

CONTROLLING OFFICER'S REPLY

FHB(FE)166

(Question Serial No. 0177)

Head: (49) Food and Environmental Hygiene Department

Subhead (No. & title): (-) Not specified

Programme: (3) Market Management and Hawker Control

Controlling Officer: Director of Food and Environmental Hygiene (Miss Diane WONG)

Director of Bureau: Secretary for Food and Health

Question:

In relation to the development, maintenance and management of public markets, please provide information on the following:

1. Details of the public markets planned for development, redevelopment or substantial refurbishment in the next 3 years, including their locations, estimated expenditure, and expected commencement and completion dates. Has the principle of "single site, multiple use" been applied, for example, using the middle and upper floors and the roof of the market for other purposes?
2. Details of the existing public markets managed by the Food and Environmental Hygiene Department which have been closed, including their locations, floor and site areas, dates of closure, the management/maintenance costs in 2020-21 and 2021-22, as well as their planned uses and the expected dates of implementation of such plans. Will these markets be returned/transferred to other departments for other development as soon as possible if no specific use has been planned in the short and medium term?
3. For public markets which are under-utilised or have a low occupancy rate for a prolonged period but still have to retain certain market services, will consideration be given to transferring some floors or floor space to other departments or non-government organisations for other uses under the principle of "single site, multiple use"?

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 126)

Reply:

1. The Government is taking forward 6 new market projects which are at different stages of planning. They include the development of new public markets in Tin Shui Wai, Tung Chung Town Centre, Tseung Kwan O, Kwu Tung North New Development Area, Tung Chung New Town Extension and Hung Shui Kiu New Development Area. The details required in respect of these projects are set out in **Annex I**. Besides,

FEHD Skylight Market (formerly known as Tin Shui Wai Temporary Market) located at Tin Sau Road, Tin Shui Wai was commissioned in December 2020.

The Government has earmarked \$2 billion for implementing the 10-year Market Modernisation Programme (MMP). The pioneering project is the overhaul of Aberdeen Market situated in the Aberdeen Municipal Services Building of Southern District. The estimated capital cost of the project is about \$254 million and the funding has been approved by the Finance Committee of the Legislative Council. We plan to commence the overhaul works in the third quarter of 2021, and will take measures, including the use of pre-fabricated parts as appropriate, with a view to striving for completion of the works within 2022.

Apart from the overhaul of Aberdeen Market as the pioneering project, we are carrying out the preparatory and consultation work for the overhaul works in Yeung Uk Road Market in Tsuen Wan District, Ngau Tau Kok Market in Kwun Tong District and Kowloon City Market in Kowloon City District. Upon ascertaining the scope of works, we will conduct technical feasibility studies with relevant departments. The works timetable and project cost will be confirmed upon completion of the technical feasibility studies and assessment as well as detailed design. We will continue to maintain close liaison with stakeholders during the process and report to the relevant District Councils in a timely manner having regard to the work progress.

- 2&3. The Government is conducting a comprehensive review of the usage and development potential of existing markets, with a view to formulating appropriate development plans for meeting the policy objectives of optimising land uses, benefitting the public and promoting district development. When considering whether an under-utilised market is to be closed or consolidated, the Food and Environmental Hygiene Department will take into account various factors, including the vacancy rate of the market, prospects for improvement, availability of alternative fresh provision outlets in the vicinity, the cost-effectiveness that may be brought by the upgrading works and the views of the relevant District Councils, etc. Where the Department closes or consolidates an under-utilised market and no longer requires the premises or floor(s) afterwards, the vacated building or floor(s) will be handled according to established procedures. Based on the circumstances, the Department will request the relevant government departments, including the Government Property Agency, Planning Department or Lands Department, to seek views from other government departments to formulate proposals for putting the premises to gainful long-term uses. Information on the closed public markets of the Department is provided at **Annex II**. Upon closure of the markets, the vacated buildings have been dealt with according to the above procedures. The Department does not have breakdown on the expenditure on management of the closed markets.

	Project/Location	Mode of development	Expected commencement and completion dates and project cost
1.	Tin Shui Wai market (a section of Tin Fuk Road)	Deck-over design will be adopted to build the market.	Subject to the funding approval by the Finance Committee of the Legislative Council, our target is to commence the first phase of underground utility diversion and the relevant carriageway widening works in 2022, and start the construction of the new market in 2023. The entire new market project is expected to complete in the first half of 2027. The estimated project cost will be confirmed after the completion of the tender assessment of the “design and build” contract.
2.	Tung Chung Town Centre market (Area 6)	To be built by a developer through land sale (the market will be located on the lower floors of a commercial building in Area 6 adjacent to Tung Chung Mass Transit Railway (MTR) Station).	As the development project at the commercial site in Area 6 is adjacent to railway facilities, the Civil Engineering and Development Department is conducting a further technical feasibility study for the entire commercial building development project (including the new market portion) to ensure that the project will not affect the safe operation of the MTR. The timetable and the estimated project cost will be confirmed after the completion of the above study and detailed design.
3.	Tseung Kwan O market (at the junction of Po Yap Road and Tong Yin Street in Area 67)	The market will be located on the lower floors of the joint-user complex planned to be built in Area 67 of Tseung Kwan O. The joint-user complex will also provide other community facilities such	To be confirmed after the completion of the technical feasibility study and assessment as well as detailed design of the joint-user complex.

	Project/Location	Mode of development	Expected commencement and completion dates and project cost
		as medical and welfare facilities, etc.	
4.	Kwu Tung North New Development Area market (the site zoned as “Special Residential/Subsidised Sale Flats” in the eastern part of Area 19)	The development projects of the site (including the new public market and housing developments) will fully utilise the total plot ratio to achieve optimisation of land use.	The development of the public market will tie in with the housing development plan of the district concerned. The estimated project cost will be confirmed after the completion of detailed design.
5.	Tung Chung New Town Extension market (Area 133A)	To be confirmed upon completion of preliminary planning.	The development of the public markets will tie in with the housing development plan of the districts concerned. The estimated project costs will be confirmed after the completion of the technical feasibility studies and assessment as well as detailed design.
6.	Hung Shui Kiu New Development Area market		

Annex II

	Market that has been closed	Date of closure	Location	Floor Area (m²)	Site area (m²)	Planned use
1.	Mong Kok Market	March 2010	At the junction of Canton Road and Argyle Street	2 610	1 200	Renovation of the interior of ex-Mong Kok Market will be carried out to provide a district health centre. The premises are located at one of the initial proposed renewal nodes in the “Yau Mong District Study” conducted by the Urban Renewal Authority. The long-term use of the site is subject to the overall planning of the district in future.
2.	Tsuen King Circuit Market	March 2018	178, Tsuen King Circuit, Tsuen Wan	4 714	2 321	Long-term planning is under study. The premises are temporarily used by other departments for short-term uses such as storage.
3.	Shau Kei Wan Market	March 2018	Shau Kei Wan Main Street East	2 010	1 005	
4.	Tai Yuen Street Cooked Food Market	February 2019	22, Tai Yuen Street, Kwai Chung	808	808	Long-term planning is under study.
5.	Cheung Sha Wan Cooked Food Market	June 2019	38, Cheung Shun Street, Cheung Sha Wan	1 400	1 400	The market has been demolished and the site will be returned to the Lands Department.
6.	Tui Min Hoi Market	January 2021	161, Hong Kin Road, Sai Kung	789	789	The relevant department is exploring the feasibility of provision of welfare facilities.

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