

**For discussion
on 3 February 2020**

Legislative Council Panel on Housing

**Public Works Programme Item No. B191GK
Community hall, general outpatient clinic and maternal and
child health centre at Ching Hong Road, Tsing Yi**

Purpose

This paper consults Members about the Government's proposal to upgrade **B191GK** to Category A.

Project proposal

2. The scope of the proposed community hall (CH), general outpatient clinic (GOPC) and maternal and child health centre (MCHC) at Ching Hong Road under **B191GK** includes –

- (a) reprovision of a CH, including a multi-purpose hall with seating capacity of 450 persons, a conference room and other ancillary facilities, and demolition of the existing Cheung Ching Estate Community Centre (CCECC);
- (b) provision of a GOPC, including consultation rooms, treatment rooms, assessment rooms, a pharmacy and other ancillary facilities;
- (c) reprovision of an MCHC, including consultation rooms, interview rooms, a treatment room, a cervical screening room, a breastfeeding room and other ancillary facilities; and
- (d) ancillary works including road works, public lighting facilities, drainage, sewerage, water supply, site formation and landscaping works, etc.

3. The location and site plan of the proposed works is at Annex 1, while the artist's impression drawings are at Annex 2 and Annex 3.

4. Subject to the timely funding approval of the Finance Committee (FC) of the Legislative Council, we anticipate that the construction of superstructure of the proposed CH can commence in the fourth quarter of 2020 for completion in 2023. After the new CH is in operation, we will demolish the existing CCECC and construct the proposed GOPC and MCHC. The whole project is anticipated to be completed in 2029.

Justification

Community Hall

5. To meet the demand for facilities from the local community, residents and increasing population, we propose to re-provision a CH to meet up-to-date facility standards and to demolish the existing CCECC (including the community hall located inside).

General Outpatient Clinic

6. In view of the ageing population of Tsing Yi area, it is expected that the community's demand on publicly-funded healthcare services will continue to grow. There are difficulties at the existing Tsing Yi Cheung Hong GOPC and Tsing Yi Town GOPC to cope with the growing demand. The Food and Health Bureau/the Hospital Authority (HA) hence proposes to establish a GOPC for expanding the primary care services.

7. The proposed GOPC will provide medical consultations, a basic range of nursing and allied health services, and some patient empowerment activities.

Maternal and Child Health Centre

8. At present, there is only one MCHC on Tsing Yi Island, which is located in a commercial centre of Cheung Hong Estate under tenancy, namely Tsing Yi MCHC. The existing MCHC premises cannot be expanded to meet the ever-growing service needs of the community due to space constraints. Taking the opportunity of the Ching Hong Road North development, the Department of Health proposes to re-provision and expand the Tsing Yi MCHC within the development, not only for avoidance of disruption of services arising from the

uncertainty in renewing tenancy with commercial entities in future, but also for continuation and long-term development of services, thereby enhancing the service delivery and meeting the demands of the community.

Project implementation

9. We propose to re-provision a CH in the public housing development at Ching Hong Road North (Ching Hong Road North development, the key development parameters are at **Annex 4**), and to use the land vacated from the demolition of the existing CCECC to construct two public housing domestic blocks, to re-provision the MCHC and to provide a GOPC.

10. The proposed works form part of the Ching Hong Road North development, so they have to be implemented in conjunction with the public housing development. We plan to entrust the design and construction of the proposed works to the Hong Kong Housing Authority, to facilitate better design coordination and construction interface between the proposed works and the adjacent public housing development under construction in parallel. Upon completion of the works, the GOPC will be handed over to the HA for management and maintenance, whereas the CH and MCHC will be handed over to the relevant government departments for management and maintenance.

Project estimate

11. The capital cost of the proposed works is estimated to be \$1,033.2 million in money-of-the-day prices.

Public consultation

12. We consulted the Housing Affairs Committee of the Kwai Tsing District Council (KTDC) on 3 October 2017 about the proposed development at Ching Hong Road North, which includes the public housing and the proposed CH, GOPC and MCHC, and we also consulted the Planning and District Facilities Management Committee of the KTDC on 19 February 2019 about the proposed CH. The Committees supported the proposed works.

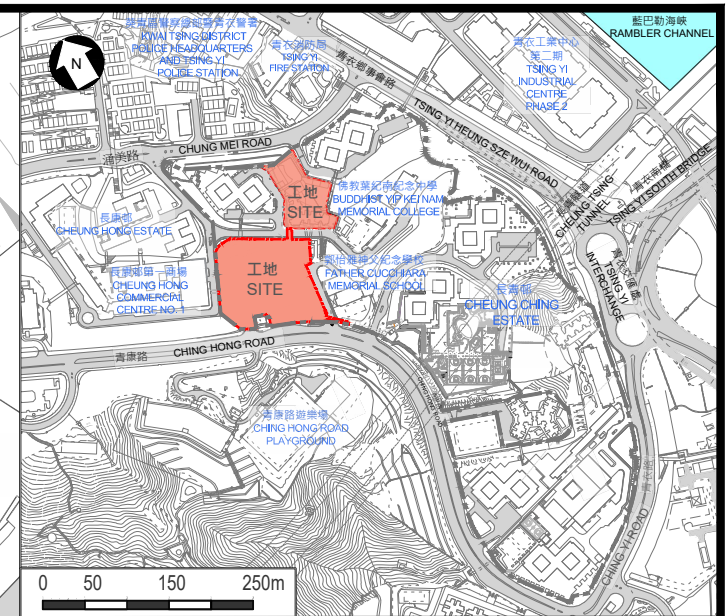
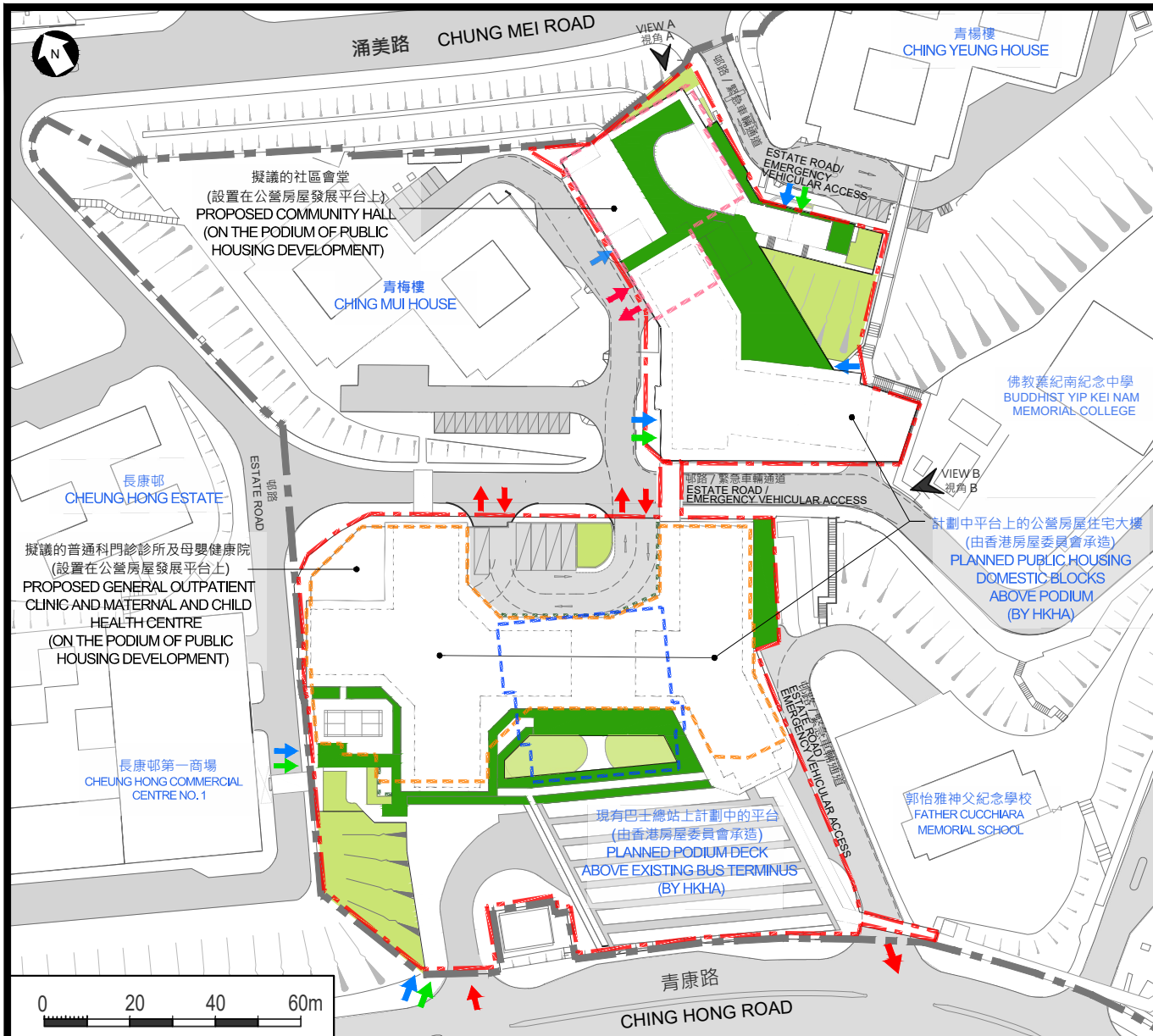
Way forward

13. We plan to submit the funding proposal of the proposed works to FC for funding approval after the consultation of Public Works Subcommittee.

Advice sought

14. Members are invited to note the paper and provide views.

Transport and Housing Bureau
January 2020



視角A 擬議社區會堂 從北面望向大樓的透視圖

VIEW A PROPOSED COMMUNITY HALL PERSPECTIVE VIEW FROM NORTH DIRECTION



擬議社區會堂
PROPOSED
COMMUNITY HALL

工務計劃項目編號 B191GK
青衣青康路社區會堂、普通科門診診所及母嬰健康院
PWP ITEM NO. B191GK - COMMUNITY HALL, GENERAL OUTPATIENT CLINIC
AND MATERNAL AND CHILD HEALTH CENTRE AT CHING HONG ROAD, TSING YI

構思圖
ARTIST'S
IMPRESSION
DRAWING

視角 B 擬議普通科門診診所及母嬰健康院 從東北面望向大樓的透視圖
VIEW B PROPOSED GENERAL OUTPATIENT CLINIC AND MATERNAL AND CHILD HEALTH CENTRE
PERSPECTIVE VIEW FROM NORTH EASTERN DIRECTION



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構思圖
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**Key development parameters of the public housing development at
Ching Hong Road North**

Site area	About 3.6 hectares
Gross floor area	About 172 100 square metres
Allowable building height	155 or 170 metres above principal datum
No. of domestic block	4
Flat number	About 3 200
Anticipated population	About 7 800
Commencement date	In phases from 2019 to 2023
Completion date	In phases from 2024 to 2029
Ancillary facilities	CH, GOPC, MCHC, Social and Recreational Centre for the Disabled (Physically Handicapped), Integrated Children and Youth Services Centre, Residential Care Home for the Elderly, Day Care Centre for the Elderly, Neighbourhood Elderly Centre, Day Nursery Centre, Family Multi-Intellectual Centre, a kindergarten (6 classrooms), retail facilities, carparks, podium gardens, children play areas, basketball courts, badminton courts, open space, etc.

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