

**For discussion
on 1 February 2000**

Paper No. CB(2)988/99-00(01)

**Subcommittee to follow up on the outstanding capital works
projects
of the two Provisional Municipal Councils
for inclusion into the Government's Public Works
Programme**

Stanley Complex

INTRODUCTION

At the first Subcommittee meeting held on 14 January 2000, the Administration informed Members that we intended to review the scope of development of the Stanley Complex and undertook to brief Members on the details of our review at the next meeting. This paper reports on the reasons for our review and our major considerations.

BACKGROUND

2. In February 1996, the former Urban Council (UC) approved the scope of development for the construction of a UC complex in Stanley. A copy of the relevant Committee paper is at Annex I. In October 1998, the former Provisional Urban Council (PUC) further approved the layout design and cost estimate of the project. A copy of the relevant Committee paper is at Annex II. Details of the proposed facilities are at Annex III.

3. The project site, measuring about 2,800m², is located at the junction of Stanley Market Road and Stanley New Street. It is presently partly occupied by a football pitch and a public toilet. The other part of the site previously occupied by a wet goods market (24 stalls) and a temporary refuse collection point is now vacant. The former PUC has built a new football pitch, a public market (24 stalls), a public toilet and a refuse collection

point in the nearby seafront promenade area. The plan is that after the proposed complex is completed, the refuse collection point and the public market will be relocated into the new complex. The seafront promenade site will then be developed into an open space. The football pitch, public toilet and refuse collection point were opened in late 1999. The public market also started operation in early January 2000. A location plan showing location of the above is at Annex IV.

REVIEW OF SCOPE OF DEVELOPMENT

4. With effect from 1 January 2000, the Administration has taken over the responsibility for the planning and provision of capital works projects of the two Provisional Municipal Councils (PMCs). Our objective is to ensure that these projects will be as user-friendly, viable and cost effective as possible. With this in mind, we have come to the view that a review of the scope of the proposed Stanley Complex is merited for the following reasons:

- (a) concerns have been expressed by various groups in the community about the need to preserve the unique village-like character of Stanley as a major tourist attraction and to make better use of the area for promoting tourism. During the consideration by the Town Planning Board (TPB) on the draft Stanley Outline Zoning Plan, there were objections as to whether the proposed UC complex was compatible with the village-like atmosphere of Stanley. We believe that there is room for replanning to make the proposed project more compatible with the overall development of Stanley as a tourist spot;
- (b) the Director of Audit pointed out 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.” The proposed market facilities in the project may be subject to strong competition and a better assessment of the future viability is necessary;

- (c) a more thorough assessment of the likely usage of the proposed leisure and cultural facilities in the project is important to ensure that they will not be under-used when completed; and
- (d) consideration should also be given as to whether other non-municipal government facilities may be incorporated into the project to ensure a more efficient use of scarce land resources.

Points to consider in the review

5. In reviewing the planned facilities, we will pay special attention to the following factors:

(a) Wet goods market and dry goods market

- The possible impact of a new superstore measuring 1,910m² in the shopping centre of the nearby Ma Hang Estate to be opened around April 2000 on the proposed wet goods market has to be assessed. As shown in the site plan at Annex IV, this superstore is just a few minutes' walk from the proposed complex site, and we need to take into account that the catchment population will be about 15,000. Furthermore, the shopping centre will provide 116 parking spaces for shoppers whereas no parking facilities can be provided at the complex site because of site constraints. The temporary wet goods market located near the seafront promenade has just been opened recently. It is a one-level structure specially designed to blend it with the local environment, and this may prove to be a more user-friendly and viable design than a market inside the complex.
- The existing dry goods bazaar selling a variety of goods such as garments, handicrafts, souvenirs and paintings enjoys good patronage because of its street-side location

and unique character. The viability of relocating these stalls on the second floor of the complex is doubtful.

(b) Refuse collection point and public toilet

- The area is adequately served by two refuse collection points, one of which was opened only in November 1999 and is built to the latest PUC standard. The new public toilet located next to the new temporary market was also opened quite recently. There is therefore no urgent need for the proposed refuse collection point and public toilet associated with the complex. We will however assess the need to allow for some spare capacity, especially in the case of public toilets, to cater for further development of Stanley as a tourist spot.

(c) Multi-purpose arena and leisure centre

- There are three Indoor Games Halls in Aberdeen, Wong Chuk Hang and Ap Lei Chau serving the whole community of the Southern District. They can be reached by public transport from Stanley in about 30 to 40 minutes. As these Indoor Games Halls still have spare capacity even during peak hours, we need to re-examine the utilization of the proposed multi-purpose arena. On the other hand, there may be some demand for other leisure facilities such as a table-tennis room and a multi-purpose activity room for fitness and dance activities in the Stanley area. However, these facilities need not necessarily be located in a purpose-built building.

(d) Other Government facilities

- It should be noted that a site has been identified in Ma Hang Estate for the provision of community hall facilities. We consider it appropriate to see if it is possible to incorporate the community hall facilities into the site currently earmarked for the Stanley Complex. Not only would we wish to avoid possible duplication of facilities, but also to ensure a higher level of utilization of any new facilities provided.

(e) Small library

- Stanley is currently served by a mobile library and the rate of utilization is fairly low. A youth centre with a small scale library would be run by a non-governmental organisation in the nearby Ma Hang Estate. In addition, the existing District library at Aberdeen is not too far away. The need for the proposed small library in the complex needs further assessment.

WAY FORWARD

6. We will assess the viability of the proposed wet and dry goods markets. As regards other leisure and cultural facilities, we will review the demand and utilisation of the proposed facilities and explore other options for providing such facilities including combining with other government facilities in the Stanley area. We intend to complete our review in about May this year and will report our findings and final recommendations to Members.

Environment and Food Bureau
Home Affairs Bureau
Government Secretariat
26 January 2000

Facilities to be provided in the proposed Stanley Complex

<u>Floor</u>	<u>Facilities</u>
Ground Floor	<ul style="list-style-type: none">- An air-conditioned wet goods market (26 stalls)- 3 shops with street frontage for selling dry goods- A Refuse Collection Point- A Public Toilet- Ancillary facilities including loading and unloading area
First Floor	<ul style="list-style-type: none">- An air-conditioned leisure centre with a multi-purpose arena and a children's play room on this floor- A small library- An open-air cooked food centre with two stalls
Second Floor	<ul style="list-style-type: none">- An open-air dry goods market (26 stalls)- The upper floor of the air-conditioned leisure centre with a fitness room, a multi-purpose activities room and a table tennis room