

**For discussion  
on 27 November 2012**

**Legislative Council Panel on Development**

**111KA  
Government, Institution or Community Facilities  
in the Kwun Tong Town Centre Redevelopment –  
Additional Medical and Health Facilities**

**PURPOSE**

This paper seeks Members' support for the proposal to upgrade **111KA** "Government, Institution or Community (GIC) facilities in the Kwun Tong Town Centre (KTTC) redevelopment – additional medical and health facilities" to Category A, at an estimated cost of \$105 million in money-of-the-day (MOD) prices, to provide additional floor areas for enhancing the reprovisioning of the existing medical and health facilities of the Kwun Tong Jockey Club Health Centre after its relocation from Yue Man Square to the reprovisioned sites. The reprovisioned sites are the Yuet Wah Street site of the KTTC redevelopment and the site at the Kwun Tong Road/Hoi Yuen Road roundabout.

**PROJECT SCOPE AND NATURE**

2. To tie in with the KTTC redevelopment, the Urban Renewal Authority (URA) is responsible for the one-for-one reprovisioning of the existing medical and health facilities of the Kwun Tong Jockey Club Health Centre to the reprovisioned site at Yuet Wah Street of KTTC and at the Kwun Tong Road/Hoi Yuen Road roundabout, with the Net Operational Floor Areas (NOFA) as shown in **Enclosure 1**. The URA is required under the land grant to provide additional space in addition to the one-for-one reprovisioning of the existing medical and health facilities. Under the arrangement, the Government will reimburse URA the construction cost of the additional floor space through a Public Works Programme project, i.e. **111KA**. Upon project completion, the relevant departments will take over the facilities for subsequent operation, management and maintenance. The Government will reimburse URA for the actual cost of construction, subject to a pre-determined financial ceiling established with reference to the construction costs of facilities if they were to be constructed by the Government.

3. The proposed scope of **111KA** comprises the construction of additional floor areas (total NOFA at about 1087 square metres (m<sup>2</sup>)), broken down as follows –

- (i) Labour Department's Occupational Health Clinic and Occupational Safety & Health Centre (being reprovisioned at the Yuet Wah Street site of KTTC) – additional NOFA of about 258 m<sup>2</sup> to provide a computer room/library, a health education room/seminar room, an audio-visual corner/reading room, a store room, a publication store and extra exhibition area;
- (ii) Hospital Authority's General Out-patient Clinic (being reprovisioned at the Yuet Wah Street site of KTTC) – additional NOFA of about 621 m<sup>2</sup> to provide consultation rooms, treatment rooms, examination rooms, an assessment room, a visual acuity test / fundus photography room, interview rooms, a room for community outreach service, a duty nurse room and expansion of a dispensary, a shroff, a health education room, stores and waiting area;
- (iii) Department of Health's (DH's) Maternal & Child Health Centre (MCHC) and Government Dental Clinic (GDC) (being reprovisioned at the Yuet Wah Street site of KTTC) – additional NOFA of about 188 m<sup>2</sup> to provide a consultation room, a cervical screening room, a physical examination room, a breast feeding room, a vision testing room and a parent's resources centre room in respect of MCHC, and four additional dental surgeries in respect of GDC; and
- (iv) DH's Methadone Clinic (being reprovisioned at the site of Kwun Tong Road/Hoi Yuen Road roundabout) – additional NOFA of about 20 m<sup>2</sup> to provide a health education room.

A plan showing the location of the reprovisioned and proposed additional medical and health facilities is at **Enclosure 2**.

4. Subject to funding approval of the Finance Committee, we will reimburse URA on the cost for the construction of the additional floor space. The construction works of the concerned medical and health facilities are expected to be completed by end 2013/early 2014.

## **JUSTIFICATION**

5. The URA's KTTC Redevelopment Project commenced in March 2007 which would holistically regenerate the whole town centre of Kwun Tong and improve the living conditions of the residents thereat. During URA's public engagement activities organised for the redevelopment project, there were repeated requests for the provision of additional medical and health facilities in the town centre to cater for the increasing population in the Kwun Tong district. It is expected that the population of Kwun Tong District will grow from 622 200 in 2011 by 7.2% to 666 900 in 2019. The percentage of elderly population (aged 65 or above) of the district will continue to increase from 16.3% in 2011 to 17.6% in 2019. We envisage that the health care needs of residents in the Kwun Tong District and their dependency on public health care services will continue to grow. The redevelopment project offers a good opportunity to provide for additional floor areas to enable the expansion of these medical and health services to meet the local community's aspirations for a better quality of life.

6. The KTTC Redevelopment Project comprises the Yuet Wah Street site and the Main Site. Due to the complexity and scale of the redevelopment project, URA is adopting a phased implementation approach for the redevelopment. The Yuet Wah Street site is being redeveloped ahead of the Main Site, whilst the existing medical and health facilities currently accommodated in the Kwun Tong Jockey Club Health Centre at Yue Man Square will be relocated to the Yuet Wah Street site to make way for the redevelopment of the KTTC Main Site. Under the KTTC redevelopment plan, URA has committed to re-provisioning those affected medical and health facilities on a one-for-one basis and accommodate them in the reprovisioned site at Yuet Wah Street of KTTC and at the Kwun Tong Road/Hoi Yuen Road roundabout by end 2013/early 2014. Anticipating the need for an increasing demand for service, the affected Government departments have taken this opportunity to propose the construction of additional NOFA to enhance the existing medical and health facilities.

7. The statutory planning submissions for the reprovisioned site at Yuet Wah Street of KTTC and at the Kwun Tong Road/Hoi Yuen Road roundabout were approved by the Town Planning Board on 5 December 2008 and 23 December 2010 respectively.

## **FINANCIAL IMPLICATIONS**

8. URA is responsible for funding the reprovisioning of existing medical and health facilities on a one-for-one basis. The Government will reimburse URA the cost of constructing the additional floor space at an estimated amount of \$105 million in MOD prices.

## **PUBLIC CONSULTATION**

9. URA had consulted the Kwun Tong District Council (KTDC) on the redevelopment of KTTC on a number of occasions. At its meetings on 17 May 2007 and 6 July 2010 respectively, the KTDC supported, amongst others, the proposed reprovisioning and the provision of additional floor areas upon relocation of the existing medical and health facilities of the Kwun Tong Jockey Club Health Centre at Yue Man Square to the reprovisioned sites at Yuet Wah Street of KTTC and at the Kwun Tong Road / Hoi Yuen Road roundabout.

## **ENVIRONMENTAL IMPLICATIONS**

10. The project does not have any environmental implications.

## **HERITAGE IMPLICATIONS**

11. The project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites/buildings, sites of archaeological interest and Government historic sites identified by the Antiquities and Monuments Office.

## **LAND ACQUISITION**

12. The project does not require any land acquisition.

## **BACKGROUND INFORMATION**

13. In October 2009, we included **111KA** in Category B. The project will not involve any tree removal or planting proposal, nor is the project related to any job creation.

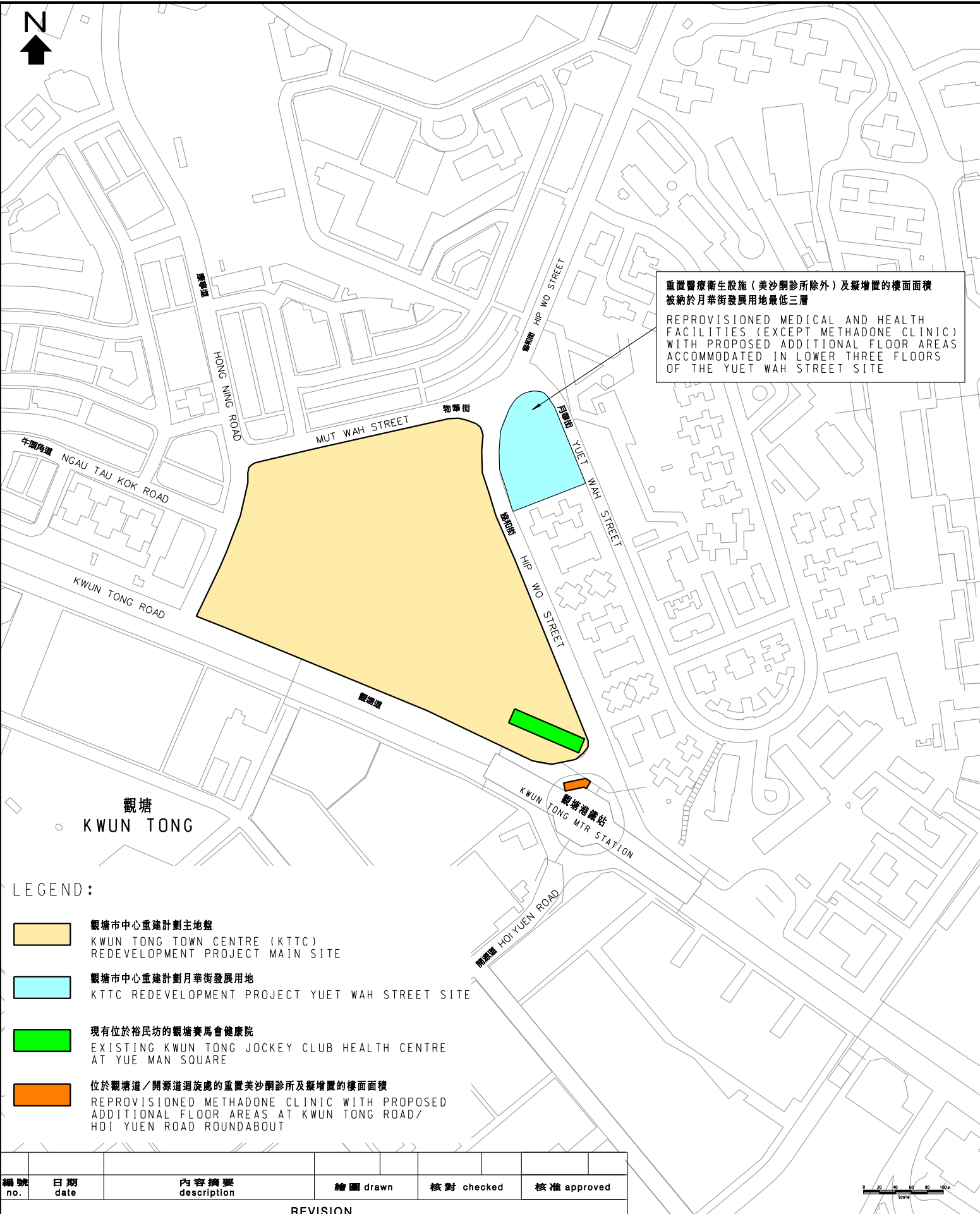
## **WAY FORWARD**

14. Subject to Members' support, we plan to seek the endorsement of the Public Works Subcommittee for upgrading the project to Category A, with a view to seeking funding approval from the Finance Committee in early 2013.

Development Bureau  
November 2012

### Medical and Health Facilities of the Kwun Tong Jockey Club Health Centre to be Reprovisioned

<b>Existing medical and health facilities</b>	<b>Reprovisioned facilities</b>	<b>Reprovisioned NOFA (m<sup>2</sup>)</b>
Labour Department's Occupational Health Clinic (OHC) and Occupational Safety & Health Centre (OSH Centre)	The OHC and OSH Centre to be reprovisioned now provides medical consultation rooms, interview rooms, an investigation room, an audiometric room, health screening rooms, a reception and registration counter, a record room, an exhibition area and supporting facilities (e.g. a linen room, a cleaner's room, changing rooms, toilets, a pantry, waiting area, etc.).	about 338
Hospital Authority's General Out-patient Clinic (GOPC)	The GOPC to be reprovisioned now provides consultation rooms, treatment rooms, interview rooms, a dispensary, a shroff, a health education room and supporting facilities (e.g. stores, a pantry, changing rooms, toilets, waiting area, etc.).	about 1 000
Department of Health's Maternal & Child Health Centre (MCHC) and Government Dental Clinic (GDC)	<p>The MCHC to be reprovisioned now provides consultation rooms, a counselling room, a treatment room, a babies bathing &amp; weighting room, family planning interview rooms, child health service cum antenatal examination rooms, a hearing test room, a health education room, sterilisation facilities and other supporting facilities (e.g. toilets, changing rooms, office, computer and storage rooms, waiting area, etc.).</p> <p>The GDC to be reprovisioned now provides dental surgeries, an X-ray room, a dark room, plaster facilities, recovery facilities, sterilization facilities and supporting facilities (e.g. toilets, changing rooms, office, computer and storage rooms, waiting area, etc.).</p>	about 1 064
Department of Health's Methadone Clinic (MC)	The MC to be reprovisioned now provides a consultation room, a social worker's room, a shroff office, a dispensary and supporting facilities (e.g. toilets, changing rooms, office, computer and storage rooms, waiting area, etc.), of which most are share-used with the GOPC at Kwun Tong Jockey Club Health Centre.	about 106



重置醫療衛生設施（美沙酮診所除外）及擬增置的樓面面積被納於月華街發展用地最低三層  
 REPROVISIONED MEDICAL AND HEALTH FACILITIES (EXCEPT METHADONE CLINIC) WITH PROPOSED ADDITIONAL FLOOR AREAS ACCOMMODATED IN LOWER THREE FLOORS OF THE YUET WAH STREET SITE

LEGEND:

- 觀塘市中心重建計劃主地盤  
KWUN TONG TOWN CENTRE (K TTC) REDEVELOPMENT PROJECT MAIN SITE
- 觀塘市中心重建計劃月華街發展用地  
K TTC REDEVELOPMENT PROJECT YUET WAH STREET SITE
- 現有位於裕民坊的觀塘賽馬會健康院  
EXISTING KWUN TONG JOCKEY CLUB HEALTH CENTRE AT YUE MAN SQUARE
- 位於觀塘道／開源道迴旋處的重置美沙酮診所及擬增置的樓面面積  
REPROVISIONED METHADONE CLINIC WITH PROPOSED ADDITIONAL FLOOR AREAS AT KWUN TONG ROAD/HOI YUEN ROAD ROUNDABOUT

編號 no.	日期 date	內容摘要 description	繪圖 drawn	核對 checked	核准 approved
REVISION					

2012年至2013年年度發展事務委員會文件 Development Panel Submission 2012 - 2013					
圖則名稱 Drawing title 工務計劃項目第7111KA號 觀塘市中心重建計劃的政府、機構/社區設施 - 增置醫療衛生設施 PWP ITEM NO.7111KA GIC FACILITIES IN THE KWUN TONG TOWN CENTRE REDEVELOPMENT - ADDITIONAL MEDICAL AND HEALTH FACILITIES		繪圖 Drawn K.Y. Lam	簽署 Initial signed	日期 Date 13.11.12	項目編號 Item no. 7111KA
		核對 Checked Alan Wu	簽署 Initial signed	日期 Date 13.11.12	比例尺 Scale N.T.S.
		核准 Approved H.K. Chan	簽署 Initial signed	日期 Date 13.11.12	圖則編號 Drawing no. KZ 727
				辦事處 Office 九龍拓展處 KOWLOON DEVELOPMENT OFFICE	
				土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT	