



中華人民共和國香港特別行政區政府總部食物及衛生局
Food and Health Bureau, Government Secretariat
The Government of the Hong Kong Special Administrative Region
The People's Republic of China

[Translation]

17 December 2018

Clerk to Subcommittee on
Issues Relating to Public Markets
Legislative Council Complex
1 Legislative Council Road,
Central, Hong Kong
(Attn: Ms Alice LEUNG)

Dear Ms LEUNG,

**Panel on Food Safety and Environmental Hygiene
Subcommittee on Issues Relating to Public Markets**

In response to the questions referred in your letters of 4 and 6 July 2018, I write to provide our response below.

(a) The use of sites of Mong Kok Market after closure and other under-utilised markets

Where a market is closed and the premises are no longer required by the Food and Environmental Hygiene Department (FEHD), the vacated building space will be handled according to the established procedures. Depending on the circumstances, FEHD will request the Government Property Agency (GPA), the Planning Department and the Lands Department to seek views from other Government departments for drawing up plans to put the premises to more gainful long-term use. The aim of consolidating public markets is to release precious land resources for better community uses.

For Mong Kok Market, which has stopped operation since 1 March 2010, the Director of Food and Environmental Health announced that, according to the Public Health and Municipal Services Ordinance (the Ordinance) (Cap. 132), Mong Kok Market was no longer a market to which the Ordinance applied with effect from 1 November 2013. FEHD, in accordance with the established procedures, has sought GPA's assistance in identifying other Government departments with an interest in using the site for other purposes. As of now, under GPA's arrangements, there are a few Government departments using the site for temporary storage.

As regards the development of primary healthcare facilities in the Mong Kok Market site, as the earlier judicial review proceeding on the Mong Kok Outline Zoning Plan (OZP) was underway, the OZP was not yet available for submission to the Chief Executive in Council for consideration, despite that the judicial review proceeding was not targeting at the ex-Mong Kok Market site. The Town Planning Board agreed on 22 June 2018 to exhibit the OZP with the latest amendments incorporated under the Town Planning Ordinance. The OZP was gazetted on 13 July 2018. Taking into account the re-activation of the statutory planning procedures of the OZP, we have consolidated the proposals from different departments. According to the current plan, the future primary healthcare facilities will include a Community Health Centre run by the Hospital Authority, as well as a Maternal and Child Health Centre and an Elderly Health Centre run by the Department of Health. The Government will announce the details of the sale of the ex-Mong Kok Market site after completion of relevant statutory planning procedures and preparatory works.

The Government adopts a positive attitude towards specific bottom-up proposals for organising bazaars. As long as suitable sites have been identified by the organisations concerned and the proposals are supported by the respective local communities and District Councils, the Government will actively consider the proposals that will not compromise public order and safety, food safety and environmental hygiene, and will not obstruct public passageways.

As for under-utilised markets, the Chief Executive announced in this year's Policy Address that the Government would explore conversion of land use or in-situ redevelopment with a view to releasing space for community facilities.

(b) Provision of new markets and temporary markets

The Government will adopt new thinking of bringing benefits and convenience to the public and put resources into building new public markets. We have completed the studies on site selection for provision of new markets and propose to spare space on the section of Tin Fuk Road outside Tin Shui Wai MTR Station for building a public market with brand new design. The new public market at Tung Chung Town Centre will be built at the lower floors of a commercial building in Area 6 adjacent to Tung Chung MTR Station. Local consultation on the respective site selection and market design of the above projects is completed. In addition, we are identifying sites for public markets in Tseung Kwan O and Kwu Tung North New Development Area to provide more choices to the public in purchasing fresh food.

As regards future new development areas, the Government will consider the need to include public markets as part of the infrastructure during the planning process. The Government will also study the need and feasibility of providing new public markets in districts where relevant facilities are alleged to be insufficient, taking into account factors including the population and demographic mix of the district, community needs, the provision of market facilities and the number of fresh provision retail outlets in the vicinity. Upon ascertaining the need to build a new public market, we will take into consideration during the site selection process the geographical location, existing and planned uses, usable area of potential sites, as well as ancillary transport facilities nearby, in order to ensure that, upon completion, the market will be of a certain scale and viability and that public finances and land resources can be optimised. We will consider on a case-by-case basis as to how the new public market will be built, for example, provision of such facilities as a standalone building or within a government complex/ private land development.

As for the provision of temporary markets, it is not necessarily easier than the provision of permanent markets in terms of technical feasibility. Both of them require basic facilities such as the cover, stall partitions, electrical power installations, water supply system, sewage system, ventilation facilities, lighting system, fire safety system, refuse processing facilities, unloading/loading areas, etc. Indeed, it is also challenging to identify a suitable location for such provision in developed areas.

(c) Market Modernisation Programme and Sham Tseng Temporary Market

In taking forward the relevant work under the Market Modernisation

Programme (MMP), the Government will review the overall landscape of the existing public markets (including temporary markets) in a critical and systematic manner. In identifying candidates for projects of different scales under the MMP, the prime objective is to maximise the impact of possible hardware improvement after the overhaul. Public markets would be selected with regard to their geographical location and distribution, condition of facilities, business viability, community needs and tenants' readiness. In particular, we would seek to ensure that the location of markets to be covered under the MMP is conducive to their future business viability, and that there is a reasonable spread of such markets across the territory to benefit the community at large.

The total expenditure (revised estimates) incurred in the management of public markets in 2018-19 amounted to \$930 million, but there is no breakdown to illustrate the operational costs incurred by individual markets.

Yours sincerely,

[signed]

(Miss Irene CHEUNG)

for Secretary for Food and Health

c.c. Food and Health Bureau (Health Branch) (Attn: Miss Regina CHAN)
Director of Food and Environmental Hygiene (Attn: Mr Gordon WU)