A/C to Po On Road Market and CFC
13. Retro-fitting of A/C to Ngau Tau Kok Market and CFC
14. Retro-fitting of A/C to Ngau Chi Wan Market and CFC

(iii) Of the seven projects which we have proposed to review the need for and/or scope of the proposed facilities:

- There are four which the relevant DCs have no objection to our proposal:

15. Sai Kung Vehicle Depot
16. Chai Wan Vehicle Depot
17. Re-provisioning of Sai Yee Street Depot at West Kowloon Reclamation
18. Local open space, Public Toilet and RCP in area 40, Tuen Mun.

(On the vehicle depot projects, the DCs have been advised that FEHD would carry out a comprehensive review on the vehicular fleet including the possibility of contracting out the services. This will have an impact on the demand for vehicles and the provision of the depot facilities. As for the local open space, public toilet and RCP in Area 40, Tuen Mun, the DC has been advised that the present development in the area does not require the immediate implementation of the project.)

- There are three projects which the relevant DCs have urged the Administration to proceed

with:

19. Tung Chau Street Complex

20. Hung Shui Kiu Complex

21. Siu Sai Wan Complex.

(iv) Of the nine projects which we do not think there is a real need to proceed with:

- There are two projects which the relevant DCs have no objection to our proposal:

22. CFC, RCP and Public Toilet in Area 10G, Kwai Chung

23. Lau Fau Shan Market

- There are two projects which some DC members have expressed reservation on our proposal:

24. Reprovisioning of Kam Tin Market

25. Redevelopment of Fo Tan Cooked Food Market

- There are five projects which the relevant DCs have expressed disagreement with our proposal:

26. Redevelopment of Cheung Sha Wan Temporary Cooked Food Market

27. Multi-purpose Building at Wing Hong Street

28. Fuk Wing Street Complex

29. Lai Wan Market Extension

30. Tsueng Kwan O Complex.

5. To summarize, among the remaining 30 FEH projects, there are altogether 10 projects which the relevant DCs have no objection to our proposal. They are projects named in items (1)-(4), (15)-(18) and (22)-(23) mentioned in paragraph 4(c) above. Besides the 10 projects on retro-fitting of A/C, there are 10 projects which the relevant DCs have a

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view different from ours. They are projects named in items (19)-(21) and (24)-(30) mentioned in paragraph 4(c) above and details of DCs' views on these 10 projects are at **Annex A**.

(A folder containing the relevant DC Minutes of Meeting is kept at the LegCo Secretariat for Members' reference.)

## **WAY FORWARD**

6. Having considered carefully the views of the DCs, the recommended way forward for the outstanding FEH projects is as follows:

### **(I) Stanley Complex**

7. At the Subcommittee meeting held on 2 May 2000, we informed Members that FEHD would conduct a further survey in July / August 2000 to assess the impact of the newly opened superstore on the business of the existing temporary market and the need of the new market in the complex. The Southern DC, when consulted on 29 June 2000, also agreed with our proposal to make a further assessment.

8. FEHD conducted a second survey in August 2000. FEHD randomly interviewed some 590 Stanley residents. They also interviewed all the 18 stall operators in the temporary wet market and 24 licensed hawkers in the existing hawker bazaar. The findings of the second survey were quite similar to those of the first survey. Of the residents interviewed, those who supported the construction of the new market was also about two-third. Regarding the 24 licensed hawkers, more than half expressed doubts about the viability of relocating their business into the complex (15 pessimistic, five no comment and four optimistic). As for the stall operators, the views expressed were quite diverse. Nine expressed doubts as to whether it would be profitable to run business in the new market, eight were optimistic and one had no comment.

9. More significantly, the survey revealed a marked change in the shopping habits of the Stanley residents. Before the opening of the

superstore, about half of the Stanley resident respondents had said that they bought fish, fresh meat, poultry and vegetables from the temporary market. After the opening of the superstore, the percentage dropped substantially to about a quarter (i.e. reduced by half) in August 2000. This casts serious doubt on the future viability of the market in the complex.

10. In view of the results of the two surveys, and the Director of Audit's recommendations in his Report titled "Value for Money Audit Report on Urban Council Public Markets" published in October 1997 that "viability should be the overriding consideration in planning public markets", we are of the view that the Complex should not include a market. But we intend to retain the temporary market and RCP nearby which were completed only in January 2000 as there is presently no plan to develop the site, and to provide a new public toilet in the Stanley Complex together with Leisure and Cultural Services Department (LCSD)'s facilities.

11. Our proposal will also give Home Affairs Bureau (HAB) and LCSD greater flexibility in the design of the complex for accommodating leisure and community facilities. HAB and LCSD are examining the possibility of integrating the community hall and the indoor games hall facilities in the same complex to optimize site utilization. We will report separately on the matter.

## **(II) The Remaining 30 FEH Capital Projects**

12. As regards the 10 projects which the relevant DCs have no objection to our proposal, i.e. items (1)-(4), (15)-(18) and (22)-(23) in paragraph 4(c), we would keep the relevant DCs abreast of new developments on items (1)-(4) and (15)-(18).

13. Regarding the other 20 projects which the relevant DCs have expressed a view different from ours, our response is as follows:

### *(A) 10 projects on retro-fitting of A/C*

We are conducting a review on the cost effectiveness of

retro-fitting of A/C to existing markets and CFCs. The review is expected to be completed in end 2000. The outcome of review and our recommendation on the way ahead for these 10 projects will be discussed in a separate paper to be submitted to the Subcommittee.

(B) *6 complex/market projects*

(i) Tung Chau Street Complex

We have doubts on the viability of the proposed market given the fact that:

- (a) the existing Tung Chau Street Temporary Market (TCSTM), which is about 10 to 15 minutes' walking distance away from the project site, has serious viability problem, (at present, about 220 of the 359 market stalls at TCSTM are vacant, representing a 60% vacancy rate); and
- (b) the Housing Department has recently informed FEHD that there will be a supermarket of size about 960m<sup>2</sup> with provision of fresh food located at Phase 3 of the Cheung Sha Wan West Public Housing Estate (CSWWPHE). This residential development will be located next to the project site and completed in 2001/2002.

In the light of the above, we need to review whether there is a real need for the proposed market after the first batch of population intake in the CSWWPHE in mid-2001.

As regards the Leisure and Cultural Services (LCS) facilities, we consider that the proposed leisure centre should be kept under review. There is also no pressing need for additional library services as

the district is already served by two district libraries and two small libraries.

(ii) Hung Shui Kiu Complex

In 1997, the Town Planning Board approved Kowloon Canton Railway Corporation's (KCRC) Comprehensive Development Area (CDA) proposal at the project site. Since the proposed market would be within the CDA, the planning of the market project needs to dovetail with KCRC's CDA development. There is also no immediate need to proceed with the project as there is an existing market in Hung Shui Kiu. We will continue to keep in view the programme of KCRC's CDA development and to review the market project in the light of it.

We also do not consider that there is an imminent need for the proposed LCS facilities but the long-term need should be reviewed in light of development.

(iii) Siu Sai Wan Complex

The existing air-conditioned Housing Authority market in Siu Sai Wan Estate was expanded late last year and there will be a new superstore to be opened early next year. We therefore need to review the need for the proposed market after the superstore in the nearby private development (i.e. Island Resort) has opened for about three months' time.

We consider that there is a need for the proposed leisure centre and small library is also needed to meet the need of the residents in Siu Sai Wan.

(iv) Tseung Kwan O Complex

We remain of the view that there is no need to proceed with the market project in the proposed Tseung Kwan O Complex in view of the following reasons :

- (a) In 1997, when the former Provisional Regional Council planned to add a market to the complex project, the area only had one market (i.e. Housing Authority's Hau Tak Market). However, with the lapse of time, additional market facilities had emerged (i.e. Jusco superstore in late 1997, the expansion of Hau Tak Market in early 1998, Park'N Shop superstore in late 1998 and Ming Tak Market in 1999) to serve the residents;
- (b) at present, there are two estate markets and two superstores operating within a radius of only a few minutes' walk from the project site. Competition among these market facilities is already very keen. The proposed new market will likely have a serious viability problem. Lessees of the existing Hau Tak Market have written to FEHD in July 2000 to object to the building of the proposed market. According to them, competition is already very keen and if a new market is built, it would worsen their business and seriously affect their livelihood;
- (c) the area's population growth has reached 90% of its designed population. The existing market facilities should be able to cope with the demand in the area upon full development; and
- (d) there is no hawker resiting commitment for the project.

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(Site plan and photos are at attached booklet for

Members' reference.)

On the LCS facilities, we do not consider that there is a need to proceed with the indoor recreation centre in this project as there are already two similar facilities in Tseung Kwan O and the third one will be completed by the end of 2000.

(v) Reprovisioning of Kam Tin Market

We remain of the view that there is no real need to proceed with the project in view of the following reasons :

- (a) Kam Tin Market is a rural type market. Its normal operation hours are from 6am to 8pm but its market stalls only operate in the morning session. Its utilization rate is low and its existing facilities (i.e. 38 market stalls and 5 cooked food stalls) are adequate to meet the local demand;
- (b) the existing population in Kam Tin area is about 10,000. According to Planning Department's NW New Territories Study, population growth in the area will only start to gain speed in 2010 and grow to 40,000 in 2014. Hence, there will not be much population increase in the area in the next 10 years;
- (c) the project which involves increasing the number of stalls from 38 to 140 will likely have a serious viability problem; and
- (d) there is no hawker resiting commitment for the project.

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(Site plan and photos are at attached booklet for Members' reference.)

(vi) Lai Wan Market Extension

We remain of the view that there is no real need to proceed with the project for the following reasons:

- (a) in addition to the existing Lai Wan Market (with 42 stalls), there are four supermarkets within Mei Foo Sun Chuen and about 20 privately-run wet goods stalls, mainly outside the existing Market (some of them are big shops, selling more than one type of food like fish, fresh meat, vegetables in one shop). Hence, market facilities in the area are adequately provided;
- (b) regarding the new residential development at ex-Lai Chi Kok Amusement Park site mentioned at the DC meeting, the information provided by the Planning Department indicates that there will be a market of size about 600m<sup>2</sup> to serve the new population of about 15,000 in this residential development. Hence, the needs of the new population will also be well looked after;
- (c) there is no resiting commitment; and
- (d) the project is fraught with a number of technical problems which will be, as advised by Architectural Services Department difficult to resolve. The site of the existing Lai Wan Market and the proposed extension is under the Kwai Chung Road Flyover. There is also a drainage reserve underneath the project site. These have reduced the usable area of the project site considerably. Provision of A/C

system is a problem due to limited headroom of the project site for installation of air duct. The Transport Department has already indicated its reservation about the development as the proposed location of the loading/unloading area would have adverse impact on the nearby traffic. Relocation of the loading/unloading area, however, will pose great difficulty to the future operation of the expanded market.

(Site plan and photos are at attached booklet for Members' reference.)

(C) *4 CFC projects*

As regards provision of CFCs, the view expressed by various DCs concerned are not as strong as those on public market facilities. We are of the view that there is no longer a need for the Government to use public money to provide eating outlets in view of the following :

(i) Abundancy of eating establishments

Nowadays there is a wide range of inexpensive eating establishments provided by the private sector to meet the need of the public. Apart from the numerous fast food shops, dining facilities similar to CFCs such as food courts in shopping arcades have emerged in recent years. In fact, there has been a great increase in the number of eating establishments over the past ten years. (At the end of 1990, there was a total of about 6,300 registered eating establishments in the territory, whilst in September 2000, the number has increased to more than 9,000, representing an increase of about 43%.)

(ii) Decline in demand on CFCs

With the decline in the number of industrial workers in Hong Kong and the increasing popularity of fast food shops, there is a drastic decline in demand for CFC facilities. This can be evident by the high vacancy rate of many of the existing cooked food centres/markets. For instance, 15 out of the 28 stalls at the existing Cheung Sha Wan CFM are vacant, with a vacancy rate of about 53%.

(iii) The buy-back package for licensed cooked food hawkers

At present, there is a buy-back package for on-street cooked food hawkers and hawkers in cooked food bazaars in the urban area. The main objective of the package is to facilitate the phasing out of cooked food hawkers, who usually create nuisance in the course of their operations, so as to reduce the burden of resiting commitments for environmental improvement in future. However, the package does not seem very attractive to the hawkers. Our intention is to review the package to improve its attractiveness and to extend the buy-back package to on-street cooked food hawkers and hawkers in cooked food bazaars in the New Territories. Hence, the need for new CFCs to accommodate on-street cooked food hawkers and hawkers in cooked food bazaars should be further diminished in the future.

In the light of the above, we do not see that there is real need to proceed with the following four projects involving the provision of CFCs:

- Fuk Wing Street Complex
- Redevelopment of Cheung Sha Wan Temporary CFM
- Multi-purpose Building at Wing Hong Street
- Redevelopment of Fo Tan CFM.

We also consider that there is no real need for the proposed LCS facilities in Fuk Wing Street Complex and the Redevelopment of Fo Tan CFM projects. In Sham Shui Po District, there are already five indoor games halls and the leisure centre in Tung Chau Street Complex will be kept under review. In Sha Tin District, there are already four indoor recreation centres and the fifth one will commence soon.

Environment and Food Bureau/  
Food and Environmental Hygiene Department  
Home Affairs Bureau/  
Leisure and Cultural Services Department  
November 2000

**Summary of the District Councils' views on ex-PMC Capital Works Projects  
on which the relevant DCs have expressed a view different from that of the Administration**

Item No.	Project Title (District/Planning Stage <sup>(1)</sup> / RIC <sup>(2)</sup> /Scope of Project)	Position	Views Expressed during DC Consultation
1.	<p><b>Tung Chau Street Complex</b></p> <p><u>District</u> : Sham Shui Po</p> <p><u>Planning Stage</u> : III</p> <p><u>RIC</u> : \$588m</p> <p><u>Scope of Project</u> :</p> <p><u>FEHD</u></p> <ul style="list-style-type: none"> <li>• 1 air-conditioned market (218 stalls)</li> </ul> <p><u>LCSD</u></p> <ul style="list-style-type: none"> <li>• 1 leisure centre : <ul style="list-style-type: none"> <li>1 multi-purpose arena</li> <li>2 multi-purpose activities rooms</li> <li>1 fitness room</li> <li>1 children's play room</li> </ul> </li> <li>• 1 entertainment store</li> <li>• 1 district library</li> </ul> <p><u>Common Facility</u></p> <ul style="list-style-type: none"> <li>• 1 car park (14 carparking spaces)</li> </ul>	<p>At the LegCo Subcommittee meeting held on 2.5.2000, the Administration proposed to review the need for and the proposed scope of development for the project. Members requested the Administration to seek the relevant DCs' views on individual projects and report back in due course. On 15.6.00, the FEHD consulted the SSP DC on ex-PMC projects that involve environmental hygiene (EH) facilities. (This project also involves leisure services facilities. The SSP DC has only given their views on the proposed EH facilities).</p>	<p>(1) <u>DC's views</u> :</p> <ul style="list-style-type: none"> <li>(a) Supermarkets/mega stores are not identical to public markets, and provision of market facilities should not totally rely on the private entrepreneurs. This would not only result in higher prices but would also restrict the customers' choice of market facilities.</li> <li>(b) The viability problem and high vacancy rate of some of the existing public markets in SSP district are a result of their undesirable locations, poor management etc.</li> <li>(c) There would be a number of residential developments near the site of the proposed Tung Chau Street Complex, such as the Cheung Sha Wan West Public Housing Estate. The need for a public market in the area was imminent.</li> <li>(d) The previous District Board and the ex-PUC had examined the ex-PMC projects before, and some of the issues raised at the meeting had been discussed before.</li> <li>(e) However, some Members indicated that although there was a need for the proposed market facility, they understood that there was also a need for the Administration to re-allocate resources (and hence affecting the progress of this project), in view of the high project cost and the current economic situation.</li> </ul>

Item No.	Project Title (District/Planning Stage <sup>(1)</sup> / RIC <sup>(2)</sup> /Scope of Project)	Position	Views Expressed during DC Consultation
	<p><b>Tung Chau Street Complex</b></p> <p>(cond't)</p>		<p>(2) <u>The Administration explained that :</u></p> <p>(a) Though traditional wet markets and supermarkets were not identical, their roles in providing marketing facilities were to a large extent similar. In the light of the new trend of having fresh food items sold in supermarkets, the Administration needed to cautiously consider whether there would be any duplication of services/facilities provided to the public with a view to channelling the Administration's available resources on the most needed areas.</p> <p>(b) On the Director of Audit's recommendation on the need to assess the viability of market facilities, it was important for the Administration to ensure that new markets were viable since a large sum of public money was involved in building a market. Members should understand the Administration's role in ensuring that public money was spent properly and wisely.</p> <p>(c) Regarding the residential development (i.e. Cheung Sha Wan West Public Housing Estate) next to the project site of the proposed Tung Chau Street Complex, Housing Department recently advised that there would be a shopping arcade, with a possibility of including the provision of a supermarket, inside the Housing Estate.</p> <p>(d) The Administration would consider Members' views and further information from Housing Department and private developers concerned regarding the nearby residential developments when reviewing the need of the proposed market.</p>

Item No.	Project Title (District/Planning Stage <sup>(1)</sup> / RIC <sup>(2)</sup> /Scope of Project)	Position	Views Expressed during DC Consultation
	<b>Tung Chau Street Complex</b>		

(Remarks :

On the LCS side, the Administration has conducted an overall review of indoor recreational facilities in Sham Shui Po district and considers that the proposed leisure centre should be kept under review because :

- (a) there are five existing IGHs in the district and their overall average utilization rate is about 60% and reaches up to about 80% during peak hours;
- (b) there appears to be a potential demand for additional indoor recreational facilities in the district;
- (c) there are two leisure centres under planning in the district, one in this project and the other one in Fuk Wing Street Complex;
- (d) having considered the potential demand as well as the distribution and location of the two leisure centres under planning, it is considered that the Tung Chau Street site will have a better catchment and should be retained for further review while there is no real need to proceed with the one in Fuk Wing Street Complex; and

There is no pressing need for additional library services for the Sham Shui Po District which is already served by two district libraries and two small libraries.)

Item No.	Project Title (District/Planning Stage <sup>(1)</sup> / RIC <sup>(2)</sup> /Scope of Project)	Position	Views Expressed during DC Consultation
2.	<p><b>Hung Shui Kiu Complex</b></p> <p><u>District</u> : Yuen Long</p> <p><u>Planning Stage</u> : (IV)</p> <p><u>RIC</u> : \$374.05m</p> <p><u>Scope of Project</u> :</p> <p><u>FEHD</u></p> <ul style="list-style-type: none"> <li>• 1 air-conditioned market (224 stalls)</li> <li>• 1 refuse collection point</li> </ul> <p><u>LCSD</u></p> <ul style="list-style-type: none"> <li>• 1 indoor recreation centre : <ul style="list-style-type: none"> <li>1 multi-purpose arena</li> <li>1 activities/dance room</li> <li>1 fitness room</li> <li>1 children's play room</li> </ul> </li> </ul>	<p>At the LegCo Subcommittee meeting held on 2.5.2000, the Administration informed Members that we would review the need for the FEH facilities. Members requested the Administration to seek the relevant DCs' views on individual projects and report back in due course. The Yuen Long DC was consulted on 22.6.2000.</p>	<p>(1) <u>DC's views</u></p> <p>(a) The project had been agreed by ex-PRC, the Administration should not renege its promise.</p> <p>(b) As the site would be developed by KCRC, the Administration might not be able to control the development programme of the project. The existing conditions in the temporary market were not satisfactory. Delaying the development of the project would be unfair to the public since they would be deprived of new market facilities. The Administration should proceed with the project in accordance with the programme of the ex-PRC.</p> <p>(2) <u>The Administration explained that :</u></p> <p>(a) There was an existing market in Hung Shui Kiu. Though it occupied a site zoned for open space use, the Leisure and Cultural Services Department had no programme for development and hence the existing temporary market could continue to provide services to the public. The purpose of the market project was to relocate the existing temporary market to a permanent site. In 1997, the Town Planning Board approved KCRC's comprehensive development area (CDA) proposal at the project site. Since the market would be within the CDA development area, the planning of the market project needed to dovetail with KCRC's CDA development.</p>

Item No.	Project Title (District/Planning Stage <sup>(1)</sup> / RIC <sup>(2)</sup> /Scope of Project)	Position	Views Expressed during DC Consultation
	<b>Hung Shui Kiu Complex</b>  (cond't)		(b) The Administration had recently written to KCRC enquiring about the development programme of the CDA. KCRC advised that they were still discussing with their joint venture partner on the development. Thus, they were unable to provide a timetable for the CDA development at the moment. The Administration would closely liaise with KCRC on the development programme and review our market project periodically.

(Remarks :

On the LCS side, the Administration has reviewed the indoor recreational facilities in the district and considers that there is no imminent need for implementation of the project at this stage but there is a need for its development in the long run because :

- (a) the existing population in the Hung Shui Kiu area is only 11,000;
- (b) however, according to the Planning and Development Study on North West New Territories, the population in the area is expected to increase to about 100,000 in the coming decade; and
- (c) the area is quite detached from the other parts of the district and indoor recreational facilities are needed to serve the population in this area in the long run.)

Item No.	Project Title (District/Planning Stage <sup>(1)</sup> / RIC <sup>(2)</sup> /Scope of Project)	Position	Views Expressed during DC Consultation
3.	<p><b>Siu Sai Wan Complex</b></p> <p><u>District</u> : Eastern</p> <p><u>Planning Stage</u> : IV</p> <p><u>RIC</u> : \$270.90m</p> <p><u>Scope of Project</u> :</p> <p><u>FEHD</u></p> <ul style="list-style-type: none"> <li>• 1 air-conditioned market (55 stalls)</li> <li>• 1 public toilet</li> </ul> <p><u>LCSD</u></p> <ul style="list-style-type: none"> <li>• 1 leisure centre : <ul style="list-style-type: none"> <li>1 multi-purpose arena</li> <li>2 activities rooms</li> <li>1 fitness room</li> <li>1 indoor gateball court</li> <li>1 table tennis room</li> <li>1 children's play room</li> </ul> </li> <li>• 1 small library</li> </ul> <p>(cond't)</p>	<p>At the LegCo Subcommittee meeting held on 2.5.2000, the Administration proposed to review the need for the proposed facilities and the scope of development. Members agreed and requested the Administration to seek DCs' views on individual projects and report back in due course. The Eastern DC was consulted on 13.7.2000.</p>	<p>(1) <u>Eastern DC's views</u> :</p> <ul style="list-style-type: none"> <li>(a) Superstores could not totally replace the function of traditional wet markets. Government should build public markets rather than relying on private developers to provide as they could apply to change land use even after a market or superstore has been built.</li> <li>(b) Some of the stalls recently added to the existing Siu Sai Wan market only sold dry goods and hence could not meet the residents' demand.</li> </ul> <p>(2) <u>The Administration explained that</u> :</p> <ul style="list-style-type: none"> <li>(a) The existing air-conditioned Housing Authority market in Siu Sai Wan Estate was just expanded in late 1999. The additional market stalls sold wet goods and dry goods and their sizes were quite large. In addition, a big superstore (4,100m<sup>2</sup>) will be commissioned in the area in early 2001. Given these additional market facilities, the Administration needed to be prudent in considering the need of the proposed market. The Administration would review the residents' need for the facilities, taking into account the expanded capacity of the existing Siu Sai Wan Market as well as the impact of the new superstore so as to ascertain the viability of the proposed market. The DC's views would be taken into consideration in the review.</li> </ul>

Item No.	Project Title (District/Planning Stage <sup>(1)</sup> / RIC <sup>(2)</sup> /Scope of Project)	Position	Views Expressed during DC Consultation
3.	<p><b>Siu Sai Wan Complex</b></p> <p><u>Common Facility</u></p> <ul style="list-style-type: none"> <li>• 1 carpark (49 parking spaces)</li> </ul> <p><u>Other Department</u></p> <ul style="list-style-type: none"> <li>• Clinic, Elderly Health Centre, Family Health Services Centre (Department of Health)</li> <li>• Residential Care Home For the Elderly, Family Services Centre, Integrated Team Sub-base (SWD)</li> <li>• Community Hall (HAD)</li> </ul>		

(Remarks :

On the LCS side, the Administration considers that there is a need for the proposed leisure centre because :

- (a) at present, the Siu Sai Wan area has a population of over 60,000 and is not provided with any public indoor recreational facilities;
- (b) Siu Sai Wan is geographically quite detached from the other areas of the district; and
- (c) the utilization rates of the nearest IGH, Chai Wan IGH, has reached 70% on average and 80% during peak hours.

On provision of library service, there is a need to provide a small library to meet the need of the increasing population in Siu Sai Wan.)

Item No.	Project Title (District/Planning Stage <sup>(1)</sup> / RIC <sup>(2)</sup> /Scope of Project)	Position	Views Expressed during DC Consultation
4.	<p><b>Reprovisioning of Kam Tin Market</b></p> <p><u>District</u> : Yuen Long</p> <p><u>Planning Stage</u> : (IV)</p> <p><u>RIC</u> : \$45.26m</p> <p><u>Scope of Project</u> :</p> <ul style="list-style-type: none"> <li>• 1 air-conditioned market (140 stalls)</li> <li>• 5 cooked food stalls</li> </ul>	<p>At the LegCo Subcommittee meeting held on 2.5.2000, the Administration informed Members that we had reviewed the project and considered that there was no real need for the project. Members requested the Administration to seek the relevant DCs' views on individual projects and report back in due course. The Yuen Long DC was consulted on 22.6.2000.</p>	<p>(1) <u>DC's views</u></p> <p>(a) The market was required as population had increased in the area due to the completion of about 1000 small houses. The number of foreigners living in the area was also quite many.</p> <p>(b) The Kam Tin Market has been operated for about 30 to 40 years. The existing facilities were very old and out-dated which could not meet the current standard.</p> <p>(2) <u>The Administration explained that :</u></p> <p>(a) The existing population of Kam Tin area was about 10,000. The existing Kam Tin Market could meet the current local needs. According to Planning Department's NW New Territories Study, significant population growth in Kam Tin area would only take place after 2010 (i.e. 10 years later) where the population would gradually increase to 40,000 in 2014.</p> <p>According to Director of Audit's advice given in his report titled "Value for Money Audit Report on Urban Council Markets" published in October 1997, viability should be the overriding consideration in the planning of public markets and every new public market should be justified by a comprehensive review of the demand for such market facilities. Hence, the Administration had to be prudent in considering the readiness of this project which had proposed to increase the number of market stalls from the existing level of 38 to 140.</p>

Item No.	Project Title (District/Planning Stage <sup>(1)</sup> / RIC <sup>(2)</sup> /Scope of Project)	Position	Views Expressed during DC Consultation
	<b>Reprovisioning of Kam Tin Market</b>  (cond't)		(b) If any of the existing facilities needed to be improved, it could be done through minor improvement works. Actually, the Administration had scheduled to improve the sewage treatment and fire prevention facilities in the market in the latter part of the year.

Item No.	Project Title (District/Planning Stage <sup>(1)</sup> / RIC <sup>(2)</sup> /Scope of Project)	Position	Views Expressed during DC Consultation
5.	<p><b>Redevelopment of Fo Tan Cooked Food Market</b></p> <p><u>District</u> : Sha Tin</p> <p><u>Planning Stage</u> : (IV)</p> <p><u>RIC</u> : \$157.59m</p> <p><u>Scope of Project</u> :</p> <p><u>FEHD</u></p> <ul style="list-style-type: none"> <li>• 1 air-conditioned cooked food centre (39 stalls)</li> </ul> <p><u>LCSD</u></p> <ul style="list-style-type: none"> <li>• 1 indoor recreation centre: <ul style="list-style-type: none"> <li>1 multi-purpose arena</li> <li>2 activities/dance rooms</li> <li>1 committee room</li> <li>1 fitness room</li> <li>1 children's play room</li> </ul> </li> </ul>	<p>At the LegCo Subcommittee meeting held on 2.5.2000, the Administration informed the Subcommittee that we had reviewed the project and considered that there was no real need for the FEH facilities in the project. Members requested the Administration to seek DCs' views on individual projects and report back in due course. The Shatin DC Consultation was conducted on 28.7.2000.</p>	<p>(1) <u>DC's views</u>:</p> <p>(a) A Member considered that the design of the existing Fo Tan Cooked Food Markets was primitive and outdated. They could no longer meet the need of the public. The redevelopment of the cooked food markets to a modern cooked food centre could solve the environmental problems. He agreed that the demand for cooked food facilities in Fo Tan area had reduced. If it was considered no real need to redevelop, improvement measures had to be considered.</p> <p>(b) Another Member considered that the former Regional Council had proposed to redevelop the Fo Tan Cooked Food Markets in order to rectify the problem of serious illegal extension of business by the market lessees and to solve the environmental problems caused by the operation of the cooked food markets to the nearby area. If it was considered that there was sufficient provision of dining facilities in the area, the Administration should consider demolishing these aging and outdated cooked food markets and giving suitable compensation to and/or resiting the affected lessees.</p> <p>(c) Another two Members did not agree that there was no need for a new cooked food centre to re-provision the Fo Tan Cooked Food Markets. One Member said that the redevelopment works should proceed in order to improve the environmental conditions of the area. The other Member said that there were not sufficient restaurants and food establishments in the area to serve the existing population in Jubilee Garden (銀禧花園) and Shui Wo Court (穗禾苑). The population in the area would further increase with the future implementation of the residential and school developments proposed by KCRC.</p>

Item No.	Project Title (District/Planning Stage <sup>(1)</sup> / RIC <sup>(2)</sup> /Scope of Project)	Position	Views Expressed during DC Consultation
	<p><b>Redevelopment of Fo Tan Cooked Food Market</b></p> <p>(cond't)</p>		<p>(2) <u>The Administration explained that:</u></p> <p>(a) The redevelopment of the Fo Tan Cooked Food Markets had originally been proposed by the former RC as a long-term solution to prevent the lessees from illegally extending their business outside the venue boundary. Currently, the illegal extension of business had been kept under control.</p> <p>(b) The conditions in the two existing cooked food markets had improved with the completion of the following improvement works :</p> <ul style="list-style-type: none"> <li>- Upgrading the electricity supply to the two cooked food markets in 1998;</li> <li>- Properly connecting all surface channels and floor drains in the cooked food markets to the public foul sewer in early 1999.</li> </ul> <p>(c) There is no resiting commitment for the project.</p> <p>(d) The demand for cooked food centre facilities had declined in Fo Tan because Fo Tan was basically an industrial area and the number of local workers was dwindling in recent years. On the other hand, new dining facilities had emerged in newly developed industrial and commercial complexes in the area. Keen competition had begun to affect the viability of the existing cooked food centres. At present, the two cooked food markets had 9 vacant stalls out of a total of 39 stalls. Furthermore, it is anticipated that the new cooked food centre would have viability problem.</p> <p>(e) The reprovisioning of the 39 cooked food stalls elsewhere would cost a lot of public money.</p>

Item No.	Project Title (District/Planning Stage <sup>(1)</sup> / RIC <sup>(2)</sup> /Scope of Project)	Position	Views Expressed during DC Consultation
	<b>Redevelopment of Fo Tan Cooked Food Market</b>		(f) The department would step up maintenance for the two cooked food markets and control over the lessees' illegal extension of business outside the markets.

(Remarks :

On the LCS side, the Administration considers that there is no need for the implementation of the IRC because :

- (a) there are at present four IRCs in the district;
- (b) construction work for a fifth one will commence soon; and
- (c) Fo Tan, which is basically an industrial area with very few population, is not an ideal location for providing an IRC to serve the public.)

Item No.	Project Title (District/Planning Stage <sup>(1)</sup> / RIC <sup>(2)</sup> /Scope of Project)	Position	Views Expressed during DC Consultation
6.	<p><b>Redevelopment of Cheung Sha Wan Temporary Cooked Food Market</b></p> <p><u>District</u> : Sham Shui Po</p> <p><u>Planning Stage</u> : III</p> <p><u>RIC</u> : \$71.80m</p> <p><u>Scope of Project</u> :</p> <p><u>FEHD</u></p> <ul style="list-style-type: none"> <li>• 1 A/C cooked food centre (6 stalls)</li> <li>• 1 refuse collection point</li> <li>• 1 public toilet</li> </ul> <p><u>LCS</u></p> <ul style="list-style-type: none"> <li>• 1 playground</li> </ul>	<p>At the LegCo Subcommittee meeting held on 2.5.2000, the Administration informed Members that we had reviewed the project and considered that there was no real need for the FEH facilities in the project. Members requested the Administration to seek the relevant DCs' views on individual projects and report back in due course. The SSP DC was consulted on 15.6.00. (This joint project also involves leisure services facilities. The SSP DC has only given their views on the proposed EH facilities).</p>	<p><u>DC views</u> :</p> <p>Although two DC Members indicated that there was no need for the project, the DC Chairman, in making the concluding remarks at the DC meeting, said that the DC Members felt discontented over the Administration's view and recommendation on the ex-PMC projects presented at the meeting. He added that the previous District Board and the ex-PUC had already examined the ex-PMC projects in question and some of the issues raised in this DC paper had been discussed before.</p>

(Remarks :

- (a) On the LCS side, the Administration considers that there is no need to redevelop the playground because of its remote location and low usage.
- (b) There is no pressing need to rebuild the existing permanent refuse collection point and public toilet at the project site which will be refurbished in the coming few months.)

Item No.	Project Title (District/Planning Stage <sup>(1)</sup> / RIC <sup>(2)</sup> /Scope of Project)	Position	Views Expressed during DC Consultation
7.	<p><b>Multi-purpose Building at Wing Hong Street</b></p> <p><u>District</u> : Sham Shui Po</p> <p><u>Planning Stage</u> : IV</p> <p><u>RIC</u> : \$52.50m</p> <p><u>Scope of Project</u> :</p> <ul style="list-style-type: none"> <li>• 1 A/C cooked food centre</li> <li>• 1 refuse collection point</li> <li>• 1 public toilet</li> </ul>	<p>At the LegCo Subcommittee meeting held on 2.5.2000, the Administration informed Members that we had reviewed the project and considered that there was no real need for the project. Members requested the Administration to seek the relevant DCs' views on individual projects and report back in due course. The SSP DC was consulted on 15.6.00.</p>	<p><u>DC views</u> :</p> <p>Although two DC Members indicated that there was no real need for the project, the DC Chairman, in making the concluding remarks at the DC meeting, said that the DC Members felt discontented over the Administration's view and recommendation on the ex-PMC projects presented at the meeting. He added that the previous District Board and the ex-PUC had already examined the ex-PMC projects in question and some of the issues raised at the meeting had been discussed before.</p>

(Remarks :

- (a) There is at present a temporary RCP at the project site. If required, the refuse handled by the existing temporary RCP can be absorbed by the King Lam Street RCP, a permanent RCP located within about 5-minute walking distance from the project site.
- (b) There is no pressing need for the provision of a public toilet in the area as toilet facilities are available in the vicinity. The public toilet of Wing Hong Street Rest Garden is only about 3 to 5-minute walking distance from the project site.)

Item No.	Project Title (District/Planning Stage <sup>(1)</sup> / RIC <sup>(2)</sup> /Scope of Project)	Position	Views Expressed during DC Consultation
8.	<p><b>Fuk Wing Street Complex</b></p> <p><u>District</u> : Sham Shui Po</p> <p><u>Planning Stage</u> : III</p> <p><u>RIC</u> : \$473.55m</p> <p><u>Scope of Project</u> :</p> <p><u>FEHD</u></p> <ul style="list-style-type: none"> <li>• 1 A/C cooked food centre (20 stalls)</li> <li>• 1 hawker control team depot</li> <li>• 1 refuse collection point</li> </ul> <p><u>LCSD</u></p> <ul style="list-style-type: none"> <li>• 1 leisure centre : <ul style="list-style-type: none"> <li>1 multi-purpose arena</li> <li>1 fitness room</li> <li>1 children's play room</li> <li>2 indoor golf simulator rooms</li> <li>1 indoor golf putting green</li> <li>1 committee room</li> </ul> </li> <li>• 1 rest garden</li> <li>• 1 music centre</li> </ul> <p><u>SWD</u></p> <ul style="list-style-type: none"> <li>• 1 special child care centre</li> </ul> <p><u>Common Facility</u></p> <ul style="list-style-type: none"> <li>• 1 carpark (86 carparking spaces)</li> </ul>	<p>At the LegCo Subcommittee meeting held on 2.5.2000, the Administration informed Members that we had reviewed the project and considered that there was no real need for the FEH facilities in the project. Members requested the Administration to seek the relevant DCs' views on individual projects and report back in due course. The SSP DC was consulted on 15.6.00. (On the complex projects that involve both EH and leisure services facilities, the SSP DC has only given their views on the proposed EH facilities).</p>	<p><u>DC views</u> :</p> <p>(a) A DC Member said that whilst there were a number of vacant cooked food stalls in the existing CFCs in SSP district, their location and environment were undesirable. The cooked food stall operators would be willing to move into a new CFC where the conditions are better than the existing CFCs. Hence, it was inappropriate to shelve the project.</p> <p>(b) In making the concluding remarks at the DC meeting, the Chairman said that the DC Members felt discontented over the Administration's view and recommendation on the ex-PMC projects presented at the meeting. He added that the previous District Board and the ex-PUC had already examined the ex-PMC projects in question and some of the issues raised at the meeting had been discussed before. However, two DC Members agreed to the Administration's views that there was no imminent need for the project and they understood that there was also a need for the Administration to re-allocate resources (and hence affecting the progress of this project), in view of the high project cost and the current economic situation.</p>

Item No.	Project Title (District/Planning Stage <sup>(1)</sup> / RIC <sup>(2)</sup> /Scope of Project)	Position	Views Expressed during DC Consultation
8.	Fuk Wing Street Complex		

(Remarks :

- (a) On the LCS side, the Administration has conducted an overall review of indoor recreational facilities in Sham Shui Po district and considers that there is no need to provide a leisure centre in this project because :
- (i) there are five existing IGHs in the district and their overall average utilization rate is about 60% and reaches up to about 80% during peak hours;
  - (ii) there appears to be a potential demand for additional indoor recreational facilities in the district;
  - (iii) there are two leisure centres under planning in the district, one in this project and the other one in Tung Chau Street Complex; and
  - (iv) having considered the potential demand as well as the distribution and location of the two leisure centres under planning, it is considered that the Tung Chau Street site will have a better catchment and should be retained for further review while there is no real need to proceed with the one in Fuk Wing Street Complex.
- (b) The need for the music centre is being reviewed.
- (c) There is no pressing need for the provision of a hawker control team depot in Cheung Sha Wan area as the existing one at Pei Ho Street Complex can cope with the operational need.
- (d) There is no pressing need for the provision of a permanent RCP as the existing temporary RCP at the project site can cope with the demand on refuse collection service in the area. Nevertheless, consideration will be given to proceed with the reprovisioning of the existing temporary RCP as a minor project when a suitable site is identified or when appropriate to incorporate the provision of a permanent RCP in the new development plan for the project site in question.
- (e) As for the social welfare facilities, SWD considers that there is no imminent need to open a special child centre at the proposed site and in fact, the plan has not yet been finalized.)

Item No.	Project Title (District/Planning Stage <sup>(1)</sup> / RIC <sup>(2)</sup> /Scope of Project)	Position	Views Expressed during DC Consultation
9.	<p><b>Lai Wan Market Extension</b></p> <p><u>District</u> : Sham Shui Po</p> <p><u>Planning Stage</u> : IV</p> <p><u>RIC</u> : \$21.00m</p> <p><u>Scope of Project</u> :</p> <ul style="list-style-type: none"> <li>• 1 A/C market (about 80 stalls)</li> <li>• Installation of A/C system to existing Lai Wan Market (42 stalls)</li> <li>• Loading/unloading area</li> <li>• 1 market waste room</li> </ul>	<p>At the LegCo Subcommittee meeting held on 2.5.2000, the Administration informed Members that we had reviewed the project and considered that there was no real need for the project. Members requested the Administration to seek the relevant DCs' views on individual projects and report back in due course. The SSP DC was consulted on 15.6.00.</p>	<p>(1) <u>DC views</u> :</p> <ul style="list-style-type: none"> <li>(a) The existing market stalls at Lai Wan Market could not meet the local need. Moreover, as the local population would increase significantly as a result of the nearby residential development, there was a need of the proposed market facilities .</li> <li>(b) The proposed additional market stalls could be used to accommodate some of the existing stalls at the Po On Road Market (PORM). This was one of the possible means to reduce the number of market stalls and then to expand the size of individual market stalls at PORM, thereby improving the viability of the PORM market.</li> <li>(c) In making the concluding remarks at the DC meeting, the Chairman said that the previous District Board and the ex-PUC had already examined the ex-PMC projects in question and some of the issues raised at the meeting had been discussed before.</li> </ul> <p>(2) <u>The Administration explained that</u> :</p> <ul style="list-style-type: none"> <li>(a) On the proposed Lai Wan Market Extension, the Administration noted that there was a number of privately-run wet goods stalls nearby in addition to the existence of a few super-markets. Hence, it was considered that market facilities were adequately provided in the area.</li> <li>(b) Views on how to improve management of existing markets in the Districts were welcome and would be considered seriously by the Administration.</li> <li>(c) On the Director of Audit's recommendation on the need to assess the viability of market facilities, it was important for the Administration to ensure that new markets were viable since a large sum of public money was involved in building a market. Members should understand the Administration's role in ensuring that public money was spent properly and wisely.</li> </ul>

Item No.	Project Title (District/Planning Stage <sup>(1)</sup> / RIC <sup>(2)</sup> /Scope of Project)	Position	Views Expressed during DC Consultation
10.	<p><b>Tseung Kwan O Complex</b></p> <p><u>District</u> : Sai Kung</p> <p><u>Planning Stage</u> : (III)</p> <p><u>RIC</u> : \$588.36 m</p> <p><u>Scope of Project</u> :</p> <p><u>FEHD</u></p> <ul style="list-style-type: none"> <li>• 1 air-conditioned market (173 stalls)</li> <li>• office accommodation for Sai Kung District Office</li> </ul> <p><u>LCSD</u></p> <ul style="list-style-type: none"> <li>• 1 indoor recreation centre: <ul style="list-style-type: none"> <li>1 multi-purpose arena</li> <li>1 fitness room</li> <li>3 activities/dance rooms</li> <li>1 children's play room</li> </ul> </li> <li>• office accommodation for Sai Kung District Office</li> </ul> <p><u>Other Departments</u></p> <ul style="list-style-type: none"> <li>• lorry carpark (TD)</li> <li>• community hall (HAD)</li> <li>• family services centre (SWD)</li> </ul>	<p>At the LegCo Subcommittee meeting held on 2.5.2000, the Administration informed the Subcommittee that we had completed an initial review on the project and considered that there was no real need for the FEH facilities in the project. Members requested the Administration to seek DCs' views on individual projects and report back in due course. The Sai Kung DC Consultation was conducted on 27.6.2000.</p>	<p>(1) <u>DC's views</u>:</p> <ul style="list-style-type: none"> <li>(a) The Administration should not renege on the ex-PRC's promise.</li> <li>(b) The existing Hau Tak Market was extremely busy and congested with the stalls' display areas encroached onto the passageways. There was a strong case for an additional market to solve the problem.</li> <li>(c) The private residential developments in the area were not provided with a proper wet market. The existing wet markets were provided by the Housing Department to meet the need of the residents in public housing only. The large population in Hang Hau area should justify the provision of a new market.</li> <li>(d) The opening of the 'superstores' in the area showed that the demand for market facilities was strong enough to sustain the operator to earn good profit irrespective of the high rental.</li> <li>(e) Goods sold in 'superstores' were expensive. There should be public markets to provide choices and enhance competition.</li> <li>(f) The deletion of market from the complex project would reduce plot ratio and thereby affect the development programme of other much-needed facilities such as the community hall and lorry carpark proposed to be incorporated into the complex.</li> </ul>

Item No.	Project Title (District/Planning Stage <sup>(1)</sup> / RIC <sup>(2)</sup> /Scope of Project)	Position	Views Expressed during DC Consultation
	<b>Tseung Kwan O Complex</b>  (cont'd)		<p>(2) <u>The Administration explained that:</u></p> <p>(a) When the PRC planned in 1997 to add a market to the project site, which was originally earmarked for the building of an IRC only, the area only had one market (i.e. the Hau Tak Market). However, with the lapse of time, additional marketing facilities had emerged (i.e. the Jusco superstore in late 1997, the expansion of the Hau Tak Market in early 1998, the Park'N Shop superstore in late 1998 and the Ming Tak Market in 1999), hence satisfied the needs of the residents.</p> <p>(b) The building of a market was very costly. The Administration had to be very prudent in considering this issue. It had been pointed out in the Director of Audit's report titled "Value for Money Audit Report on Urban Council Markets" published in October 1997 that "viability should be the overriding consideration in planning public markets", and that "every new public market should be justified by a comprehensive review of the demand for such market facilities." At present, there were two estate markets and two superstores operated within a radius of only a few minutes' walk from the project site. Competition among them was already very keen. If a new market was built, it would likely have viability problem. The proposal of not to build the market was made on the Administration's assessment of market viability. The Administration would carefully consider the views expressed by Members and report them back to the LegCo in due course.</p> <p>(c) For the Hau Tak Market, the congestion problem might be partly alleviated by suitable management measures against the stall encroachment activities.</p>

Item No.	Project Title (District/Planning Stage <sup>(1)</sup> / RIC <sup>(2)</sup> /Scope of Project)	Position	Views Expressed during DC Consultation
	Tseung Kwan O Complex		(d) Each department should plan its facility independently according to the need for that facility. GPA would coordinate the plot ratio issue. There were established procedures within the Administration to decide if a project with a lower plot ratio could go ahead.

(Remarks :

On the LCS side, the Administration has reviewed the provision of indoor recreational facilities in the district and consider that there is no need to proceed with the IRC in this project because :

- (a) there are at present two IRCs in Tseung Kwan O area;
- (b) a third one is under construction and will be completed by the end of 2000; and
- (c) there is another comprehensive development under planning in Area 45, Tseung Kwan O which comprises a Town Park, Sportsground and IRC. It is more worthwhile to proceed with the comprehensive development as it will serve the public better.)

Note :

(1) Former PUC

- III – Stage III project, i.e. Scope and Schedule of Accommodation approved by former PUC.
- IV – Stage IV project, i.e. Projects under preliminary planning.

Former RC

- (III) – Category III project, i.e. Project details/planning brief approved by the former Pro RC.
- (IV) – Category IV project, i.e. Preliminary justifications accepted by Pro RC.

- (2) RIC – Rough Indication of Cost, as provided by Arch SD at the preliminary planning stage of the respective project (are subject to review and adjustment by the Arch SD).