

**For discussion  
on 27 May 2025**

**Legislative Council Panel on Development**

**3200GK – Joint-user Complex at  
Cheung Sha Wan Road, Sham Shui Po**

**PURPOSE**

This paper seeks Members' views on the proposed project to construct a Joint-user Complex (JUC) at Cheung Sha Wan Road, Sham Shui Po.

**BACKGROUND**

2. The Urban Renewal Authority (URA) commenced the Kim Shin Lane/Fuk Wa Street Development Project and the Cheung Wah Street/Cheung Sha Wan Road Development Scheme (Development Scheme) in Sham Shui Po concurrently in September 2021 to achieve a more comprehensive transformation of the area through re-planning and redevelopment of the existing sites. The URA had earlier planned to redevelop the aged buildings around Kim Shin Lane, while the Government wished to rebuild the old Cheung Sha Wan Sports Centre (CSWSC) next to Kim Shin Lane which was constructed many years ago. Seizing this opportunity, the Government engaged the URA to construct a JUC at Site B of the Development Scheme (see **Enclosure 1** for the location) to reprovision the facilities of the CSWSC, while releasing Site A of the Development Scheme which was rezoned for residential development, thereby facilitating the URA to enhance the planning gains of the Kim Shin Lane/Fuk Wa Street Development Project<sup>1</sup>, bringing benefits to more residents in the surrounding community.

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<sup>1</sup> Due to factors such as multiple ownership, high acquisition costs, limited residual plot ratio, it would be financially difficult to take forward the Kim Shin Lane/Fuk Wa Street Development Project on its own. Implementing both projects enables the Cheung Wah Street/Cheung Sha Wan Road Development Scheme to support the Kim Shin Lane/Fuk Wa Street Development Project through "cross-project" arrangement, thus achieving financial viability. The ownership of the private properties related to the Kim Shin Lane/Fuk Wa Street Development Project has reverted to the Government. The Lands Department and the URA are currently arranging compensation and rehousing matters for the remaining residents.

3. The Government now seeks funding support for the proposed JUC project at Site B of the Development Scheme (with the URA as the Government's work agent). The JUC project will be implemented under the "single site, multiple use" development model, with a view to optimising the use of limited land resources by consolidating and providing more sports, recreational, medical and welfare facilities on government sites to meet the community's demand for public services.

## **PROJECT SCOPE**

4. The proposed project site primarily involves part of Site B of the Development Scheme. With an area of about 5 300 square metres, the project site is located in the vicinity of the MTR Cheung Sha Wan Station and Lai Chi Kok Station. The site plan and location map are at **Enclosure 1**.

5. The proposed project scope comprises the construction of a JUC and a vehicular access linking the proposed JUC and Lai Chi Kok Road. According to the preliminary design concept, the proposed JUC will be of 17 storeys on top of one basement level for car parking (see **Enclosure 2** and **Enclosure 3** for the sectional plan and the artist's impression of the proposed project respectively). Major facilities of the proposed JUC include –

- (a) one sports centre and related recreational and sports facilities;
- (b) one District Health Centre (operated by a non-governmental organisation (NGO) appointed by the Primary Healthcare Commission of the Health Bureau, which provides and coordinates prevention-focused primary healthcare services in the community);
- (c) one Community Health Centre (managed by the Hospital Authority (HA), mainly providing one-stop public primary healthcare services, including medical consultations, multi-disciplinary healthcare services and patient empowerment services);
- (d) welfare facilities (including elderly services, support services for mentally handicapped persons and persons with disabilities, etc.);
- (e) government offices; and

- (f) ancillary facilities, including an ancillary carpark, loading/unloading area, a property management office and plant room.

Please refer to paragraphs 7 to 24 below for details of these facilities.

6. The Government will entrust the URA to undertake the design and construction of the JUC and the related vehicular access, with the necessary costs to be reimbursed to the URA. Apart from the JUC, the remaining portion of Site B<sup>2</sup> will be enhanced as public open space for public enjoyment. The open space will be funded and constructed by the URA but will be included together with the JUC in the same “design and build” contract to be awarded to the contractor selected by the URA through tender, in order to enable integrated design of the project and facilitate the implementation of the construction works.

## **PROPOSED FACILITIES OF THE JUC**

7. The proposed JUC is located in the vicinity of a number of housing estates (including Un Chau Estate, Fortune Estate, and Hang Chun Court) and several schools. The proposed JUC will provide a wider range of community facilities and services for the local community.

### Sports centre and related recreational and sports facilities

8. The existing CSWSC at the junction of Cheung Sha Wan Road and Hing Wah Street was built in 1976. It is managed by the Leisure and Cultural Services Department (LCSD). Failing to optimise the use of the site, the single-storey sports centre provides a small and old arena which can only be used as a volleyball court or a basketball court (a non-standard five-a-side basketball court), or four badminton courts (one of which can be converted into two table tennis courts on weekdays). The spectator stand in the arena has a capacity of about 100 seats only.

9. The existing sports centre was built about 50 years ago, and its design and standard of facilities do not meet the prevailing standards. The Sham Shui Po District Council (SSPDC) has requested the LCSD to redevelop the sports centre. We will replace the existing CSWSC with a new sports centre in the proposed

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<sup>2</sup> At present, this remaining portion of the site is mainly used as a works site of the Highways Department.

JUC to provide modern sports facilities to meet the needs of the community. The new sports centre is proposed to include the following facilities –

- (a) a multi-purpose main arena (which can be used as a five-a-side football pitch / two basketball courts / two volleyball courts / eight badminton courts / one archery range<sup>3</sup>/ two netball courts / one handball court), equipped with an approximately 400-seat retractable spectator stand;
- (b) a fitness room;
- (c) two multi-purpose activity rooms (which can be combined into one large activity room);
- (d) a table tennis room;
- (e) a children’s playroom; and
- (f) other ancillary or office facilities, including service counters, ambulance room, toilets, shower and changing facilities, baby care room, and storage facilities.

10. The provision of these facilities will meet the current specifications and design standards for recreational facilities. In addition to providing hardware facilities, the LCSD will regularly organise various recreational programmes and training courses at the sports centre for promotion of sports. Regarding the transition arrangement, the existing sports centre will remain open for public use until the new sports centre is commissioned, so as to ensure a seamless transition and minimise any disruption to public enjoyment of existing facilities during the construction period.

#### District Health Centre operated by NGOs

11. The Government is committed to developing a district-based and family-centric community health system in line with the reform initiatives proposed in the Primary Healthcare Blueprint (Blueprint). By the end of 2022, the Government has established District Health Centres and District Health Centre Expresses (collectively referred to as “DHCs”) operated by NGOs in all

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<sup>3</sup> The archery range is reserved for use by eligible individuals or groups for purposes such as training or competitions.

18 districts across the territory, serving as primary healthcare resource hubs and the foundation of the community health system. Through service co-ordination, strategic procurement and medical-social collaboration, DHCs provide various services, including the Life Course Preventive Care Plan, health risk assessments, disease screening, chronic disease management and community rehabilitation.

12. In 2021, the Health Bureau established the Sham Shui Po DHC in a leased property at Mei Hei House of the Shek Kip Mei Estate. Upon completion of the JUC, the Sham Shui Po DHC will be relocated to the JUC, which offers more convenient transportation, as its long-term site, and provide a wider range of services compared to the current temporary centre at Shek Kip Mei Estate, such as enhanced health services for women and the elderly through dedicated nurse clinics and allied health services<sup>4</sup>, and piloting a new model of elderly health services<sup>5</sup> to enhance service synergy. The permanent DHC, together with their affiliated centres, mobile vans and outreach services in the district, will form a network of healthcare providers, offering more convenient services to the public. By actively engaging with various organisations and groups within the community, the DHC will give fuller play to its role in the district-based community primary healthcare system.

### HA Community Health Centre

13. The HA is committed to providing community-based public primary care services through general outpatient clinics (GOPCs) and Community Health Centres (CHCs). Primary healthcare is the first point of contact in the healthcare process, taking care of individuals with mild symptoms and focusing on disease prevention and chronic disease management. The main target users of the CHCs and GOPCs under the HA are the elderly, low-income individuals, and patients with chronic illnesses.

14. Currently, the HA operates six GOPCs in the Sham Shui Po District to provide primary healthcare services for local residents. Although the construction works for the Shek Kip Mei Community Health Centre building (to replace the Shek Kip Mei Health Centre) will commence soon and are expected to be completed by 2030, given the dense and significant ageing population in

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<sup>4</sup> The Women Health Centres under the Department of Health (DH) will be integrated into the DHC network.

<sup>5</sup> The pilot programme of a new model of elderly health services in the DHC is for preparation for integrating the elderly health services under the DH.

the Sham Shui Po District, the demand for healthcare services remains pressing, HA plans to establish an additional, large-scale and modern CHC within the proposed JUC to provide general outpatient and other primary healthcare services, with a view to further strengthening primary healthcare services in the district to meet local needs. The GOPCs and CHCs in the district will complement each other and work in synergy to enhance the overall service standard. In addition to addressing local needs, the said two new CHCs (at the Shek Kip Mei Community Health Centre building and the proposed JUC at Cheung Sha Wan Road) will form an integral part of the territory-wide primary healthcare network, alleviating medical pressure of the other districts, balancing the distribution of healthcare resources, and improving overall service efficiency.

15. The HA plans to offer comprehensive, multi-disciplinary primary healthcare and nursing services, including medical consultations, multi-disciplinary healthcare, chronic disease management, and patient education and support services, in the CHC at this proposed JUC. The CHC will provide a diverse range of services. In addition to the aforementioned nursing care and allied health services and chronic disease management programmes, other services may also be provided in response to service needs, with a view to enhancing community support for patients, particularly those with chronically illnesses who are in stable condition and require more support. This will help them stay healthy within the community and reduce the need for hospitalisation. Furthermore, the CHC will also provide services and facilities that promote patient self-care, encouraging patients to utilise community resources effectively and enhancing their ability to manage their own health conditions.

#### Welfare facilities

16. To cater for the needs of the community, the Government has been adopting a multi-pronged approach to identify suitable locations for providing various types of welfare facilities, particularly those in high demand such as elderly services, rehabilitation services, as well as family and child care facilities. The Social Welfare Department (SWD) proposes to offer a range of welfare facilities within the proposed JUC. Details of each welfare facility are set out below.

### *Child care centre*

17. The SWD proposes to provide a child care centre (100 places) within the proposed JUC to provide day care services for newborn infants and children aged below three, fostering their growth and development in a safe, inspiring and learning-oriented environment, and supporting parents who cannot take care of their young children temporarily because of work or other reasons.

### *Elderly services*

18. In light of the ageing population in the Sham Shui Po District, the SWD proposes to set up a Day Care Centre for the Elderly (DE) (60 places) and a District Elderly Community Centre (DECC) Sub-base in the proposed JUC, of which –

- (a) DE will provide centre-based community care services, such as day time care, rehabilitation exercises and social activities, to frail elderly persons aged 60 or above living in the community and who are assessed and recommended for Community Care Services or Residential Care Services under the Standardised Care Need Assessment Mechanism for Elderly Services, including those suffering from dementia. DE will also provide various kinds of support and assistance to carers.
- (b) DECC Sub-base will provide elderly persons and their carers with a comprehensive package of support services at the district level, including social and recreational activities, health education, emotional support, carer support services, counselling and meal services. DECC Sub-base will also provide outreach services for hidden and vulnerable elderly persons, with a view to encouraging and helping them to develop their social life. It will also provide referral and supporting services to those in need.

### *Support services for the mentally handicapped persons*

19. Welfare services to be provided within the proposed JUC as proposed by the SWD include a Supported Hostel for Mentally Handicapped Persons

(SHOS(MH))<sup>6</sup> (30 places), a Hostel for Moderately Mentally Handicapped Persons (HMMH)<sup>7</sup> (50 places), a Hostel for Severely Mentally Handicapped Persons (HSMH)<sup>8</sup> (50 places) and a Care and Attention Home for Severely Disabled Persons (C&A/SD)<sup>9</sup> (50 places), with a view to providing residential care services for the mentally handicapped persons with varying needs.

20. In addition, the SWD proposes to establish a day activity centre (50 places) within the proposed JUC to provide day care and training on daily living and simple job skills for persons with intellectual disabilities aged 15 or above who cannot benefit from vocational training or sheltered workshop services.

#### *Support services for persons with disabilities*

21. At present, there are three Integrated Vocational Rehabilitation Services Centres (IVRSCs) in the Sham Shui Po District, providing vocational rehabilitation services in specially designed training environments for persons with disabilities who are not yet able to engage in open employment<sup>10</sup>. In view of the current keen demand for rehabilitation services (including IVRSCs), the SWD proposes to provide an IVRSC (80 places) in the proposed JUC to meet the service needs.

#### *Urban Hostel for Single Persons*

22. The SWD proposes to provide an Urban Hostel for Single Persons (40 places) in the proposed JUC, with a view to providing short-term accommodation services for needy persons, particularly those who are aged or

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<sup>6</sup> SHOS(MH) provides group home living for persons with disabilities aged 15 or above who can only live semi-independently with a fair amount of assistance from hostel staff in daily activities.

<sup>7</sup> HMMH provides home living for persons with moderate mental handicap aged 15 or above who are capable of basic self-care but lack adequate daily living skills to live independently in the community. Service users who receive services provided by HMMHs will receive day training at sheltered workshops/IVRSCs during day time.

<sup>8</sup> HSMH provides home living for persons with intellectual disability aged 15 or above who lack basic self-care skills and require assistance in personal and nursing care.

<sup>9</sup> C&A/SD provides home living for persons with severe mental/physical disability who are unlikely to benefit from a regular day training placement. These service users are in need of nursing and intensive personal care but not yet require infirmary care.

<sup>10</sup> With training environment specially designed to take into account the limitation of persons with disabilities, IVRSC provides one-stop, integrated, and seamless vocational rehabilitation services for persons with disabilities aged 15 or above who require vocational training or support to engage in open employment. These services enable them to receive work training, develop social skills and economic potential, undertake further vocational rehabilitation training, and prepare for future participation in the open employment market.



in weak health but are able to look after themselves. Counselling and guidance will also be provided, with a view to helping them seek long-term accommodation.

### Government offices

23. Several floors of the proposed JUC will be used to reprovise offices of the SWD and LCSD currently scattered across different locations in the district, including the SWD's Cheung Sha Wan Integrated Family Service Centre (CSWIFSC), Lai Chi Kok Social Security Field Unit (LCKSSFU), and Sham Shui Po District Social Welfare Office (SSPD SWO)<sup>11</sup>, as well as the LCSD's Sham Shui Po District Leisure Services Office (SSPD LSO)<sup>12</sup>. This will help the relevant government departments consolidate resources, enhance synergy, improve overall operational efficiency, as well as facilitate access to services for residents in the local community.

### Ancillary facilities

24. The proposed JUC will also provide approximately 60 ancillary parking spaces (for vehicles of government departments and service institutions in the JUC), loading/ unloading area, a property management office, etc.

## **FINANCIAL IMPLICATIONS**

25. We propose to seek funding approval from the Finance Committee (FC) for about \$2,918.0 million in money-of-the-day prices for the JUC project and the related vehicular access, including: (a) government-borne construction costs to be reimbursed to the URA based on the returned tender price for the "design

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<sup>11</sup> Currently located in the Cheung Sha Wan Community Centre, CSWIFSC and LCKSSFU, together with SSPD SWO situated in the Nam Cheong Community Centre, are below the required standards in terms of their area. Such offices provide not only office space but also public services. Apart from providing sufficient space to cope with rising service needs and enhance service quality, the reprovise of these three SWD facilities in the proposed JUC, the location of which offers convenient transportation, can facilitate residents in the local community to access these services at the offices.

<sup>12</sup> At present, the staff and common facilities of the SSPD LSO under the LCSD are scattered across the district and accommodated in Sham Shui Po Government Offices and the Un Chau Street Municipal Services Building. This has not only undermined the efficiency of the office's daily operation, but also caused inconvenience to members of the public who wish to make a booking for recreational facilities and enrol in programmes. As such, the LCSD proposes reprovise of the SSPD LSO in the proposed JUC, with a view to consolidating resources and enhancing service quality and operational efficiency. The proposed facilities include a service counter and shroff office for booking recreational facilities and enrolling in programmes.

and build” contract (see paragraph 26 below); (b) on-cost payable to the URA for management and supervision of the project (at 9.6% of item (a)); (c) costs for internal fitting-out works, furniture and equipment (F&E) for facilities of relevant government department; and (d) contingencies. The estimated percentages of itemised expenditure for the project cost are roughly set out below

	Percentage of the proposed funding sought
(a) Government-borne construction costs to be reimbursed to the URA based on the returned tender price for the “design and build” contract	
(i) Building and building services	About 65%
(ii) Site works, piling, and external works, etc.	About 10%
Other expenditure (b) On-cost payable to the URA for management and supervision of the project (c) Costs for internal fitting-out works, F&E for facilities of relevant government department (d) Contingencies	About 25%

26. To meet the project schedule, the URA has commenced parallel tendering for the “design and build” contract to facilitate early commencement of the proposed works, and the returned tender price has been reflected in the aforementioned estimated project cost. Upon completion of the proposed JUC, the facilities therein will be handed over to the relevant government departments for management and maintenance.

## **PUBLIC CONSULTATION**

27. The Town Planning Board conducted a public consultation exercise between September and November 2021 on the draft URA Cheung Wah Street/Cheung Sha Wan Road Development Scheme Plan (draft DSP), which was supported by most of the representations received during the period. Upon

completion of the statutory planning procedures, the draft DSP was approved by the Chief Executive in Council in February 2023.

28. In September 2022, we consulted the SSPDC on the initial user mix of the proposed JUC. Members generally supported the project. Subsequently, we briefed the SSPDC on the planning concepts of the proposed JUC in September 2024, to which Members also generally expressed support.

## **WAY FORWARD**











29. If support is obtained from this Panel, we plan to consult the Public Works Subcommittee of the Legislative Council before seeking funding approval from the FC. The URA will award the relevant contract and commence the proposed works only after funding approval is obtained from the FC. The proposed works are expected to be completed in around four and a half years.

## **ADVICE SOUGHT**

30. Members are invited to express their views on the above proposed project and provide support.

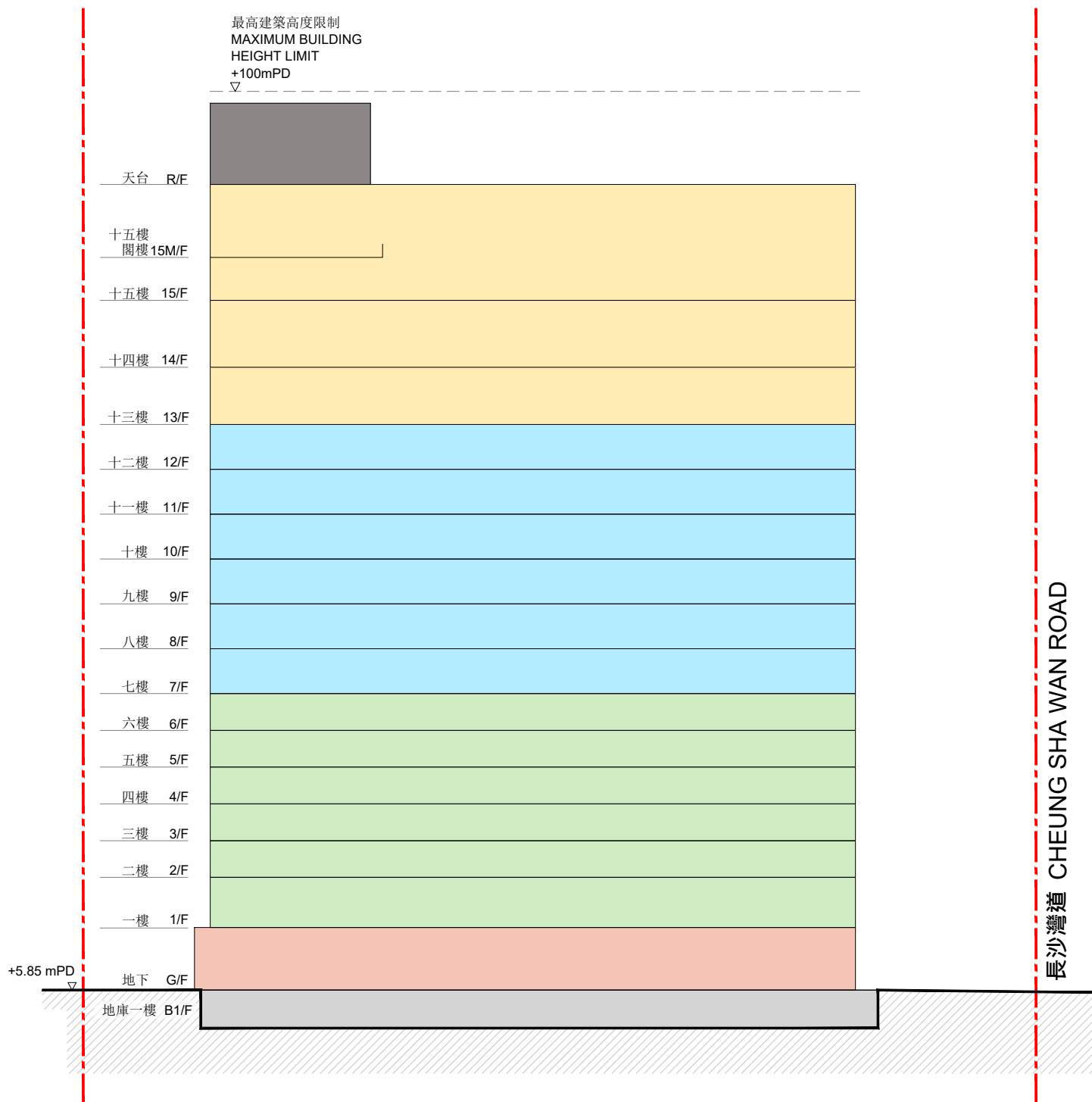
**Development Bureau**  
**Government Property Agency**  
**Architectural Services Department**  
**Urban Renewal Authority**  
**Health Bureau**  
**Leisure and Cultural Services Department**  
**Social Welfare Department**  
**Hospital Authority**  
**May 2025**



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|--|---|---|--|---|--|---|---|
|  | 工地界線<br>SITE BOUNDARY                                     |  | 行人出入口<br>PEDESTRIAN ENTRANCE / EXIT    |  | 現有人行天橋<br>EXISTING PEDESTRIAN FOOTBRIDGE   |  | 地面行人過路處<br>AT-GRADE PEDESTRIAN CROSSING |
|  | 市區重建局（市建局）項目<br>URBAN RENEWAL AUTHORITY'S (URA'S) PROJECT |  | 車輛出入口<br>VEHICULAR INGRESS / EGRESS    |  | 擬建行人天橋（由市建局負責承建的其他工程計劃）<br>PROPOSED PEDESTRIAN FOOTBRIDGE (OTHER PROJECTS UNDERTAKEN BY URA) |  | 巴士站<br>BUS STOP                         |
|  | 擬建聯用大樓<br>PROPOSED JOINT-USER COMPLEX                     |  | 無障礙出入口<br>BARRIER-FREE ENTRANCE / EXIT |   |  |   |   |

3200GK  
深水埗長沙灣道聯用大樓  
JOINT-USER COMPLEX AT CHEUNG SHA WAN ROAD,  
SHAM SHUI PO

ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署



備註：設計視乎將來的设计發展

REMARK: DESIGN SUBJECT TO FUTURE DESIGN DEVELOPMENT

6m 0 12m 24m

## 圖例 LEGEND

	工地界線 SITE BOUNDARY		醫療設施 MEDICAL FACILITIES		康體設施 RECREATIONAL AND SPORTS FACILITIES		機房 PLANT ROOM
	公共範圍 COMMON AREA		福利設施 WELFARE FACILITIES		附屬停車場 ANCILLARY CARPARK		

剖面圖  
SECTION

3200GK  
深水埗長沙灣道聯用大樓  
JOINT-USER COMPLEX AT CHEUNG SHA WAN ROAD, SHAM SHUI PO



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署





從長沙灣道望向聯用大樓的構思透視圖

PERSPECTIVE VIEW OF JOINT-USER COMPLEX FROM CHEUNG SHA WAN ROAD

備註：設計視乎將來的設計發展

REMARK: DESIGN SUBJECT TO FUTURE DESIGN DEVELOPMENT

構思圖  
ARTIST'S  
IMPRESSION

3200GK  
深水埗長沙灣道聯用大樓  
JOINT-USER COMPLEX AT CHEUNG SHA WAN ROAD, SHAM SHUI PO



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署