

**LEGISLATIVE COUNCIL SUBCOMMITTEE TO FOLLOW UP ON
OUTSTANDING CAPITAL WORKS PROJECTS OF THE
TWO PROVISIONAL MUNICIPAL COUNCILS FOR INCLUSION
INTO THE GOVERNMENT'S PUBLIC WORKS PROGRAMME**

**Capital Works Projects of the
two former Provisional Municipal Councils
that involve the Food and Environmental Hygiene Department**

INTRODUCTION

This paper updates Members on the latest position of capital works projects of the two former Provisional Municipal Councils (PMCs) that involve the Food and Environmental Hygiene Department (FEHD).

BACKGROUND

2. The Legislative Council Finance Committee approved on 17 December 1999 funding for 149 former PMC capital works projects and minor works projects with contracts already granted. In addition, the Administration has agreed to set aside funding for 12 projects with funding approval from the two PMCs, but not yet contracted out. We have already briefed Members on these 12 projects and will be reporting on these further in the coming meetings. As regards the remaining 169 projects which have not received all the necessary approvals from the two PMCs, the Administration has also undertaken to review these projects and report to the Legislative Council.

3. Of the 169 projects, 30 involve FEHD facilities. A list of these 30 projects is at **Annex I**. Of these 30 projects, 10 are at a relatively more advanced planning stage (i.e. Stage III of the former Provisional Urban Council (PUC) and Category II/III of the former Provisional Regional Council (ProRC)'s capital works programmes). This paper covers these 10 projects. We will be consulting the Members on the remaining 20 projects which are at a more preliminary planning stage (i.e. Stage IV of former PUC and Category IV of

the former ProRC's capital works programmes) separately.

REVIEW

4. We have conducted an initial review in consultation with the Home Affairs Bureau (HAB), the Leisure and Cultural Services Department (LCSD) and other departments concerned of the aforesaid 10 projects. A list of these 10 projects and our detailed comments are at **Annex II**.

5. We propose to -

- (a) include two projects into the Government's Public Works Programme (PWP) as Category C projects i.e. Redevelopment of existing Public Toilet at Ngong Ping, Lantau and Aldrich Bay Complex (with a revised scope) and proceed with the required feasibility studies immediately ;
- (b) proceed with one project i.e. Temporary Off-street Refuse Collection Point cum Public Toilet at Ma Tau Kok Road (with a revised scope), as a minor work item ; and
- (c) review further the need and the proposed scope of development of seven projects i.e. Tung Chau Street Complex, Retro-fitting of Air-conditioning to Yue Wan Market, Retro-fitting of Air-conditioning to Bowrington Road Cooked Food Centre, Sai Kung Vehicle Depot, Redevelopment of Cheung Sha Wan Temporary Cooked Food Market, Tseung Kwan O Complex and Fuk Wing Street Complex.

Environment and Food Bureau/
Food and Environmental Hygiene Department
Home Affairs Bureau/
Leisure and Cultural Services Department
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Annex I

**List of the 30 Capital Works Projects of the former Provisional Municipal Councils
that involve the Food and Environmental Hygiene Department**

Item No.	Project Title	Planning Stage (Stage/Category) (Note)
1.	Temporary Off Street CFC Unit 205hc Units at Mid-Tank Road	III
2.	Retro-fitting of Air Conditioning to Yue Wan Market	III
3.	Retro-fitting of Air Conditioning to Bowington Road CFC	III
4. #	Sheung Wan Street Complex	III
5. #	Yung Chau Street Complex	III
6. #	Redevelopment of Cheung Sha Wan Temporary Cooked Food Market	III
7. #	Aldrich Bay Complex	III
8. #	Chai Wan Vehicle Depot	IV
9.	Reprovisioning of Sai Yee Street Depot at West Kowloon Reclamation	IV
10.	Lai Wan Market Extension	IV
11.	Retro-fitting of Air Conditioning to Sheung Wan Market	IV
12.	Retro-fitting of Air Conditioning to Aberdeen Market and CFC	IV
13.	Retro-fitting of Air Conditioning to Kwun Chung CFC	IV
14.	Retro-fitting of Air Conditioning to Tokwawan Market	IV
15.	Retro-fitting of Air Conditioning to Fa Yuen Street Market and CFC	IV
16.	Retro-fitting of Air Conditioning to Po On Road Market and CFC	IV
17.	Retro-fitting of Air Conditioning to Ngau Tau Kok Market and CFC	IV
18.	Retro-fitting of Air Conditioning to Ngau Chi Wan Market and CFC	IV

Item No.	Project Title	Planning Stage (Stage/Category) (Note)
19.	Multi-purpose Building at Wing Hong Street	IV
20. #	Siu Sai Wan Complex	IV
21.	Shau Keung Vehicle Depot	(III)
22. #	Islands Kwai Chung Complex	(III)
23.	Redevelopment of Existing Public Toilet at Ngong Ping 2	(III)
24.	Refuse Collection Point in Area 10B, Kwai Chung	(IV)
25.	Cooked Food Centre, RCP and Public Toilet in Area 10G, Kwai Chung	(IV)
26. #	Hung Shui Kiu Complex	(IV)
27.	Reprovisioning of Kam Tin Market	(IV)
28.	Lau Fau Shan Market	(IV)
29. #	Local Open Space, Public Toilet and RCP in Area 40, Tuen Mun	(IV)
30. #	Redevelopment of Fo Tan Cooked Food Market, Shatin	(IV)


Note:**Former PUC Projects**

- III - Stage III project, i.e. Scope and schedule of accommodation approved by the former PUC
 IV - Stage IV project, i.e. Under preliminary planning

Former Pro RC Projects

- 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 the former Pro RC
 IV - Category IV project, i.e. Preliminary justifications accepted by the former Pro RC

Joint project with FEH and LCS facilities.

 Projects at a relatively more advanced planning stage.
 (i.e. former PUC Stage III and former Pro RC Category II/III projects)

**Summary of the Administration's Views/Proposals on
10 former Provisional Municipal Council projects
with Food and Environmental Hygiene (FEH) facilities**

Item No.	Project No.	Project Title (District/Planning Stage ⁽²⁾)	Proposed Scope	RIC ⁽³⁾ (\$M)	Administration's Views/Proposals
1.	037EH	Redevelopment of Existing Public Toilet at Ngong Ping, Lantau District : Islands Planning Stage : (III)	<u>FEHD</u> 1 public toilet 1 refuse collection point	27.30	<p>The Administration proposes to include this project into Category C of the Public Works programme (PWP), reasons being :</p> <p>(a) the existing public toilet was built in 1986. Its way of waste disposal is through a septic tank and a soak away pit. This is not satisfactory from the environmental protection point of view. The proposed redevelopment works will rectify this undesirable situation; and</p> <p>(b) the project will also aim at meeting the anticipated increase in toilet usage when the proposed Lantau cable car scheme (with Ngong Ping as the terminus) gets off the ground later.</p>

Item No.	Project No.	Project Title (District/Planning Stage ⁽²⁾)	Proposed Scope	RIC ⁽³⁾ (\$M)	Administration's Views/Proposals
2.	049CX [#]	Aldrich Bay Complex District : Eastern Planning Stage : III (Con't)	Original scope proposed by the ex-Provisional Urban Council : <u>FEHD</u> 1 air-conditioned market (135 stalls) 1 public toilet office accommodation for Hawker Control Team <u>LCSD</u> 1 leisure centre : 1 bowling centre 1 archery range 1 fitness room 1 children's play room 1 multi-purpose activities room 1 wall climbing centre 1 district library 1 music centre office accommodation for Music Office HQs <u>Common Facilities</u> IT Centre 1 carpark (30 carparking spaces) <u>TD</u> 1 public transport terminus	602.67 (for FEH, LCS and common facilities only)	(1) <u>This is a project which contains FEH and LCS facilities.</u> (2) <u>The Administration proposes to include this project with a revised scope into Category C of the PWP, reasons being :</u> <ul style="list-style-type: none"> • <u>On the FEH side</u>, the Administration considers that : there is a need to proceed with the proposed market and public toilet in the project to serve the new population anticipated to move into the area in the next few years. Also, the market will be used to resite the licensed on-street hawkers trading in Shau Kei Wan area and this will significantly improve the environmental hygiene of that area. As regards the proposed office accommodation for the Hawker Control Team (Eastern Office), the Administration considers that alternative office accommodation could be found in other existing government premises. • <u>On the LCS side</u>, the Administration has reviewed the need for the LCS facilities and proposes the following changes : (a) an indoor games hall is now available in Sai Wan Ho area. In mid 2000, a new leisure centre will be opened in Lei King Wan which is also close to Aldrich Bay Reclamation Area. Hence, there is no imminent need to provide a third leisure centre within walking distance in the same area;

Item No.	Project No.	Project Title (District/Planning Stage ⁽²⁾)	Proposed Scope	RIC ⁽³⁾ (\$M)	Administration's Views/Proposals
		Aldrich Bay Complex (Con't)	<p>Revised scope proposed by the Administration :</p> <p><u>FEHD</u> 1 air-conditioned market (135 stalls) 1 public toilet</p> <p><u>TD</u> 1 public transport terminus</p> <p><u>LCSD</u> 1 district library</p>	187.00 (for FEH facilities only)	<p>(b) the need to relocate the music centre and office accommodation for the Music Office Headquarters from their existing accommodation to the Aldrich Bay Complex will be reviewed in view of the possible transfer of the Music Office to Hong Kong Academy for Performing Arts; and</p> <p>(c) there is a need to provide a district library in Aldrich Bay area to provide an even spread of library service points in the Eastern District to meet the needs of the residents. The library may be accommodated in other premises should there be any site constraint.</p> <ul style="list-style-type: none"> • <u>As for the common facilities</u>, the Administration considers that : <ul style="list-style-type: none"> (a) there is no need for the proposed office accommodation for a back-up computer centre. FEHD and LCSD will liaise with ITSD to provide such services; and (b) as the complex is designed to cater for local residents, and given the planned provision of a public car park with 53 parking spaces by Housing Department at the adjacent commercial centre, the 30 car park spaces originally involved in the project is no longer necessary. <p>(3) <u>As for the public transport terminus facilities</u>, TD considers that there is a genuine need to provide the facility to serve the population in the Aldrich Bay area.</p>

Item No.	Project No.	Project Title (District/Planning Stage ⁽²⁾)	Proposed Scope	RIC ⁽³⁾ (\$M)	Administration's Views/Proposals
3.	061CE	Temporary Off-Street Refuse Collection Point cum Public Toilet at Ma Tau Kok Road District : Kowloon City Planning Stage : III	Original scope proposed by the ex-Provisional Urban Council : _____ 1 refuse collection point 1 public toilet Revised scope proposed by the Administration : _____ 1 refuse collection point	20.28 14.00	<u>The Administration proposes to proceed with this project as a minor project funded under the Minor Building Works Block Allocation,</u> reasons being : (a) the intention of this project is to re-provision the existing on-street Refuse Collection Point (RCP) at Ma Tau Kok Road. A public toilet was included in the original scope because the existing public toilet at the junction of Ma Tau Kok Road and Kowloon City Road falls within the boundary of the original proposed site for the project. However, a further study showed that the proposed site is truncated by a drainage reserve and hence a new site has to be identified. In late 1999, a new site was identified for the RCP development. The new site is adjacent to the existing on-street temporary RCP and will not affect the existing public toilet. With the removal of the public toilet from the project scope, the cost estimate has been reduced to less than \$15m, which is within the financial limit for minor projects to be funded under Minor Building Works Block Allocation; and (b) construction of an off-street RCP at Ma Tau Kok Road will hence proceed as a minor project. Work is expected to start in late 2000 for completion in early 2002.

Item No.	Project No.	Project Title (District/Planning Stage ⁽²⁾)	Proposed Scope	RIC ⁽³⁾ (\$M)	Administration's Views/Proposals
4.	045CX [#]	Tung Chau Street Complex District : Sham Shui Po Planning Stage : III	<u>FEHD</u> 1 air-conditioned market (218 stalls) <u>LCSD</u> 1 leisure centre : 1 multi-purpose arena 2 multi-purpose activities rooms 1 fitness room 1 children's play room 1 entertainment store 1 district library <u>Common Facility</u> 1 car park (14 carparking spaces)	588.00	(1) <u>This is a project which contains both FEH and LCS facilities.</u> (2) <u>The Administration proposes to review the scope of development and the need for the proposed facilities,</u> reasons being : <ul style="list-style-type: none"> • <u>On the FEH side,</u> the Administration considers that there is a need to assess the viability of the proposed market. The Director of Audit pointed out in his report titled "Value for Money Audit Report on Urban Council Markets" published in September 1996 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." There is a need to assess the viability of the market facilities having regard to the following : <ul style="list-style-type: none"> (a) there are two markets, including the Pei Ho Street Market and the Lai Kok Estate Market, within a radius of 15-minute walk (about 1 km) from the project site. The proposed market facilities may be subject to strong competition and have a viability problem, furthermore, the Kowloon Canton Railway Corporation (KCRC) has recently proposed a comprehensive residential and commercial development on top of the future West Rail Nam Cheong Station which is within 15-minute walking distance from the project site. The proposed development will consist of a 5-storey podium accommodating commercial/retail shops, with a possibility of including the provision of a superstore/mega-superstore. The development scheduled for completion by 2006, if implemented, would have significant impact on the viability of the proposed market facilities;

Item No.	Project No.	Project Title (District/Planning Stage ⁽²⁾)	Proposed Scope	RIC ⁽³⁾ (\$M)	Administration's Views/Proposals
		Tung Chau Street Complex (Cont'd)			<p>(b) the original purpose of the project is to reprovise the existing Tung Chau Street (TCS) Temporary Market and the existing Yen Chow Street Temporary Hawker Bazaar. The TCS Temporary Market has a fairly high vacancy rate of 62.4% (<u>224 out of the 359 stalls are vacant.</u>) Given that the existing TCS Temporary Market is only about 10 to 15-minute walking distance from the project site, it is very doubtful whether reprovise the stalls in a new market will enhance the viability. We will explore the possibility of retaining the existing TCS Temporary Market. The Lands Department has recently indicated there are no development plans at the Temporary Market site in the foreseeable future;</p> <p>(c) even though there may still be a long-term need to reprovise the stalls if the site has to be recovered eventually, there are a total of about 590 vacant stalls in the existing markets in the Sham Shui Po district. One option is to reprovise the stalls now accommodating at TCS Temporary Market to the vacant stalls in the district; and</p> <p>(d) we are also exploring the possibility of reprovise the stalls at the Yen Chow Street Temporary Hawker Bazaar to the vacant stalls in other markets, instead of relocating them to the proposed market. In fact, 134 of the 192 stalls (vacancy rate 69.79%) at the Yen Chow Street Temporary Hawker Bazaar are vacant and it is very doubtful whether reprovise the stalls in a new market will enhance the viability.</p>

Item No.	Project No.	Project Title (District/Planning Stage ⁽²⁾)	Proposed Scope	RIC ⁽³⁾ (\$M)	Administration's Views/Proposals
		Tung Chau Street Complex (Cont'd)			<p>On the LCS side, the Administration considers that:</p> <ul style="list-style-type: none"> (a) at present there are already five IGHs in Sham Shui Po District and their average utilization rates range from 55% to 75%. Although according to the Hong Kong Planning Standards and Guidelines (HKPSG), there is a shortfall of IGHs in the district, however, in view of the spare capacity available in the existing IGHs, there is no pressing need to provide more IGHs; and (b) there is no pressing need for additional library services for the Sham Shui Po District which is already served by 2 district libraries and 2 small libraries.

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5.	075CM	Retro-fitting of Air Conditioning to Yue Wan Market District : Eastern Planning Stage : III	<u>FEHD</u> installation of air-conditioning system	57.19	(<u>The Administration is conducting a review on the cost effectiveness</u> (<u>of retro-fitting of air conditioning to existing markets/cooked food</u> (<u>centres (CFCs), in the light of actual operational experience.</u> (Factors to consider will include : (((a) any noticeable improvement in air quality; (((b) any technical problems; (((c) acceptance by stall operators given the likely (requirement of closure of market/CFC during the (works period etc; and (((d) specific conditions of each market/CFC. (
6.	079CM	Retro-fitting of Air Conditioning to Bowrington Road CFC District : Wan Chai Planning Stage : III	<u>FEHD</u> installation of air-conditioning system	41.14	(((((Based on the findings of the review, we will then decide the way (ahead for these two as well as other retro-fitting of air- (conditioning projects which are at a less advanced planning stage. (The Administration will report our findings to the Sub- (committee. ((((((((((((

Item No.	Project No.	Project Title (District/Planning Stage ⁽²⁾)	Proposed Scope	RIC ⁽³⁾ (\$M)	Administration's Views/Proposals
7.	004SP	Sai Kung Vehicle Depot District : Sai Kung Planning Stage : (II)	<u>FEHD</u> 1 vehicle depot (60 parking spaces)	106.05	<p><u>The Administration proposes to review the need for the proposed vehicle depot</u>, reasons being :</p> <p>(a) the original intention of the proposed project is to re-provision the existing temporary vehicle depot at Sai Kung Tui Min Hoi to a permanent site. The existing temporary vehicle depot is located at a site earmarked for car park and workshop uses. The site has no development programme and there is no pressure from Lands Department for relocating the vehicle depot away from it; and</p> <p>(b) After the re-organization of the municipal services in January 2000, the vehicle fleet of the ex-PMCs has been allocated to FEHD and LCSD. For the FEHD vehicle fleet, the Department will carry out a comprehensive review on the vehicular fleet including the possibility of contracting out the services and this will have impact on the demand for vehicles. Hence, it is proposed that this project should be put on hold until the situation becomes clearer.</p>

Item No.	Project No.	Project Title (District/Planning Stage ⁽²⁾)	Proposed Scope	RIC ⁽³⁾ (\$M)	Administration's Views/Proposals
8.	067CM [#]	Redevelopment of Cheung Sha Wan Temporary Cooked Food Market District : Sham Shui Po Planning Stage : III	<u>FEHD</u> 1 air-conditioned cooked food centre (6 stalls) 1 refuse collection point 1 public toilet <u>LCSD</u> 1 playground	71.80	<p>(a) <u>This is a project which contains both FEH and LCS facilities.</u></p> <p>(a) <u>The Administration proposes to review the need for the project,</u> reasons being :</p> <ul style="list-style-type: none"> • <u>On the FEH side,</u> the Administration considers that : <ul style="list-style-type: none"> (a) demand for cooked food services has been diminishing due to dwindling population of workers. (The site is located in an industrial area. The customers are mostly factory workers from nearby industrial buildings. At present, <u>15 out of the 28 stalls at the CFM are vacant</u>); (b) there is a lot of eating establishments nearby (located within 5-minute walking distance from the CFM); and (c) there is also no pressing need to redevelop the existing RCP cum public toilet. • <u>On the LCS side,</u> the Administration considers that : <p>the playground is rather remote and its usage rate is low. If there is no imminent need to redevelop the temporary cooked food market, there does not appear to have an imminent need to redevelop this playground.</p>

Item No.	Project No.	Project Title (District/Planning Stage ⁽²⁾)	Proposed Scope	RIC ⁽³⁾ (\$M)	Administration's Views/Proposals
9.	027MF [#]	Tseung Kwan O Complex District : Sai Kung Planning Stage : (III)	<u>FEHD</u> 1 air-conditioned market (173 stalls) office accommodation for Sai Kung District Office <u>LCSD</u> 1 indoor recreation centre: 1 multi-purpose arena 1 fitness room 3 activities/dance rooms 1 children's play room office accommodation for Sai Kung District Office <u>Other Departments</u> lorry carpark (TD) community hall (HAD) family services centre (SWD)	588.36 (for FEHD and LCSD facilities only)	(1) <u>This is a project which contains FEH and LCS facilities.</u> (2) <u>The Administration is of the view that there is no real need for the FEH facilities,</u> reasons being : (a) there is no hawker resiting commitment in Tseung Kwan O area; (b) within a walking distance of two minutes from the project site, there are two markets and two supermarkets. The two markets are in Hau Tak Estate (78 market stalls) and Ming Tak Estate (36 market stalls). The two supermarkets are in Hau Tak Estate and East Point City. The supermarkets sell, among other things, fresh provisions and cooked food. The existing provision of market facilities in the catchment area of the proposed public market is therefore considered to be adequate. In fact, competition among the various market facilities in the area is already very keen. If the proposed new public market is to be constructed, it will very likely have a viability problem; and

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		Tseung Kwan O Complex (Con't)			<p>(c) regarding the proposed relocation of the Sai Kung District Office (Environmental Health) from its existing premises in Sai Kung Government Offices Building to the proposed municipal complex in Tseung Kwan O, it is considered that it will be more cost-effective to rent accommodation in housing estates or other buildings.</p> <p>(3) the Administration considers that it is necessary to review the need for the proposed LCS facilities because :</p> <p>(a) at present there are two indoor recreation centres (IRC) in Tseung Kwan O area and their average utilization rates are 81% and 64%. Another IRC is under construction and will be completed by the end of 2000. Although according to the Hong Kong Planning Standards and Guidelines there is a shortfall of IRCs in the district, in view of the spare capacity available in the existing IRCs and the impending completion of the third IRC, the need for more IRCs will need to be further assessed; and</p> <p>(b) as for the Sai Kung District Office (Leisure and Cultural Services), LCSD is currently reviewing the need to relocate it to Tseung Kwan O area.</p> <p>(4) <u>As for other government facilities</u> proposed to be jointly developed at the site, Members may wish to note that they are not within the scope of this exercise. The concerned departments (i.e. TD, HAD, SWD) will continue to plan and develop their facilities.</p>

Item No.	Project No.	Project Title (District/Planning Stage ⁽²⁾)	Proposed Scope	RIC ⁽³⁾ (\$M)	Administration's Views/Proposals
10.	033CX#	Fuk Wing Street Complex District : Sham Shui Po Planning Stage : III	<u>FEHD</u> 1 air-conditioned cooked food centre (20 stalls) 1 hawker control team (HCT) depot 1 refuse collection point <u>LCSD</u> 1 leisure centre : 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 <u>Common Facility</u> 1 carpark (86 carparking spaces) <u>SWD</u> special child care centre	473.55	<p>(1) <u>This is a project which contains both FEH and LCS facilities.</u></p> <p>(2) <u>The Administration is of the view that there is no real need for the FEH facilities,</u> 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 33 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> <p>(3) the Administration considers that it is necessary to review the need for the proposed LCS facilities because :</p> <p>(a) at present there are five IGHs in Sham Shui Po District and their average utilization rates range from 55% to 75%. Although according to the HKPSG, there is a shortfall of IGHs in the district, , there is no pressing need to provide more IGHs in view of the spare capacity available in the existing IGHs; and</p>

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		Fuk Wing Street Complex (Con't)			(b) the need for a music centre is being reviewed. (4) <u>As for the social welfare facilities</u> , SWD considers that : there is no imminent need to open a special child care centre at the proposed site and in fact, the plan has not yet been finalized.

Note:

- (1) Among the remaining 30 ex-PMC projects with FEH facilities, 10 are at a relatively more advanced planning stage, i.e. former PUC Stage III or former Pro RC Category II/III projects.
- (2) Former PUC
III - Stage III project, i.e. Scope and Schedule of Accommodation approved by the former PUC
- Former Pro RC
(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 the former Pro RC
- (3) RIC - Rough Indication of Cost, as indicated in the papers submitted to the two former PMCs (are subject to review and adjustment by the Arch SD)
- (4) Project Number as in former PMC Capital Works Programme
- # Joint project with FEH and LCS facilities.