

Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing

For discussion
on 29 November 2010

TFK/06/2010

Cheung Sha Wan Wholesale Food Market

PURPOSE

This paper provides Members with background information on the Cheung Sha Wan Wholesale Food Market (CSWWFM) prior to the site visit that follows the Meeting.

BACKGROUND

Site Profile of CSWWFM

2. With an area of about 10 hectares, the site of the existing CSWWFM Phase 1 (CSWWFM 1) is zoned “Other Specified Uses” (“OU”) annotated “Wholesale Market” on the approved South West Kowloon Outline Zoning Plan. Please see **Annex 1**.
3. It is bounded by Lin Cheung Road, West Kowloon Highway and the MTR Nam Cheong Station to the north-east, the Cheung Sha Wan CRC Pier to the south-east and the site reserved for Phase 2 development of the CSWWFM (CSWWFM 2) to the north-west. Please see **Annex 2**.
4. Vehicular access to the CSWWFM 1 is from Lin Cheung Road through Yen Chow Street West. Pedestrian access is mainly gained via a crossing connecting to the MTR Nam Cheong Station and a pedestrian tunnel connecting to Nam Cheong Street. Please see **Annex 3**.
5. The site adjacent to CSWWFM 1 has been reserved for development of CSWWFM 2. The waterfront portion is currently used by the Highways Department for barge loading in connection with the Express Rail Link project. The land portion right behind is currently a fee-paying public car park. Please see **Annex 4**.

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CURRENT USAGE

6. Within CSWWFM 1 are five piers, two 2-storey buildings and one single-storey building.

Piers

7. Along the waterfront of CSWWFM 1, five piers have been constructed to facilitate landing of sea arrivals in respect of live fish, fishery products and vegetables. Over 90% of freshwater fish and fishery products traded in the Market were from sea arrivals.

8. Piers No. 1 and No. 2 have been assigned and rented to the Fish Marketing Organization.

9. Pier No. 3 has been rented to a group of companies since 1993 to provide offloading services at the said pier and to transport the fish & fishery products from the said pier to the freshwater fish stalls in the market.

10. Pier No. 4 has been re-possessed by Agriculture, Fisheries and Conservation Department (AFCD) since the tenancy expired on 28.2.2010. Advertisement has been published in specified local newspapers as well as in AFCD's website to invite interested tenants.

11. Pier No. 5 is presently let to Fruit and Vegetable Wharf (HK) Limited for providing unloading services at the said pier and to transport landed vegetables and/or fruits from the said pier to the vegetable stalls in the wholesale market as well as to the Yau Ma Tei Fruit Market.

Buildings (Internal layout plans at **Annex 5**)

12. The south-eastern single-storey block has been assigned and let to the Fish Marketing Organization to accommodate its wholesale fish market.

13. The middle block comprises a freshwater fish market on G/F and the AFCD Market Management Office on 1/F.

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14. The north-western block comprises a vegetable market on G/F and an egg market on 1/F.

PRACTICAL CONSTRAINTS

Relocation of the Market

15. CSWWFM 1 is meant to serve the entire region of Kowloon and the New Territories. It is envisaged that a sufficiently large site (the current site is 10 ha. in size) strategically located in urban Kowloon is extremely difficult to identify for its relocation.

Setting back the Market from the waterfront

16. As CSWWFM 1 is just next to the Nam Cheong MTR Station to the inland direction, there is no room for such setback.

17. Live fish, fishery products and vegetables could no longer be delivered to the Market by sea.

18. Large scale construction works would disrupt market operations. Traders operating at CSWWFM 1 must therefore be duly consulted.

Allowing public access into the Market

19. A registration system has been implemented at CSWWFM 1. Only persons who are directly related to the fresh food wholesale trade, buyers, traders and their employees, etc., are allowed to enter CSWWFM 1. This serves to safeguard public health and food safety.

PROPOSALS BY SSPDC

20. At the Sham Shui Po District Council (SSPDC) meeting on 21 September 2010, while noting the above practical constraints, Members

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proposed the following measures to facilitate public viewing of the waterfront:

- Incorporating a landscaped podium or some form of open space above ground-level at two slightly inland sites (“Site 6” and “Nam Cheong MTR Station site” – see **Annex 1**)
- Attaching a pedestrian passageway to the nearby vehicular flyover
- Adding a new storey to CSWWFM 1
- Adding signage and footbridges to improve accessibility to the waterfront
- Adding rain shelters at the nearby waterfront

21. The SSPDC decided to convey the above proposals to the Administration for consideration and invite the Harbourfront Commission to join a site visit to CSWWFM, with a view to exploring the feasibility of the potential waterfront enhancement measures.

ADVICE SOUGHT

22. Members are advised to note the latest developments and give views on the matter.

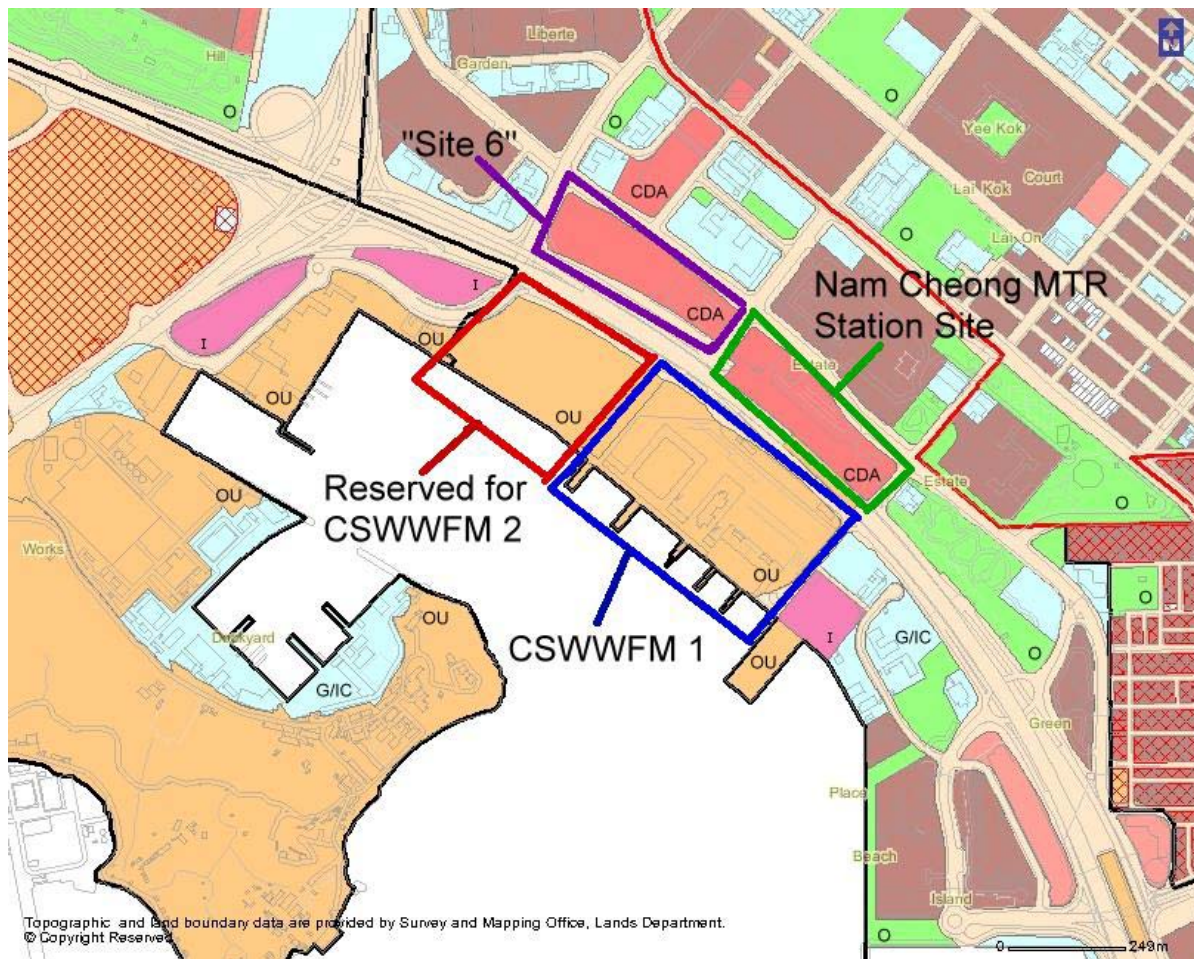
**Agriculture, Fisheries and Conservation Department
November 2010**

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Annex 1

Extract of Outline Zoning Plan



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Annex 2

Aerial Photo: CSWWFM 1 and site reserved for the CSWWFM 2

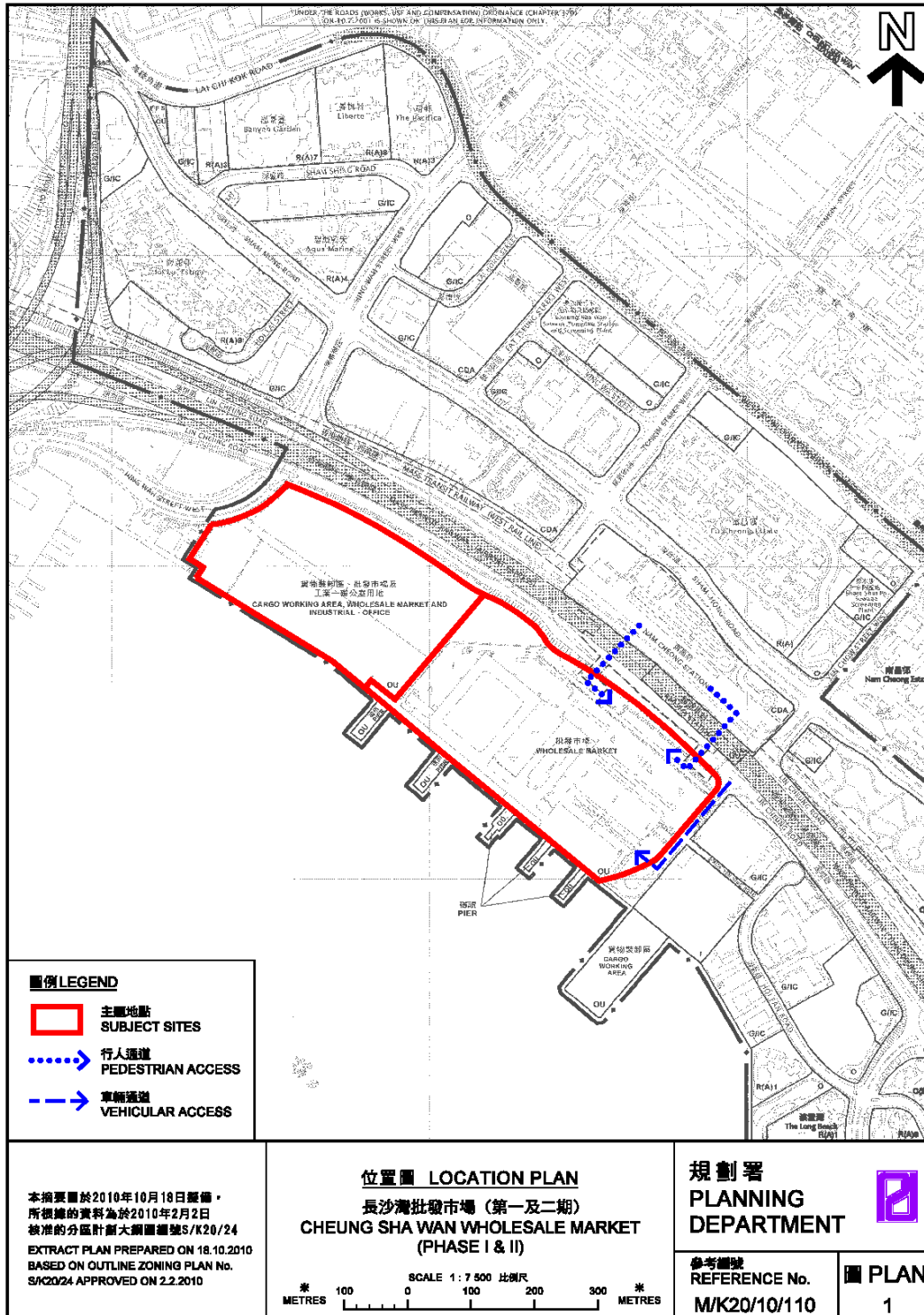


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Annex 3

Vehicular and Pedestrian Access

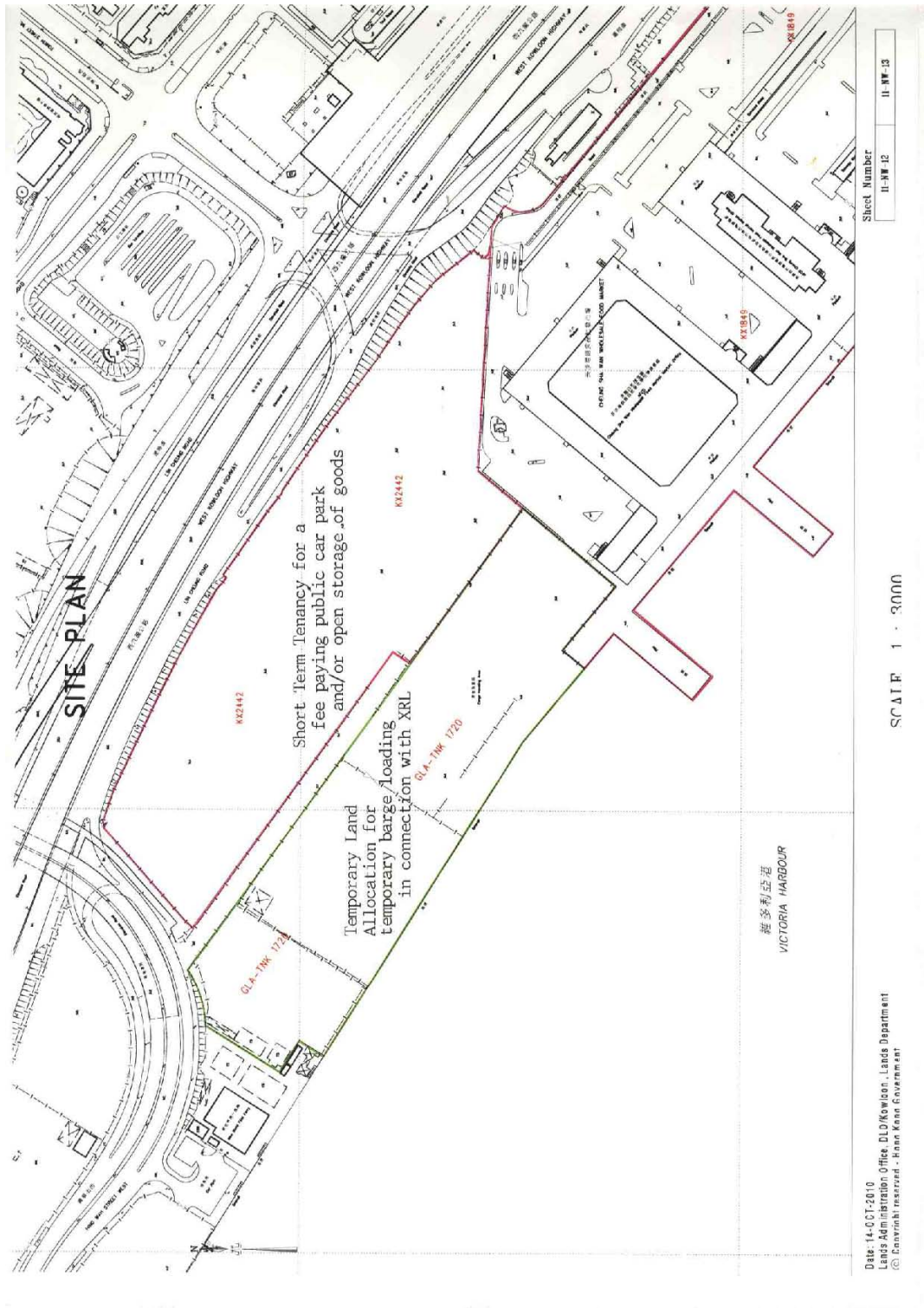


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Annex 4

Current Uses of Site reserved for CSWWFM



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Annex 5

CSWWFM 1 – Internal Layout

