

Legislative Council Panel on Health Services

Redevelopment of Shek Kip Mei Health Centre

Purpose

This paper aims to seek Members' views on the redevelopment of the Shek Kip Mei Health Centre (SKMHC).

Project Scope

2. The proposed scope of the project comprises:
 - (a) demolition of the existing SKMHC at Berwick Street;
 - (b) construction of a new community health centre (CHC) building to accommodate:
 - (i) a CHC (with a general out-patient clinic (GOPC));
 - (ii) a chest clinic;
 - (iii) a maternal and child health centre (MCHC);
 - (iv) a dermatological clinic;
 - (v) a social hygiene service head office;
 - (vi) a public vehicle park;
 - (vii) ancillary facilities, including loading/unloading facilities and an ancillary car park; and

(viii) associated external and landscaping works, including such works on the site which will become part of the Housing Department's Shek Kip Mei Estate Phase 6 site upon completion of this project¹.

3. A location and site plan of the proposed works is at Annex.

Justifications

4. The SKMHC, equipped with a GOPC under the Hospital Authority (HA) and a chest clinic under the Department of Health (DH), has been in service for over 60 years since its operation in 1957.

5. In view of the healthcare needs of residents in Sham Shui Po District and their rising demand for public primary healthcare (PHC) services, the Government proposes to demolish the SKMHC and develop in-situ a new Shek Kip Mei CHC (SKMCHC) building comprising about 16 storeys, with a view to consolidating public healthcare facilities in the district to meet the healthcare needs of residents. The proposed SKMCHC building will provide the following facilities and services:

CHC (comprising a GOPC)

6. The HA is committed to providing community-based public PHC services. Serving as the first point of contact in a healthcare process, PHC takes care of citizens with mild symptoms while focusing on disease prevention and chronic disease management. The HA's GOPCs and CHCs are primarily designed to care for certain target groups, especially elderly persons, low-income individuals and chronic disease patients. At present, the HA operates six GOPCs in Sham Shui Po District to provide PHC services for local residents.

¹ The existing SKMHC site is rather long and narrow, causing possible difficulties in its design and use. To enhance land use efficiency and optimise redevelopment potential, the Health Bureau took the opportunity presented by the redevelopment of the Shek Kip Mei Estate Phase 6 in earlier years, and discussed a land exchange proposal with the Housing Department, under which a site of about 995 square metres adjoining the Shek Kip Mei Estate Phase 6 site would be incorporated into the proposed redevelopment project site whereas a site of about 395 square metres at the existing SKMHC site will become part of the Shek Kip Mei Estate Phase 6 site. To implement the proposed land exchange, the Architectural Services Department will carry out external works on the relevant site of about 395 square metres in the existing SKMHC site, including the provision of pavements and carriageways.

7. According to the latest population census from the Census and Statistics Department and the latest projections from the Planning Department, the population of Sham Shui Po District is expected to increase from 431 100 in 2021 by about 5.4% to 454 200 in 2029. Meanwhile, the number of elderly persons aged 65 or above in the district is expected to increase from 87 900 by about 29.7% to 114 000. According to the statistics from the Social Welfare Department, as at end-2022, the number of Comprehensive Social Security Assistance cases in Sham Shui Po District has exceeded 20 000, accounting for 9.7% of the city-wide total. In light of demographic changes and an ageing and growing population, a rising demand for PHC services from local residents is expected. Regarding the general out-patient services in Shek Kip Mei, neither the GOPC at the existing SKMHC site nor the nearby Nam Shan GOPC can meet the service demand in terms of spatial or functional design.

8. As such, the HA plans to reprovision the GOPC at the existing SKMHC site with a sizeable and modernised CHC. The reprovisioned centre will address the demand for PHC services in the district. The HA plans to arrange for a multi-disciplinary team to provide diversified and one-stop PHC and nursing services at the SKMCHC, including medical consultation services, multi-disciplinary healthcare services, chronic disease management services and patient education and support services, etc. Compared with GOPCs, CHCs deliver more diversified services, such as providing more comprehensive nursing and allied health services as well as chronic disease management programmes. CHCs may also provide family medicine specialist consultation or other services depending on service needs. Besides, CHCs offer patient empowerment services and facilities for encouraging patients to better manage their diseases by making good use of community resources, and serve as a platform for enhanced collaboration with various service units in the community (such as patient groups and non-governmental organisations).

Chest Clinic

9. The Shek Kip Mei Chest Clinic, currently accommodated in the SKMHC, provides free tuberculosis (TB) diagnostic and treatment services for the local and neighbouring communities, including directly observed treatment for TB patients and contact screening for their close contacts. As TB is an endemic disease in Hong Kong with several thousand cases reported each year, the DH needs to reprovision a new chest clinic in the district to achieve effective control of TB.

MCHC

10. As the demand within the district for maternal and child health services continues to grow in recent years, the West Kowloon MCHC located in the Cheung Sha Wan Government Offices, being the only MCHC in Sham Shui Po District, has recorded a service attendance much higher than other MCHCs in Kowloon. While the DH has redeployed resources internally to enhance the efficiency of the West Kowloon MCHC, but in light of the limited space available there for expansion, there is a genuine need to promptly set up an additional MCHC in the district to meet the service demand.

Dermatology Clinic

11. In the 2017 Policy Address, the Government proposed to enhance clinical services for patients with severe dermatological conditions and psoriasis patients. In response to the public's keen demand for dermatology services and rising expectation on the level of services provided, the DH will set up a new dermatology clinic in the building to improve the existing services, and it will also introduce new diagnostic and treatment facilities, as well as modern surgical equipment to facilitate clinical management and professional development.

Social Hygiene Service Head Office

12. Due to insufficient office space, the offices of the DH's Social Hygiene Service Head Office are currently located at the Cheung Sha Wan Dermatological Clinic and the Yau Ma Tei Dermatological Clinic respectively. Consolidating the two existing offices in the proposed SKMCHC Building by the DH will not only increase office space but also provide space for training to improve the specialty training environment for the Social Hygiene Service in the long run. The space constraints faced by the two existing dermatological clinics will be alleviated while the original office space therein will be used for improving and enhancing the services of the dermatological clinics.

Public Vehicle Park

13. The Government will follow the principle of "single site, multiple use" to provide public car parking spaces in suitable "Government, Institution or Community" facilities and public open space projects. The proposed SKMCHC building will provide about 30 public car parking spaces, all of which will be equipped with electric vehicle charging facilities.

Service Arrangements during the Works Period

Setting up a temporary GOPC

14. Having regard to patients' needs in the district and the views of the Sham Shui Po District Council (SSPDC), the HA would set up a temporary GOPC (temporary clinic) during the redevelopment of the SKMHC as a transitional arrangement. The temporary clinic, located at the second floor of the Shek Kip Mei Estate Phase 6 commercial facilities, has been put into service since 9 January 2023. The HA informed the public of the related GOPC service arrangements earlier on through various channels.

15. The services of the original Shek Kip Mei GOPC have been relocated to the temporary clinic with effect from the same day, with the service capacity remaining unchanged. All patients with chronic illnesses originally attending regular follow-up consultations at the Shek Kip Mei GOPC can be transferred to the temporary clinic to receive continued follow-up treatment. For citizens seeking medical consultations due to episodic illnesses, they can make appointments for general out-patient services at the temporary clinic according to the existing arrangements.

Coordination with other chest clinics

16. Since the DH is unable to identify a suitable site in Sham Shui Po District for temporary reprovisioning of the Shek Kip Mei Chest Clinic, the Tuberculosis and Chest Service will coordinate with various healthcare units as far as possible to divert patients to chest clinics nearby (including the Kowloon Chest Clinic and the Yaumatei Chest Clinic) during the redevelopment, with a view to minimising the impact on patients.

Pedestrian Accessibility

17. In response to the request of members of the local community, we plan to set up a barrier-free entrance/exit at Berwick Street, including the provision of facilities such as elevators and escalators to solve the problem of patients who seek consultation (especially elderly persons and persons with impaired mobility) needing to pass through a section of upramp on Berwick Street to reach the proposed new CHC building under the current setting. Meanwhile, we will set up an additional entrance/exit of the building at a point on Woh Chai Street near MTR Shek Kip Mei Station to further enhance pedestrian accessibility.

Project Estimate and Timeline

18. The capital cost of the proposed works is preliminarily estimated to be \$2.2431 billion in money-of-the-day prices. We plan to commence the construction works upon obtaining funding approval from the Finance Committee (FC) of the Legislative Council (LegCo) for completion in about five years. To align with the works programme, we have in parallel invited tender for the construction works to enable early commencement of the proposed works. The contract of the construction will only be awarded after obtaining the FC's funding approval.

Public Consultation

19. We introduced the proposal for the redevelopment of the SKMHC to the Community Affairs Committee under the Sham Shui Po District Council (SSPDC) on 24 May 2018 and later to the SSPDC on 26 June 2018 and 15 January 2019 respectively. Having considered the suggestions made by the District Council members (including the setting up of a temporary clinic as a transitional arrangement), we consulted the SSPDC on 6 September 2022 on the latest developments of the redevelopment of the SKMHC and obtained its support for the proposal, including the construction of a public vehicle park at the proposed new CHC building and a minor relaxation of the building height restriction.

20. Subsequently, in December 2022, we submitted an application for planning permission in respect of the proposed works under the Town Planning Ordinance (Cap. 131) to the Town Planning Board (TPB) for the provision of a public vehicle park and the minor relaxation of height restriction. The TPB approved the application for planning permission on 3 March 2023.

Background

21. In the 2016 Policy Address, the Government announced that \$200 billion would be set aside for the HA to implement the First Ten-year Hospital Development Plan (HDP), which covered a total of 16 projects including HA's related facility at the redevelopment of SKMHC (i.e. the CHC). To date, the Government has upgraded 14 projects under the First Ten-year HDP to Category A. The total commitment approved is \$186.339 billion, accounting for 93.2% of the \$200 billion. If the FC approved the funding for the redevelopment of

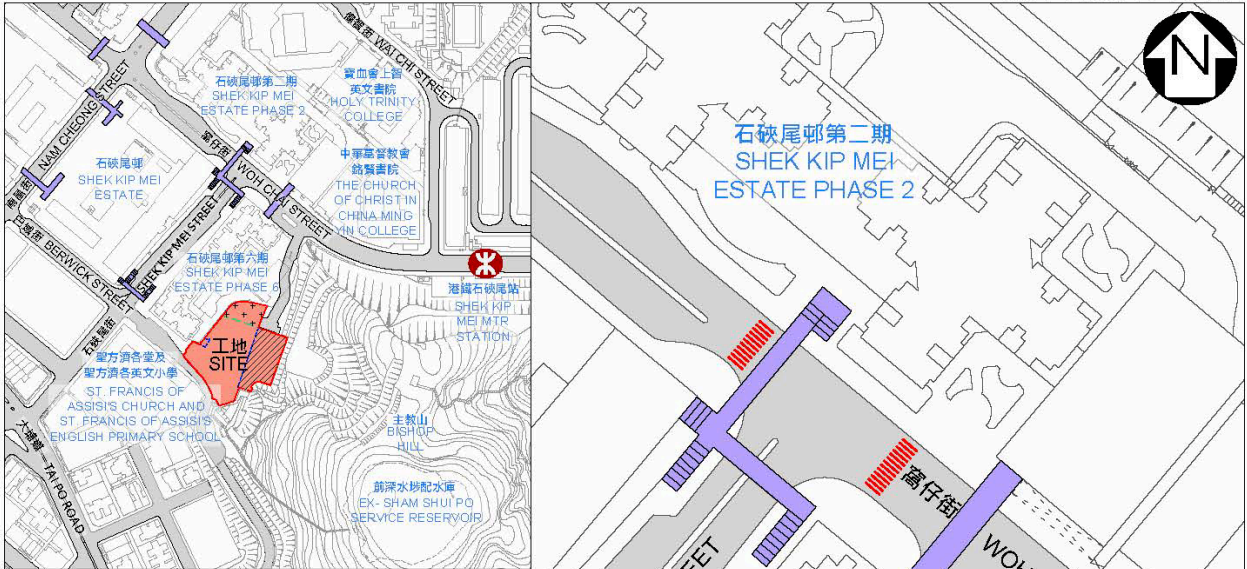
SKMHC, the total commitment approved will be increased to 187.3791 billion², accounting for 93.7% of the \$200 billion.

Advice Sought

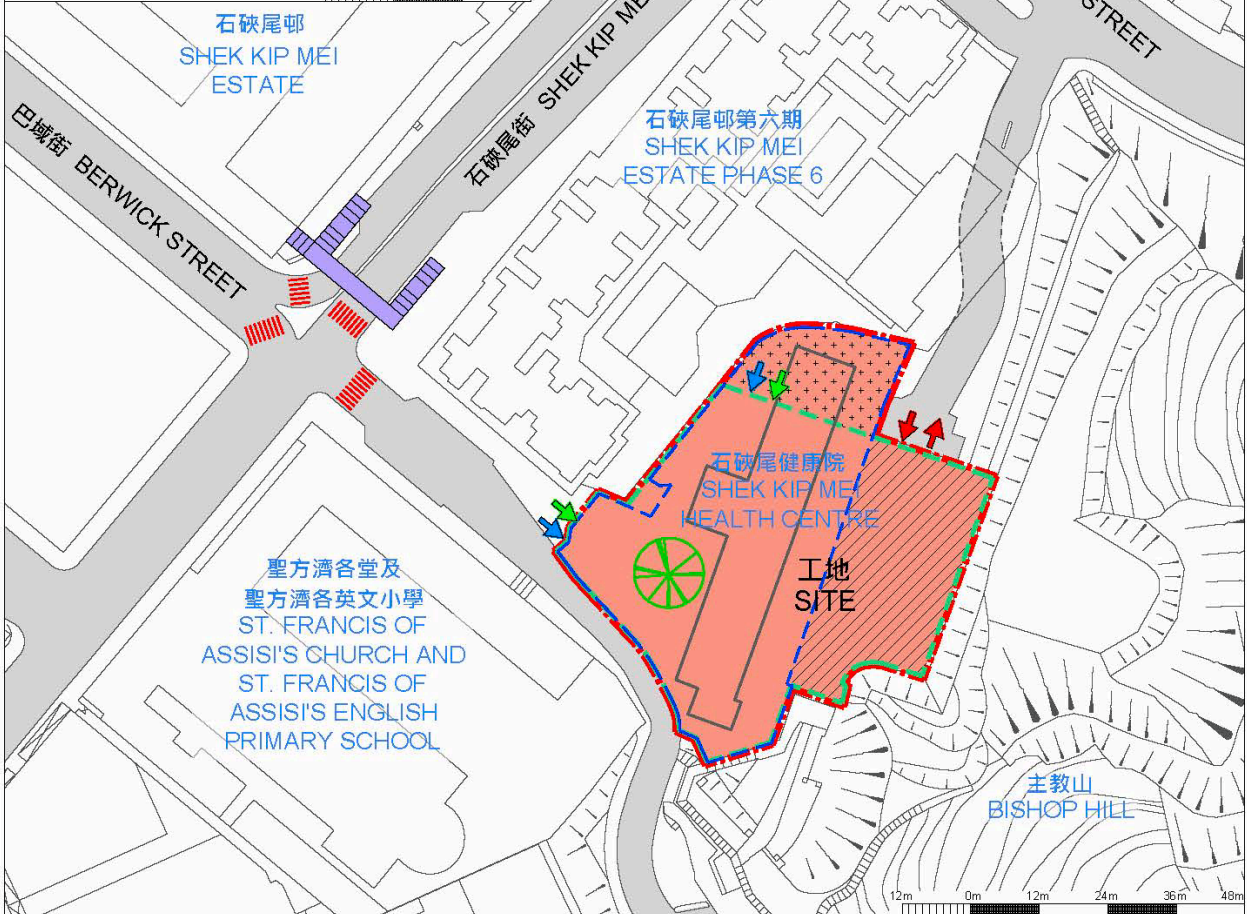
22. Members are invited to note the paper and give their views. We plan to seek support for the proposed works from the Public Works Subcommittee of the LegCo, and then seek funding approval from the FC.

Health Bureau
Department of Health
Hospital Authority
Architectural Services Department
Transport Department
October 2023

² The capital cost for the redevelopment of SKMHC is estimated to be 2.2431 billion, among which 1.0401 billion will be funded by the 200 billion earmarked under the First Ten-year HDP.



位置圖
LOCATION PLAN



圖例 LEGEND

- | | | | | | | | |
|--|--|--|---|--|---|--|--|
| | 工地界線
SITE BOUNDARY | | 行人出入口
PEDESTRIAN
ENTRANCE / EXIT | | 現有行人過路處
EXISTING AT-GRADE
PEDESTRIAN
CROSSING | | 工程計劃完成後為
石峽尾邨第六期用地的一部份
PART OF SHEK KIP MEI
ESTATE PHASE 6 SITE UPON
PROJECT COMPLETION |
| | 擬建石峽尾社區健康中心大樓界線
PROPOSED SHEK KIP MEI
COMMUNITY HEALTH CENTRE
BUILDING BOUNDARY | | 車輛出入口
VEHICULAR
INGRESS / EGRESS | | 需保留之具特別價值樹木
TREE OF PARTICULAR
INTEREST TO BE
RETAINED | | 工程計劃完成後為
石峽尾社區健康中心大樓用地的一部份
PART OF SHEK KIP MEI
COMMUNITY HEALTH CENTRE
BUILDING SITE UPON PROJECT
COMPLETION |
| | 現有石峽尾健康院界線
EXISTING SHEK KIP
MEI HEALTH CENTRE
BOUNDARY | | 無障礙出入口
BARRIER-FREE
ENTRANCE / EXIT | | 現有行人天橋
EXISTING PEDESTRIAN
FOOTBRIDGE | | |

工地平面圖
SITE PLAN

74MC
重建石峽尾健康院
REDEVELOPMENT OF SHEK KIP MEI HEALTH CENTRE



ARCHITECTURAL
SERVICES
DEPARTMENT 建築署