

**For discussion
on 1 March 2001**

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

**Position report on the 30 capital works projects of the former
Provisional Municipal Councils under planning that involve
Food and Environmental Hygiene Facilities**

PURPOSE

The purpose of this paper is to brief Members on the latest position of the 30 capital works projects of the former Provisional Municipal Councils (PMCs) under planning that involve food and environmental hygiene (FEH) facilities.

LATEST POSITION

2. A summary of the latest position of the 30 projects is at the **Annex**. All the relevant District Councils have been consulted on these projects.

ALLOCATION OF RESOURCES

3. As set out in the Note for Finance Committee FCRI(1999-2000)17 dated December 1999, all projects under planning by the former Provisional Municipal Councils (PMCs) that did not receive all the necessary approvals from the PMCs will have their funding earmarked according to the normal resource allocation mechanism after they have been admitted into Category C of the PWP.

**Environment and Food Bureau
Food and Environmental Hygiene Department**

February 2001

Summary of latest positions of 30 ex-PMC Capital Works Projects that involve food and environmental hygiene facilities

Item No.	Project Title (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major views raised by DCs	Administration's views and latest positions
1. #	Aldrich Bay Complex <u>Planning Stage:</u> III <u>RIC:</u> \$187m (FEH Facilities only) <u>Scope of Project:</u> <u>FEHD</u> (revised scope) <ul style="list-style-type: none"> • 1 air-conditioned market • 1 public toilet <u>TD</u> <ul style="list-style-type: none"> • 1 public transport terminus 	<u>On FEH Facilities</u> <p>(a) The proposed market should be built as soon as possible to serve the new population in Aldrich Bay Reclamation Area and to resite the on-street licensed hawkers in Shau Kei Wan for environmental improvement.</p> <p>(b) In the absence of a new market, the hawking problem in the old Shau Kei Wan area would deteriorate. Members also worried that hawking problems would come up in the Aldrich Bay Reclamation Area.</p>	<u>On FEH Facilities</u> We will include the project (i.e. provision of a market and a public toilet in addition to a public transport terminus) into the Government's Public Works Programme as Category C project. The preliminary project feasibility study report for the proposed market and public toilet was completed and funds have been set aside for project implementation.
2.	Temporary Off-street Refuse Collection Point (RCP) cum Public toilet at Ma Tau Kok Road <u>Planning Stage:</u> III <u>RIC</u> (revised): \$14.50m <u>Scope of Project</u> (revised): 1 RCP	<p>(a) The DC noted the Administration's proposal to revise the scope of development without any comment.</p> <p>(b) The DC welcomed the Administration's decision on proceeding with the project.</p>	We will proceed with the project as a minor building works project at a reduced scope. Project is scheduled to start work in mid 2001 for completion in mid 2002. Funds will be available in the Minor Building Works Block Vote.

Item No.	Project Title (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major views raised by DCs	Administration's views and latest positions
3.	<p>Kwai Chung Ambulance Depot with FSD Offices and Refuse Collection Point at Hing Shing Road, Area 10B, Kwai Chung</p> <p><u>Planning Stage:</u> (IV)</p> <p><u>RIC:</u> \$91.146m</p> <p><u>Scope of Project:</u></p> <p><u>FEHD</u></p> <ul style="list-style-type: none"> • 1 refuse collection point <p><u>FSD</u></p> <ul style="list-style-type: none"> • a 3-bay ambulance depot • offices 	<p>(a) The DC agreed to the Administration's proposal to include the project into Category C of the Public Works Programme. The DC also requested the Administration to submit the detailed design of the RCP to its Food and Environmental Hygiene Committee for consideration.</p> <p>(b) The project should be upgraded to Category A and implemented as soon as possible.</p>	<p>The project has been upgraded to Category B of the Public Works Programme in October 2000. A consultation paper on the proposed project was submitted to the Food and Environmental Hygiene Committee of Kwai Tsing DC in October 2000 for consideration. Members raised no adverse comments to the proposal. The tentative start date of construction is late 2002 for completion in late 2004.</p>
4.	<p>Redevelopment of Existing Public Toilet at Ngong Ping, Lantau</p> <p><u>Planning Stage:</u> (III)</p> <p><u>RIC:</u> \$27.30m</p> <p><u>Scope of Project:</u></p> <ul style="list-style-type: none"> • 1 public toilet • 1 refuse collection point 	<p>Members had no comments on the Administration's recommendation to include the project into the Government's Public Works Programme as Category C project and to proceed with the project feasibility study.</p>	<p>(a) Arch SD has assessed the proposal to redevelop the existing public toilet in-situ but has reservation on its technical feasibility in view of the proximity of the site to the existing water catchment area and the involvement of substantial geotechnical works.</p> <p>(b) Planning Department will identify a suitable site in the vicinity in the forthcoming comprehensive land use review for the Ngong Ping area. Subject to this, and the completion of the PPFS, we will include the project into Category C of the Public Works Programme.</p>

Item No.	Project Title (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major views raised by DCs	Administration's views and latest positions
5.	<p>Retro-fitting of Air-conditioning to Bowrington Road Cooked Food Centre</p> <p><u>Planning Stage:</u> III</p> <p><u>RIC:</u> \$10.00m</p> <p><u>Scope of Project:</u> Installation of air-conditioning system</p>	<ul style="list-style-type: none"> (a) The ex-PUC had studied the retro-fitting of air-conditioning to existing markets and cooked food centres, and the Bowrington Road Cooked Food Centre was one of the two venues accorded with priority. FEHD should duly reflect this to the LegCo in the review. (b) Air-conditioning had become a basic facility and could help improve the viability of the cooked food centre. 	<p>We consulted the LegCo's Subcommittee to Follow-up the Outstanding Capital Works Projects for the Former Municipal Councils in December 2000 on the criteria for determining the priority order of implementing A/C retro-fitting in the 19 markets/CFCs and the requirement of payment of recurrent maintenance costs by the stall lessees. We intend to proceed with the 19 projects and to include the projects into Category C of Public Works Programme. On the basis of those criteria, we are working out the preliminary priority list of the projects and will report the outcome to the Subcommittee in April 2001. Subject to the views of the Subcommittee, we will consult the respect District Councils in on the relative priorities of the projects in May/June2001.</p>
6.	<p>Retro-fitting of Air-conditioning to Ngau Chi Wan Market and Cooked Food Centre</p> <p><u>Planning Stage:</u> IV</p> <p><u>RIC:</u> \$70.63m</p> <p><u>Scope of Project:</u> Installation of air-conditioning system</p>	<ul style="list-style-type: none"> (a) The project should be implemented as soon as possible as it had been approved by the ex-PUC. (b) Members were concerned about whether the stall lessees would be required to bear the project cost and the associated recurrent cost. 	<p>Same as project item No. 5 above.</p>

Item No.	Project Title (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major views raised by DCs	Administration's views and latest positions
7.	<p>Retro-fitting of Air-conditioning to Ngau Tau Kok Market and Cooked Food Centre</p> <p><u>Planning Stage:</u> IV</p> <p><u>RIC:</u> \$80.64m</p> <p><u>Scope of Project:</u> Installation of air-conditioning system</p>	<ul style="list-style-type: none"> (a) Members strongly urged for early implementation of the project without waiting for the review result. (b) The disturbance caused to the stall lessees should be minimized as far as possible during the construction period. The stall lessees should be informed of the works details. (c) Members were concerned about whether the stall lessees would be required to bear the project cost and the impacts on the recurrent cost. (d) Members passed a motion urging the Administration to implement this project without waiting for the comprehensive outcome. 	<p>Same as project item No. 5 above.</p>
8.	<p>Retro-fitting of Air-conditioning to Sheung Wan Market</p> <p><u>Planning Stage:</u> IV</p> <p><u>RIC:</u> \$66.92m</p> <p><u>Scope of Project:</u> Installation of air-conditioning system</p>	<ul style="list-style-type: none"> (a) Retro-fitting of air-conditioning to existing markets would be welcomed by the market goers. It would have positive impact on the business of individual market stalls and would improve the environmental hygiene and operational efficiency of the markets. (b) To speed up project implementation, the Administration should now conduct a feasibility study. (c) The LegCo should allocate fund to implement this project as soon as possible. Otherwise, the market stalls would be unable to compete with the nearby retail outlets like supermarkets, thus leading to closing down of business. 	<p>Same as project item No. 5 above.</p>

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		<ul style="list-style-type: none"> <li data-bbox="691 287 1327 382">(d) The Administration should consult DC on the outcome of review on retro-fitting of air-conditioning to existing markets and CFCs. <li data-bbox="691 414 1327 525">(e) Apart from the need to have air-conditioned markets, the whole layout of markets should be improved to meet modern standards. 	
9.	<p>Retro-fitting of Air-conditioning to Tokewan Market</p> <p><u>Planning Stage</u> : IV</p> <p><u>RIC</u> : \$52.07m</p> <p><u>Scope of Project</u> :</p> <p>Installation of air-conditioning system</p>	<ul style="list-style-type: none"> <li data-bbox="691 595 1327 690">(a) The project had already been approved by ex-PUC with high priority. The Administration should proceed with the project without delay. <li data-bbox="691 722 1327 858">(b) The condition of the market during the summer time was unacceptable. The retro-fitting of air-conditioning to the facilities was considered necessary and essential. <li data-bbox="691 890 1327 1096">(c) If the Administration could not proceed with the retro-fitting works in one-go due to financial consideration, it should inform DCs the order of priority and the anticipated implementation date of individual markets/CFCs. 	<p>Same as project item No. 5 above.</p>

Item No.	Project Title (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major views raised by DCs	Administration's views and latest positions
10.	<p>Retro-fitting of Air-conditioning to Yue Wan Market</p> <p><u>Planning Stage:</u> III</p> <p><u>RIC:</u> \$50.52m</p> <p><u>Scope of Project:</u> Installation of air-conditioning system</p>	<ul style="list-style-type: none"> (a) As the ex-PUC had accorded priority to this project and approved the requisite funding, Government should honour its promise and implement the project. (b) Lacking an effective ventilation system, the market condition was bad and had turned away many customers. (c) Whilst noting the interim measures to be carried out to improve the ventilation system in the market, members still urged for early implementation of the project. (d) Members unanimously passed a motion urging for immediate implementation of the decision of ex-PUC to retro-fit air-conditioning to Yue Wan Market. 	<p>Same as project item No. 5 above.</p>
11.	<p>Retro-fitting of Air-conditioning to Aberdeen Market and Cooked Food Centre</p> <p><u>Planning Stage:</u> IV</p> <p><u>RIC:</u> \$68.49m</p> <p><u>Scope of Project:</u> Installation of air-conditioning system</p>	<ul style="list-style-type: none"> (a) There was a genuine need to retrofit the market and CFC with air-conditioning system so as to enhance their viability. FEHD should seek funds to implement the project. 	<p>Same as project item No. 5 above.</p>

Item No.	Project Title (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major views raised by DCs	Administration's views and latest positions
12.	<p>Retro-fitting of Air-conditioning to Po On Road Market and Cooked Food Centre</p> <p><u>Planning Stage:</u> IV</p> <p><u>RIC:</u> \$84.05m</p> <p><u>Scope of Project:</u></p> <p>Installation of air-conditioning system</p>	<ul style="list-style-type: none"> (a) Efforts should be made to improve the management of existing public markets particularly the Po On Road Market, with a view to enhancing their viability. (b) The Po On Road Market is not viable due to a lack of air conditioning system and the existence of the large number of stalls. To improve the viability, there is a need of retro-fitting air conditioning to the market and reducing the number of stalls to an optimum level by way of natural wastage. 	<p>Same as project item No. 5 above.</p>
13.	<p>Retro-fitting of Air-conditioning to Fa Yuen Street Market and Cooked Food Centre</p> <p><u>Planning Stage:</u> IV</p> <p><u>RIC:</u> \$60.04m</p> <p><u>Scope of Project:</u></p> <p>Installation of air-conditioning system</p>	<ul style="list-style-type: none"> (a) Retro-fitting of air-conditioning to the facilities was considered necessary and essential. (b) There were enquiries on the time frame of the comprehensive review on retro-fitting of air-conditioning to existing markets and CFCs and the criteria to be adopted to decide which retro-fitting projects should proceed. 	<p>Same as project item No. 5 above.</p>

Item No.	Project Title (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major views raised by DCs	Administration's views and latest positions
14.	Retro-fitting of Air-conditioning to Kwun Chung Cooked Food Centre <u>Planning Stage:</u> IV <u>RIC:</u> \$31.07m <u>Scope of Project:</u> Installation of air-conditioning system	Same as project item No. 13 above.	Same as project item No. 5 above.

Item No.	Project Title (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major views raised by DCs	Administration's views and latest positions
15. #	<p>Siu Sai Wan Complex</p> <p><u>Planning Stage:</u> IV</p> <p><u>RIC:</u> \$270.90m (FEH and LCS Facilities only)</p> <p><u>Scope of Project:</u></p> <p><u>FEHD</u></p> <ul style="list-style-type: none"> • 1 air-conditioned market • 1 public toilet <p><u>LCSD</u></p> <ul style="list-style-type: none"> • 1 leisure centre • 1 small library <p><u>Common Facility</u></p> <ul style="list-style-type: none"> • 1 carpark (49 parking spaces) <p><u>Other Department</u></p> <ul style="list-style-type: none"> • Clinic, Elderly Health Centre, Family Health Services Centre (Department of Health) • Residential Care Home for the Elderly, Family Services Centre, Integrated Team sub-base (SWD) • Community Hall (HAD) 	<p><u>On FEH Facilities</u></p> <p>(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 marketing facilities.</p> <p>(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.</p>	<p><u>On FEH Facilities</u></p> <p>We will review the residents' need for the market facilities. The existing air-conditioned Housing Authority market in Siu Sai Wan Estate was just expanded in late 1999. The additional market stalls sell wet goods and dry goods and their sizes are quite large. In addition, a big superstore (4,100m²) will be commissioned in the area in early 2001. Given these additional market facilities, we needed to be prudent in considering the need of the proposed market. We 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.</p> <p><u>(Remarks:</u></p> <p>On the LCS side, we consider that there is a need for the proposed leisure centre because:</p> <p>(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;</p> <p>(b) Siu Sai Wan is geographically quite detached from the other areas of the district; and</p>

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	Siu Sai Wan Complex (cont'd)		<p>(c) The utilization rates of the nearest IGH, Chai Wan IGH, has reached 70% on average and 80% during peak hours.</p> <p>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.)</p>
16. #	Chai Wan Vehicle Depot <u>Planning Stage:</u> IV <u>RIC:</u> \$321.30 <u>Scope of Project:</u> <u>FEHD</u> <ul style="list-style-type: none"> • 1 vehicle depot • store for Supplies Section <u>LCSD</u> <ul style="list-style-type: none"> • tree depot • store for Science Museum • store for Museum of History • production office & store for the HK Dance Company • mobile library head office • book sorting unit • reserve stock unit • technical processing unit 	<u>On FEH Facilities</u> The DC in general supported the proposal to shelve the project temporarily.	<u>On FEH Facilities</u> We will review the scope of the project pending the completion of a comprehensive study on the size of the departmental vehicular fleet in light of contracting out the cleansing services. <u>(Remarks :</u> On the LCS side, LCSD is reviewing the proposed facilities and there is no imminent need to proceed with the project.)

Item No.	Project Title (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major views raised by DCs	Administration's views and latest positions
17.	Sai Kung Vehicle Depot <u>Planning Stage:</u> (II) <u>RIC:</u> \$106.05 M <u>Scope of Project:</u> <ul style="list-style-type: none"> • 1 vehicle depot (60 parking spaces) 	<p>The DC did not have any comments nor objections to our proposal to review the need for the proposed vehicle depot.</p>	<p>We will review the need for the proposed vehicle depot pending the completion of a comprehensive study on the size of the departmental vehicular fleet in light of contracting out the cleansing services.</p>
18. #	Tung Chau Street Complex <u>Planning Stage:</u> III <u>RIC:</u> \$588m <u>Scope of Project:</u> <u>FEHD</u> <ul style="list-style-type: none"> • 1 air-conditioned market (218 stalls) <u>LCSD</u> <ul style="list-style-type: none"> • 1 leisure centre : • 1 store room for the Entertainment Office • 1 district library 	<p><u>On FEH Facilities</u></p> <p>(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.</p> <p>(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.</p> <p>(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 (CSWWPHE). The need for a public market in the area was imminent.</p>	<p><u>On FEH Facilities</u></p> <p>We will review the need for and assess the viability of the proposed market after the first batch of population intake in the CSWWPHE in mid-2001. Reasons being:</p> <p>(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</p> <p>(b) the Housing Department has recently informed FEHD that there will be a supermarket of size about 960m² 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.</p> <p>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.</p>

Item No.	Project Title (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major views raised by DCs	Administration's views and latest positions
	<p>Tung Chau Street Complex</p> <p>(cont'd)</p> <p><u>Common Facility</u></p> <ul style="list-style-type: none"> • 1 car park (14 carparking spaces) 	<p>(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.</p> <p>(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.</p>	<p><u>(Remarks:</u></p> <p>On the LCS side, we have 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. Also, 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.)</p>

Item No.	Project Title (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major views raised by DCs	Administration's views and latest positions
19. #	<p>Hung Shui Kiu Complex</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"> • 1 air-conditioned market (224 stalls) • 1 refuse collection point <p><u>LCSD</u></p> <ul style="list-style-type: none"> • 1 indoor recreation centre: <ul style="list-style-type: none"> 1 multi-purpose arena 1 activities/dance room 1 fitness room 1 children's play room 	<p><u>On FEH Facilities</u></p> <p>(a) As the project had been agreed by ex-Pro RC, the Administration should keep 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 residents since they would be deprived of new market facilities. The Administration should proceed with the project in accordance with the programme of the ex-Pro RC.</p>	<p><u>On FEH Facilities</u></p> <p>We will review the proposed FEH facilities in the light of KCRC's development programme. Reasons being:-</p> <p>(a) there was an existing market in Hung Shui Kiu. Though it occupied a site zoned for open space use, the LCSD had no programme at this stage 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; and</p> <p>(b) on the development programme of the CDA, KCRC advised that they were still reviewing the project parameter for the CDA. We would closely liaise with KCRC on the development programme and review the market project periodically.</p>

Item No.	Project Title (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major views raised by DCs	Administration's views and latest positions
	Hung Shui Kiu Complex (cont'd)		<p><u>(Remarks :</u></p> <p>On the LCS side, we have 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:</p> <ul style="list-style-type: none"> (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 (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major views raised by DCs	Administration's views and latest positions
20. #	<p>Local Open Space, Public Toilet and RCP in Area 40 Tuen Mun</p> <p><u>Planning Stage:</u> (IV)</p> <p><u>RIC:</u> \$17.20m</p> <p><u>Scope of Project:</u></p> <p><u>FEHD</u></p> <ul style="list-style-type: none"> • 1 refuse collection point • 1 public toilet <p><u>LCSD</u></p> <ul style="list-style-type: none"> • 1 local open space 	<p><u>On FEH Facilities</u></p> <p>The DC supported the Administration's view of not proceeding with the project at this stage as there was no imminent need for the proposed facilities.</p>	<p><u>On FEH Facilities</u></p> <p>We consider that there is no imminent need to implement the project at this stage, reasons being:</p> <p>Area 40 is a new industrial area not yet fully developed. At present, the area has some warehouses and structures for sawmills. The remaining area is mainly for temporary uses like container storage, car-repairing and concrete production activities. The proposed facilities were included in the zoning plan when the planning brief for the area was drawn up years ago. The present state of development in the area does not require the immediate provision of the proposed facilities.</p> <p><u>(Remarks:</u></p> <p>On the LCS side, the proposed provision of local open space right next to the RCP and public toilet is to alleviate the impacts of these facilities in the vicinity. The need for the open space will be contingent upon the implementation programme of the RCP and public toilet.)</p>

Item No.	Project Title (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major views raised by DCs	Administration's views and latest positions
21.	<p>Reprovisioning of Sai Yee Street Depot at West Kowloon Reclamation</p> <p><u>Planning Stage:</u> IV</p> <p><u>RIC:</u> Not yet available</p> <p><u>Scope of Project:</u></p> <ul style="list-style-type: none"> • A vehicle depot • Environmental Hygiene Branch offices • Supplies Section offices and storerooms 	<p>(a) The DC had no adverse comment to the Administration's view and in general welcomed a review on the scope of the proposed facilities.</p> <p>(b) The proposed location of the depot site in the West Kowloon Reclamation area should not encroach on any site reserved for open space development.</p>	<p>We will review the need of the proposed facilities and the scope of development, taking into account the following :</p> <p>(a) the site of the existing Sai Yee Street Depot has been earmarked for redevelopment by the Government;</p> <p>(b) the existing depot is located at a site of very busy traffic. A relocation of the depot will ease the traffic congestion in the area;</p> <p>(c) the existing Sai Yee Street Depot has been built for more than 30 years and is in very dilapidated condition. The office accommodation cannot meet with current needs, and is a source of environmental nuisance. Moreover, there is no land reserved for installation of standard depot equipment such as vehicle washing machine. It is suggested to relocate the depot so that the site, which is at an extremely prime location, could be released for development / sale; and</p> <p>(d) FEHD will carry out a comprehensive review on the size of the vehicular fleet upon outsourcing of the cleansing services. This will have an impact on the demand for vehicles and the provision of proposed facilities at the reprovisioning site.</p>

Item No.	Project Title (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major views raised by DCs	Administration's views and latest positions
22.	<p>Cooked Food Centre, RCP and Public Toilet in Area 10G, Kwai Chung</p> <p><u>Planning Stage:</u> (IV)</p> <p><u>RIC:</u> \$31.23m</p> <p><u>Scope of Project:</u></p> <ul style="list-style-type: none"> • 1 cooked food centre • 1 refuse collection point • 1 pulbic toilet 	<p>The DC agreed to the Administration's view that there was no real need for the project.</p>	<p>We consider that there is no real need for the project, reasons being:</p> <ul style="list-style-type: none"> (a) demand for CFC is low due to the abundance of eating establishments in the vicinity (in nearby Kwai Shing West Estate and a shopping centre – Metroplaza) which are only 5-10 minutes' walking distance away. Another CFC at Kwai Shun Street is about 15 minutes' walking distance away; (b) there are at present about 20 vacant cooked food stalls in the district; (c) there is no resiting commitment for cooked food stalls in the district; and (d) the RCP and public toilet are ancillary facilities to the CFC and there is no pressing need to develop the facilities in the area separately.
23. #	<p>Tseung Kwan O Complex</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"> • 1 air-conditioned market (173 stalls) • office accommodation for Sai Kung District Office 	<p><u>On FEH Facilities</u></p> <ul style="list-style-type: none"> (a) The Administration should not renege on the ex-PRC's promise. (b) The existing Hau Tak Market was extremely busy and congested. There was a strong case for an additional market to solve the problem. 	<p><u>On FEH Facilities</u></p> <p>We are of the view that there is no need to proceed with the market in the proposed Tseung Kwan O Complex project, reasons being:</p> <ul style="list-style-type: none"> (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 have 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;

Item No.	Project Title (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major views raised by DCs	Administration's views and latest positions
	<p>Tseung Kwan O Complex</p> <p>(cont'd)</p> <p><u>LCSD</u></p> <ul style="list-style-type: none"> • 1 indoor recreation centre of: <ul style="list-style-type: none"> 1 multi-purpose arena 1 fitness room 3 activities/dance rooms 1 children's play room • office accommodation for Sai Kung District Office <p><u>Other Departments</u></p> <ul style="list-style-type: none"> • lorry carpark (TD) • community hall (HAD) • family services centre (SWD) 	<p>(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.</p> <p>(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.</p> <p>(e) Goods sold in 'superstores' were expensive. There should be public markets to provide choices and enhance competition.</p> <p>(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.</p>	<p>(b) the building of a market is very costly. We have to be very prudent in considering this issue. It was 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 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;</p> <p>(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</p> <p>(d) there is no hawker resiting commitment for the project.</p>

Item No.	Project Title (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major views raised by DCs	Administration's views and latest positions
	Tseung Kwan O Complex (cont'd)		<u>(Remarks:</u> On the LCS side, there are already two similar facilities in Tseung Kwan O and the third one has been completed in the end of 2000. We consider that these 3 Indoor Recreation Centres (IRC) are sufficient to meet present demand. The leisure facilities planned for Area 45 include a sports ground, a town park and an IRC, and are under active planning. The facilities are close to Area 44 (where the proposed Tseung Kwan O Complex is located) and since they can provide more diversified facilities for the community, it would be more cost effective to develop the project in Area 45.
24. #	Redevelopment of Cheung Sha Wan Temporary Cooked Food Market <u>Planning Stage:</u> III <u>RIC:</u> \$71.80m <u>Scope of Project:</u> <u>FEHD</u> <ul style="list-style-type: none"> • 1 A/C cooked food centre (6 stalls) • 1 refuse collection point • 1 public toilet <u>LCSD</u> <ul style="list-style-type: none"> • 1 playground 	<u>On FEH Facilities</u> 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 at the meeting had been discussed before.	<u>On FEH Facilities</u> We consider that there is no real need to proceed with the project, reasons being: <ol style="list-style-type: none"> (a) demand for cooked food services has been diminishing due to dwindling population of workers; (b) there are a lot of eating establishments nearby; (c) at present, there are no development plans at the site of the existing Cheung Sha Wan Temporary CFM; (d) there are at present more than 30 vacant cooked food stalls in the district. If required, we may consider resiting the stall lessees of the Cheung Sha Wan Temporary CFM to the vacant stalls in the district; and (e) there is also no pressing need to redevelop the existing refuse collection point cum public toilet.

Item No.	Project Title (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major views raised by DCs	Administration's views and latest positions
	Redevelopment of Cheung Sha Wan Temporary Cooked Food Market (cont'd)		<p><u>(Remarks:</u></p> <ul style="list-style-type: none"> (a) On the LCS side, we consider that there is no need to redevelop the playground because of its remote location and low usage. However, we will consider carrying out urgent repairs and minor improvement works using funds of the Minor Projects Block Vote. (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.)
25.	Multi-purpose Building at Wing Hong Street <u>Planning Stage:</u> IV <u>RIC:</u> \$52.50m <u>Scope of Project:</u> <ul style="list-style-type: none"> • 1 A/C cooked food centre • 1 refuse collection point • 1 public toilet 	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>We consider that there is no real need to proceed with the project, reasons being:</p> <ul style="list-style-type: none"> (a) the intention of the project is to reprovision the existing Yu Chau West Street (YCWWS) Cooked Food Bazaar and the Wing Hong Street Temporary RCP now located at the project site. Regarding the YCSW Cooked Food Bazaar, only 7 out of the 26 stalls are in operation (vacancy rate : 73%). Furthermore, there are more than 30 vacant cooked food stalls in the district; (b) demand on cooked food centres (CFCs) is low due to the abundance of eating establishments in the vicinity;

Item No.	Project Title (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major views raised by DCs	Administration's views and latest positions
	Multi-purpose Building at Wing Hong Street (cont'd)		<ul style="list-style-type: none"> <li data-bbox="1394 255 2147 393">(c) demand on refuse collection service in the area is adequately met by existing facilities, such as the King Lam Street RCP and the Cheung Shun Street RCP; <li data-bbox="1394 425 2147 599">(d) if required, the refuse handled by the existing temporary RCP can be absorbed by the King Lam Street RCP, a permanent RCP (commissioned since 1984) located within about 5-minute walking distance from the project site; and <li data-bbox="1394 631 2147 806">(e) 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 (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major views raised by DCs	Administration's views and latest positions
26. #	<p>Fuk Wing Street Complex</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"> • 1 A/C cooked food centre (20 stalls) • 1 hawker control team depot • 1 refuse collection point <p><u>LCSD</u></p> <ul style="list-style-type: none"> • 1 leisure centre : • 1 rest garden • 1 music centre <p><u>SWD</u></p> <ul style="list-style-type: none"> • 1 special child care centre <p><u>Common Facility</u></p> <ul style="list-style-type: none"> • 1 carpark (86 carparking spaces) 	<p><u>On FEH Facilities</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.</p> <p>(c) 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>	<p><u>On FEH Facilities</u></p> <p>We consider that there is no real need to proceed with the project, reasons being:</p> <p>(a) demand on CFC is low due to the availability of many eating establishments in the vicinity;</p> <p>(b) there are at present more than 30 vacant cooked food stalls in the district;</p> <p>(c) there is no resiting commitment;</p> <p>(d) there is no pressing need for the provision of a HCT Depot in Cheung Sha Wan area as the existing one at Pei Ho Street Complex can cope with operational need; and</p> <p>(e) there is no pressing need for the provision of a permanent RCP as the existing temporary RCP at Fuk Wing Street 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.</p>

Item No.	Project Title (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major views raised by DCs	Administration's views and latest positions
	Fuk Wing Street Complex (cont'd)		<p>(Remarks:</p> <ul style="list-style-type: none"> (a) On the LCS side, we have 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. (b) There is no pressing need for additional music centre in Sham Shui Po district which is already served by the Mongkok Music Centre. (c) 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 (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major views raised by DCs	Administration's views and latest positions
27.	<p>Lai Wan Market Extension</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"> • 1 A/C market (about 80 stalls) • Installation of A/C system to existing Lai Wan Market (42 stalls) • Loading/unloading area • 1 market waste room 	<p>(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 .</p> <p>(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.</p> <p>(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.</p>	<p>We consider that there is no real need to proceed with the project, reasons being:</p> <p>(a) in addition to the existing Lai Wan Market (with 42 stalls), there are a few 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;</p> <p>(b) regarding the new residential development at ex-Lai Chi Kok Amusement Park site, the information provided by the Planning Department and the project developer indicates that there will be a market of size not less than 1,000m² to serve the new population of about 16,000 in this residential development. Hence, the needs of the new population will also be well looked after;</p> <p>(c) there is no resiting commitment; and</p> <p>(d) the project is fraught with a number of technical problems which will be, as advised by Architectural Services Department difficult to resolve.</p>

Item No.	Project Title (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major views raised by DCs	Administration's views and latest positions
28.	<p>Reprovisioning of Kam Tin Market</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"> • 1 air-conditioned market (140 stalls) • 5 cooked food stalls 	<p>(a) The market was required as population had increased in the area due to the completion of about 1,000 small houses.</p> <p>(b) The Kam Tin Market had 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>We consider that there is_no real need for the project, reasons being:</p> <p>(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;</p> <p>(b) the existing population of Kam Tin area is about 10,000. The existing Kam Tin Market could meet the current local needs. According to Planning Department, there will not be significant population growth in Kam Tin area in the next ten years;</p> <p>(c) 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, we have to be prudent in considering the readiness of this project which has proposed to increase the number of market stalls from the existing level of 38 to 140;</p> <p>(d) there is no hawker resiting commitment for the project.; and</p> <p>(e) if any of the existing facilities needs to be improved, it could be done through minor improvement works. Actually, we have scheduled to improve the sewage treatment and fire prevention facilities in the market.</p>

Item No.	Project Title (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major views raised by DCs	Administration's views and latest positions
29.	<p>Lau Fau Shan Market</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"> • 1 air-conditioned market (50 stalls) 	<p>The DC <u>raised no objections</u> to the Administration's proposal of not proceeding with the project.</p>	<p>We consider that there is no real need for the project, reasons being:</p> <ul style="list-style-type: none"> (a) the existing Lau Fau Shan Market is a small one with only 25 stalls. The need of the project originated from a proposal to reprovision the market which is situated near to the coast to another place so as to give way to the development of a fish wholesale market. In late 1998, the then Agriculture and Fisheries Department decided not to proceed with development of the proposed fish wholesale market. Hence, the need to relocate the existing Lau Fau Shan Market has fallen away; (b) the utilization rate of the existing market is low. The stalls are mainly confined to wholesale activities in the early morning sessions. The existing market facilities is adequate to meet local needs; and (c) at present, the proposed project site for the new Lau Fau Shan Market has not been formed.

Item No.	Project Title (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major views raised by DCs	Administration's views and latest positions
30. #	<p>Redevelopment of Fo Tan Cooked Food Market</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"> • 1 air-conditioned cooked food centre (39 stalls) <p><u>LCSD</u></p> <ul style="list-style-type: none"> • 1 indoor recreation centre of: <ul style="list-style-type: none"> 1 multi-purpose arena 2 activities/dance rooms 1 committee room 1 fitness room 1 children's play room 	<p><u>On FEH Facilities</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 ex-Pro RC 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 reprovision 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</p>	<p><u>On FEH Facilities</u></p> <p>We are of the view that there is no real need to proceed with the provision of the CFC in the project, reasons being:</p> <p>(a) there is no longer a need for the Government to use public money to provide eating outlets in view of the following :</p> <ul style="list-style-type: none"> (i) abundance of eating establishments; (ii) decline in demand on CFCs; and (iii) the buy-back package for licensed cooked food hawkers; <p>(b) the redevelopment of the Fo Tan Cooked Food Markets was originally proposed by the ex-Pro 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 has been kept under control;</p> <p>(c) the conditions in the two existing cooked food markets have improved with the completion of the improvement works in 1998 and early 1999; and</p> <p>(d) FEHD would step up maintenance for the two cooked food markets and control over the lessees' illegal extension of business outside the markets.</p> <p><u>(Remarks:</u></p> <p>On the LCS side, we also consider that there is no urgent need to develop the proposed LCS facilities. In Sha Tin District, there are already four indoor recreation centres and the fifth one will commence construction soon.)</p>

Item No.	Project Title (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major views raised by DCs	Administration's views and latest positions
	Redevelopment of Fo Tan Cooked Food Market (cont'd)	to serve the existing population in Jubilee Garden and Shui Wo Court. The population in the area would further increase with the future implementation of the residential and school developments proposed by KCRC.	

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 ProRC

- (II) - Category II project, i.e. Sketch design and rough indication of costs approved by the former Pro RC
- (III) - Category III project, i.e. Project details/planning brief approved by former ProRC
- (IV) - Category IV project, i.e. Preliminary justifications accepted by former Pro RC

- (2) RIC – Rough Indication of Cost, as provided by Arch SD at the preliminary planning stage of the respective project

Joint projects with FEH and LCS facilities.