

**For discussion
on 2 May 2000**

Paper No. CB(2)1821/99-00(02)

**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**

**Stanley Complex and 27 other Capital Works Projects
of the Two Former Provisional Municipal Councils
that involve the Food and Environmental Hygiene Department**

INTRODUCTION

This paper reports the progress of the Administration's review of the Stanley Complex and 27 other capital works projects of the two former Provisional Municipal Councils (PMCs) that involve the Food and Environmental Hygiene Department (FEHD).

STANLEY COMPLEX

2. At the Subcommittee meeting held on 1 February 2000, we informed Members that we would assess the viability of the wet and dry goods markets to be incorporated in the Stanley Complex in the light of the imminent opening of a superstore at the nearby Ma Hang Estate. The assessment is in line with the recommendation of the Director of Audit in his Report titled "Value for Money Audit Report on Urban Council Public Markets" published in 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".

3. FEHD has completed a preliminary assessment of the viability of the wet and dry goods markets by gauging the views of relevant groups through a survey conducted in March 2000. FEHD randomly interviewed some 630 Stanley residents and 200 tourists at five spots. They also interviewed all the 18 stall operators in the existing temporary wet market and 24 licensed hawkers in the existing hawker bazaar. Regardless of the imminent opening of the superstore, about two-third of the residents interviewed supported the construction of the new market facilities in Stanley and indicated that they would patronize it when it opened. About half of the tourists interviewed also indicated that they would buy dry goods in the new market facilities. For those residents (about 12%) who did not support the construction of the new market facilities, their prime concern was that the special character of Stanley might be lost. Some of them would also like to retain the football pitch that is currently occupying the project site. A significant number (11 out of 18) of stall operators and almost all licensed hawkers (21 out of 24) interviewed were not optimistic about the viability of relocating their business into the complex. They also believed that the opening of the superstore would affect their business.

4. The superstore at Ma Hang has an area of about 1,910m² and offers a great variety of goods including fresh meat, live seafood, vegetable, fruits and dressed poultry. Our initial assessment is that it will likely take some business away from the temporary wet market. The impact on the hawker bazaar may be less noticeable but from experience, we have doubts on the viability of relocating the licensed hawkers onto the roof of the complex as originally planned. As the superstore has not yet opened at the time of the assessment (it opened on 15 April 2000), it is difficult to assess its full impact on the shopping habits of the residents at this stage and hence the long-term viability of the markets. Moreover, population intake into the nearby Ma Hang Estate Phase II (planned population: 4,300) will not commence until June 2000. This additional population will certainly have an impact on the demand for market facilities in the vicinity. There is therefore a need to observe the situation for a longer period so that the impact of the superstore on the business of the temporary market and the need for the

markets in the complex can be more accurately assessed. We will conduct a further assessment in July / August 2000.

5. As regards the proposed leisure and cultural facilities, the Home Affairs Bureau (HAB) and the Leisure and Cultural Services Department (LCSD) are examining the possibility of placing the indoor games hall and the community hall originally planned for the Ma Hang area under one roof and the compatibility of such facilities with the market facilities.

6. We aim to come to a final proposal on the way forward for the Stanley Complex by October 2000.

7 PROJECTS AT A RELATIVELY MORE ADVANCED PLANNING STAGE

7. At the meeting on 3 April 2000, we informed Members that we would further report on 7 projects with FEH facilities at a relatively more advanced planning stage. We consider that:

- (a) four projects: Tung Chau Street Complex, Retrofitting of Air-Conditioning to Yu Wan Market, Retrofitting of Air-Conditioning to Bowrington Road Cooked Food Centre (CFC) and Sai Kung Vehicle Depot should be further reviewed;
- (b) there is no real need for three projects: Redevelopment of Cheung Sha Wan Temporary Cooked Food Market (CFM), the FEH facilities in the Tseung Kwan O Complex and Fuk Wing Street Complex; and
- (c) the leisure and cultural facilities of Tseung Kwan O Complex and Fuk Wing Street Complex should be further reviewed.

Detailed comments on these 7 projects are at **Annex I**.

20 REMAINING PROJECTS AT A PRELIMINARY PLANNING STAGE

8. The 20 remaining projects with FEH facilities are still at an early planning stage. We have reviewed the scope of these projects. We consider that:

- (a) one project should be included into the Government Public Works Programme as Category C item: Kwai Chung Ambulance Depot with Fire Services Department Offices and Refuse Collection Point (RCP) at Hing Shing Road in Area 10B, Kwai Chung;
- (b) the retrofitting of air-conditioning in eight markets / cooked food centres should be reviewed together with the two retrofitting projects in paragraph 7(a);
- (c) five projects, i.e. Reprovisioning of Sai Yee Street Depot at West Kowloon Reclamation; Siu Sai Wan Complex; Local Open Space, Public Toilet and RCP in Area 40, Tuen Mun; Hung Shui Kiu Complex; and Chai Wan Vehicle Depot should be reviewed;
- (d) there is no real need for six projects, namely, Lai Wan Market Extension; CFC, RCP and Public Toilet in Area 10G, Kwai Chung; Reprovisioning of Kam Tin Market; Lau Fau Shan Market; Multi-purpose Building at Wing Hong Street; and FEH facilities of Redevelopment of Fo Tan Cooked Food Market (CFM); and
- (e) the leisure and cultural facilities proposed under Redevelopment of Fo Tan CFM should be reviewed.

Our detailed comments on these 20 projects are at **Annex II**.

Environment and Food Bureau

Food and Environmental Hygiene Department

Home Affairs Bureau

Leisure and Cultural Services Department

27 April 2000

**Summary of the Administration’s Views/Proposals on
7 projects of the former Provisional Municipal Councils
with Food and Environmental Hygiene (FEH) facilities
that are at a relatively more advanced planning stage⁽¹⁾**

Item No.	Project No.	Project Title (District/Planning Stage ⁽²⁾)	Proposed Scope	RIC ⁽³⁾ (\$M)	Administration’s Views/Proposals
1.	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 need for the proposed facilities and the scope of development, reasons being :</u> <ul style="list-style-type: none"> • <u>On the FEH side</u>, 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.” The Administration considers that 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 about 15- to 20-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 about 10- to 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;

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		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 (YCS) Temporary Hawker Bazaar. The TCS Temporary Market has a fairly high vacancy rate of about 60% (about <u>220 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 at the new market will enhance the viability. As the Lands Department has recently indicated there are no development plans at the Temporary Market site in the foreseeable future, we will explore the possibility of retaining the existing TCS Temporary Market;</p> <p>(c) there are now about 240 vacant stalls in the existing markets in the Sham Shui Po district (excluding about 350 vacant stalls at the TCS Temporary Market and the YCS Temporary Hawker Bazaar). We will therefore consider reprovise the stalls of TCS Temporary Market to the vacant stalls in the district;</p> <p>(d) we will also consider reprovise the stalls at the YCS Temporary Hawker Bazaar to the vacant stalls in other markets, instead of relocating them to the proposed market. In fact, about 130 of the 192 stalls at the YCS Temporary Hawker Bazaar are vacant (vacancy rate 68%) and it is very doubtful whether reprovise the stalls in a new market will enhance the viability; and</p> <p>(e) by making use of vacant stalls in existing markets for resiting, we hope also to address concerns about their utilization.</p>

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		Tung Chau Street Complex (Cont'd)			<p><u>On the LCS side</u>, the Administration considers the proposed facilities need to be reviewed having regard to the fact that :</p> <ul style="list-style-type: none"> (a) at present there are already five Indoor Games Halls (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 two district libraries and two small libraries.

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2.	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	<p>(<u>The Administration will conduct a review on the cost effectiveness of retro-fitting of air conditioning to existing markets/cooked food centres (CFCs).</u> Among the 82 public markets and 60 CFCs in Hong Kong, six markets and six CFCs have been purposely built with air-conditioning. Five CFCs, but no market so far, have been retrofitted with air-conditioning. Retrofitting works are still being carried out in three markets, namely, Sha Tin Market, Yan Oi Market and Tai Kiu Market, and are expected to be completed in October this year. We would like to await the completion of these projects and conduct a comprehensive review on the overall cost effectiveness of air-conditioning in public markets/CFCs in the light of actual experience. Aspects to be looked into include:</p> <p>(</p> <ul style="list-style-type: none"> (a) any noticeable improvement in air quality; (b) any technical and operational problems encountered (It should be noted that retrofitting of air-conditioning in markets is more difficult than in CFCs because the space concerned is larger and headroom and loading requirements for adding chiller plant rooms, transformers, etc. are more stringent); (c) acceptance by stall operators given the likely requirement of closure of market/CFC during the works period etc; (d) specific conditions of each market/CFC; and (e) the impact / experience of other air-conditioned markets provided by Housing Authority and private sector. <p>(Based on the findings of the review, we will then decide the way ahead for these two as well as other retrofitting of air-conditioning projects that are at preliminary planning stage.</p> <p>(</p>
3.	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	<p>(</p> <ul style="list-style-type: none"> (a) any noticeable improvement in air quality; (b) any technical and operational problems encountered (It should be noted that retrofitting of air-conditioning in markets is more difficult than in CFCs because the space concerned is larger and headroom and loading requirements for adding chiller plant rooms, transformers, etc. are more stringent); (c) acceptance by stall operators given the likely requirement of closure of market/CFC during the works period etc; (d) specific conditions of each market/CFC; and (e) the impact / experience of other air-conditioned markets provided by Housing Authority and private sector. <p>(Based on the findings of the review, we will then decide the way ahead for these two as well as other retrofitting of air-conditioning projects that are at preliminary planning stage.</p> <p>(</p>

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4.	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
5.	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>(1) <u>This is a project which contains both FEH and LCS facilities.</u></p> <p>(2) <u>The Administration considers there is no real need for the project, reasons being :</u></p> <ul style="list-style-type: none"> • <u>On the FEH side</u>, the Administration considers that : <ol 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, vacancy rate is about 53%</u>); (b) there are a lot of eating establishments nearby (located within 5-minute walking distance from the CFM); (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, the Administration 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. • <u>On the LCS side</u>, the Administration considers that : the playground is rather remote and its usage rate is low. There does not appear to have a need to redevelop this playground.

Item No.	Project No.	Project Title (District/Planning Stage ⁽²⁾)	Proposed Scope	RIC ⁽³⁾ (\$M)	Administration's Views/Proposals
6.	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 considers that there is no real need for the FEH facilities and there is a need to review the LCS facilities, reasons being :</u> <ul style="list-style-type: none"> • <u>On the FEH side, the Administration considers that :</u> <ul style="list-style-type: none"> (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 superstores. The two markets are in Hau Tak Estate (78 market stalls) and Ming Tak Estate (36 market stalls). The two superstores are in Hau Tak Estate and East Point City. The superstores 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 (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.

Item No.	Project No.	Project Title (District/Planning Stage ⁽²⁾)	Proposed Scope	RIC ⁽³⁾ (\$M)	Administration's Views/Proposals
		Tseung Kwan O Complex (Con't)			<ul style="list-style-type: none"> • <u>On the LCS side</u>, the Administration considers that it is necessary to review the need for the proposed LCS facilities because : <ul style="list-style-type: none"> (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 (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. (3) <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 either in this complex or separately.

Item No.	Project No.	Project Title (District/Planning Stage ⁽²⁾)	Proposed Scope	RIC ⁽³⁾ (\$M)	Administration's Views/Proposals
7.	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 considers that there is no real need for the FEH facilities and there is a need to review the LCS facilities</u>, reasons being :</p> <ul style="list-style-type: none"> • <u>On the FEH side</u>, the Administration considers that : <ol 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. • <u>On the LCS side</u>, the Administration considers that it is necessary to review the need for the proposed LCS facilities because : <ol style="list-style-type: none"> (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

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		Fuk Wing Street Complex (Con't)			(b) the need for a music centre is being reviewed. (3) <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) These projects 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.

**Summary of the Administration's Views / Proposals on the
Remaining 20 projects of the former Provisional Municipal Councils
with Food & Environmental Hygiene (FEH) facilities
that are at preliminary planning stage⁽¹⁾**

Item No.	Project No. ⁽²⁾	Project Title (District/Planning Stage) ⁽³⁾	Proposed Scope	RIC ⁽⁴⁾ (\$M)	Administration's Views/Proposals
1.	086CE	Kwai Chung Ambulance Depot with FSD Offices and Refuse Collection Point at Hing Shing Road, Area 10B, Kwai Chung District : Kwai Tsing Planning Stage : (IV)	<u>FEHD</u> <ul style="list-style-type: none"> • 1 refuse collection point <u>FSD</u> <ul style="list-style-type: none"> • a 3-bay ambulance depot • offices 	91.146 (\$12.0 m for FEH facilities only)	<p>(1) <u>This is a project which contains FEH and FSD facilities. FSD is the major user of this project.</u></p> <p>(2) <u>The Administration proposes to include this project into Category C of the PWP, reasons being:</u></p> <ul style="list-style-type: none"> • <u>On the FEH side</u>, the Administration considers that : <ul style="list-style-type: none"> (a) the facilities when constructed will improve the environment of the area; and (b) there is presently no refuse collection facilities provided for the residents of the catchment area concerned. <p>(3) <u>As for FSD facilities</u>, Arch SD has completed the Preliminary Project Feasibility Study (PPFS) report on this project including the proposed Refuse Collection Point facility in late March 2000. The PPFS has been forwarded to Works Bureau and Finance Bureau in March 2000 for consideration to inject the project into Category C of the Public Works Programme.</p>

Item No.	Project No.⁽²⁾	Project Title (District/Planning Stage)⁽³⁾	Proposed Scope	RIC⁽⁴⁾ (\$M)	Administration's Views/Proposals
2.	076CM	Retro-fitting of Air Conditioning to Sheung Wan Market District : Western Planning Stage : IV	installation of air-conditioning system	54.56	<u>The Administration will conduct a review on the cost effectiveness of retrofitting of air conditioning to existing markets / cooked food centres (CFCs).</u> Please refer to Items 2 and 3 in Annex I .
3.	077CM	Retro-fitting of Air Conditioning to Aberdeen Market and CFC District : Southern Planning Stage : IV	installation of air-conditioning system	56.68	Same as 076CM
4.	081CM	Retro-fitting of Air Conditioning to Kwun Chung CFC District : Yau Tsim Planning Stage : IV	installation of air-conditioning system	35.46	Same as 076CM
5.	082CM	Retro-fitting of Air Conditioning to Tokwawan Market District : Kowloon City Planning Stage : IV	installation of air-conditioning system	42.45	Same as 076CM

Item No.	Project No.⁽²⁾	Project Title (District/Planning Stage)⁽³⁾	Proposed Scope	RIC⁽⁴⁾ (\$M)	Administration's Views/Proposals
6.	084CM	Retro-fitting of Air Conditioning to Fa Yuen Street Market and CFC District : Mong Kok Planning Stage : IV	installation of air-conditioning system	51.55	Same as 076CM
7.	085CM	Retro-fitting of Air Conditioning to Po On Road Market and CFC District : Sham Shui Po Planning Stage : IV	installation of air-conditioning system	71.71	Same as 076CM
8.	086CM	Retro-fitting of Air Conditioning to Ngau Tau Kok Market and CFC District : Kwun Tong Planning Stage : IV	installation of air-conditioning system	67.74	Same as 076CM

Item No.	Project No.⁽²⁾	Project Title (District/Planning Stage)⁽³⁾	Proposed Scope	RIC⁽⁴⁾ (\$M)	Administration's Views/Proposals
9.	087CM	Retro-fitting of Air Conditioning to Ngau Chi Wan Market and CFC District : Wong Tai Sin Planning Stage : IV	installation of air-conditioning system	58.93	Same as 076CM

Item No.	Project No. ⁽²⁾	Project Title (District/Planning Stage) ⁽³⁾	Proposed Scope	RIC ⁽⁴⁾ (\$M)	Administration's Views/Proposals
10.	014CA	Reprovisioning of Sai Yee Street Depot at West Kowloon Reclamation District : Mong Kok Planning Stage : IV	<ul style="list-style-type: none"> • vehicle depot • EH offices • offices and storerooms for Supplies Section 	Not yet available	<p>(1) <u>Only FEH facilities are involved.</u></p> <p>(2) <u>The Administration proposes to review the need of the proposed facilities and the scope of development,</u> reasons being:</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;</p> <p>(c) the existing Sai Yee Street Depot has been built for more than 30 years and is in very dilapidated condition. The office accommodation cannot meet with current needs, and is a source of environmental nuisance. Moreover, there is no land reserved for installation of standard depot equipment such as vehicle washing machine. It is suggested to relocate the depot so that the site, which is at an extremely prime location, could be released for development / sale; and</p> <p>(d) FEHD will carry out a comprehensive review on the vehicular fleet including the possibility of contracting out the services. This will have an impact on the demand for vehicles and the provision of proposed facilities at the reprovisioning site.</p>

Item No.	Project No. ⁽²⁾	Project Title (District/Planning Stage) ⁽³⁾	Proposed Scope	RIC ⁽⁴⁾ (\$M)	Administration's Views/Proposals
11.	050CX #	Siu Sai Wan Complex District : Eastern Planning Stage : (IV)	<u>FEHD</u> <ul style="list-style-type: none"> • 1 air-conditioned market (55 stalls) • 1 public toilet <u>LCSD</u> <ul style="list-style-type: none"> • 1 leisure centre : <ul style="list-style-type: none"> 1 multi-purpose arena 2 activities rooms 1 fitness room 1 indoor gateball court 1 table tennis room 1 children's play room • 1 small library <u>Common Facility</u> <ul style="list-style-type: none"> • 1 carpark (49 parking spaces) 	270.90	<p>(1) <u>This is a project which contains FEH and LCS facilities.</u></p> <p>(2) <u>The Administration proposes to review the need for the proposed facilities and the scope of development,</u> reasons being:</p> <ul style="list-style-type: none"> • <u>On the FEH side,</u> the Administration considers that there is a need to review the proposed market and public toilet facilities because: <ol style="list-style-type: none"> (a) Housing Department has an estate market in Siu Sai Wan Estate which is within two minutes' walking distance from the project site. In late 1999, HD increased the number of market stalls from 44 to 73 to meet the need of the residents. An association of the Siu Sai Wan shop tenants has expressed concern on the need to build an additional public market in the area; (b) a superstore with an area of about 4,100m² will be provided in a nearby private development (Island Resort “藍灣半島”) in March 2001. The superstore will provide fresh food and provisions among other things; (c) there is no hawker resiting commitment for the project; and (d) public toilet facilities are available in Siu Sai Wan Shopping Centre which is very close to the project site. New toilet facilities will also be provided in early 2001 in the shopping centre of Island Resort (藍灣半島) and in a nearby park now under construction.

Item No.	Project No. ⁽²⁾	Project Title (District/Planning Stage) ⁽³⁾	Proposed Scope	RIC ⁽⁴⁾ (\$M)	Administration's Views/Proposals
		Siu Sai Wan Complex (Cont'd)			<ul style="list-style-type: none"> • <u>On the LCS side</u>, the Administration considers that: <ul style="list-style-type: none"> (a) there is a need for the proposed leisure centre. At present, there is no indoor games hall (IGH) or leisure centre in Siu Sai Wan for public use. The average utilization rate of the Chai Wan IGH in the vicinity is 70%, and reaches 80% during peak hours; and (b) there is no urgent need for the small library. At present, there are already 3 district libraries and 2 small libraries in the Eastern District. In addition, the Administration has a plan to provide another district library in the Aldrich Bay area.

Item No.	Project No. ⁽²⁾	Project Title (District/Planning Stage) ⁽³⁾	Proposed Scope	RIC ⁽⁴⁾ (\$M)	Administration's Views/Proposals
12.	088CE #	Local Open Space, Public Toilet and RCP in Area 40 Tuen Mun District : Tuen Mun Planning Stage : (IV)	<u>FEHD</u> <ul style="list-style-type: none"> • 1 refuse collection point • 1 public toilet <u>LCSD</u> <ul style="list-style-type: none"> • 1 local open space 	17.20	<p>(1) <u>This is a project which contains FEH and LCS facilities.</u></p> <p>(2) <u>The Administration considers that there is no imminent need to implement the project at this stage, reasons being:</u></p> <ul style="list-style-type: none"> • <u>On the FEH side</u>, the Administration is of the view that: <ul style="list-style-type: none"> (a) 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. • <u>On the LCS side</u>, the Administration considers that: <ul style="list-style-type: none"> (a) the proposed provision of local open space right next to the RCP and public toilet is to alleviate the impacts of these facilities in the vicinity. The need for the open space will be contingent upon the implementation programme of the RCP and public toilet.

Item No.	Project No. ⁽²⁾	Project Title (District/Planning Stage) ⁽³⁾	Proposed Scope	RIC ⁽⁴⁾ (\$M)	Administration's Views/Proposals
13.	056CX #	Hung Shui Kiu Complex District : Yuen Long Planning Stage : (IV)	<u>FEHD</u> <ul style="list-style-type: none"> • 1 air-conditioned market (224 stalls) • 1 refuse collection point <u>LCSD</u> <ul style="list-style-type: none"> • 1 indoor recreation centre 1 multi-purpose arena 1 activities/dance room 1 fitness room 1 children's play room 	374.05	<p>(1) <u>This is a project which contains FEH and LCS facilities.</u></p> <p>(2) <u>The Administration considers that there is a need to review the need of the proposed FEH facilities and that there is no imminent need for the LCS facilities,</u> reasons being:</p> <ul style="list-style-type: none"> • <u>On the FEH side,</u> the Administration proposes to review the project. The project aims to relocate the existing Hung Shui Kiu Temporary Market (224 stalls) to the KCRC's comprehensive development area (CDA). KCRC is still discussing with its joint venture partner on the development. A recent enquiry to KCRC revealed that it has yet to start discussing with the Lands Department on matters related to land grant and land resumption. As the planning of this project needs to dovetail with KCRC's development, we will closely liaise with parties concerned. The site of the existing Hung Shui Kiu Temporary Market is zoned open space but LCSD has no plan for development in the near future. • <u>As for LCS facilities,</u> the Administration considers that there is no imminent need for implementation of the project at this stage. At present, there are 3 IRCs in Yuen Long. The average utilization rate lies between 65% to 75%. However, to tie in with the projected population growth in Yuen Long in future years, the Administration will review the priority with reference to the utilization rate of existing facilities and the standard provision set out in the Hong Kong Planning Standards and Guidelines (HKPSG).

Item No.	Project No. ⁽²⁾	Project Title (District/Planning Stage) ⁽³⁾	Proposed Scope	RIC ⁽⁴⁾ (\$M)	Administration's Views/Proposals
14.	010CA #	Chai Wan Vehicle Depot District : Eastern Planning Stage : (IV)	<u>FEHD</u> <ul style="list-style-type: none"> • 1 vehicle depot • store for Supplies Section <u>LCSD</u> <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 	321.30	<p>(1) <u>This is a project which contains FEH and LCS facilities.</u></p> <p>(2) <u>The Administration proposes to review the need for the proposed facilities and the scope of development, reasons being:</u></p> <ul style="list-style-type: none"> • <u>On the FEH side</u>, the Administration considers that there is a need to review the vehicle depot for the following reasons: <ul style="list-style-type: none"> (a) 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 vehicle 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; and (b) the intention of the proposed project is to re-provision the existing temporary vehicle depot at Quarry Bay to a permanent site. The existing temporary vehicle depot is located at a site earmarked for open space use. The site has no development programme at present.

Item No.	Project No. ⁽²⁾	Project Title (District/Planning Stage) ⁽³⁾	Proposed Scope	RIC ⁽⁴⁾ (\$M)	Administration's Views/Proposals
		Chai Wan Vehicle Depot (Cond't)			<ul style="list-style-type: none"> On the LCS side, the need for the tree depot in Chai Wan is being reviewed. The need for the Book Sorting Unit and Reserve Stock Unit will be reviewed with commissioning of the Hong Kong Central Library. The proposed Mobile Library Head Office can be deleted as it will be accommodated in the Chai Wan Complex scheduled for completion in late 2000. There is no urgent need for inclusion of the Technical Processing Unit (TPU) in the project as the proposed accommodation is intended for relocating the existing TPU at the Sheung Wan Complex to make way for a district library in the Complex. At present, the Central and Western District is already served by 2 district libraries and 1 small library. The need for the Production office & store for the HK Dance Co. is being reviewed in view of the corporatization of the Company. As regards the store for Museum of History, it appears that there is a need to seek additional space for storing the exhibits. Other options such as renting private premises will also be considered to meet this need.

Item No.	Project No. ⁽²⁾	Project Title (District/Planning Stage) ⁽³⁾	Proposed Scope	RIC ⁽⁴⁾ (\$M)	Administration's Views/Proposals
15.	071CM	Lai Wan Market Extension District : Sham Shui Po Planning Stage : IV	<ul style="list-style-type: none"> • 1 A/C market (about 80 stalls) • installation of A/C system to the existing Lai Wan Market (42 stalls) • loading / unloading area • 1 market waste room 	21.00	<p>(1) <u>Only FEH facilities are involved.</u></p> <p>(2) <u>The Administration considers there is no real need for the project, reasons being:</u></p> <p>(a) besides the existing Lai Wan Market (荔灣街市) (with 42 stalls), there is a number of wet goods stalls within Mei Foo Sun Chuen (about 20 stalls mainly located outside the Lai Wan Market). Competition among the existing markets and these retail stalls is already keen;</p> <p>(b) there is no resiting commitment; and</p> <p>(c) the project is fraught with a number of technical constraints which are, as advised by Arch SD, difficult to be resolved. Details of the constraints are as follows:</p> <p>(i) the site of the existing Lai Wan Market and the proposed extension is under the Kwai Chung Road Flyover. The existence of drainage reserve underneath the project site and columns of the Kwai Chung Road Flyover has reduced the development area of the project site considerably;</p> <p>(ii) provision of air-conditioning system is a problem due to limited headroom of the project site for installation of air duct (as it is located underneath a flyover); and</p> <p>(iii) Transport Department has already indicated its reservation about the development as the proposed location of the loading/unloading area would have adverse impact on the nearby traffic. Relocation of the loading/unloading area, however, will pose great difficulty to the future operation of the expanded market.</p>

Item No.	Project No. ⁽²⁾	Project Title (District/Planning Stage) ⁽³⁾	Proposed Scope	RIC ⁽⁴⁾ (\$M)	Administration's Views/Proposals
16.	091CM	Cooked Food Centre, RCP and Public Toilet in Area 10G, Kwai Chung District: Kwai Tsing Planning Stage: (IV)	<ul style="list-style-type: none"> • 1 cooked food centre • 1 refuse collection point • 1 public toilet 	31.23	<p>(1) <u>Only FEH facilities are involved.</u></p> <p>(2) <u>The Administration considers there is no real need for the project, reasons being :</u></p> <p>(a) demand on CFC is low due to the abundance of eating establishments in the vicinity (in nearby Kwai Shing West Estate (葵盛西邨) and a shopping centre – Metroplaza (新都會廣場) which are only 5-10 minutes' walking distance away. Another CFC at Kwai Shun Street (葵順街) 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;</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> <p>(e) the present refuse yield of the subject catchment area is adequately met by the nearby RCP at Wing Kin Road. There is another RCP nearby at Kwai Shun Street serving another catchment area; and</p> <p>(f) there is a public toilet at Kwai Shun Street near the CFC.</p>

Item No.	Project No. ⁽²⁾	Project Title (District/Planning Stage) ⁽³⁾	Proposed Scope	RIC (\$M)	Administration's Views/Proposals
17.	096CM	Reprovisioning of Kam Tin Market District : Yuen Long Planning Stage : (IV)	<ul style="list-style-type: none"> • 1 air-conditioned market (140 stalls) • 5 cooked food stalls 	45.26	(1) <u>Only FEH facilities are involved.</u> (2) <u>The Administration considers there is no real need for the project, reasons being :</u> (a) the utilization rate of the existing market (38 market stalls and 5 cooked food stalls) is low and the facilities are adequate to meet current local needs. There will be no significant population growth in the area in the next several years. According to Planning Department's NW New Territories Study, Kam Tin /Au Tau areas will be a Strategic Growth Area but its target population will only increase to 100,000 by year 2014; and (b) no hawker resiting commitment for the project.

Item No.	Project No. ⁽²⁾	Project Title (District/Planning Stage) ⁽³⁾	Proposed Scope	RIC (\$M)	Administration's Views/Proposals
18.	097CM	Lau Fau Shan Market District : Yuen Long Planning Stage : (IV)	<ul style="list-style-type: none"> • 1 air-conditioned market (50 stalls) 	45.26	<p>(1) <u>Only FEH facilities are involved.</u></p> <p>(2) <u>The Administration considers there is no real need for the project, reasons being :</u></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 reprovise the market which is situated near to the coast to another place 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 is adequate to meet local needs; and</p> <p>(a) the engineering works in connection with the Lau Fau Shan Development, originally scheduled to commence in 2001 and complete in 2004, has been deferred to start in 2004 for completion in 2007. At present, the proposed project site for the new Lau Fau Shan Market has not been formed.</p>

Item No.	Project No. ⁽²⁾	Project Title (District/Planning Stage) ⁽³⁾	Proposed Scope	RIC (\$M)	Administration's Views/Proposals
19.	042CX	Multi-purpose Building at Wing Hong Street District : Sham Shui Po Planning Stage : IV	<ul style="list-style-type: none"> • 1 air-conditioned cooked food centre • 1 refuse collection point • 1 public toilet 	52.50	<p>(1) <u>Only FEH facilities are involved.</u></p> <p>(2) <u>The Administration considers there is no real need for the project, reasons being :</u></p> <p>(a) the intention of the project is to re-provision 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;</p> <p>(b) demand on cooked food centre (CFC) is low due to the abundance of eating establishments in the vicinity (within 5-minute walking distance from the project site).</p> <p>(c) demand on refuse collection service in the area is adequately met by existing facilities, such as the King Lam Street RCP (瓊林街垃圾收集站) and the Cheung Shun Street RCP (長順街垃圾收集站);</p> <p>(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</p> <p>(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).</p>

Item No.	Project No. ⁽²⁾	Project Title (District/Planning Stage) ⁽³⁾	Proposed Scope	RIC (\$M)	Administration's Views/Proposals
20.	092CM #	Redevelopment of Fo Tan Cooked Food Market District : Sha Tin Planning Stage : (IV)	<u>FEHD</u> <ul style="list-style-type: none"> • 1 air-conditioned cooked food centre (39 stalls) <u>LCSD</u> <ul style="list-style-type: none"> • 1 indoor recreation centre: <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 	157.59	(1) <u>This is a project which contains FEH and LCS facilities.</u> (2) <u>The Administration proposes not to proceed with the FEH facilities and review the need and scope of development for the LCS facilities, reasons being :</u> <ul style="list-style-type: none"> • <u>On the FEH side</u>, the Administration considers that the existing two cooked food markets in Fo Tan area are operating satisfactorily and there is no need to build a new cooked food centre to re-provision them because: <ul style="list-style-type: none"> (a) demand for cooked food centre facilities is declining in Fo Tan because Fo Tan is basically an industrial area and the number of local workers is dwindling in the past years. On the other hand, 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 (沙田商業中心) next to the two markets] in recent years; and (b) the conditions in the two existing cooked food markets have improved in the last two years with the completion of the following improvement works: <ul style="list-style-type: none"> - Upgrading the electricity supply to the two cooked food markets in 1998;

Item No.	Project No. ⁽²⁾	Project Title (District/Planning Stage) ⁽³⁾	Proposed Scope	RIC (\$M)	Administration's Views/Proposals
		Redevelopment of Fo Tan Cooked Food Market (Cond't)			<ul style="list-style-type: none"> - Properly connecting all surface channels and floor drains in the cooked food markets to the public foul sewer in early 1999. (c) There is no resiting commitment for the project. • <u>On the LCS side</u>, the Administration considers there is no imminent need for the implementation of the IRC at this stage because: <ul style="list-style-type: none"> (a) there are at present 4 IRCs in Shatin each at Tai Wai, Mei Lam, Shatin Town Centre and Hang On Estate. The average utilization rate lies between 75% to 85%; (b) in addition, works for another IRC in Area 100 in Ma On Shan will commence towards the end of 2000; and (c) although there is shortfall in provision of IRC according to the standard provision laid down in the HKPSG, the shortfall can be met in part by the provision of similar facilities in massive private residential developments in the area. <p>The Administration will review the need for the proposed recreational facilities after the opening of the IRC in Area 100 in Ma On Shan in the light of its utilization rate.</p>

Note :

(1) These projects are at an early planning stage, i.e. former PUC Stage IV or former Pro RC Category IV projects.

(2) Project number as in former PMC Capital Works Programme

(3) Former PUC

IV – Stage IV project, i.e. Projects under preliminary planning.

Former Pro RC

(IV) – Category IV project i.e. Preliminary justifications accepted by Pro RC.

(4) RIC – Rough Indication of Cost, as provided by Arch SD at the preliminary planning stage of the respective project (are subject to review and adjustment by the Arch SD).

Joint project with FEH and LCS facilities.