

**For discussion  
on 8 June 2009**

**Legislative Council Panel on Health Services**

**Phase One of the North Lantau Hospital Project**

**Purpose**

This paper seeks Members' support for the proposed phase one development of the North Lantau Hospital project.

**Problem**

2. The services of the Hospital Authority (HA) are provided on a cluster basis. Public hospital services for North Lantau (including Tung Chung) are covered by the Kowloon West Cluster of HA which has seven hospitals with none of them on Lantau Island. It is necessary to construct a public hospital in North Lantau in order to better meet the demand for hospital services in the district.

**Background**

3. In accordance with general planning standard, an acute hospital will be planned for a district when the population of the district reaches 200,000. Apart from population growth, we also take into account the planning of other infrastructures and the demand for medical services arising from all economic activities in a district.

4. According to the 2006 Population By-census conducted by the Census and Statistics Department, the resident population in Lantau was about 100 000, including 72 000 in North Lantau New Town (covering Tung Chung). The population of Lantau is projected to increase to around 123 100 by 2015 and to around 220 000 in the long term upon full development of the new town.

5. To cope with the development of the North Lantau New Town and the population growth in the district, and considering that the Hong Kong International Airport and some major tourist facilities are situated in North Lantau, we have decided to develop a new hospital in North Lantau before the

population in the district reaches the relevant level under the general planning standard.

### **The North Lantau Hospital project**

6. The North Lantau Hospital Project is being taken forward in two phases. For phase one, it will be a Government project to build a public hospital with 180 beds, which will be sufficient to meet the demand for public hospital services for the projected population of 123 100 on Lantau Island by 2015. To meet the long-term demand for hospital services on the Lantau Island upon full development of the North Lantau New Town, the Government will provide an additional 170 beds in the public facility to be built under phase two. The opportunity is taken of the phase two development to explore the introduction of public-private-partnership (PPP) for the private sector to provide other medical facilities and services in the available area in addition to the 170 beds provided by the Government. In the event that PPP arrangement would not materialize for phase two, we will still proceed with the development of phase two of NLH in due course as a Government project to provide the remaining 170 hospital beds required for meeting the long-term demand of the local community.

### **The hospital site for the project**

7. A site with 4.9 hectares comprising Tung Chung Areas 13 (part of), 22 and 25 has been reserved for the North Lantau Hospital project. Phase one will take up about 1.9 hectares of Area 25 near Yat Tung Estate abutting Chung Yan Road at the south-west side and Yu Tung Road at the south-east side of the site. The remaining 3 hectares comprising Tung Chung Area 25 (0.8 hectares), Area 22 (1.6 hectares) and Area 13 (0.6 hectares) are reserved for the development of phase two. A site plan for the hospital project is shown at **Annex**.

8. The reserved site in Tung Chung Areas 22 and 25 was originally zoned “Residential” area. Following approval by the Town Planning Board in April 2009, the site has been rezoned to “Government, Institution or Community” (“GI/C”) area where hospital use is always permitted. The reserved area in Tung Chung Area 13 has been a GI/C site and it is a non-piling area due to possible alignment of Hong Kong-Zhuhai-Macau Bridge.

### **Proposed scope of phase one of the project**

9. We propose to build under phase one of the project a new public hospital with the following scope of facilities and services -

- (a) in-patient care services with 160 in-patient beds including
  - (i) 80 beds for emergency medicine: to provide in-patient services in the specialties of medicine, surgery, orthopaedics and traumatology; and
  - (ii) 80 beds for extended care: to provide convalescence and rehabilitation services for acute patients in stable condition, and to provide assessment and training to improve the physical, cognitive and psychosocial functions of disabled patients;
- (b) ambulatory care services including -
  - (i) A&E Department: to provide comprehensive services for acute and emergency cases. Annual attendances are estimated at 55,000 ;
  - (ii) specialist out-patient clinics: there will be 10 consultation rooms to provide specialist out-patient services initially planned for the specialties of medicine, surgery, gynaecology, paediatrics, orthopaedics and traumatology as well as psychiatry. Annual attendances are estimated at 66,000;
  - (iii) primary care clinics: there will be eight clinic suites to provide primary curative care, screening and assessment of medical conditions;
  - (iv) day rehabilitation centre: there will be 30 places to provide comprehensive integrated rehabilitation and allied health services to chronic patients; and
  - (v) ambulatory surgery / day procedure centre: there will be 20 day beds for general surgeries/procedures. It is initially planned that the general surgeries will cover the specialties of orthopaedics, ear, nose and throat while the general procedures will cover endoscopy, haemodialysis and cardiac function monitoring;
- (c) community care services including –

- (i) community geriatric assessment service: to provide specialist assessment as well as extended care and rehabilitation support for elderly patients;
  - (ii) psychiatric outreaching team: to provide outreaching service to psychiatric patients through a multi-disciplinary professional team consisting of psychiatrists, psychiatric nurses, occupational therapists, medical social workers and clinical psychologists. The team will provide comprehensive community support services to facilitate early recovery and re-integration of newly discharged psychiatric patients into the community;
  - (iii) community nursing service: to conduct home visits for the sick, the elderly, the disabled or mental patients upon their discharge. Apart from providing nursing care to patients, the community nurses will also provide training and support to carers to facilitate early recovery of the patients;
  - (iv) patient resources centre: to provide health information, health education and referral service to patients and their families through collaboration with non-government organizations, social service organizations and patient self-help groups;
  - (v) community health education: to organize talks and workshops on health promotion and disease prevention; and
  - (vi) medical social service: to provide counselling to patients on emotional, family, caring and psychosocial problems, to make referrals for patients for application for appropriate social assistance and welfare, and to formulate discharge plans for patients in need;
- (d) diagnostic and treatment facilities to support inpatient and outpatient services, including emergency laboratory; blood bank; A&E radiology suite; computed tomography scanner; and ultrasound scanner;
- (e) support services including food services, pharmacy,

mortuary, linen, procurement and supplies, transportation and portering, and engineering plants; and

- (f) administrative services including hospital administration, admissions, staff accommodation and medical records, etc.

10. Upon the suggestion of the Islands District Council (DC), the phase one of the project will also include construction of a new road which will link up Chui Kwan Drive and On Tung Street to facilitate the commutation of residents in the area in future.

### **Project implementation**

11. To expedite the construction of the new public hospital under phase one, we have in parallel conducted a pre-qualification exercise and have issued invitation for tenders to the pre-qualified tenderers in April 2009. A design-and-build contract will be adopted for phase one so that a single contractor will be selected to undertake both the design and construction works thereby expediting the project.

12. Subject to agreement of Members, we plan to seek funding approval of phase one of the project from the Finance Committee (FC) in December 2009. We will then award the contract for phase one to the successful tenderer in the same month. Taking account of the normal period of 36 months required for a hospital project, including 6 months for possible slippage for reasons such as inclement weather, we expect that the construction works for phase one will complete by the end of 2012. The cost for phase one is estimated at around \$3.2 billion in money-of-the-day prices. We will update the project estimate based on the return of tender price when we seek funding approval from the FC towards the end of the year.

13. In the meantime, the Kowloon West Cluster will continue to meet the demands for hospital services in North Lantau through its existing facilities and services before the commissioning of phase one of the project. HA will continue to closely monitor the service utilization of the community in North Lantau and enhance the services for residents where necessary in the interim.

### **Public consultation**

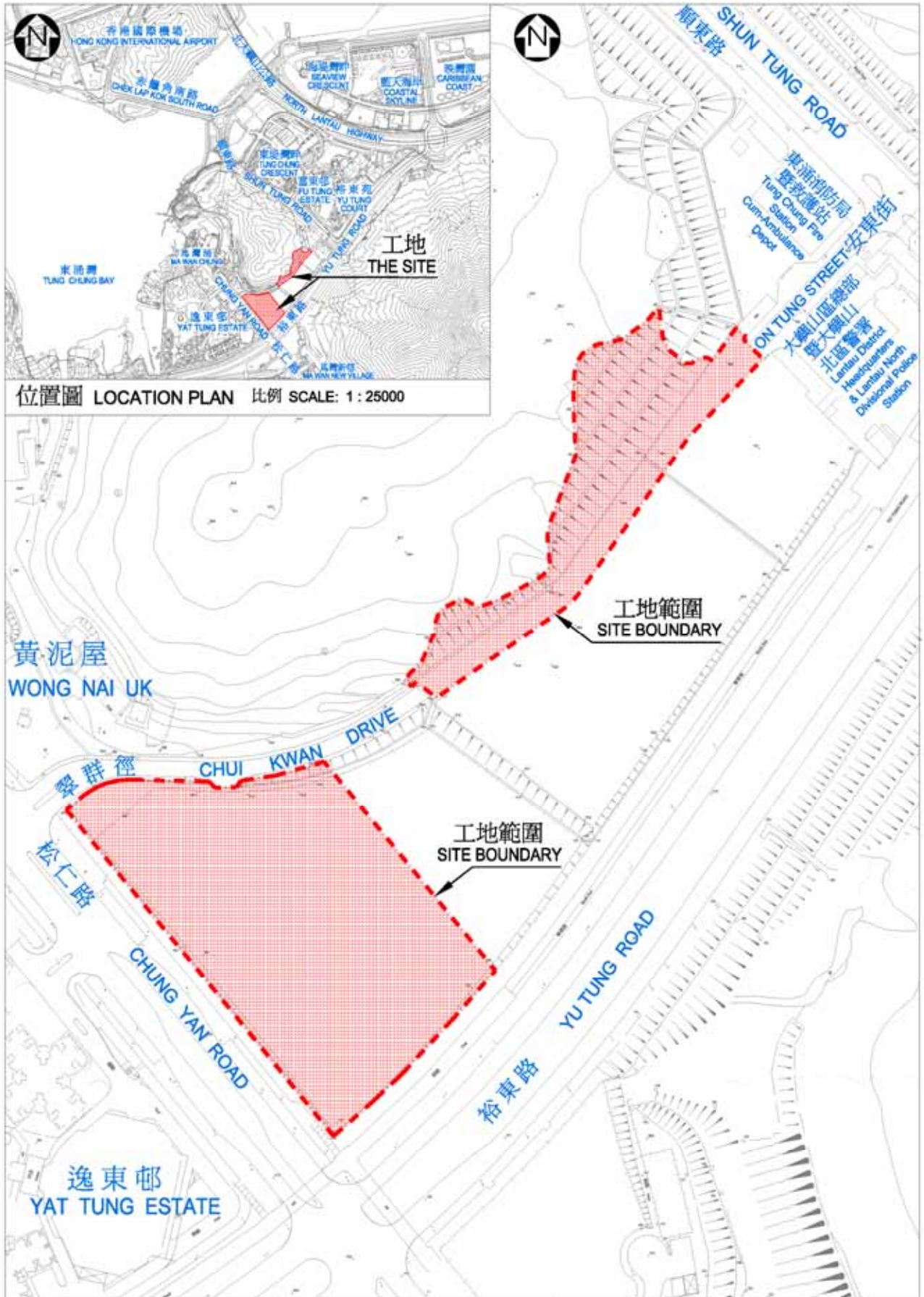
14. We have consulted the Islands District Council (DC) on the project on 14 April 2008 and gave an update on the progress of various preparatory work on 20 October 2008. The Islands DC supports the proposed hospital

project. As suggested by the Islands DC, a new road linking up Chui Kwan Drive and On Tung Street will be constructed under phase one of the project.

**Advice sought**

15. Members are invited to support the proposed phase one of the hospital project.

**Food and Health Bureau  
Hospital Authority  
June 2009**



位置圖 LOCATION PLAN 比例 SCALE: 1 : 25000

8051 MM  
 北大嶼山醫院第一期  
 NORTH LANTAU HOSPITAL,  
 PHASE 1  
 SITE LOCATION PLAN

drawn by 繪圖	K.C. LEUNG	date 日期	05/09
approved 覆核	Y.O. CHAU	date 日期	05/09
office 辦事處	PROJECT MANAGEMENT BRANCH 工程策劃管理處		

drawing no. 圖號	scale 比例
6178/XA001	1 : 2500
 ARCHITECTURAL SERVICES DEPARTMENT 建築署	