

**For information
on 1 February 2000**

**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**

Conversion of Centre Street Market in Sai Ying Pun, Phase 2

INTRODUCTION

This paper briefs Members on the "Conversion of Centre Street Market in Sai Ying Pun, Phase 2". This project is one of the eight capital works projects of the former Provisional Municipal Councils that the Administration has set aside funding and undertaken to fast-track their direct injection into the Public Works Programme as Category A item before the end of this financial year.

BACKGROUND

2. The Centre Street Market is situated in Sai Ying Pun and is diagonally opposite the Sai Ying Pun Market across Centre Street. The conversion of the Centre Street Market and the in-situ redevelopment of the old Sai Ying Pun Market are integral parts of a plan to improve the market facilities in Sai Ying Pun. A site plan is at Annex I for Members' reference.

3. Phase 1 of the conversion works of the Centre Street Market were completed in 1993. The works mainly included the installation of the mechanical economic air treatment system and the addition of more market stalls for temporarily resiting all the market stalls from the old Sai Ying Pun Market which was due for redevelopment because of its dilapidated condition. Upon the completion of the new Sai Ying Pun Market in August 1999, all meat, poultry, fish and vegetable stalls in the Centre Street Market were resited back to the new Sai Ying Pun Market.

4. We now plans to proceed with Phase 2 of the conversion of the Centre Street Market. The project aims to improve the market by re-arranging the layout of the market stalls and cooked food stalls and upgrading the ancillary facilities of the market such as drainage, ventilation and access to meet present service requirements.

THE PROJECT

5. The project comprises the following improvement works to the existing Centre Street Market-

- (a) conversion and upgrading of the existing market facilities. Works include re-construction of market stalls and cooked food stalls, provision of air-conditioning, installation of escalators and passenger lift and improvement of the exhaust system of the cooked food stalls as well as the drainage, illumination and signage of the premises;
- (b) upgrading of the existing refuse collection point (RCP) and public toilet facilities including the provision of toilet facilities for persons with a disability;
- (c) construction of a pedestrian footbridge linking up the Centre Street Market and the new Sai Ying Pun Market; and
- (d) improvement of the amenity area located on the roof of the market.

6. We plan to start the project in March 2000 and the project is expected to be completed in September 2002. To ensure that existing stalls can continue to operate during the works period, the works will be carried out by phases in different parts of the market and existing market stalls will be temporarily resited to the ground floor and the first floor of the market.

JUSTIFICATIONS

7. The proposed conversion works will significantly improve the general condition of the Centre Street Market and it will accommodate not only existing stalls in the market, but will also provide room for resiting licensed on-street hawkers in the vicinity, which will help bring an overall improvement to the local environment. The Centre Street Market and the Sai Ying Pun Market will in future complement each other, with the former selling commodities like fruits, flowers, dry goods and the latter selling mainly wet goods. The proposed pedestrian footbridge will link up the two markets and provide convenient access to the market-goers.

8. The existing RCP located on the ground floor of the Centre Street Market is rather small in size (about 100m²). Loading and unloading of refuse can only take place on the street. The enlargement of the RCP to about 220m² by relocating the adjacent public toilet to the western side of the market will provide adequate space for the refuse collection vehicles to load and unload refuse within the premises and bring about marked improvements to the surrounding environment. We also take this opportunity to upgrade the toilet facilities by constructing a new public toilet with, amongst others, facilities for persons with a disability.

9. The small sitting-out area (SOA) on the roof of the market has a street frontage at Second Street and is well patronized by the local residents. Its facilities have been in use for more than 15 years and they are old and worn out. We therefore propose to carry out some improvement works to the SOA by replacing all its benches, repainting and touching up the area and providing additional plants under this project.

FINANCIAL IMPLICATIONS

10. We estimate that the capital cost of this project will be \$84.9 million in money-of-the-day prices. The annual additional recurrent expenditure for the project will be about \$3.3 million, comprising additional electricity charges and maintenance cost for the provision of air-conditioning, lifts and escalators to the market.

ENVIRONMENTAL IMPLICATIONS

11. The Director of Environmental Protection completed an environmental review for the project in December 1999. The findings indicate that the proposed works will not cause any long term environmental impact. For short term impacts such as noise and dust during construction, these will be controlled through the implementation of mitigation measures as included in the relevant contracts. Appropriate measures will also be taken to minimize the generation and control the disposal of construction and demolition materials.

PUBLIC CONSULTATION

12. The former Provisional Urban Council consulted the Central and Western Provisional District Board in June 1998. The District Board supported the project and urged the proposed conversion works be implemented after the completion of the new Sai Ying Pun Market. The former Provisional Urban Council also consulted the stall holders of the Centre Street Market in June 1998 and they supported the project.

WAY FORWARD

13. We intend to submit this project to the Public Works Sub-committee for consideration at its meeting on 16 February 2000.

Environment and Food Bureau
Government Secretariat
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