

**For information
on 10 January 2002**

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

Stanley Complex

PURPOSE

This paper briefs members on the previous discussions and decisions in respect of the project scope of the Stanley Complex.

BACKGROUND

2. At the last Subcommittee meeting held on 15 November 2001, Members enquired about the background for revising the project scope of the Stanley Complex project and asked whether the Southern District Council (“SDC”) indicated support to the revised scope.

Previous reports to the Subcommittee

3. At the Subcommittee meeting on 1 February 2000, we informed Members that we would assess the viability of the proposed market to be incorporated in the Stanley Complex in the light of the imminent opening of a superstore at the nearby Ma Hang Estate. The assessment was in line with the recommendation of the Director of Audit 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”, and that “every new public market should be justified by a comprehensive review of the demand of such market facilities”.

4. On 2 May 2000, we reported to the Subcommittee that we had completed in March 2000 a preliminary assessment of the viability of the proposed market. However, a further survey would be conducted in August 2000 to assess the impact of the newly opened superstore at the Hong Kong Housing Authority's Stanley Plaza, in particular on the business of the existing temporary market. That would give an indication on the need for a new market within the Complex.

5. Subsequently, at the Subcommittee meeting on 10 November 2000, we reported that the two surveys revealed a marked change in the shopping habits of the Stanley residents after opening of the superstore in April 2000. Before opening of the superstore, about half of the Stanley resident respondents had indicated that they bought fish, fresh meat, poultry and vegetables from the temporary market. After opening of the superstore, the percentage dropped substantially to about one quarter (i.e. reduced by half). This casts serious doubt on the future viability of the market in the Complex.

Subcommittee consultation

6. In view of the results of the two surveys, and the Director of Audit's recommendation that "viability should be the overriding consideration in planning public markets", the inclusion of a market within the Complex was not justified. We, therefore, recommended to retain the temporary market and would remove the market from the original scope of the Stanley Complex project. This proposal gave Home Affairs Bureau ("HAB") and the Leisure and Cultural Services Department ("LCSD") greater flexibility in the design of the Complex to accommodate additional leisure and community facilities. The revised project scope includes an integrated community hall, a sports centre, a small library, a sub-office of the Southern District Office and a public toilet.

7. Members of the Subcommittee raised no objections to the revised proposal at the meeting held in November 2000. The relevant extract of the records of the meeting is at Annex A.

District Council Consultation

8. The SDC was consulted on 28 June 2001 on the revised scope of the project. The SDC gave its strong support for the proposed revision in scope. The relevant extract of the record of the SDC meeting is at Annex B.

LATEST POSITION

9. Following the consultation exercise, HAB/LCSD have started the preparation work for implementing the project, which is scheduled for upgrading to Public Work Programme Category A item in late 2002 upon completion of detailed design and tender document.

RELATED MATTERS

Measures to enhance the viability of Stanley Temporary Market

10. The Stanley Temporary Market was built in 1999 and opened in January 2000 with market stalls of up-to-date standards and design, and blending in with the surrounding environment. It is conveniently located with access from the Stanley Main Street, and is within 5 to 15 minutes' walking distance from the Ma Hang Estate. It is about three minutes' walking distance from the Stanley Complex site.

11. At present, out of the 24 market stalls available in the Stanley Temporary market, 16 are in operation. We have been looking at ways to enhance the viability of the market and have taken a series of improvement measures. These include providing additional access and signage, and temperature reducing measures to foster a more comfortable shopping environment.

12. We would continue, in consultation with the stall lessees concerned, to explore ways to further improve the condition of the market, (such as its ventilation system) with a view to further enhance its viability.

Future development of Stanley

13. Stanley will continue to be developed as a resort outlet and a low-density residential area. The population intake has been stabilized and the current level of provision of market facilities has provided adequate service to the area.

Food and Environmental Hygiene Department
January 2002

**Extract of the minutes of meeting of the
Subcommittee to follow up the outstanding capital works projects of the
former municipal councils held on 10 November 2000**

立法會
Legislative Council

LC Paper No. CB(2) 962/00-01
(These minutes have been seen
by the Administration)

Ref : CB2/HS/1/00

**Subcommittee to follow up
the outstanding capital works projects
of the former municipal councils**

**Minutes of meeting
held on Friday, 10 November 2000 at 10:45 am
in Conference Room A of the Legislative Council Building**

Members Present : Dr Hon TANG Siu-tong, JP (Chairman)
Hon Cyd HO Sau-lan
Hon Fred LI Wah-ming, JP
Hon CHAN Yuen-han
Hon LAU Wong-fat, GBS, JP
Hon Albert CHAN Wai-yip
Hon LEUNG Fu-wah, MH, JP
Hon WONG Sing-chi
Hon IP Kwok-him, JP
Hon LAU Ping-cheung

Members Absent : Hon Andrew WONG Wang-fat, JP
Hon WONG Yung-kan

Member Attending : Hon CHAN Kam-lam

Public Officers Attending : Mr Paul TANG
Deputy Secretary for the Environment and Food (A)

Ms Eva TO
Principal Assistant Secretary for the Environment and Food (A) 3

Mr Jonathan McKinley
Principal Assistant Secretary for Home Affairs (Recreation and Sport)

Mr WONG Shiu-kwan
Project Director 3
Architectural Services Department

Ms Lolly CHIU
Deputy Director of Leisure and Cultural Services (Administration)

Mr Edward LAW
Assistant Director of Leisure and Cultural Services (Administration and Planning)

Mr CHEUNG Kwok-kee, Paul
Assistant Director of Leisure and Cultural Services (Leisure Services) 1

Ms Janet WONG
Deputy Director of Food and Environmental Hygiene (Administration and Development)

Miss Sarah WU
Deputy Director of Food and Environmental Hygiene (Environmental Hygiene)

Mr Steve CHAN
Chief Executive Officer (Planning) 1
Food and Environmental Hygiene Department

Mrs Angel CHOI
Chief Executive Officer (Planning) 2
Food and Environmental Hygiene Department

Clerk in Attendance : Mrs Constance LI
Chief Assistant Secretary (2)5

Staff in Attendance : Miss Betty MA
Senior Assistant Secretary (2)1

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The capital works projects of the two former PMCs involving food and environmental hygiene facilities
[LC Paper No. CB(2) 216/00-01(01)]

28. At the invitation of the Chairman, Deputy Secretary for the Environment and Food (DS(EF)) advised that the Administration had consulted the District Councils on the ex-PMC capital works projects involving food and environmental hygiene (FEH) facilities, and their responses were summarized in the Administration's paper. He then highlighted the proposed way forward for the 33 ex-PMC capital works projects which were under the purview of the Food and Environmental Hygiene Department (FEHD), as follows -

- (a) Funding had been set aside for three FEH projects, namely, Tai Kok Tsui Complex, conversion of Centre Street Market and Stanley Complex. The first two projects had been injected into Category A of PWP, while the scope of the Stanley Complex was under review;
- (b) The Administration was conducting a review on the cost-effectiveness of the 10 FEH projects relating to retro-fitting of air-conditioning to existing markets/cooked food centres. The review was expected to be completed by the end of 2000;
- (c) The Administration would review the need for the proposed Tung Chau Street Complex, Hung Shui Kiu Complex and Siu Sai Wan Complex in the light of the facilities and development in the vicinity;
- (d) The Administration considered that there was no real need to proceed with nine projects including the proposed Tseung Kwan O Complex, the reprovisioning of Kam Tin Market and Lai Wan Market extension as they were found not viable for reasons given in paragraph 13 of the Administration's paper; and

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- (e) With regard to the four proposed projects for cooked food centres, the Administration considered that there was no longer a need to provide such eating outlets with public money due to declining demand for these facilities. The Administration planned to review the buy-back package for licensed cooked food hawkers to facilitate the phasing-out of cooked food hawkers.

29. Mr Fred LI noted from Annex A of the Administration's paper that some District Councils held different views from the Administration regarding the need for certain ex-PMC projects. He stressed that the Administration should seriously re-consider the views expressed by District Councils before taking a decision on these projects.

Stanley Complex

30. Noting that the Administration was re-assessing the need for a new market in the Stanley Complex, Mr IP Kwok-him asked about the time-table for the re-assessment and further consultation with the Southern District Council. Assistant Director of Leisure and Cultural Services (Administration and Planning) (AD/LCS(A&P)) responded that the initial assessment of FEHD was that the Stanley Complex should not include a market. Depending on the final decision on whether a market would be excluded from the project, the Administration would work on a revised design of the Complex to provide more leisure and cultural facilities in order to optimize utilization of the site. He added that the Administration aimed to put forward a final proposal on the Stanley Complex to the Southern District Council in about six months.

31. The Chairman asked about the reasons for not providing a market in the Stanley Complex. DS(EF) said that the Administration had conducted a second survey in August 2000 to assess the impact of the newly opened super-store on the business of the existing temporary market and the need for providing a new market in the Complex. The findings of the second survey revealed a marked change in the shopping habits of the Stanley residents and substantial reduction of patronage of the existing temporary market. The Administration therefore had serious doubts on the future viability of providing a new market in the Complex. The Administration therefore proposed to retain the existing temporary market, and to provide other leisure, cultural and community facilities such as a community hall in the Complex instead.

32. The Chairman asked whether the Administration would consider changing the present approach and design of public markets in order to improve their viability. DS(EF) responded that this could be considered in the long term. He

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explained that given the small size of the proposed market in the Complex and the competition of the private super-store which existed before the opening of the proposed market, the Administration was not optimistic about the viability of the proposed market in the Complex.

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Legislative Council Secretariat
28 February 2001

南區區議會(2000-2003)
第十一次會議紀錄

日期： 二零零一年六月二十八日
時間： 下午二時三十分
地點： 南區區議會會議室

出席者：

陳若瑟先生 (主席)
黃敬祥先生 (副主席)
陳李佩英女士
陳思誦先生
朱慶虹先生
朱晉賢先生
洪天理先生
高錦祥先生
高譚根先生
林啓暉先生
林玉珍女士
李國興先生
苗華振先生
蘇悲鴻先生
黃志毅先生
王敏超太平紳士
黃文傑先生
立法會議員楊孝華太平紳士
徐是雄教授

秘書：

張思敏女士 南區民政事務處高級行政主任 (區議會)
(民政事務總署)

因事缺席者：

黃震遐醫生
黃瓊芳女士

列席者：

葉國謙先生	立法會議員	
葉李杏怡太平紳士	南區民政事務專員（民政事務總署）	
歐陽力先生	南區民政事務助理專員（民政事務總署）	
張美儀女士	南區民政事務處高級行政主任（地區管理） （民政事務總署）	
馮程淑儀女士	民政事務局副局長	} 參加議程 第二項的討論
丘卓恆先生	民政事務局助理局長	
唐富強先生	民政事務總署總行政主任	} 參加議程 第三項的討論
袁鄭惠瓊女士	康樂及文化事務署總行政主任	
洪少棠先生	康樂及文化事務署	
岑玉蓮女士	署理南區康樂事務經理 康樂及文化事務署高級行政主任	
高天福先生	食物環境衛生署署理高級總監 （東區／南區）	
翁應輝先生	食物環境衛生署參事（策劃）1	
羅禹寧女士	食物環境衛生署統計師	

(李國興先生、黃文傑先生及各民政事務局代表於此時離開會場。)

議程三： 工務計劃 — 赤柱綜合大樓
(議會文件 74/2001 號)

28. 主席歡迎以下部門代表出席會議 —
- (a) 民政事務總署總行政主任唐富強先生；
 - (b) 食物環境衛生署(下稱食環署)署理高級總監(東區/南區)高天福先生；
 - (c) 食環署統計處統計師羅禹寧女士；
 - (d) 食環署參事翁應輝先生；
 - (e) 康樂及文化事務署總行政主任袁鄭惠瓊女士；
 - (f) 康樂及文化事務署署理南區康樂事務經理洪少棠先生；及
 - (g) 康樂及文化事務署高級行政主任岑玉蓮女士。
29. 袁鄭惠瓊女士及翁應輝先生先後介紹文件內容。
30. 楊孝華議員欲知悉綜合大樓的小型電腦資訊中心所提供的電腦是否有寬頻上網設施，以及有關計劃有否考慮赤柱的旅遊點特色及周圍環境的配合。
31. 陳思誦先生讚賞有關部門能因應環境的變化而對計劃的設施作出調整，而非墨守成規。他同意修訂後的設施，但欲知悉綜合大樓天台的用途。
32. 蘇悲鴻先生表示赤柱是個重點旅遊區，因此可以考慮在綜合大

樓內提供可容納數十人的地方，為遊客集中介紹赤柱各個遊覽景點，方便他們自行設定行程。此外，他建議可因應地區特色考慮將綜合大樓一些地方撥作其他用途，方便旅遊人士，例如提供兒童天地設施以方便攜同年幼子女的遊人。他認為在滿足了當地居民的需要後，亦可提供更多的旅遊設施。

33. 黃敬祥副主席欲知悉多用途運動主場可提供的羽毛球場數目及多用途副場的面積，他認為乒乓球室應屬多用途設施，以適應日後的不同需要，例如可闢作健身室。他同意赤柱是重點旅遊區，並欣悉綜合大樓將容納南區民政事務處赤柱分處辦事處，但認為旅遊發展局亦應在附近提供相關的諮詢服務，以方便旅遊人士。有關蘇悲鴻先生提出為旅遊人士提供遊覽地點介紹設施方面，他指出區議會在其他場合亦曾提出可否利用舊赤柱警署為旅遊人士提供有關資訊設施。在工程計劃進度方面，副主席指出如一切順利，這項計劃理應可在二零零二年底開始施工，而並非只能提升為工務計劃甲級工程；同時，他認為如按照文件所述的工程進度，相信要到二零零五年才能使用有關大樓，工程進度實屬緩慢，有關設施屆時或已不能切合時代的需要。最後，他欲知悉在修訂綜合大樓所提供的設施後，有關部門如何向臨時街市的販商解釋情況。

34. 陳李佩英女士感謝各政府部門在過去一年為赤柱所作的努力，以及議員為赤柱的旅遊事業作出貢獻。她指出臨時街市的販商面臨不少經營上的困難，而食環署准許轉變販商經營的行業及對街市的環境作出改善如加裝冷氣等，將有利改善營商環境。她指出為了騰出地方興建新的綜合大樓，販商已遷往臨時街市營業，由於購物人士覺得新地點不方便，以致販商蒙受損失。此外，她指出原有的球場受赤柱居民歡迎，但新的臨時球場由於面積較小，令使用者不滿。至於現擬提供的社區會堂設施，她相信石澳及大浪灣的居民不會長途跋涉前來使用。她希望綜合大樓會有適當設計，以吸引遊人，從而改善其周圍的營商環境。

35. 徐仕雄教授亦認為擬建大樓應具備適當設施為遊客提供資訊。他希望建築署在設計完成後提供立體設計電腦模型，以顯示建築物內部設施及外觀是否與周圍環境配合。

36. 黃志毅先生認同意陳思誦先生的意見，亦讚賞袁女士就有關事宜所作的介紹。他認為給予市民使用的設施不宜全部對遊客開放，而應首先照顧當地居民的需要，他指出，即使是着重旅遊業的澳門，遊客亦不能使用其公共圖書館。他亦認為如果興建綜合大樓的原意是為居民而設的，則首要考慮居民的利益，如果大樓設施全部都開放給遊客，而當地居民並無優先使用權利，便本末倒置。他不反對附帶提供一些旅遊設施，但不應以此為主。其次，他認為大樓的設計上應具多用途的概念，以切合實際需要，他相信以現時的科技發展，技術上應無困難。朱慶虹先生亦有同感。此外，他亦關注赤柱臨時街市的長遠發展計劃，並希望康樂及文化事務署可在其他地點提供一個標準的足球場。他同意綜合大樓的修訂方案，但希望當地居民的需要會獲得充份考慮。

37. 袁鄭惠瓊女士綜合回應如下：

- (a) 一般而言，該署圖書館內的電腦是方便讀者查詢圖書館的資料。利用綜合大樓圖書館的電腦設施查詢有關赤柱旅遊設施的資料等，是屬於軟件設計的問題，至於是否可在軟件內附加提供這些資料，則有待該署負責圖書館設施的人員研究後才能確定；
- (b) 至於建築物外形及設計應配合赤柱作為旅遊區的特色方面，她表示有關計劃仍在概念設計階段，現時的諮詢是因應綜合大樓的內部設施與前臨時市政局的設施有所不同，所以必須先徵得區議會同意有關修訂，然後才交由建築署進行設計，至於大樓的外貌，則有待該署完成設計工作後才能知悉；
- (c) 該署已要求建築署為大樓的天台進行園境設計，以增加從高處俯瞰大樓景觀的美感，而天台設施則不會開放予公眾使用；
- (d) 至於大樓應有配套設施以切合旅遊需要，如提供地方供遊客匯聚，並以展覽館形式或利用幻影片的設施向他們介紹赤柱地方特色，該署在詳細設計時會加以考慮。雖然這些建議涉及管理上的問題，且與在政府建築物內提供政府設施的原意不同，但

為配合整個地區的需要而增加有關設施，該署亦樂意考慮並於日後再作匯報；

- (e) 至於提供兒童天地設施方面，大樓設有兒童圖書館及推廣活動室，體育館內亦設有兒童遊樂室；
- (f) 體育館主場符合標準，可供比賽及練習，副場的面積除了舞台外將有 270 平方米；
- (g) 有關靈活運用乒乓球室等設施以切合需要的意見，與該署的想法不謀而合；
- (h) 在提供地方放置旅遊資料方面，該署亦有相同想法；
- (i) 至於施工時間，是以建築署所提供的資料為準，就原先的計劃而言，該署預計需時兩年完成大樓的建造工程。由於計劃副場可作表演用途，因此除了有關樓底的高度要達到一定要求外，在建築高度受限制下，該署亦要求建築署研究向下發展的建築設計，故此有不少技術方面的問題需要考慮，故現時較難確定確實的動工日期。在明年年底將工程計劃提升為工務計劃甲級工程之前，建築署必須完成所有技術可行性方面的工作，以及備妥招標文件；
- (j) 區議會認為綜合大樓似乎更能配合赤柱居民的整體需要，所以該署朝著這個方向跟進工程。雖然取消足球場有點可惜，但該署已在新填海區提供了另一個較小的足球場，日後若有合適地點，該署會考慮提供一個標準足球場的要求。但假如有關地點更適合用作旅遊或其他休憩或靜態發展，則須物盡其用，撥作這些用途；
- (k) 至於有議員希望赤柱綜合大樓可帶動該區的商業活動，她表示會將議員的意見轉達建築署。她指出只能美化建築物，提高其在地區上的吸引力，藉其外觀特色吸引遊人，但不能將建築物商業化；她表示綜合大樓外型不會呆板，亦同意利用電腦模型

可更有效地了解大樓的各項設計；

- (l) 至於附設旅遊資訊設施的提議，她指出由於綜合大樓是一座政府建築物，不宜側重於旅遊方面，而有關提議亦可能需要徵詢有關政策局的意見。另一方面，該署認為可考慮提供展覽板、幻燈片或及電腦資訊介紹旅遊等，同時，她相信可在工程完成後才增加這些設施；
- (m) 至於文娛中心設施方面，政府現正就全港的文娛中心設施及地點進行檢討，尚在等待中。雖然赤柱的人口未能符合提供獨立的康樂中心及圖書館的準則，但基於各種原因，該署仍支持有關計劃，此外，在赤柱綜合大樓內提供混合式的體育及社區會堂設施是一個試點，如計劃成功，混合設施的模式可望推廣至其他人口較少的地區。她並補充說，如只單獨提供體育館或社區會堂的設施，是較難獲立法會通過撥款；
- (n) 她重申綜合大樓是政府的地區設施，應以服務居民為主而不應過於側重旅遊方面，但由於赤柱有其旅遊特色，因此應在兩者之間作出平衡，例如設置旅遊展示板提供旅遊設施的資料等；
- (o) 大樓內各活動室的固定裝置將會盡量減少，以便靈活運用以配合需要，而多用途副場將有靈活間隔，可隨時改作其他用途如展覽等；及
- (p) 該署備悉有關議員對臨時足球場的意見。

38. 高天福先生綜合回應表示，在綜合大樓完成後，食環署仍會繼續管理臨時街市，販商可繼續在其內營運。康樂及文化事務署亦已表示在這兩三年內不會發展臨時街市的土地，因此該署除會與臨時街市販商保持緊密聯絡外，亦會與街市諮詢委員會研究如何改善臨時街市的營商環境，該署在年多以來已進行了一些改善工程，例如改善通風系統、進行屋頂隔熱工程，以及改善進出街市的通道等。該署亦已要求機電工程署為臨時街市加裝風扇以加強空氣流通。至於有關正式通知販商在擬建的綜合大樓內不會設有街市一事，該署已定於本年七月

六日約見有關販商，商討如何協助販商改善現時的營商環境及條件。另在街市管理諮詢委員會會議上，有販商提出有意更改所經營的行業。該署在考慮申請時，會因應個別情況作出決定，例如會考慮該販商現時經營的行業是否已無利可圖或面臨激烈競爭等因素。

39. 洪少棠先生表示主場可闢作四個羽毛球場，亦可闢作一個籃球場或排球場。乒乓球室可因應需要而隨時改作其他活動之用。他們亦會考慮在適當地方設置展示牌介紹赤柱的環境及地方特色。

40. 主席總結表示，各議員均讚賞綜合大樓新設計的內容及構思，並有以下意見：

- (a) 活動室的設計應具靈活性及可作多種用途；
- (b) 大樓內加設旅遊諮詢設施；
- (c) 贊同南區民政事務處赤柱分處在大樓內設立辦事處及會議室，以方便居民使用；
- (d) 食環署須認真關注及改善臨時街市的營商環境；
- (e) 康樂及文化事務署可於日後在規劃方面考慮為赤柱提供標準的足球場；及
- (f) 盡早展開大樓的興建工程，及完成設計圖則後應再次向區議會介紹。

41. 主席多謝各部門代表出席。

(各部門代表於此時離開會場。)

議程四： 南區區議會撥款申請：南區公民教育委員會活動
(議會文件 69/2001 號)
