

**For discussion on
8 May 2007**

**LegCo Panel on Food Safety and Environmental Hygiene and
Panel on Home Affairs**

Joint-user Complex and Wholesale Fish Market in Area 44, Tuen Mun

PURPOSE

This paper briefs Members on the proposed development of a joint-user complex and wholesale fish market in Area 44, Tuen Mun for reprovisioning the temporary Castle Peak Wholesale Fish Market and providing community facilities in the Tuen Mun District.

BACKGROUND

2. When the Tuen Mun New Town started to develop in the 1970s, the original Castle Peak Wholesale Fish market located at Lo Shu Chau, Castle Peak Bay, was temporarily relocated to Tuen Mun Area 27 in 1973, where the existing Castle Peak Wholesale Fish Market is situated. The wholesale fish market plays an important role in maintaining a steady supply of fresh marine fish in the area and providing an orderly marketing facility of marine fish for the fishing community in Tuen Mun.

3. On the understanding that a suitable permanent location in Tuen Mun would be identified to accommodate the wholesale fish market, the temporary wholesale fish market was roofed by a wooden structure without any environmental mitigation measures. This caused hygienic and environmental problems to the residents of the nearby Sam Shing Estate and Hanford Garden. Fishermen and fish trader groups also considered the facilities of the temporary wholesale fish market inadequate to meet their operational needs. In response to the concerns of the residents, fishermen and traders, the then Tuen Mun District Board (TMDB) passed a motion in December 1996, urging the Government to relocate the market as soon as possible. In April 1997, the TMDB agreed that the wholesale fish market should be re-located to Area 44. Some residents in Area 44 were worried that the environmental and hygienic problems would be brought over to their neighbourhood and requested the Government to identify alternative sites. In consultation with the TMDB, the

relevant Government departments studied a number of proposed sites for the development of the new fish market. After site visits and detailed discussions, the then Tuen Mun Provisional District Board (TMPDB) in January 1999 agreed that the Government should proceed with the design work of the complex at Area 44, pending completion of the Environmental Impact Assessment (EIA) Report. In view of the residents' concerns, TMPDB proposed that the wholesale fish market should be shifted northward by 20 metres, thereby maximizing the distance from Yuet Wu Villa, a residential estate located adjacent to the proposed site. The location plan of the existing Castle Peak Wholesale Fish Market and the proposed site at Area 44 is at Appendix I. Pictures of the existing Castle Peak Wholesale Fish Market is at Appendix II.

4. The reprovisioned wholesale fish market will be accommodated into a joint-user complex comprising a community hall, a dragon boat spectator stand, a refuse collection point (RCP), a public toilet, a marine refuse collection point and a marine park management office.

JUSTIFICATIONS FOR THE PROJECT

5. The establishment of the joint-user complex would benefit the community by providing various facilities.

Improvement of environmental and hygienic conditions

6. The existing temporary wholesale fish market in Area 27 does not have environmental mitigation measures and lacks proper loading and lorry parking areas for loading and unloading of marine fish, which have caused considerable environmental nuisance to nearby residents during its operation. It also falls short of environmental standards. Besides, the structure of the existing temporary market constructed in 1974 is reaching the end of its designed life. The local fishing community as well as the residents in the vicinity of the existing fish market have been urging the Government to move and reprovision the market since the 90s. The proposed joint-user complex will be provided with proper facilities and environmental mitigation measures to ensure that the operation of the market would not bring unacceptable environmental problems.

7. The proposed RCP is planned to serve the western part of Tuen Mun. Specifically, the RCP will be used to hold waste collected from the wholesale fish market, the joint-user complex and the cleansing beats within the area, which are currently collected in the road-side bin sites at Wu Tai Circuit

and the car park entrance at Butterfly Beach Park. This would help improve the hygienic condition of the two sites. To minimize impact to environment, the RCP in the joint-user complex will be finished with easy-to-clean material and will be provided with de-odorized scrubber system.

Addressing demand for community facilities

8. There are a number of public and private housing estates, including Siu Hei Court, Yuet Wu Villa, Pierhead Garden, Marina Garden and Miami Beach Towers with an estimated population of around 40 000 in Area 44, Tuen Mun. At present, there is no community hall in the area. The nearest community hall is the Butterfly Bay Community Centre which is about 10 minutes' walk away. It has recorded a high average utilization rate of 93.3% in 2006, representing a rise of 22.3% over the past five years. As a result of the increase in population in Tuen Mun District from 489 000 in 2001 to 502 000 in 2006, the demand for community hall facilities from local residents is pressing. The average utilization rate of the community halls in the district has increased from 71.9% in 2001 to 87.8% in 2006. There is a dire need for an additional community hall to provide Tuen Mun residents, especially the local community, with an additional venue for holding community activities, so as to help cultivate a sense of belonging among local residents.

9. The complex will also accommodate a dragon boat race spectator stand. Dragon Boat Race in Tuen Mun is a key annual district-wide event held at the Castle Peak Bay Typhoon Shelter. Each year, the event organizer needs to erect a temporary spectator stand for the race. There is a strong call from the local communities to take this opportunity to incorporate a permanent spectator stand into the joint-user complex in order to reduce the recurrent cost for organizing the race and provide additional facilities for organizing community activities so as to enhance the quality of life for the neighboring residents.

10. The architectural design of the complex will also endeavour to enhance and integrate with the surrounding environment. A landscaped podium garden will be provided in the complex for public enjoyment and to create a pleasant visual landscape.

Accommodation of necessary government facilities

11. The waters around Sha Chau and Lung Kwu Chau is designated as a marine park for the purposes of managing and protecting the marine environment and resources, in particular the Chinese White Dolphin. The marine park is currently served by a temporary marine park management office

at Gordon Hard Camp which provides a base for Marine Parks Wardens for patrolling the area and taking enforcement action. As the temporary management office is due to expire, a permanent accommodation with water frontage and in the proximity to the marine park is necessary. The proposed joint-user complex is considered a suitable location for accommodating the office.

12. The amount of floating refuse collected in the north-western waters is observed to increase in the past few years. As such, there is a need to provide a landing point to off-load refuse from marine refuse collection vessels for the north-western part of Hong Kong territory. The provision of the marine refuse collection point would enhance the efficiency in handling floating refuse as well as to improve the service in the general area.

PROJECT SCOPE

13. The scope of the reprovisioning project comprises the construction of a 4-storey joint-user complex to accommodate the following facilities:

- (i) a wholesale fish market with market administration offices as well as other ancillary facilities;
- (ii) a community hall comprising a multi-purpose hall with a seating capacity for 450 persons, a stage and its ancillary store and facilities, as well as a covered spectator stand of 1 000 seats for the Dragon Boat Race;
- (iii) a marine park management office;
- (iv) a refuse collection point and a public toilet; and
- (v) a marine refuse collection point.

14. Artist impressions of the joint-user complex and wholesale fish market are at Appendices III to V.

ENVIRONMENTAL IMPACT ASSESSMENT

15. The project is a designated project under the EIA Ordinance (Cap. 499) and an environmental permit is required for the construction and operation of the proposed project. We have completed the EIA Study for the proposed works in accordance with the EIA Ordinance. The EIA report was approved under the EIA Ordinance in 2003. We will apply for an environmental permit under the EIA Ordinance in due course and implement all environmental mitigation measures as recommended in the EIA report or that in the future environmental permit. A summary of measures to be implemented to minimize the impact to residents are enclosed at Appendix VI.

PUBLIC CONSULTATION

16. The Tuen Mun District Council (TMDC) discussed the case again in September 2006 and maintained its support to the decision in 1999. TMDC also urged the Government for an early construction of the proposed joint-user complex in Area 44 for relocation of the Castle Peak Wholesale Fish Market. A working group has been set up under the Environment, Hygiene and District Development Committee of TMDC in 2006 to oversee the construction and development of the joint-user complex and wholesale fish market and its environmental impacts.

17. We have also consulted the local fishermen, fish traders and their associations. All of them urge for early implementation of the project and consider that the location of the proposed site for the market in Area 44 suitable.

18. The Government have made efforts in collating public views in the process of implementing the proposed development, including consulting the Tuen Mun Southwest Area Committee and attending residents forums to explain to the locals the nature, design and environmental mitigation measures as well as the benefits of the project. Besides, the project has been submitted for public inspection when going through relevant statutory process, including that under the EIA Ordinance and the Town Planning Ordinance. The Town Planning Board has approved the planning application for the proposed development, which involves primarily a minor encroachment onto the adjoining "Open Space" zone due to the 20m shifted northwards as mentioned in paragraph 3 above, under section 16 of the Town Planning Ordinance in February 2007.

IMPLEMENTATION PROGRAMME

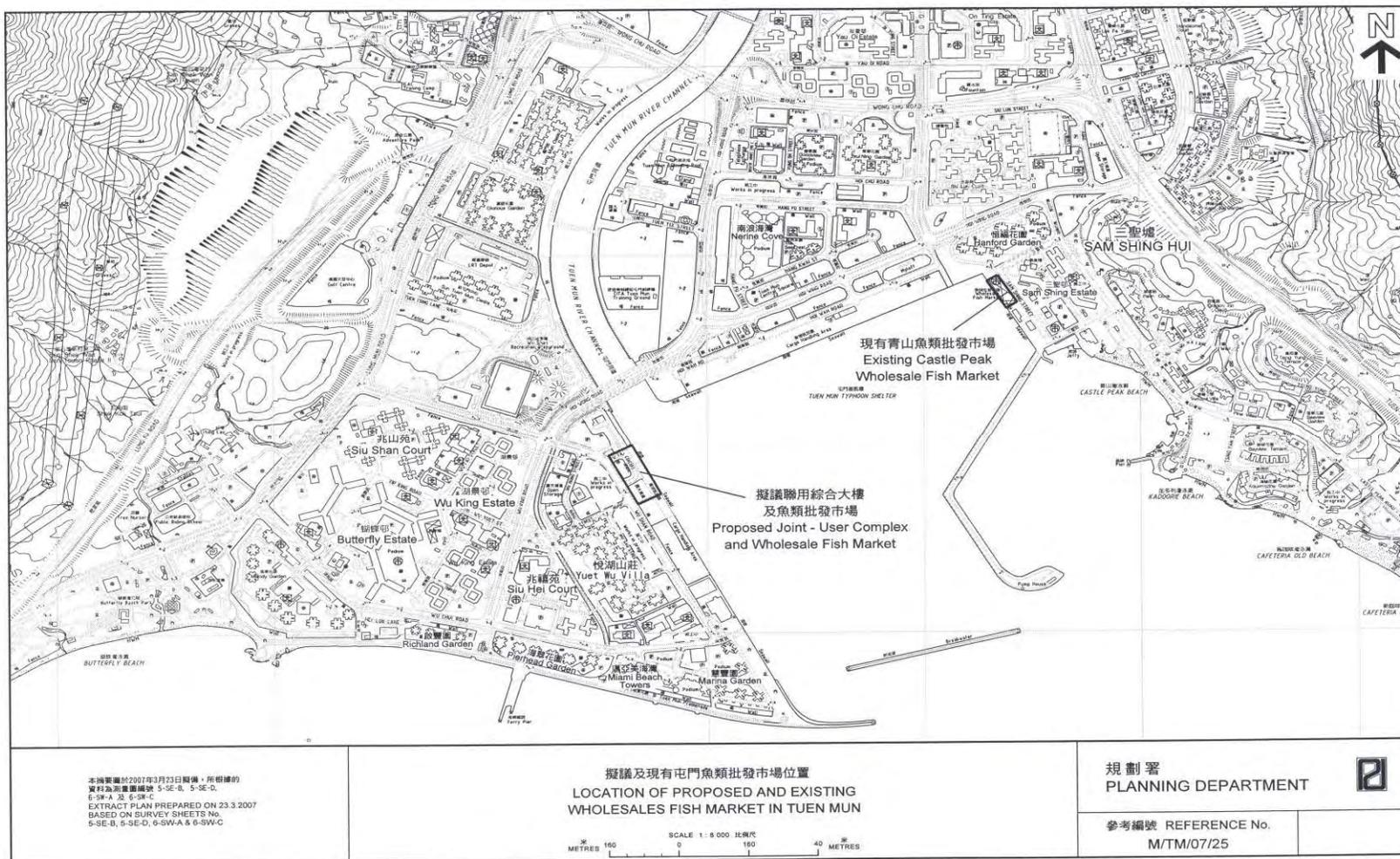
19. We intend to make a submission to the Public Works Subcommittee to upgrade the proposed project to Category A of the Public Works Programme in June 2007 and to seek funding approval from the Finance Committee. Construction works are expected to commence in end 2007 for completion in early 2010.

ADVICE SOUGHT

20. Members are invited to comment on the proposed project.

Health, Welfare and Food Bureau
Agriculture, Fisheries and Conservation Department
May 2007

Location plan of the Castle Peak Wholesale Fish Market and the proposed reprovisioning site in Area 44, Tuen Mun
 青山魚類批發市場現址和第 44 區擬議新址的位置圖



本圖製圖於2007年3月23日製圖，所根據的資料為測量編號 5-SE-B, 5-SE-D, 6-SE-A 及 6-SE-C
 EXTRACT PLAN PREPARED ON 23.3.2007
 BASED ON SURVEY SHEETS No. 5-SE-B, 5-SE-D, 6-SW-A & 6-SW-C

擬議及現有屯門魚類批發市場位置
 LOCATION OF PROPOSED AND EXISTING
 WHOLESALERS FISH MARKET IN TUEN MUN

SCALE 1:8 000 比例尺
 METRES 0 150 40 METRES

規劃署
 PLANNING DEPARTMENT



參考編號 REFERENCE No.
 M/TM/07/25

Appearance of the Castle Peak Wholesale Fish Market
青山魚類批發市場的外觀



Artist's impression of the Proposed Joint-user Complex and Wholesale Fish Market
in Area 44, Tuen Mun

屯門第 44 區的建議聯用綜合大樓和魚類批發市場的構思圖



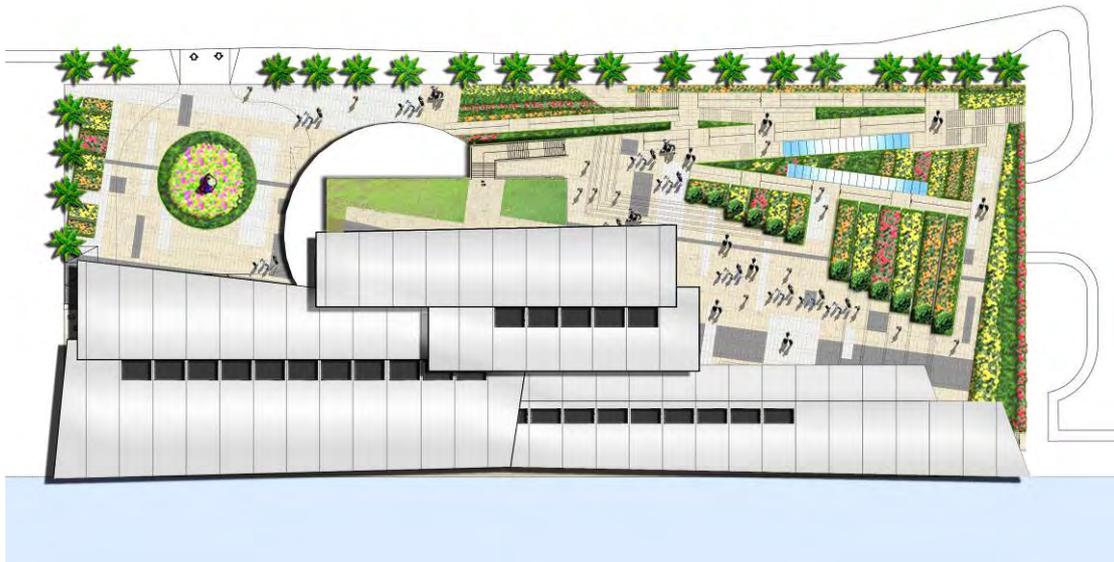
Artist's Impression of the View of the Proposed Joint-user Complex and Wholesale
Fish Market from the Sea

從海上望向建議聯用綜合大樓和魚類批發市場的景觀(構思圖)



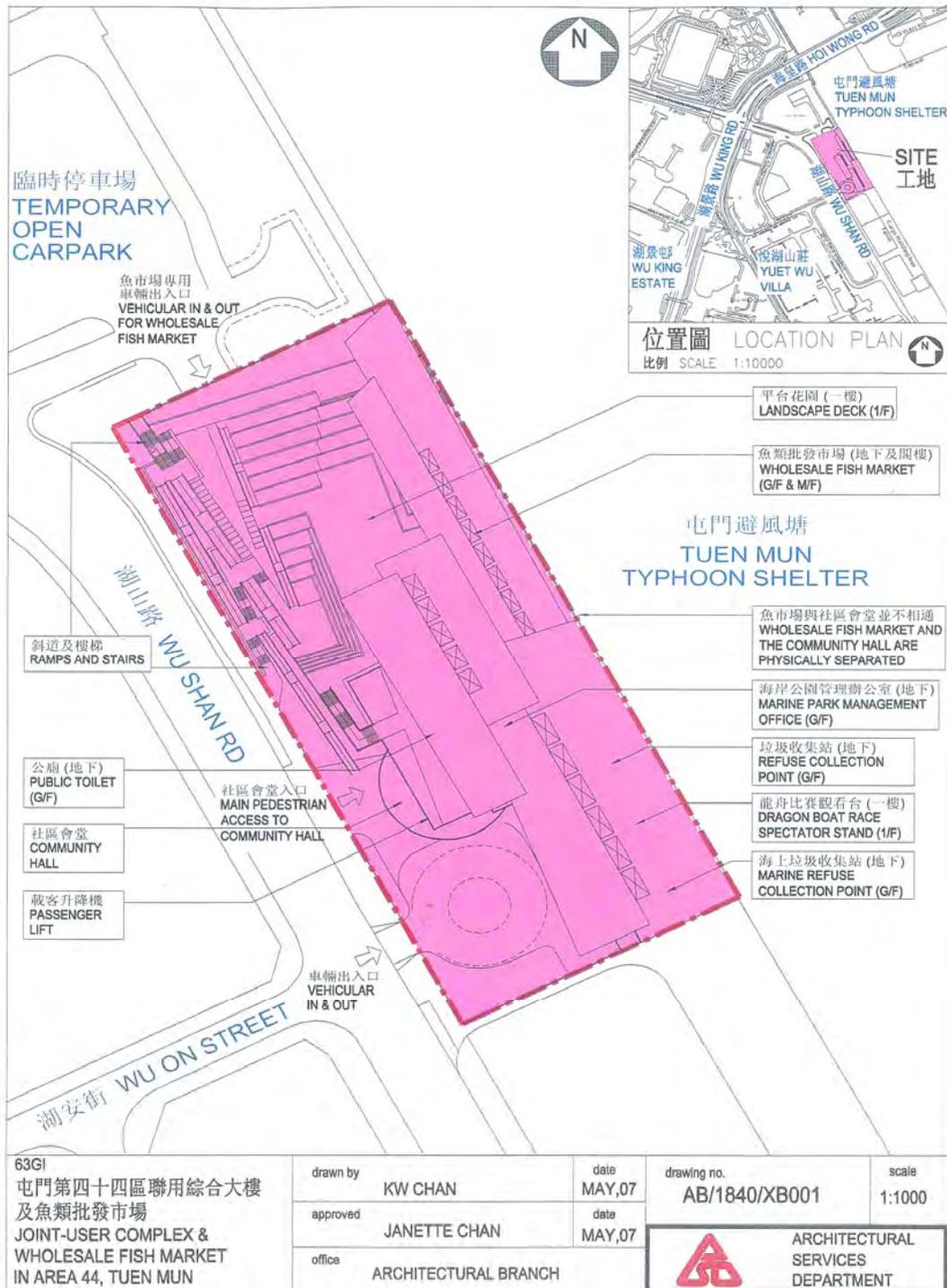
Artist's Impression of the Aerial View of Proposed Joint-user Complex and
Wholesale Fish Market in Area 44, Tuen Mun

屯門第44區的建議聯用綜合大樓和魚類批發市場鳥瞰圖(構思圖)



Layout Plan of Joint-user Complex and Wholesale Fish Market in Area 44, Tuen Mun

屯門第 44 區的聯用綜合大樓及魚類批發市場平面圖



Joint-user Complex and Wholesale Fish Market in Area 44, Tuen Mun

Recommended Mitigation Measures

- (i) The building of the wholesale fish market will be a fully-enclosed design with openings along the waterfront to allow loading of fish stocks from vessels;
- (ii) The external wall of the wholesale fish market along Wu Shan Road and facing Yuet Wu Villa will be a blank façade with no opening except for fixed windows and pedestrian entrance at street level which will be designed with double doors and a lobby as to minimize outbreak of noise from the wholesale fish market;
- (iii) A minimum of 40 lorry parking spaces will be provided inside the wholesale fish market with access from the north side of the building;
- (iv) The junction at Wu Shan Road for vehicle access to the wholesale fish market will be designed to prohibit traffic from entering and leaving the building from the south of Wu Shan Road, so as to prevent traffic noise from affecting nearby residents;
- (v) The wholesale fish market building will be constructed with a 5-metre wide and 90-metre long canopy along the waterfront to provide screening for the noise emitted from loading / unloading activities and from berthed vessels;
- (vi) An induced draft ventilation system with extraction points located at the fish handling areas and lorry parking area will be installed to the wholesale fish market. The exhausts of the ventilation system will be vented from the waterfront side of the building. The induced draft ventilation system will be operated at a rate of no less than ten air changes per hour throughout the peak operating hours from 3:00 a.m. to 6:30 a.m.;
- (vii) The building design of the wholesale fish market will include provision for a de-odorised scrubber system;
- (viii) A management committee will be set up by the operator of the wholesale fish market to closely supervise the operation of the

wholesale fish market and to follow-up on environmental complaints about the operation of the wholesale fish market; and

- (ix) An environmental monitoring and audit programme on odour nuisance and marine traffic noise will be conducted during the peak operating hours from 3:00 a.m. to 6:30 a.m. at a frequency of no less than once a week throughout the first 12 months of the operation of the wholesale fish market.