

Expansion of the Blood Transfusion Service Headquarters

Purpose

The purpose of submitting this paper is to seek support from the Yau Tsim Mong District Council on the project to expand the Hong Kong Red Cross Blood Transfusion Service Headquarters building.

Background

The Hong Kong Red Cross Blood Transfusion Service (BTS) is one of the institutions under the management of the Hospital Authority (HA) and is the only organization responsible for supply of blood to all hospitals in Hong Kong. The existing BTS Headquarters building at King's Park Rise was built in 1984 with land and funding provided by the government. Its services included blood collection, testing and distribution of blood to hospitals. It also organises regular community and promotional activities to encourage more people to join blood donation. Since establishment, the BTS continues to expand and has implemented new services including apheresis blood donation, autologous transfusion, the Catherine Chow Cord Blood Bank and the Hong Kong Bone Marrow Donor Registry. In the meantime, the BTS also successfully obtained the ISO 9001, ISO 14001 and the Australian TGA Good Manufacturing Practice (GMP) standards for ensuring safety of blood products. Each year, the BTS supplied some 500,000 units of blood and plasma products to hospitals for patient therapy.

The local demands for blood have been increasing. In 1984, only 140,000 units of blood donations were needed; however, the demand increased to 210,000 units in 2007, representing a net increase of some 50%. Meanwhile, to comply with the latest international blood safety standards, BTS needs to introduce new blood testing technology and facilities in a timely manner to ensure the safest possible blood transfusion for patients. With the increasing number and aging of the local population, the BTS forecasts that the annual blood demand will gradually increase by 25% in the next 20 years. The existing BTS Headquarters building is already inadequate to provide the necessary space and facilities for its current operation, not to mention the projected future growth. It has therefore to be expanded as soon as possible to meet service demands.

Major Context of the Expansion Project

The BTS Expansion Project involves mainly the construction of a new annex building to be connected to the existing building on the land lot already granted by the Government. The new annex will be dedicated for laboratory and blood storage uses. It will be 7-storey (32 meters) high with a gross area of around 9,000 square meters. Its virtual image is attached in Appendix I & II.

The Project Proposal has been submitted to the concerned Government Departments including the Food and Health Bureau, the Planning Department, the Transport Department, the District Land Office and the Government Property Agency which have indicated their approval or endorsement. The government has also earmarked

funding in the 2005 RAE exercise to support the Project. However, some residents in the King's Park region raised their concerns on the Project recently when the District Land Office was processing the BTS' application for relaxation of height limit and site coverage. To address the concerns, BTS invited them to a meeting held on 24.4.2008 to brief them the details of the project. The materials presented and the summary of the discussion at the meeting are attached at Appendix III and IV. If time permits, the BTS will be more than happy to present the information at the YTM District Council Meeting to be held on 26.6.2008.

In spite of the concerned residents' expressed understanding on the BTS need for expansion at the meeting, one estate wrote to reiterate their concerns including site selection, impact on traffic and environment afterwards. The Hong Kong Red Cross Secretary General has made a reply which is summarized as follows:

“Site Selection

In view of the lack of space and facilities to meet current and future operational needs for the increasing local demands for blood, Hong Kong Red Cross and the Hospital Authority have since 6 to 7 years ago requested a land the government to identify a site for a new Blood Transfusion Service building. However, as there was no suitable site that complied with the relevant government policies and met the BTS operational requirements, it was decided to expand the existing BTS Headquarters building. The expanded facilities will be able to cater for operational needs in the coming 20 years.

All blood processing and testing procedures are performed in closed environment and will not affect the surroundings. Since its operation at the current site, there has been no major adverse incident. The BTS is accredited for ISO 9001, ISO 14001 and GMP standards. The BTS is one of the leading blood centres - it fully complies with the Hospital Authority Infection Control Guidelines and international safety standards.

Impact on Traffic

At the request of the Transport Department, the BTS had in 2004 appointed an independent consultant to conduct a traffic impact assessment of its Expansion Project. The report was approved by the Transport Department in June 2004.

Impact on the Environment

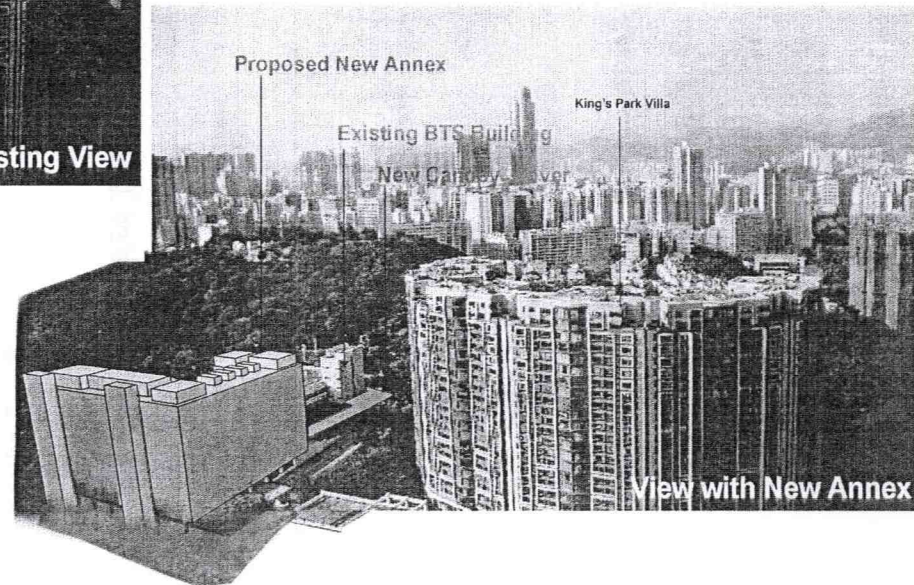
The Expansion Project will only involving changes at the most remote corner of the existing site. It will have no negative impact to King's Park, on the contrary, a small piece of land that is currently occupied by the BTS will be surrendered back to the Park.”

Advice Sought

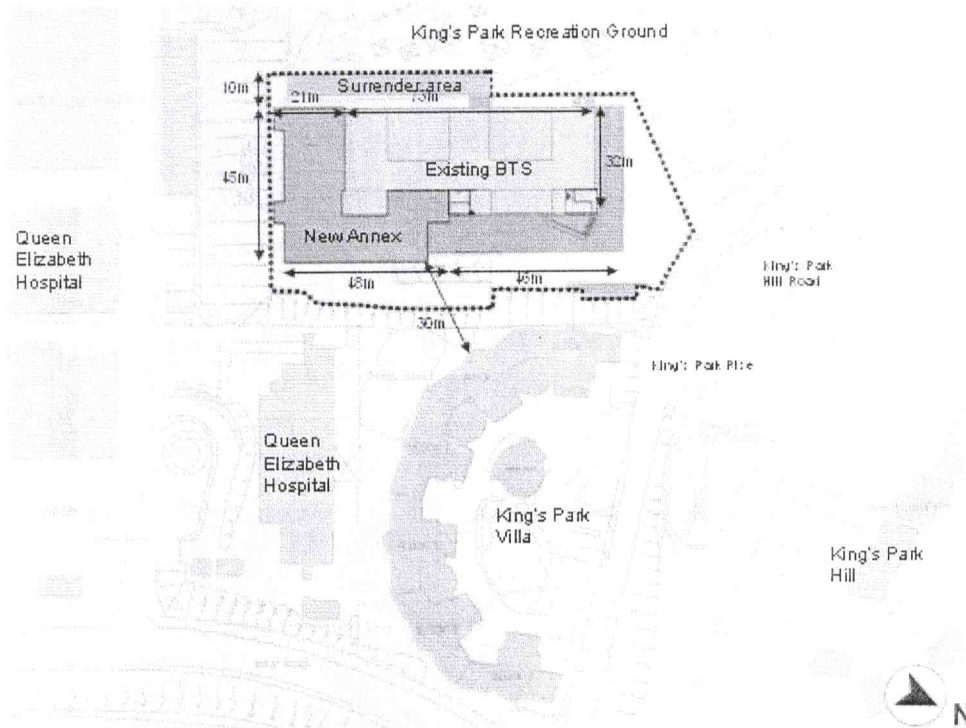
The YTM District Councilors are invited to support the BTS project to expand its Headquarters building.

Document Submitted

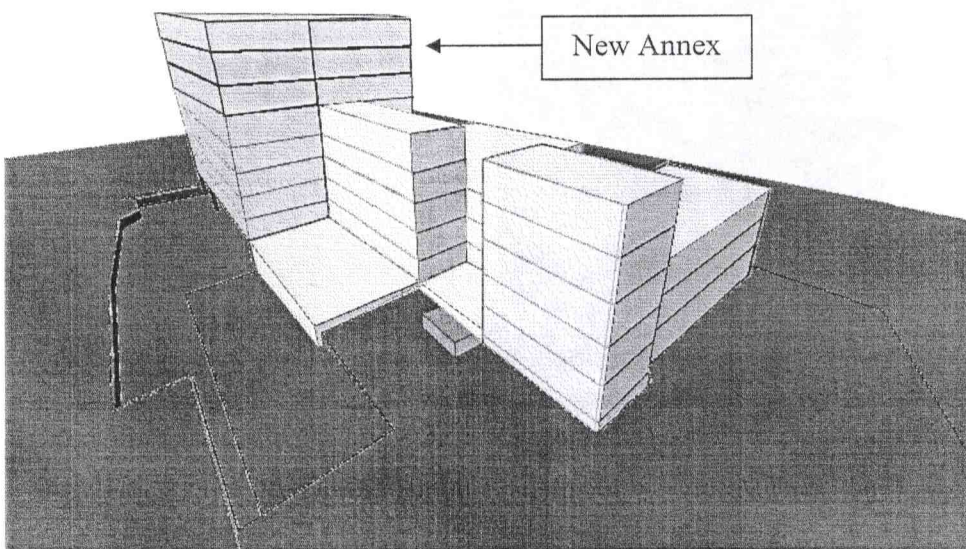
This document is submitted by the Hospital Authority for the consideration by the YTM District Councilors.



View from Queen Elizabeth Hospital to BTS



Hong Kong Red Cross Blood Transfusion Service Master Plan



Hong Kong Red Cross Blood Transfusion Service 3D Plan


Expansion of Blood Transfusion Service Headquarters

沒有血! 怎麼辦?
We can't operate without you!

A Warm Welcome to You All

請即踴躍捐血
Be a blood donor today

HONG KONG RED CROSS BLOOD TRANSFUSION SERVICE
香港紅十字會輸血服務中心 2710 1234





Expansion of Blood Transfusion Service Headquarters

-1. **Content**

1. Background of the Expansion Project


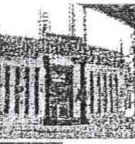

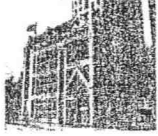
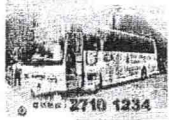


2. Factors considered in designing the new annex



Expansion of Blood Transfusion Service Headquarters

1.1 **Introduction**


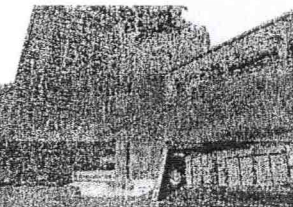

- The only organisation in HK responsible for blood supply
- Blood donated by voluntary non-remunerated donors
- Territory-wide blood collection
- Blood product safety follows international standards
- Managed by the Hospital Authority
- Products supplied for patient therapy are free of charge

Expansion of Blood Transfusion Service Headquarters

BTS Headquarters Building

- Built in 1984
- All collected blood are tested and processed here before issued to hospitals for patient therapy

Expansion of Blood Transfusion Service Headquarters

Why do we need to expand the BTS HQs facilities?

伸出援手
Give a Helping Hand

- Meet the increasing demands of blood for patient therapy - the existing facility can no longer meet operational need
- Ensure blood safety, improve standards and introduce new technology in a timely manner
- Provide new service

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香港紅十字會輸血服務部

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- Annual blood collection has increased some 50% in past 20 years
- In the next 20 years, there will be an estimate of 25% increase
- Using the collection in 1984 as baseline, the projected increase by 2027 will be 87.5%

血液收集量 1984 - 2007年

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- Products supplied to hospitals have increased some 60% in the past 20 years
- Some 100,000 patients received blood transfusion annually
- The number of patients requiring transfusion will increase with aging of the local population.

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- Supply of plasma products increase 40 times in the past 20 years
- Numerous patients were saved

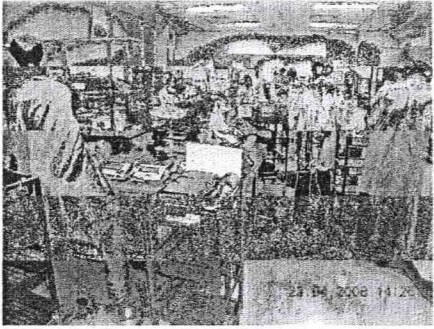
Plasma Derivatives Supplied to Hospitals (2001-2006)

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Expansion of Blood Transfusion Service Headquarters

All blood processing and testing procedures follow international standards, ensuring blood safety

Blood Component Preparation

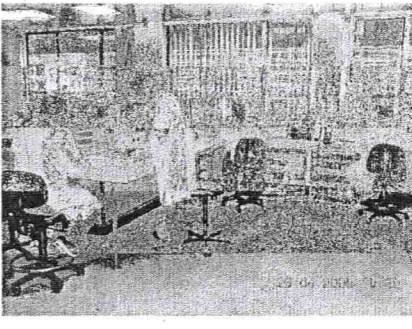


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Expansion of Blood Transfusion Service Headquarters

All blood processing and testing procedures follow international standards, ensuring blood safety

Blood Grouping

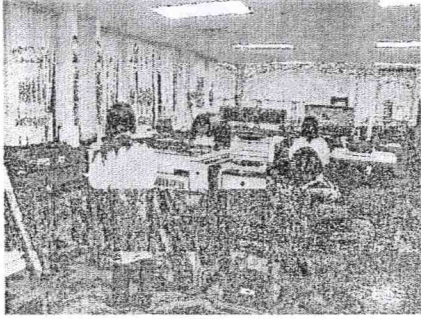


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All blood processing and testing procedures follow international standards, ensuring blood safety


Infection Screening



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Packaging for distribution to hospital




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Introduce new technology in a timely manner, ensuring blood safety

Nucleic Acid Test

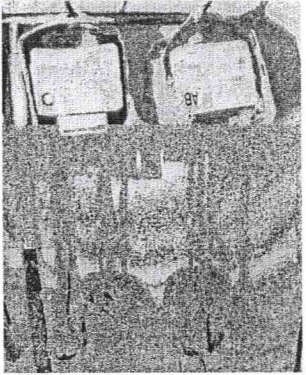


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Introduce new technology in a timely manner, ensuring blood safety

Leuco-filtration



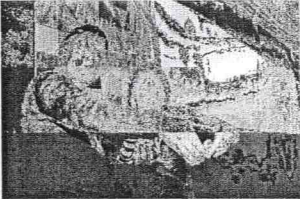
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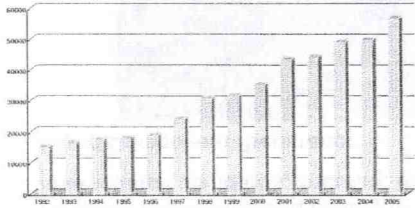
New Service

•HK Bone Marrow Donor Registry

- > 60500 registered donors
- Co-ordinated > 350 unrelated bone marrow transplants



Cumulative Number of registered bone marrow donor
登記骨髓捐者總數



Year	Number of donors
1982	15000
1983	18000
1984	21000
1985	24000
1986	27000
1987	30000
1988	33000
1989	36000
1990	39000
1991	42000
1992	45000
1993	48000
1994	51000
1995	54000
1996	57000
1997	60000
1998	63000
1999	66000
2000	69000
2001	72000
2002	75000
2003	78000
2004	81000
2005	84000


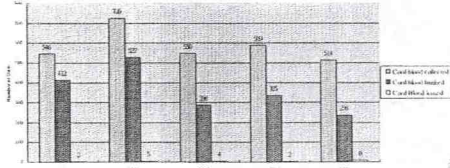
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New Service

•Catherine Chow Cord Blood Bank

- Banked 2600 units, 44 units transplanted to 22 paediatric and 6 to adult patients

Year	Banked	Transplanted (Paediatric)	Transplanted (Adult)
2001	112	12	2
2002	127	15	3
2003	138	18	4
2004	150	22	5
2005	161	26	6

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Factors considered in designing the new annex

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Why Here?

- Best and conscientious use of existing resources
 - Expansion development cheaper than whole new building
 - Expansion construction much faster
- Existing strategic location conveniently and readily serves the whole of HK
- New land availability takes too long – existing site already available and we can start now

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Development Parameters

- As per government's OZP : no statutory area, site coverage and height limit
- Advisory limits on area, site coverage and height already laid down

Development Design Approach

- Be caring : sensitive to adjacent buildings and park to minimize impact
- Close government consultations : achieve balanced scheme to minimize impact
- Planning Department's endorsement attained

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Outline Zoning Plan

According to Kowloon Planning Area No.2 – Draft Yau Ma Tei Outline Zoning Plan No. S/ K2/19:

- No maximum gross floor area
- No maximum site coverage
- No height restriction is imposed in the G/IC zone

However government has advised on recommended maximum gross floor area, site coverage and height restriction

Legend of Zonings:

- G/IC – Government / Institutional / Community
- O – Open Space
- GB – Green Belt
- R(A) – Residential Group A
- R(B) – Residential Group B

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Site Planning – Reducing Impact to Neighbourhood

- advised maximum site coverage achieved for new extension to minimize height
- BTS to surrender boundary site to King's Park Recreation Ground for new planted buffer to park

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Master Plan - Configuration of New Annex

- EVA (emergency vehicular access for fire fighting) to be provided and could only be along eastern area
- EVA restricts siting of new annex and determines it
- New annex meets advised maximum site coverage to minimize height

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Master Plan

- BTS to surrender boundary site to government
- Surrender area acts as a new buffer zone between BTS and the King's Park Recreation Ground
- Surrender area could be planted with heavy vegetations
- Maintain reasonable distance of new annex to King's Park Villa – 30m (equivalent to Hennessy Road)

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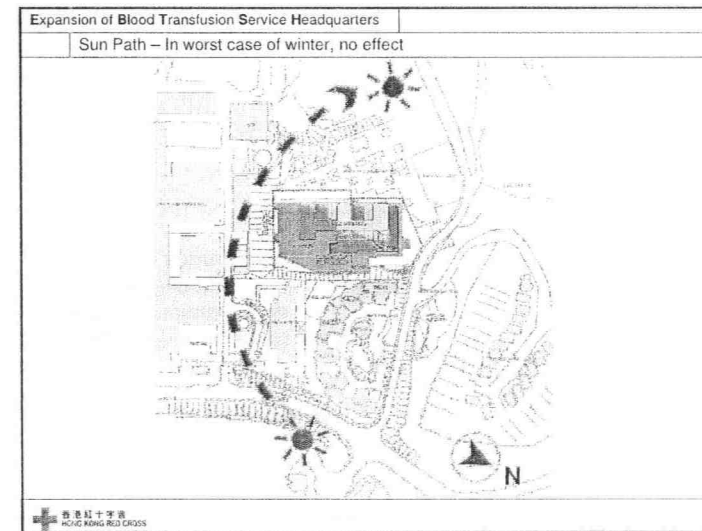
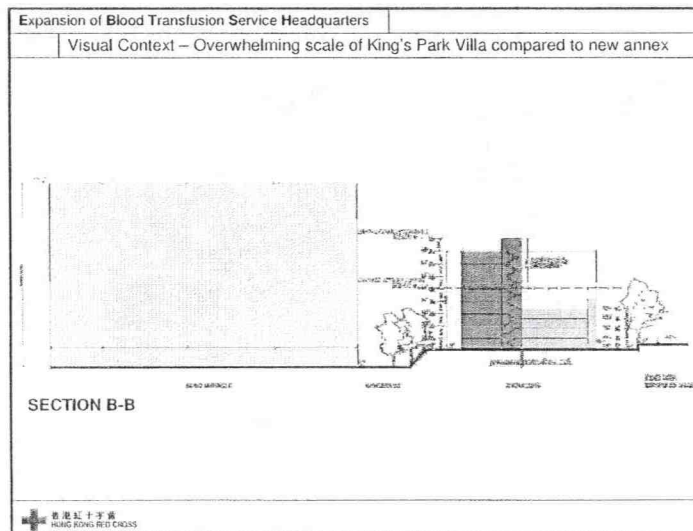
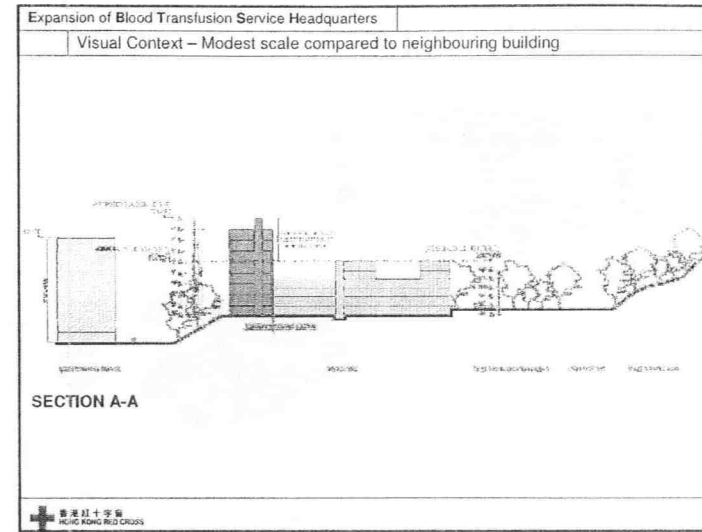
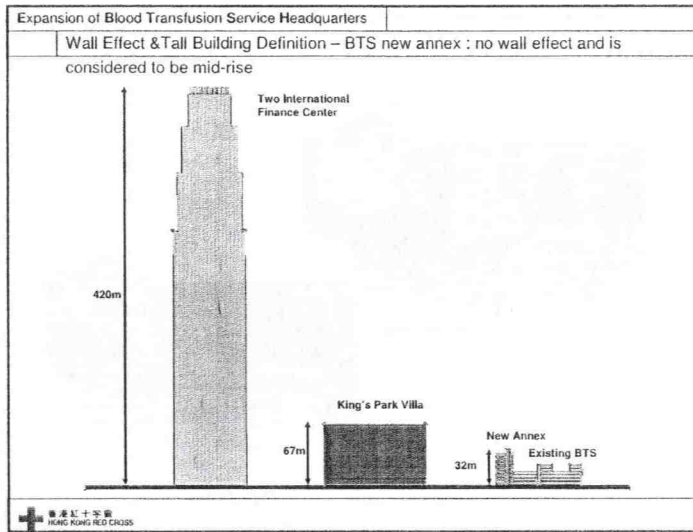
Expansion of Blood Transfusion Service Headquarters

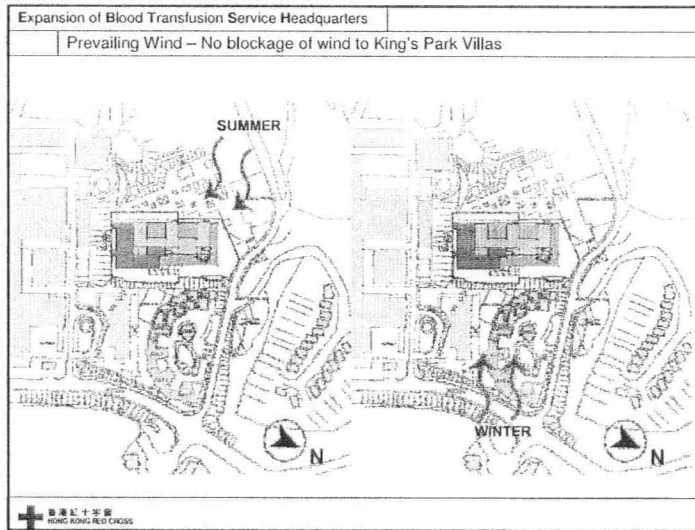
Proposed New Building

Met required NOFA

- full net operational floor areas could be met

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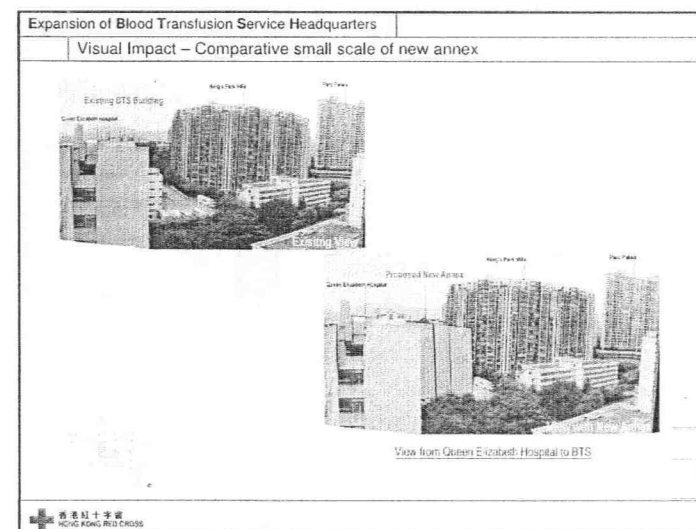
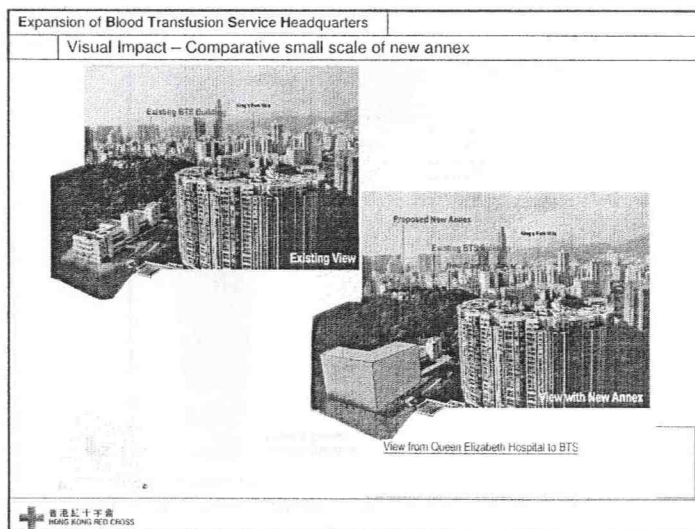


Expansion of Blood Transfusion Service Headquarters	
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Development Visual Impact

- objective analysis of impact to prove the case
- minimal visual impact
- meets Planning Department stringent assessment leading to endorsement

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Visual Impact – Minimal within existing context

View from King's Park Recreation Ground to BTS

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Visual Impact

View from King's Park Recreation Ground to BTS

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Visual Impact – Comparative small scale of new annex

View from Roof floor of Regatta Building

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Fortune Returns to Those who Shares.
Share your good health - Give Blood

THANK YOU
FOR YOUR
SUPPORT

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**Minutes of the Briefing Session of Hong Kong Red Cross
Blood Transfusion Service held on 24 April 2008 (Thursday)
at 8:30 p.m. in the Lecture Room on 1st Floor, 15 King's Park Rise, Kowloon**

Present :	Mr. Vincent Lo	BTS HGC Chairman	Chairman
	Mr. Philip Tsai	BTS HGC Deputy Chairman	
	Mr. K. M. Chan	HKRC Secretary	
	Dr. C. K. Lin	BTS CE&MD	
	Mr. Donald Li	KCC CM (CP)	
	Ms. Susanna Ko	KCC CGM (AS)	
	Mrs. Juliana Hong	BTS DOM	
	Mr. Edmond Fan	BTS HA I	
	Mr. Alick Hung	BTS R&PM	
	Mr. Y. L. Choong	Architect	
	Ms. Elaine Tang	Architect	
	Mr. Terry Lau	Architect	
	Ms. Susanna Ho	Yau Tsim Mong District Officer	
	Mr. Edward Leung	Yau Tsim Mong District Councillor	
	蔡燕霞女士	Yau Tsim Mong East Area Committee	
	周培賢先生	Yau Tsim Mong East Area Committee	
	何玉意女士	Yau Tsim Mong East Area Committee	
	許鳳雅女士	Yau Tsim Mong East Area Committee	
	郭潔冰女士	Yau Tsim Mong East Area Committee	
	馬蘇榮先生	The Incorporated Owners of King's Park Villa – Chairman	
	蕭國全先生	The Incorporated Owners of King's Park Villa – Secretary	
	談文濠先生	The Incorporated Owners of King's Park Villa – Committee	
	蔡伯純先生	The Incorporated Owners of King's Park Villa – Committee	
	李潔瑩女士	The Incorporated Owners of King's Park Villa – Committee	
	徐少熙女士	The Incorporated Owners of King's Park Villa – Committee	
	李廣澤先生	The Incorporated Owners of King's Park Villa – Committee	
	鄭碧瑤女士	Kai Shing Management Services Ltd – Assistance Property and Facility Manager (King's Park Villa)	
	王凱佳先生	Kai Shing Management Services Ltd – Property Officer (King's Park Villa)	
	陳德輝先生	Kai Shing Management Services Ltd – Property Assistance (King's Park Villa)	

羅智偉先生	Kai Shing Management Services Ltd – Assistance technical officer (King’s Park Villa)	
黃敏慧女士	Kai Shing Management Services Ltd – Property Assistance (King’s Park Villa)	
Mr. Chan	King’s Park Villa Resident	
何顯亮先生	Owners Committee of The Regalia – Chairman	
劉家池先生	Sino Estates Management Ltd – Property Manager (The Regalia)	
楊智先生	Sino Estates Management Ltd – Assistance Property Manager (The Regalia)	
李綺雯女士	Owners Committee of King’s Park Hill – Chairman	
朱建雄先生	Henderson Group subsidiary Well Born Real Estate Management Ltd – Assistance Property Manager (King’s Park Hill)	
甘勤芬女士	Henderson Group subsidiary Well Born Real Estate Management Ltd – Senior Property Officer (King’s Park Hill)	
Ms. Sue Li	BTS HA II	Secretary
Absent with apology:	梁仲輝先生	Urban Property Management Ltd – Property Manager (Parc Palais)

1. Expansion of BTS Headquarters

Dr. Lin presented the following:

- (i) Part I – Introduction of the objectives and demand of the services of BTS. Moreover, the services provided by the BTS have expanded in terms of volume, blood safety and complexity. For example, bone marrow donor registry and cord blood bank were introduced in recent years. Besides, it was forecasted that the overall blood demand in the territory would gradually increase in future.
- (ii) Part II – Presentation of the details of the expansion project such as the rationale of expansion, the scope of works, the requirement of the Government’s OZP and land grant, design approach, building height, visual impact from various angles and analysis of sun & wind path.

2. Concern from Residents

All the residents or estate representatives presented at the briefing unanimously recognised that BTS needed more space to meet the anticipated local blood demand surge in future.

Concern from representatives of King's Park Villa

- (i) Long term planning – it was hoped that HKRC would work with the government for a long term plan instead of focusing on a 20 years development.
- (ii) They asked for the Blood demand statistics.
- (iii) Property value – it would lead to the possible deduction since their view would be blocked by the new annex.
- (iv) Transport – the traffic would be very heavy during rush hours at King's Park Rise Road and Wylie Road due to the expansion of the service of BTS.
- (v) Green Environment – It would affect the green area.

Concern from representatives of the Regalia

- (i) Long term planning – it was hoped that HKRC would work with the government for a long term plan instead of focusing on a 20 years development.

Response from representatives of HKRC (Mr. K. M. CHAN), HA (Mr. Donald LI) and the Architectural consultant (Mr. Y. L. CHOONG).

- (i) Site selection – Due to the inadequacy of the space provision for the existing and foreseeable blood demand surge, HKRC and the Hospital Authority have requested for a land search from the government for the construction of a new Blood Transfusion centre for about 6 to 7 years. However, since suitable choices in compliance with various government policies as well as the operational requirements of BTS were very rare. Thus, there was a pressing need of expansion to cope with the anticipated blood demand surge.
- (ii) Blood demand statistics – It would be provided after the briefing.
- (iii) The expansion project would fulfill the requirements of the land grant and was a value for money proposal in meeting the pressing service needs.
- (iv) Transport – The centre, based on the requirements of the Transport Department, appointed an independent consultant to conduct a traffic impact assessment of our project in 2004. The report was approved by the Transport department in June 2004.
- (v) Green Environment – The expansion project would only modify a corner of our existing site. Despite of causing no impacts to the King's Park, a certain part of our land would also be surrendered to the government for greening purpose.

3. Any other business

The briefing session was adjourned at 10:30 p.m.