

**For discussion
on 7 March 2002**

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

**Position report of the 20 capital works projects of the former
Provisional Municipal Councils that involve
Food and Environmental Hygiene facilities
other than the Air-conditioning Retro-fitting Projects**

PURPOSE

The purpose of this paper is to brief members on the latest position of the 20 capital works projects (excluding air-conditioning (A/C) retro-fitting projects which is the subject of another paper) that involve food and environmental hygiene (FEH) facilities.

BACKGROUND

2. Among the 169 remaining ex-Provisional Municipal Councils (ex-PMCs) projects that are at a comparatively early stage of planning and without all the necessary approval from the two ex-PMCs, 30 involve FEH facilities. Out of the 30 projects, 10 are the projects on retro-fitting of A/C system to existing markets and/or cooked food centres. The progress of which is reported in a separate paper.

LATEST POSITION

3. A summary of the latest position of the 20 remaining ex-PMC projects is at Annex.

**Food and Environmental Hygiene Department
22 February 2002**

Summary of latest position of 20 ex-PMC Capital Works Projects that involve food and environmental hygiene facilities
(excluding retro-fitting of A/C projects)
(Position as at 1 February 2002)

Item No.	Project Title (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major comments of District Council (“DC”)	Administration’s views and the latest position of the projects
1.	<p>Market and Public Toilet in Aldrich Bay Reclamation Area (Formerly known as Aldrich Bay Complex)</p> <p><u>Planning Stage: III</u></p> <p><u>RIC: \$143m (FEH facilities only)</u></p> <p><u>Scope of Project:</u></p> <p><u>Food and Environmental Hygiene Department (“FEHD”) (revised scope)</u></p> <ul style="list-style-type: none"> • 1 air-conditioned market • 1 public toilet <p><u>Transport Department</u></p> <ul style="list-style-type: none"> • 1 public transport terminus 	<p><u>On FEH Facilities</u></p> <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 were also worried that hawking problems would surface in the Aldrich Bay Reclamation Area.</p> <p>(<u>Note</u> : FEHD will report the latest position of this project to the Eastern District Council at its meeting to be held on 21 February 2002.)</p>	<p><u>On FEH Facilities</u></p> <p>The project (i.e. provision of a market and a public toilet in addition to a public transport terminus) has been <u>upgraded to Category A of the Government’s Public Works Programme</u> on 21 December 2001. Construction works will start in March 2002 for completion in April 2006.</p>

Item No.	Project Title (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major comments of District Council (“DC”)	Administration’s views and the latest position of the projects
2.	<p>Temporary Off-street Refuse Collection Point (RCP) cum Public toilet at Ma Tau Kok Road</p> <p><u>Planning Stage</u> : III</p> <p><u>RIC</u> (revised) : \$14.50m</p> <p><u>Scope of Project</u> (revised) : 1 RCP</p>	<p>The DC <u>noted</u> the latest position of the project without any comments.</p> <p>(<u>Note</u> : The above is the latest comment from the Kowloon City District Council at its meeting held on 24 January 2002.)</p>	<p>The project with a revised scope has been proceeded with as a <u>minor building works item</u>. Works started in August 2001 for completion in mid-2002.</p>
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 <u>agreed</u> 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 be implemented as soon as possible.</p> <p>(<u>Note</u> : FEHD will report the latest position of this project to the Kwai Tsing District Council at its meeting to be held on 15 February 2002.)</p>	<p>The project has been <u>upgraded to Category B of the Public Works Programme</u> in October 2000. A consultation paper on the proposed project was submitted to the Food and Environmental Hygiene Committee (Committee) of Kwai Tsing DC in October 2000 for consideration. Members raised no objection to FEHD’s recommendation to proceed with the project. Works were originally scheduled to start in late 2002 for completion in late 2004. However, the project was opposed by residents and a school nearby. In response to the residents’ request, the Architectural Services Department (“Arch SD”) commissioned a study on swapping the sites for the RCP and the ambulance depot and subsequently concluded that the swop was feasible. FEHD then consulted the Committee on 19.10.2001. After careful deliberation, the Committee eventually agreed at its meeting on 14.12.2001 that the proposed project should be implemented as soon as possible. Works are now scheduled to start in early 2003 for completion in early 2005.</p>

Item No.	Project Title (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major comments of District Council (“DC”)	Administration’s views and the latest position of the projects
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 <u>no comment</u> 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>(<u>Note</u> : FEHD will report the latest position of this project to the Islands District Council at its meeting to be held on 25 February 2002 .)</p>	<p>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 proposed site to the existing water catchment area and the involvement of substantial geotechnical works. Meanwhile, Planning Department is conducting a comprehensive land use review for the Ngong Ping area and will assist in identifying a suitable site in the vicinity for the construction of a new toilet cum RCP block. The review is scheduled to be completed in mid-2002.</p>

Item No.	Project Title (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major comments of District Council (“DC”)	Administration’s views and the latest position of the projects
5. #	<p>Joint-user Complex in Siu Sai Wan (Formerly known as Siu Sai Wan Complex)</p> <p><u>Planning Stage:</u> IV</p> <p><u>RIC:</u> \$270.90m (FEH and leisure and cultural services (LCS) facilities only)</p> <p><u>Scope of Project:</u> <u>FEHD</u></p> <ul style="list-style-type: none"> • 1 air-conditioned market • 1 public toilet <p><u>Leisure and Cultural Services Department (“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 (Social Welfare Department) • Community Hall (Home Affairs Department) 	<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>Note:</u> FEHD will report the latest position of this project to the Eastern District Council at its meeting to be held on 21 February 2002.)</p>	<p><u>On FEH Facilities</u></p> <p>FEHD recommends to <u>review</u> the residents’ need for the proposed market facilities.</p> <p>The existing air-conditioned Housing Authority market in Siu Sai Wan Estate had just been 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) has been opened in the area in August 2001. Given these additional market facilities, FEHD needs to be prudent in considering the need of the proposed market.</p> <p>A survey to assess the need for the proposed market is now underway. The findings will be available in early 2002. DC will be informed of the survey findings in due course.</p>

Item No.	Project Title (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major comments of District Council (“DC”)	Administration’s views and the latest position of the projects
6. #	<p>Chai Wan Vehicle Depot</p> <p><u>Planning Stage</u>: IV</p> <p><u>RIC</u>: \$321.30</p> <p><u>Scope of Project</u>:</p> <p><u>FEHD</u></p> <ul style="list-style-type: none"> • 1 vehicle depot • store for Supplies Section <p><u>LCSD</u></p> <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 	<p><u>On FEH Facilities</u></p> <p>The DC in general <u>supported</u> the proposal to shelve the project temporarily.</p> <p>(<u>Note</u> : FEHD will report the latest position of this project to the Eastern District Council at its meeting to be held on 21 February 2002.)</p>	<p><u>On FEH Facilities</u></p> <p>FEHD recommends to <u>review</u> the scope of the project pending the completion of a comprehensive study on the size of the departmental vehicular fleet in the light of contracting out the cleansing services.</p> <p>The above review has been completed and the review results indicate that the contracting out of FEHD’s services would reduce the size of the vehicle fleet to be accommodated in this project from 100 to 72. In the light of the review results, FEHD is now reviewing the schedule of accommodation. Meanwhile, FEHD has requested the Government Property Agency to explore if the proposed FEH facilities could be accommodated in the Chai Wan East Industrial Area.</p>

Item No.	Project Title (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major comments of District Council (“DC”)	Administration’s views and the latest position of the projects
7.	<p>Sai Kung Vehicle Depot</p> <p><u>Planning Stage</u> : (II)</p> <p><u>RIC</u> : \$106.05 M</p> <p><u>Scope of Project</u> :</p> <ul style="list-style-type: none"> • 1 vehicle depot (60 parking spaces) 	<p>The DC <u>did not have any comment</u> on the Administration’s decision to accommodate the vehicles of the Sai Kung Depot at the Cha Kwo Ling Depot and to release the project site for other development.</p> <p>(<u>Note</u> : The above is the latest view obtained from the Sai Kung District Council at its meeting held on 15 January 2002.)</p>	<p>FEHD recommends to <u>review</u> the need for the proposed vehicle depot pending completion of a comprehensive study on the size of the departmental vehicular fleet in the light of contracting out the cleansing services.</p> <p>Upon reviewing the size of the vehicular fleet, FEHD has identified space in the Cha Kwo Ling Vehicle Depot and decided to relocate the vehicles now accommodated in Sai Kung Depot to the Cha Kwo Ling Depot. Hence, there is no need to build the new Sai Kung Vehicle Depot. The site reserved for the Sai Kung Depot will be released for other development in due course.</p>

Item No.	Project Title (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major comments of District Council (“DC”)	Administration’s views and the latest position of the projects
8. #	<p>Tung Chau Street Complex</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"> • 1 air-conditioned market (218 stalls) <p><u>LCSD</u></p> <ul style="list-style-type: none"> • 1 leisure centre : <ul style="list-style-type: none"> 1 multi-purpose arena 2 multi-purpose activities rooms 1 fitness room 1 children’s play room • 1 entertainment store • 1 district library <p><u>Common Facility</u></p> <ul style="list-style-type: none"> • 1 car park (14 carparking spaces) 	<p><u>On FEHD Facilities</u></p> <p>(a) Members generally demanded for a market in the proposed Tung Chau Street Complex. They hoped that the survey results could be submitted to the DC once they are available.</p> <p>(b) 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. Traditional markets should be retained to maintain a fair competition and to provide job opportunities to the public.</p> <p>(c) A few members held the opposite views and considered that the shopping habits of the public were changing and agreed that if there would be the provision of superstore, the Government should review whether it was still required to provide a traditional market in the same area. Competition would also exist amongst superstores and not necessarily with traditional markets. Superstores would also create job opportunities.</p> <p>(<u>Note</u> : The above are the views expressed by members of the Sham Shui Po District Council on 29 January 2002.)</p>	<p><u>On FEHD Facilities</u></p> <p>FEHD recommends to <u>review</u> the need for and assess the viability of the proposed market after the first batch of population intake in the Fu Cheong Estate 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) according to the Housing Department, there will be a supermarket with provision of fresh food of size about 960m² located at the commercial centre of Phase 3 of the Fu Cheong Estate. This residential development will be located next to the project site and completed in 2002.</p> <p>In the light of the above, FEHD needs to review whether there is a real need for the proposed market in late 2001 after the first batch of population intake in the Fu Cheong Estate. The survey is now underway and the findings will be available in early 2002. DC will be informed of the survey findings in due course.</p>

Item No.	Project Title (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major comments of District Council (“DC”)	Administration’s views and the latest position of the projects
9. #	<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 condition in the temporary market was 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>Note</u> : FEHD will report the latest position of this project to the Yuen Long District Council at its meeting to be held on 7 February 2002.)</p>	<p><u>On FEH Facilities</u></p> <p>FEHD recommends to <u>review</u> 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. FEHD 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 comments of District Council (“DC”)	Administration’s views and the latest position of the projects
10. #	<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 <u>noted</u> the Administration’s view of not proceeding with the project at this stage as there was no imminent need for the proposed facilities without any comment.</p> <p>(<u>Note</u> : The above is the latest view obtained from the Tuen Mun District Council at its meeting held on 25 January 2002.)</p>	<p><u>On FEH Facilities</u></p> <p>FEHD considers that there is <u>no imminent need</u> 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>

Item No.	Project Title (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major comments of District Council (“DC”)	Administration’s views and the latest position of the projects
11.	<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>The DC <u>noted</u> the latest position of the project without any comments.</p> <p>(<u>Note</u> : The above is the latest view obtained from the Yau Tsim Mong District Council at its meeting held on 3 January 2002.)</p>	<p>FEHD recommends to <u>review</u> 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; and</p> <p>(c) the existing Sai Yee Street Depot has been built for more than 30 years and is in very dilapidated condition. It is suggested to relocate the depot so that the site, which is at an extremely prime location, could be released for development / sale.</p> <p>FEHD has conducted a comprehensive review on the size of the vehicular fleet upon outsourcing of the cleansing services. The study results reveal that although the overall size of the vehicular fleet will ultimately be reduced by 20%, there will not be a substantial reduction in the number of vehicles to be accommodated in the Sai Yee Street Depot. FEHD is now reviewing the Schedule of Accommodation of the proposed new depot at West Kowloon Reclamation in the light of the study outcome.</p>

Item No.	Project Title (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major comments of District Council (“DC”)	Administration’s views and the latest position of the projects
12.	<p>Cooked Food Centre (CFC), 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 public toilet 	<p>The DC <u>agreed</u> to the Administration’s view that there was no real need for the project.</p> <p>(<u>Note</u> : FEHD will report the latest position of this project to the Kwai Tsing District Council at its meeting to be held on 15 February 2002.)</p>	<p>FEHD considers that there is <u>no real need</u> for the project, reasons being:</p> <p>(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;</p> <p>(b) there are at present about 20 vacant cooked food stalls in the district;</p> <p>(c) there is no resiting commitment for cooked food stalls in the district; and</p> <p>(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.</p>

Item No.	Project Title (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major comments of District Council (“DC”)	Administration’s views and the latest position of the projects
13. #	<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>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 (Transport Department) • community hall (Home Affairs Department) • family services centre (Social Welfare Department) 	<p><u>On FEH Facilities</u></p> <p>The DC had <u>no objection</u> to the Administration’s proposal of not proceeding with the market in the proposed Tseung Kwan O Complex project. Members urged for early implementation of the complex under the revised scope of development.</p> <p>(<u>Note</u> : The above are the latest views expressed by members of the Sai Kung District Council at its meeting held on 15 January 2002.)</p>	<p><u>On FEH Facilities</u></p> <p>FEHD is of the view that there is <u>no need</u> to proceed with the market in the proposed Tseung Kwan O Complex project, reasons being:</p> <p>(a) In 1997, when the former ProRC 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;</p> <p>(b) 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>

Item No.	Project Title (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major comments of District Council (“DC”)	Administration’s views and the latest position of the projects
	Tseung Kwan O Complex (cont’d)		<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> <p>Currently, the Government Property Agency has invited other departments to incorporate their facilities in the Tseung Kwan O Complex project in addition to the facilities of the Leisure & Cultural Services Department. According to the initial assessment of Arch SD, the project may fully utilize the site concerned under the latest scope of development.</p>
14. #	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> The Government might consider converting the cooked food market into a tourist attraction. (Note : The above is the view expressed by a member of the Sham Shui Po District Council on 29 January 2002.)	<u>On FEH Facilities</u> FEHD considers that there is <u>no real need</u> to proceed with the project, reasons being : <ul 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, FEHD 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 comments of District Council (“DC”)	Administration’s views and the latest position of the projects
15.	<p>Multi-purpose Building at Wing Hong Street</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"> • 1 A/C cooked food centre (7 stalls) • 1 refuse collection point • 1 public toilet 	<p>The Government should work out the proposed way forward of the existing temporary facilities if the Government decided not to proceed with the project.</p> <p>(<u>Note</u>: The above is the latest view obtained from the Sham Shui Po District Council at its meeting held on 29 January 2002.)</p>	<p>FEHD considers that there is <u>no real need</u> to proceed with the project, reasons being:</p> <ul style="list-style-type: none"> (a) the intention of the project is to reprovise the existing Yu Chau West Street (YCWS) 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 is low due to the abundance of eating establishments in the vicinity; (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; (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 (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 comments of District Council (“DC”)	Administration’s views and the latest position of the projects
16. #	<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 (HCT) depot • 1 refuse collection point <p><u>LCSD</u></p> <ul style="list-style-type: none"> • 1 leisure centre : <ul style="list-style-type: none"> 1 multi-purpose arena 1 fitness room 1 children’s play room 2 indoor golf simulator rooms 1 indoor golf putting green 1 committee room • 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>The Government should work out the proposed way forward of the existing temporary facilities if the Government decided not to proceed with the project.</p> <p>(<u>Note</u> : The above is the latest view obtained from the Sham Shui Po District Council at its meeting held on 29 January 2002.)</p>	<p><u>On FEH Facilities</u></p> <p>FEHD considers that there is <u>no real need</u> to proceed with the project, reasons being:</p> <ul style="list-style-type: none"> (a) demand on CFC is low due to the availability of many eating establishments in the vicinity; (b) there are at present more than 30 vacant cooked food stalls in the district; (c) there is no resiting commitment; (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 (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.

Item No.	Project Title (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major comments of District Council (“DC”)	Administration’s views and the latest position of the projects
17.	<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 need of the local residents. Moreover, as the local population would increase significantly as a result of the new residential developments nearby, there was a need to provide additional market facilities in the area.</p> <p>(b) The existence of the privately-run wet goods stalls outside the existing Lai Wan Market indicated a need for additional market facilities, and such wet goods stalls had caused environmental hygiene problems to the surroundings.</p> <p>(c) Though the total number of market stalls in the district has exceeded the standard required in the Hong Kong Planning Standards and Guidelines, the distribution of these stalls in the district should also be taken into account when evaluating the overall provision of market facilities in the district.</p> <p>(<u>Note</u> : The above are the major comments of the members of the Sham Shui Po District Council on 29 January 2002.)</p>	<p>FEHD considers that there is <u>no real need</u> 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 technical problems which, as advised by Architectural Services Department, will be difficult to resolve.</p>

Item No.	Project Title (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major comments of District Council (“DC”)	Administration’s views and the latest position of the projects
18.	<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 due to population increase in the area upon 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>(<u>Note</u>: FEHD will report the latest position of this project to the Yuen Long District Council at its meeting to be held on 7 February 2002.)</p>	<p>FEHD considers that there is <u>no real need</u> 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 the 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, FEHD has to be prudent in considering 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, improvement works to the sewage treatment and fire prevention facilities in the market are now in progress.</p>

Item No.	Project Title (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major comments of District Council (“DC”)	Administration’s views and the latest position of the projects
19.	<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 raised <u>no objection</u> to the Administration’s proposal of not proceeding with the project.</p> <p>(<u>Note</u> : FEHD will report the latest position of this project to the Yuen Long District Council at its meeting to be held on 7 February 2002.)</p>	<p>FEHD considers that there is <u>no real need</u> for the project, reasons being:</p> <p>(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 re-provision the market which is situated near to the coast to another location 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;</p> <p>(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 are adequate to meet local needs; and</p> <p>(c) at present, the proposed project site for the new Lau Fau Shan Market has not been formed.</p>

Item No.	Project Title (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major comments of District Council (“DC”)	Administration’s views and the latest position of the projects
20. #	<p>Redevelopment of Fo Tan Cooked Food Market (CFM)</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) It was the former Pro RC’s decision to redevelop the Fo Tan CFM. Therefore, the Government should not scrap the project.</p> <p>(b) For attracting tourists, FEHD should enhance the trading environment of the CFM.</p> <p>(c) For better control of illegal extension of business, FEHD should improve the existing undersized seating accommodation and kitchen area of the CFM.</p> <p>The meeting then passed the following motion:</p> <p>“The Health and Environment Committee of the Shatin District Council request the Government to develop the Fo Tan Cooked Food Market into an eating establishment site with territory-wide tourist attraction. An indoor sports centre should also be provided atop the development concerned to serve the public.”</p> <p>(<u>Note</u> : The above are the major views expressed by members of the Shatin District Council on 15 January 2002.)</p>	<p><u>On FEH Facilities</u></p> <p>FEHD is of the view that there is <u>no real need</u> 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> <p>(i) abundancy of eating establishments (new dining facilities such as fast food shops, restaurants have been provided in newly developed industrial and commercial complexes in the area, e.g. the Shatin Galleria next to the existing cooked food market);</p> <p>(ii) decline in demand for CFCs (because Fo Tan is basically an industrial area and the number of local workers is dwindling in the past years); and</p> <p>(iii) there is no resiting commitment for the project.</p> <p>(b) in the past four years, FEHD has completed a series of improvement works to the existing cooked food market (including upgrading electricity supply, connecting all surface channels and floor drains to the public foul sewer, replacing floor tiles of passageways, re-painting parapet walls and replacing the aging gates and wire fencing, repairing the defective rainwater gutters, upgrading the exhaust system over the stoves etc.). The environmental hygiene condition of the existing cooked food market has been greatly enhanced after the improvement works; and</p> <p>(c) FEHD would step up maintenance for the cooked food market with a view to improving their trading environment.</p> <p>On the DC’s proposal to develop the cooked food market into an eating establishment site with territory-wide tourist attraction,</p>

Item No.	Project Title (Planning Stage ⁽¹⁾ / RIC ⁽²⁾ /Scope of Project)	Major comments of District Council (“DC”)	Administration’s views and the latest position of the projects
			FEHD would, in consultation with the Tourism Commission, explore the feasibility of the proposal accordingly.

Note :

(1) Former Provisional Urban Council (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 Provisional Regional Council (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.