

**For discussion on
23 August 2021**

LEGISLATIVE COUNCIL PANEL ON PUBLIC SERVICE

Kwun Tong Composite Development Project

PURPOSE

This paper briefs Members on the Government's proposal to upgrade Public Works Programme ("PWP") Item No. **3193GK** entitled "Kwun Tong Composite Development Project" to Category A at an estimated cost of \$4,544.6 million in money-of-the-day ("MOD") prices. The item mainly involves the construction of the long-term accommodation for the Civil Service College and a range of community and welfare facilities.

BACKGROUND

2. The Government proposed to establish a civil service college in the 2017 Policy Address, and announced in the 2018 Policy Address that a site in Kwun Tong had been identified for composite development, including the construction of the College and other facilities, based on the principle of "single site, multiple uses". When we updated Members in February 2021 on the progress of the Civil Service Bureau ("CSB") in establishing the Civil Service College, we briefed Members on the progress of the Kwun Tong Composite Development ("KTCD") Project and our plan to establish the College in the interim accommodation in the North Point Government Offices ("NPGO") by way of upgrading the existing facilities of the Civil Service Training and Development Institute ("CSTDI"), pending commissioning of the long-term accommodation for the College.

PROJECT SCOPE

3. The site for the KTCDD Project occupies an area of approximately 11 000 square metres (“m²”). The site is close to the MTR Kwun Tong Station, and is encompassed by Kwun Tong Road, Tsui Ping Road, Fuk Tong Road and Fuk Ning Road. The site and location plan is at **Enclosure 1**, and the existing site plan is at **Enclosure 2**.

4. The KTCDD Project mainly comprises a high block and a low block. The high block (around 25 storeys above ground, with two levels of basement carpark) will provide the long-term accommodation for the College and some civil service supporting facilities. The low block (around three and nine storeys above ground at the south and north ends respectively, with one level of basement carpark) will provide accommodation for a range of community and welfare facilities. Key facilities of the two buildings are as follows –

High Block

- (a) Civil Service College;
- (b) Families Clinic and Dental Clinic for serving civil servants, pensioners and other eligible persons (civil service eligible persons);
- (c) Staff Development and Training Section of the Social Welfare Department (“SWD”); and
- (d) other facilities related to CSB;

Low Block

- (a) Shine Skills Centre under the Vocational Training Council;
- (b) District Health Centre (“DHC”);
- (c) Gerontechnology Exhibition Centre;
- (d) Care Professions Training Institute; and
- (e) Art gallery for artists with disabilities.

5. The Project will also enhance the connectivity for pedestrians in the area. In between the high block and the low block will be an elevated walkway connecting to the MTR Kwun Tong Station via the elevated

landscaped pedestrian deck to be constructed under PWP Item No. **7206TB** on “Enhancing Connectivity near MTR Kwun Tong Station with Elevated Landscaped Pedestrian Deck” (please also see paragraph 15(b) below), and cascading to a new public open space at the ground level at the north of the project site, connecting to Fuk Ning Road. There will also be a new footbridge at the east of the site across Tsui Ping Road connecting to the existing footbridge crossing Kwun Tong Road.

6. The existing bus and public light bus termini and public toilets in the site will be reprovisioned in-situ (please also see paragraph 15(a) below). There will also be a basement ancillary carpark with about 65 parking spaces / loading and unloading bays, and a basement public vehicle park of about 70 parking spaces.

JUSTIFICATIONS

7. The Project covers a number of major components as set out in the ensuing paragraphs. It will, first and foremost, benefit the enhancement of civil service training by providing the long-term accommodation and enhanced facilities for the Civil Service College. Moreover, the Project will maximise the utilisation of the site and benefit the Kwun Tong district and the community. In this regard, the Project will provide the district with a DHC and enhance the pedestrian connectivity in the area. It will also benefit the community at large by providing a number of welfare facilities under the theme of inclusion (particularly “age inclusion” and “disability inclusion”).

Civil Service College

8. The establishment of the Civil Service College is a major undertaking by the Hong Kong Special Administrative Region (“HKSAR”) Government to enhance training for civil servants, which is currently delivered by CSTDI. The College will map out and deliver training programmes and activities that deepen civil servants’ understanding of our country’s development, our constitutional order, and the relationship between the Central Authorities and the HKSAR; enhance leadership development, interaction and

communication with the public, innovation and technology applications; and strengthen civil servants' awareness of international affairs and promote exchanges with counterparts in other places. Enhancement in training facilities is required for the College to accomplish the new missions and meet up with expectations.

9. CSTDI now occupies three floors in NPGO with a total floor area of about 6 200 m². The space, design and facilities are far from adequate for meeting the present and expected requirements. For example, the existing auditorium has a seating capacity of only 140, obliging the need to source external venues for seminars with a larger audience, etc. While we are upgrading certain existing facilities in NPGO to enable the premises to serve as interim accommodation for the College upfront upon its establishment later this year, it is of importance for the College to have its long-term accommodation for sustainable development in enhancing civil service training.

10. The new premises of the College in Kwun Tong with about 16 600 m² will be provided with more professional and diversified facilities for promoting a motivating and thought-stimulating environment for civil servants to learn and share new knowledge and experiences, and meeting the different training focuses and delivery modes in support of the respective training targets. For example, there will be more and larger auditoriums and classrooms¹, venues dedicated to training in media responses, crisis management, council meeting simulation, innovation and technology application, a Learning Commons comprising different learning zones to facilitate self-learning and interactive learning, etc. The upgraded training facilities and equipment will support more effective delivery of training services in terms of quantity, quality, flexibility and diversity.

¹ CSTDI currently has only one auditorium with a capacity of 140, whereas the long-term accommodation in Kwun Tong will have two auditoriums, one with a capacity of 400 and the other with a capacity of 300. CSTDI currently has only 17 classrooms / lecture rooms (ranging from 60 to 180 m²), whereas the long-term accommodation in Kwun Tong will have 23 classrooms / lecture rooms / multi-purpose function halls (ranging from 120 to 300 m²).

Civil Service Related Facilities

11. Apart from the Civil Service College, the Project also provides accommodation for civil service related facilities as follows –

- (a) Families Clinic and Dental Clinic – The High Block will house clinics which provide medical and dental services for civil service eligible persons, with a view to enhancing such services for civil service eligible persons.
- (b) Other facilities related to CSB – The two CSB offices² that are being accommodated in NPGO and sharing common supporting services with CSTDI will be moved to the new premises, together with the Government Retirees’ Resources Centre which is currently located in the Central Government Offices in Tamar.

SWD’s Training Facilities

12. The Project also provides accommodation for the re-provisioning of the Staff Development and Training Section of SWD. The Section provides training to staff in SWD and other departments, as well as staff in non-governmental organisations, in areas such as family and child welfare services, youth services and elderly services. Classrooms and offices of the Section are presently accommodated in the Revenue Tower, while large scale briefings are held at the gymnasium of the Lady Trench Training Centre. As the two sites have been earmarked for redevelopment, it is necessary to re-provision the Section in an appropriate location. By co-locating the Section and its classrooms with the Civil Service College, it would also help enhance synergy and flexibility in the utilisation of the respective training facilities.

² The two offices are the Training and Development Section of the General Grades Office and the Secretariat on Civil Service Discipline.

District Health Centre

13. In line with the Government's plan to set up DHCs in all 18 districts, a DHC will be included in the low block to serve as a core centre and service hub to provide a range of coordinated primary healthcare services to the residents in Kwun Tong. The services focus on primary, secondary and tertiary prevention of diseases, covering health promotion, health assessment, chronic disease management and community rehabilitation. Complemented by satellite centres to be set up in each sub-district of Kwun Tong, the DHC will better coordinate with other district-based primary healthcare services and facilities, making it more convenient to meet the individual healthcare needs of the community.

Welfare Facilities

14. The site will also provide the following welfare facilities –

- (a) Shine Skills Centre (Kwun Tong) – This will be reprovisioned in-situ with enhanced facilities to continue providing vocational and skills training services for persons with disabilities.
- (b) Gerontechnology Exhibition Centre – The Centre aims to promote gerontechnology and enable elderly and rehabilitation service providers, service users and their caregivers to keep abreast of innovation and technology products as well as to make use of suitable ones to improve their quality of life. The Centre will be used for display of products, providing consultation services and organising promotional programmes.
- (c) Care Professions Training Institute – This will be a designated training institute to provide continuous training for frontline staff in the care industry (such as health workers, care workers, physiotherapist assistants, occupational therapist assistants, child care workers and special child care workers), enriching their trade knowledge and facilitating their professional development, which in turn will enhance

the service quality of residential and community care services for those in need.

- (d) Art Gallery for Artists with Disabilities – This will provide a venue for artists with disabilities or related organisations to showcase the talents and diversified capabilities of persons with disabilities.

Connectivity, Convenience and Greenery

15. Apart from the above facilities, the Government will also capitalise on the Project to enhance connectivity in the district, providing convenience to the pedestrians and road users, and supporting a green environment for the residents. The features are –

- (a) The existing bus and public light bus termini will be reprovisioned at the ground level underneath the low block and the elevated walkway respectively, thus providing a covered place for users of the franchised bus/public light bus services and sheltering them from rain and sun.
- (b) As mentioned in paragraph 5 above, there will be a pedestrian walkway network connecting the surrounding areas, including the MTR Kwun Tong Station in the west, a new public open space in the north and the existing footbridge in the east. Pedestrians can make use of the covered landscaped walkways to access different areas in the vicinity, free from the hustle of the busy traffic. The western end of the pedestrian walkway on the KTCD podium deck will also be connected to a separately proposed elevated landscaped pedestrian deck³ linking to the MTR Kwun Tong Station and the Kwun Tong Town Centre Redevelopment Project.
- (c) There will be lifts and escalators connecting the walkway at the deck level and the ground level.

³ This proposed elevated landscaped pedestrian deck is outside the scope of the KTCD Project and will be separately pursued by the relevant bureau with a view to enhancing the walkability and the pedestrian connectivity within the district.

- (d) The Project will include the construction of a new road connecting Fuk Tong Road to Kwun Tong Road and widening the junction of Kwun Tong Road and Tsui Ping Road to facilitate traffic circulation to and from the KTCD.
- (e) Apart from providing a new public open space in the site, the walkway will have green features to provide pedestrians with a comfortable environment. There will also be a green rooftop in the low block for enhancing greenery in the neighbourhood.

FINANCIAL IMPLICATIONS

16. The estimated capital cost of the whole Project is \$4,544.6 million in MOD prices, which includes the costs for site works, foundation works, building works, building services works, drainage works, furniture and equipment, etc. The estimate is the capital cost of the whole Project and not solely for the construction of the College.

PROJECT IMPLEMENTATION

17. The Project will adopt the “Design and Build” approach. The tendering exercise for the design and construction of the project has commenced to select a contractor through competitive bidding. Subject to funding approval by the Finance Committee, we target to complete the Project by phases beginning in around five to six years.

18. The site of the KTCD Project is a “Government, Institution or Community” site. It involves three existing lots under Government Land Allocations, three private lots and an open-air public transport interchange. Consensus has been reached with the relevant bureaux and departments and the affected private lot owners to surrender the respective lands for the Project. Regarding the private lots at the project site, the following arrangements have been made –

- (a) Shine Skills Centre (Kwun Tong) will be demolished under the Project and temporarily relocated to a vacant school site in Kowloon Tong, and be reprovisioned to Kwun Tong upon completion of the KTCD Project.
- (b) The Hong Kong Student Aid Society Limited has agreed to surrender the existing site of the Holland Hostel⁴, which will be demolished under the Project, and reprovision its facilities to a new development on a larger site in Lei Yue Mun Path. In the interim, the Holland Hostel will be decanted to a vacant residential care home for the elderly in Wong Tai Sin.
- (c) The Hong Kong Christian Council has agreed to surrender about one-third of the site of the former Kwun Tong Vocational Training Centre, which is currently vacant, to the Government for the KTCD Project, while retaining the remaining portion of the site for future redevelopment into a welfare complex.

PUBLIC CONSULTATION

19. The Government consulted the Kwun Tong District Council on the initial planning of the KTCD Project on 7 May 2019 and briefed the District Council on 2 March 2021 on the follow-up actions taken in respect of the Project and related facilities. The District Council members generally supported the Project or raised no objection. The various items under the present scope of the Project, and the separately proposed elevated landscaped pedestrian deck (see Footnote 3), have appropriately taken into account some general concerns of the District Council, such as those relating to the connectivity in the neighbourhood and congestion at the MTR Kwun Tong Station.

⁴ At present, the Holland Hostel provides a 97-place out-of-home placement for male youths aged 11 to 21.

20. CSB has also been updating the Panel on Public Service on the progress of the establishment of the Civil Service College and the KTCD Project from time to time, for example, at the previous meetings of 17 February and 23 June this year.

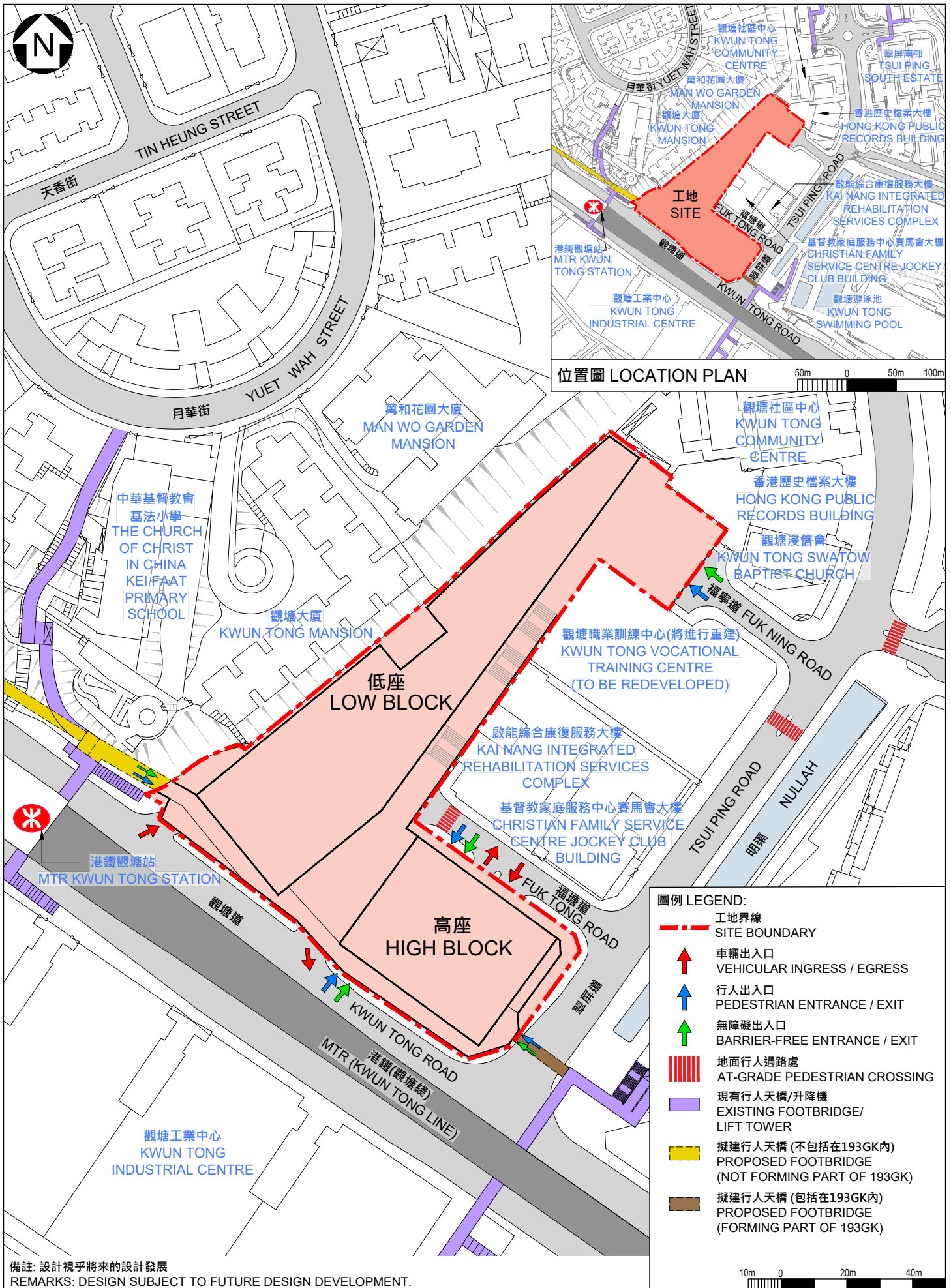
21. The KTCD Project includes some road works which were gazetted under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) on 19 March 2021. One objection was received. We will follow the established statutory procedures in handling the objection before the item is submitted to the Public Works Subcommittee.

ADVICE SOUGHT

22. We plan to seek funding approval from the Finance Committee in this legislative year after consulting the Public Works Subcommittee. Members are invited to comment on the proposed funding application.

**Civil Service Bureau
Labour and Welfare Bureau
Food and Health Bureau
Social Welfare Department
Architectural Services Department**

August 2021

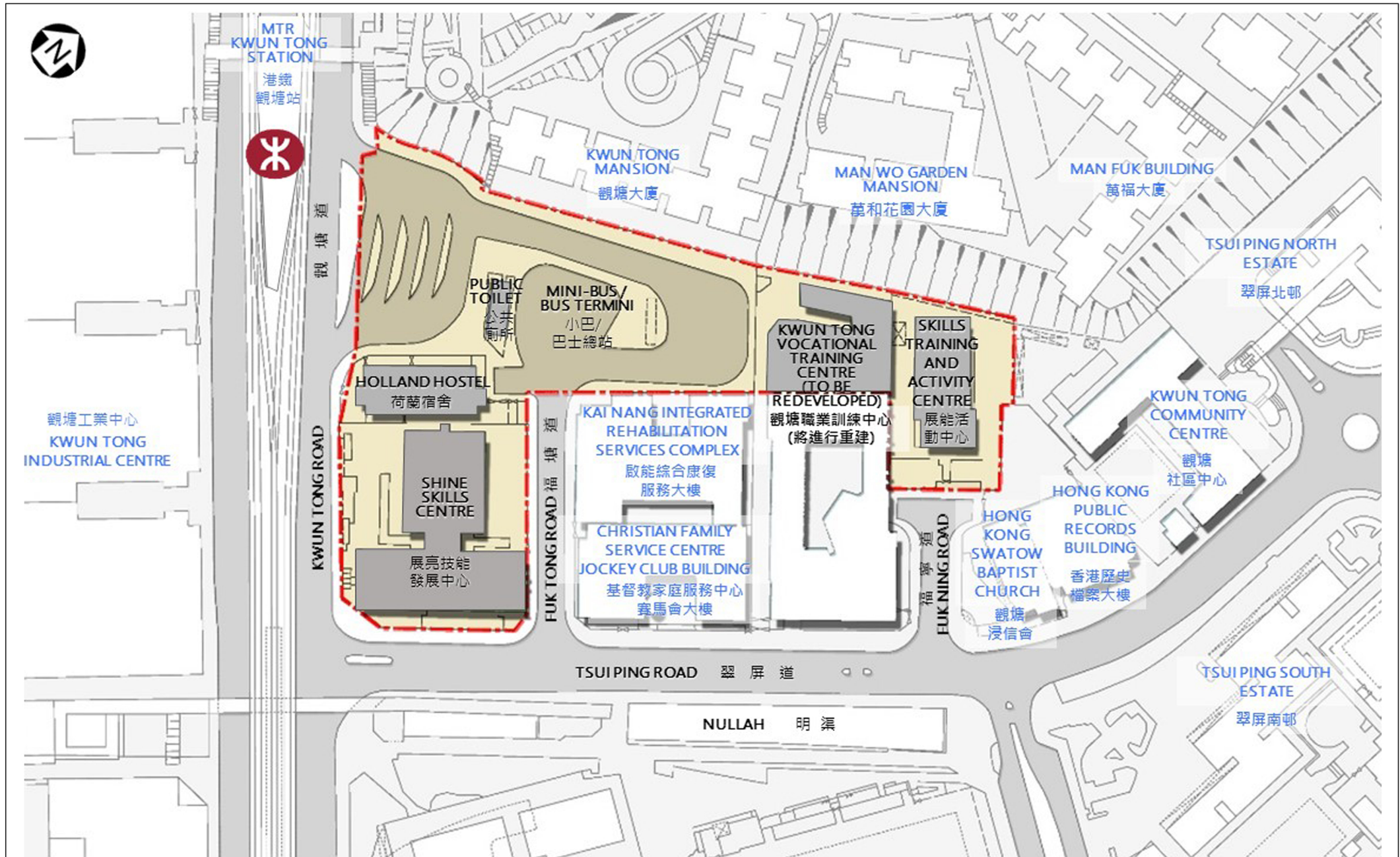


位置圖 LOCATION PLAN

工地平面圖
SITE PLAN

193GK
觀塘綜合發展項目
KWUN TONG COMPOSITE DEVELOPMENT PROJECT

ARCHITECTURAL SERVICES DEPARTMENT 建築署



用地範圍
EXISTING SITE

193GK
觀塘綜合發展項目
KWUN TONG COMPOSITE DEVELOPMENT PROJECT



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