

**Legislative Council
Panel on Home Affairs**

Tin Shui Wai Open Bazaar

Purpose

This paper informs Members of the work plan and progress of the proposal to set up an open bazaar in Tin Shui Wai (TSW).

Background

2. In recent years, the Yuen Long District Council (YLDC) and the local people in the district have expressed their concerns to the Government about the rental increase in shopping malls and markets in TSW, which had in turn led to high commodity prices and affected the livelihood of local residents. There is also a need to increase local employment opportunities in TSW.

3. Few years ago, a group of hawkers started hawking activities on the walkway along the TSW Nullah from 6:00 am to 10:00 am. The number of hawkers has gradually increased to about 50 to 70. They mainly sell daily necessities (such as clothing and towels) and vegetables in the morning and the local residents have called it the “Morning Bazaar”. Since the walkway is only 2-3 metres in width, passers-by have to make their ways onto the cycle track when there are large number of hawkers and customers. Some residents also complained about the noise and environmental hygiene problems caused by the hawking activities. Some hawkers have proposed to formally set up a bazaar along the TSW Nullah and the TSW South Area Committee was consulted in November 2011 but members did not support the proposal as they considered that the proposed bazaar would likely generate noise, environmental hygiene and management problems in view of its close proximity to residential estates.

The Proposal and Location for the Bazaar

4. Since then, many District Councillors and local people in Yuen Long have suggested that the Government should identify a suitable site in TSW for setting up an open bazaar, with a view to providing more shopping choices for local residents and keeping down the prices of daily necessities. They considered that an open bazaar would boost the local economy and create employment opportunities in the district. In this connection, the

Government has actively explored ways to address the needs of TSW residents with different interested groups. In response, the Tung Wah Group of Hospitals (TWGHs) has submitted a proposal to the Government, expressing its interest in operating an open bazaar in TSW on a non-profit-making basis subject to identification of a suitable site.

5. After discussion among relevant departments, the Government has identified a site at the open space next to the Tin Sau Road Park, TSW for setting up an open bazaar (location map at Annex I). On 1 September 2012, the Chief Secretary announced the proposal of setting up an open bazaar at Tin Sau Road with about 200 stalls to be operated and managed by TWGHs. According to the proposal, TWGHs will set up a social enterprise which will lease the stalls in the bazaar at lower rents to small businesses for selling daily necessities. The bazaar would not only provide goods at low prices for local residents, but also encourage the self-reliance of the underprivileged and help boost the local economy.

6. Since the announcement of the proposal, the Yuen Long District Office and TWGHs have been actively communicating with various stakeholders, including District Councillors, Area Committee members, representatives of Morning Bazaar hawkers, non-government organisations and residents' groups. The TSW North Area Committee and the YLDC discussed the proposal on 18 September 2012 and 25 October 2012 respectively and they both supported the establishment of an open bazaar at the site in Tin Sau Road. On the other hand, the TWGHs, in collaboration with the Hong Kong Baptist University, conducted a survey in the district in October this year to gauge the residents' views on the bazaar including its operating hours and the types of goods they need.

7. TWGHs has submitted an application to the Yuen Long District Lands Office for leasing the site with a short-term tenancy for five years and the application has been approved. Meanwhile, the Architectural Services Department is responsible for land formation and provision of infrastructure, and works has commenced in November this year. Moreover, the Transport Department and the Highways Department will improve the traffic supporting facilities by providing a loading and unloading area near the entrance of the bazaar at Tin Sau Road. The above two works projects are scheduled for completion in January 2013.

Operation Mode and Eligibility Criteria

8. The Bazaar will be named "Tung Wah Group of Hospitals Tin Sau Bazaar". Having considered the views of YLDC and the local community,

it has been decided that the Bazaar would operate from 8:00 am to 8:00 pm daily. The Bazaar will comprise dry goods zone, wet goods zone, services/gifts zone and special stalls zone (draft layout plan at Annex II). There are two categories of applicants and the eligibility criteria are -

- (a) organisation applicants - non-profit-making organisations or social enterprises under such organisations; and
- (b) individual applicants - Hong Kong residents aged 18 or above who live in Yuen Long district; priority will be given to needy people (such as those with low income, on Comprehensive Social Security Assistance, unemployed, with employment difficulties such as new arrivals/ethnic minorities, or with financial difficulties due to special reasons) referred by social workers.

9. It is estimated that about 30 stalls would be allocated to organisation applicants and about 160 stalls would be allocated to individual applicants (including those referred by social workers). The actual number of stalls approved will be subject to the number and types of applications received. As some of the stalls are twin stalls, the number of approved applicants will be about 180-190. In the first year, the monthly rental for each stall will be \$800 to \$1,000 whilst that for twin stalls will be \$2,000. To provide support for the underprivileged, people with low income or financial difficulties recommended by social workers may apply for rental exemption for the first two months.

10. TWGHs has announced the eligibility criteria and methods of applying for a stall operating licence and started accepting applications on 1 November 2012. The deadline for application was 30 November 2012. Since the launch of the project, it has been well received by the community and over 3 800 applications have been received during the application period. TWGHs has formed a selection committee for selecting suitable stall operators. The selection committee will be convened by a TWGHs representative, while the YLDC, Yuen Long District Office, Yuen Long District Social Welfare Office of the Social Welfare Department, a non-government organisation, and an academic who is familiar with TSW and the operation of social enterprise have been invited to join. It is expected that the selection process will be completed by December 2012 and the results will be announced in January 2013.

Progress

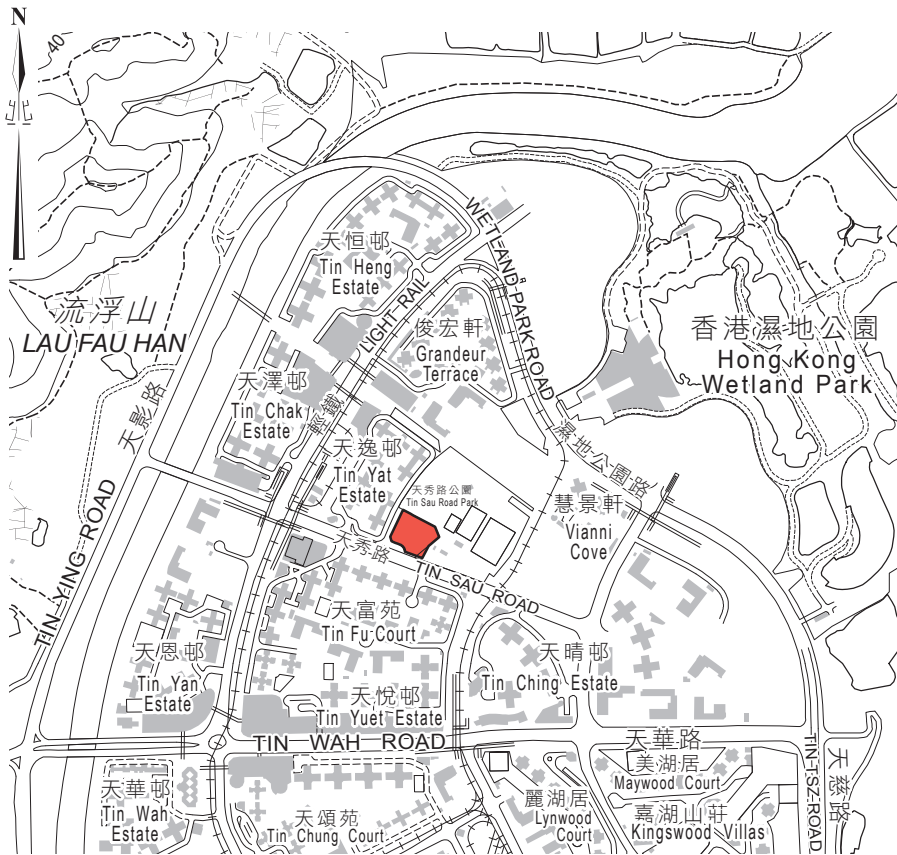
11. Subject to the satisfactory progress of the works projects and the

selection process, it is hoped that some stalls in the bazaar would start operation in early February 2013 before the Chinese New Year.

Home Affairs Department
December 2012

東華三院「天秀墟」位置圖

TUNG WAH GROUP OF HOSPITALS TIN SAU BAZAAR LOCATION PLAN



東華三院「天秀墟」

TUNG WAH GROUP OF HOSPITALS TIN SAU BAZAAR

比例尺 SCALE



東華三院「天秀墟」擬議規劃圖
Tung Wah Group of Hospitals Tin Sau Bazaar Draft Layout Plan



- 小食/特式攤檔區
Refreshment/Special Stalls Zone
- 乾貨區
Dry Goods Zone
- 服務精品區
Services/Gifts Zone
- 濕貨區
Wet Goods Zone