

**For information  
on 7 June 2000**

Paper No. CB(2)2214/99-00(01)

**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 Former Provisional Urban Council  
that involve the Food and Environmental Hygiene Department  
in the Central & Western, Eastern and Sham Shui Po Districts**

At the meetings on 3 April and 23 May 2000, the Administration briefed Members on the findings of our review on 30 capital works projects planned by the two former Provisional Municipal Councils. Attached is an extract of our views on the projects in the Central & Western District, the Eastern District and the Sham Shui Po District for Members' information.

Environment and Food Bureau  
1 June 2000

**Summary of the Administration's Views / Proposals on the  
projects of the former Provisional Municipal Councils  
with Food & Environmental Hygiene (FEH) facilities  
in Central & Western, Eastern and Sham Shui Po Districts**

**A. Central & Western District**

Item No.	Project No. <sup>(1)</sup>	Project Title (District/Planning Stage) <sup>(2)</sup>	Proposed Scope	RIC <sup>(3)</sup> (\$M)	Administration's Views/Proposals
1.	076CM	<b>Retro-fitting of Air Conditioning to Sheung Wan Market</b>  District : Central & Western  Planning Stage : IV	Installation of air-conditioning system	54.56	The Administration will conduct a review on the cost effectiveness of retrofitting of air conditioning to existing markets / cooked food centres (CFCs). Among the 81 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:

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		<b>Retro-fitting of Air Conditioning to Sheung Wan Market</b>  (Cont'd)			<ul style="list-style-type: none"> <li>(a) any noticeable improvement in air quality;</li> <li>(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);</li> <li>(c) acceptance by stall operators given the likely requirement of closure of market/CFC during the works period etc; specific conditions of each market/CFC; and</li> <li>(d) the impact / experience of other air-conditioned markets provided by Housing Authority and private sector.</li> </ul> <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>

**B. Eastern District**

<b>Item No.</b>	<b>Project No.<sup>(1)</sup></b>	<b>Project Title (District/Planning Stage)<sup>(2)</sup></b>	<b>Proposed Scope</b>	<b>RIC<sup>(3)</sup> (\$M)</b>	<b>Administration's Views/Proposals</b>
1.	075CM	<b>Retro-fitting of Air Conditioning to Yue Wan Market</b>  District : Eastern  Planning Stage : III	Installation of air-conditioning system	57.19	Same as <b>Item A1</b> .

Item No.	Project No. <sup>(1)</sup>	Project Title (District/Planning Stage) <sup>(2)</sup>	Proposed Scope	RIC <sup>(3)</sup> (\$M)	Administration's Views/Proposals
2.	049CX#	<b>Aldrich Bay Complex</b>  District : Eastern  Planning Stage : III	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	602.67 (for FEH, LCS and common facilities only)	<p>(1) This is a project which contains FEH and LCS facilities.</p> <p>(2) 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 all proposed new market facilities having regard to the report.</p> <p>(3) <u>The Administration proposes to include this project with a revised scope into Category C of the PWP</u>, reasons being :</p> <ul style="list-style-type: none"> <li>• <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.</li> <li>• <u>On the LCS side</u>, the Administration has reviewed the need for the LCS facilities and proposes the following changes               <ul style="list-style-type: none"> <li>(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</li> </ul> </li> </ul>

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		<b>Aldrich Bay Complex</b>  (Cont'd)	Common Facilities IT Centre 1 carpark (30 carparking spaces)  <u>TD</u> 1 public transport terminus  Revised scope proposed by the Administration:  <u>FEHD</u> 1 air-conditioned market (135 stalls)  1 public toilet  <u>TD</u> 1 public transport terminus  <u>LCSD</u> 1 district library	187.00 (for FEH facilities only)	<p>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;</p> <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 can be provided in the proposed Aldrich Bay Complex. If there are problems for it to be accommodated in the Complex, leased premises in the area will be identified for providing the library services.</p> <ul style="list-style-type: none"> <li>• <u>As for common facilities</u>, the Administration considers that :             <ul style="list-style-type: none"> <li>(a) there is no need for the proposed office accommodation for Information Technology Centre as the original idea was to set up a Disaster Recovery Site for the PUC Information Technology Centre. FEHD and LCSD will liaise with ITSD for the provision of such services by ITSD; and</li> <li>(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.</li> </ul> </li> </ul>

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		Aldrich Bay Complex  (Cont'd)			(4) As for the public transport terminus facilities, TD considers that there is a genuine need to provide the facility to serve the population in the Aldrich Bay area.
3.	050CX #	Siu Sai Wan Complex  District : Eastern  Planning Stage : IV	<u>FEHD</u> <ul style="list-style-type: none"> <li>• 1 air-conditioned market (55 stalls)</li> <li>• 1 public toilet</li> </ul> <u>LCSD</u> <ul style="list-style-type: none"> <li>• 1 leisure centre : <ul style="list-style-type: none"> <li>1 multi-purpose arena</li> <li>2 activities rooms</li> <li>1 fitness room</li> <li>1 indoor gateball court</li> <li>1 table tennis room</li> <li>1 children's play room</li> </ul> </li> <li>• 1 small library</li> </ul> <u>Common Facility</u> <ul style="list-style-type: none"> <li>• 1 carpark (49 parking spaces)</li> </ul>	270.90	(1) This is a project which contains FEH and LCS facilities.  (2) <u>The Administration proposes to review the need for the proposed facilities and the scope of development</u> , reasons being: <ul style="list-style-type: none"> <li>• <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"> <li>(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;</li> <li>(b) a superstore with an area of about 4,100m<sup>2</sup> 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;</li> <li>(c) there is no hawker resiting commitment for the project; and</li> <li>(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.</li> </ol> </li> </ul>

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		<p><b>Siu Sai Wan Complex</b></p> <p>(Cont'd)</p>			<ul style="list-style-type: none"> <li>• <u>On the LCS side</u>, the Administration considers that: <ul style="list-style-type: none"> <li>(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</li> <li>(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.</li> </ul> </li> </ul>



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4.	010CA #	<b>Chai Wan Vehicle Depot</b>  District : Eastern  Planning Stage : IV	<u>FEHD</u> <ul style="list-style-type: none"> <li>• 1 vehicle depot</li> <li>• store for Supplies Section</li> </ul> <u>LCSD</u> <ul style="list-style-type: none"> <li>• tree depot</li> <li>• store for Science Museum</li> <li>• store for Museum of History</li> <li>• production office &amp; store for the HK Dance Company</li> <li>• mobile library head office</li> <li>• book sorting unit</li> <li>• reserve stock unit</li> <li>• technical processing unit</li> </ul>	321.30	<p>(1) This is a project which contains FEH and LCS facilities.</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"> <li>• <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"> <li>(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</li> <li>(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.</li> </ul> </li> </ul>

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		<b>Chai Wan Vehicle Depot</b>  (Cond't)			<ul style="list-style-type: none"> <li>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 &amp; 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.</li> </ul>

### C. Sham Shui Po District

Item No.	Project No. <sup>(1)</sup>	Project Title (District/Planning Stage) <sup>(2)</sup>	Proposed Scope	RIC <sup>(3)</sup> (\$M)	Administration's Views/Proposals
1.	045CX#	<b>Tung Chau Street Complex</b> 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) This is a project which contains both FEH and LCS facilities.  (2) <u>The Administration proposes to review the need for the proposed facilities and the scope of development</u> , reasons being:  <ul style="list-style-type: none"> <li>• <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"> <li>(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;</li> </ul> </li> </ul>

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		<b>Tung Chau Street Complex</b>  (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 220 out of the 359 stalls are vacant.) 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 270 vacant stalls in the existing markets in the Sham Shui Po district (excluding about 360 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 140 of the 192 stalls at the YCS Temporary Hawker Bazaar are vacant (vacancy rate 73%) 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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		<b>Tung Chau Street Complex</b>  (Cont'd)			<p>On the LCS side, the Administration considers the proposed facilities need to be reviewed having regard to the fact that :</p> <ul style="list-style-type: none"> <li>(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</li> <li>(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.</li> </ul>

Item No.	Project No. <sup>(1)</sup>	Project Title (District/Planning Stage) <sup>(2)</sup>	Proposed Scope	RIC <sup>(3)</sup> (\$M)	Administration's Views/Proposals
2.	033CX#	<b>Fuk Wing Street Complex</b>  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	(1) This is a project which contains both FEH and LCS facilities.  (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 : <ul style="list-style-type: none"> <li>• <u>On the FEH side</u>, the Administration considers that : <ol style="list-style-type: none"> <li>(a) demand on CFC is low due to the availability of many eating establishments in the vicinity;</li> <li>(b) there are at present more than 30 vacant cooked food stalls in the district;</li> <li>(c) there is no resiting commitment;</li> <li>(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</li> <li>(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.</li> </ol> </li> </ul>

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		<b>Fuk Wing Street Complex</b>  (Cont'd)			<ul style="list-style-type: none"> <li>● <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"> <li>(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</li> <li>(b) the need for a music centre is being reviewed.</li> </ul> </li> <li>(3) <u>As for the social welfare facilities</u>, SWD considers that :               <p style="margin-left: 20px;">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.</p> </li> </ul>

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3.	067CM <sup>#</sup>	<b>Redevelopment of Cheung Sha Wan Temporary Cooked Food Market</b>  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	(1) This is a project which contains both FEH and LCS facilities.  (2) <u>The Administration considers there is no real need for the project, reasons being :</u>  • <u>On the FEH side</u> , the Administration considers that :  (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, 15 out of the 28 stalls at the CFM are vacant, vacancy rate is about 53%);  (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.



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4.	085CM	<b>Retro-fitting of Air Conditioning to Po On Road Market and CFC</b>  District : Sham Shui Po  Planning Stage : IV	Installation of air-conditioning system	71.71	Same as <b>Item A1</b> .

Item No.	Project No. <sup>(1)</sup>	Project Title (District/Planning Stage) <sup>(2)</sup>	Proposed Scope	RIC <sup>(3)</sup> (\$M)	Administration's Views/Proposals
5.	071CM	<b>Lai Wan Market Extension</b>  District : Sham Shui Po  Planning Stage : IV	<ul style="list-style-type: none"> <li>• 1 A/C market (about 80 stalls)</li> <li>• installation of A/C system to the existing Lai Wan Market (42 stalls)</li> <li>• loading / unloading area</li> <li>• 1 market waste room</li> </ul>	21.00	(1) Only FEH facilities are involved.  (2) <u>The Administration considers there is no real need for the project</u> , reasons being:  (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;  (b) there is no resiting commitment; and  (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:  (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;  (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  (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.

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6.	042CX	<p><b>Multi-purpose Building at Wing Hong Street</b></p> <p>District : Sham Shui Po</p> <p>Planning Stage : IV</p>	<ul style="list-style-type: none"> <li>• 1 air-conditioned cooked food centre</li> <li>• 1 refuse collection point</li> <li>• 1 public toilet</li> </ul>	52.50	<p>(1) Only FEH facilities are involved.</p> <p>(2) <u>The Administration considers there is no real need for the project</u>, reasons being :</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 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>

Note :

(1) Project number as in former PUC Capital Works Programme

(2) III – Former PUC stage III project, i.e. Scope and Schedule of Accommodation approved by the former PUC.

IV – Former PUC stage IV project, i.e. projects under preliminary planning.

(3) RIC – Rough Indication of Cost, as indicated in the papers submitted to the former PUC or 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.