

規 劃 署

香港北角渣華道 333 號
北角政府合署



Planning Department

North Point Government Offices
333 Java Road,
North Point, Hong Kong

來函檔號 Your Reference CB(4)/PAC/R59
本署檔號 Our Reference () in NHQ(TC) 5/4/96 (V)
電話號碼 Tel. No.: 2231 4602
傳真機號碼 Fax No.: 2522 9060

蘇美利女士
總議會秘書 (4)2
政府帳目委員會
立法會大樓
香港中區立法會道一號

蘇女士：

帳目委員會
審計署署長第五十九號報告書第四章
批地供私家醫院發展

多謝你在2012年12月12日的信件，要求進一步書面回應政府帳目委員會，在考慮審計署署長第五十九號報告書第四章：批地供私家醫院發展時相關的兩個議題。

2. 根據我們的紀錄，下列為醫院G土地所涉及的規劃申請及修改土地用途申請的考慮撮要：

- 城市規劃委員會(城規會)於1998年12月及1999年11月，分別收到及審議兩項規劃申請(申請編號A/ST/483及A/ST/508)，以及於2000年5月審議一項改劃用途申請(申請編號TPB/Z/ST/8)。三項申請都與醫院G尚未發展部份(東面)土地相關。在處理這三項申請過程中，相關政策局/部門，包括衛生署署長均獲諮詢。其意見載於審計署署長第五十九號報告書第四章第4.14至4.16段表5及附錄D。
- 衛生署署長於1998年12月對首個規劃申請(A/ST/483)，並無表示反對，並指出仁安醫院使用率持續偏低，估計不會出現較規劃中的400張病床更大的需求，並無迫切需要擴建，除非醫療融資政策有重大改變，迫使病人轉投私家醫院。可是，衛生署署長建議申請人需要清楚列出，出售住宅後有多少收益或比例，將會留作醫院擴建及日後營運之用。因為這些資料對考慮土地用途改變是需要的(附件A)。

我們的理想 - 「透過規劃工作，使香港成為世界知名的國際都市。」

Our Vision - "We plan to make Hong Kong an international city of world prominence."



- 衛生署署長於 1999 年 11 月對第二個規劃申請 (A/ST/508)，表示申請內並無詳細資料，顯示有多少售樓收益會用於醫院擴建及營運之用。衛生署擔心該醫院的財政狀況，如何在加設病床後，支持醫院持續運作。當考慮到額外的 200 張病床對香港整體醫療服務沒有任何增值，衛生署署長對這項規劃申請表示有保留。但是，他指出改變土地用途屬土地政策範疇內的決定(附件 B)。
- 城規會轄下的鄉郊及新市鎮規劃小組委員會(「小組委員會」)考慮並否決了這兩項申請。在考慮首個申請時 (A/ST/483)，小組委員會備悉有關住宅發展有助將來醫院擴建的融資，但卻無資料有助確定住宅發展能否左右將來醫院擴建的可能性。
- 雖然小組委員會備悉衛生署署長對第二個申請(A/ST/508)有所保留的意見，但當時小組委員會的主要關注點是在土地用途上。委員得悉雖然該申請大致符合城規會相關的《規劃指引》，但認為該申請並沒有特別或強烈理由，以支持偏離用地的規劃原意。由於有地區反對意見，大多數委員認為若發展建議可以接受，更合適的方法是修改分區計劃大綱圖，以反映土地最新的規劃意向，從而提供法定渠道，讓受影響人士向城規會提出反對意見。故此當拒絕第二次申請時，小組委員會同意建議申請人，若認為申請地點中的尚未發展部份不需作醫院用途，較合適的方法是提出改劃土地用途，以進行有關的住宅發展建議。
- 申請人後來在 2000 年 4 月，就第二次申請的否決結果向城規會提出覆核。衛生署署長建議營運商，不要再利用該幅已規劃土地作籌集資金用途，而應尋求其他辦法。該幅土地應預留作日後提供醫院服務之用，此舉在其他醫院項目也很常見(附件 C)。申請人及後因自身理由撤回其覆核申請。
- 申請人其後在 2000 年 5 月，向城規會提交改劃用途申請，要求將該未發展部分，由「政府、機構或社區」及「休憩用途」地帶改劃為「住宅(乙類)」地帶。衛生署署長並無特別意見，但重申其就早前規劃申請的意見，仍然有效。
- 小組委員會在 2000 年 6 月考慮該改劃用途申請時，備悉申請人會透過在現有醫院大樓上加建三層醫院樓層，以進行擴建；醫院 G 未發展的「政府、機構或社區」地帶部分，不需要預留作醫院擴建或提供其他「政府、機構或社區」之用；建議不會對環境及交通有不良影響，和對區內現有和規劃中的基建設施造成壓力；該住宅發展密度與附近私人住宅發展大致協調；發展計劃需以更改土地契約方式落實，在土地政策下並不會阻礙有關進程；以及改劃用途地帶，可讓當區居民有一個法定渠道提出反對。在平衡各種因素後，小組委員會在 2000 年 6 月 30 日同意該改劃用途申請。有關修訂隨後於 2000 年 8 月 4 日，按《城市規劃條例》第 7 條刊憲。

- 在法定公布期內，城規會共收到六份反對將有關地點改劃為「住宅（乙類）」地帶的意見。當反對意見在部門傳閱時，衛生署署長表示她就早前申請所提出的意見，仍然有效。反對意見的聆訊在 2001 年 1 月進行。聆訊委員會在考慮反對人士的陳述後，決定回復該幅土地的用途地帶，即由「住宅（乙類）」改為「政府、機構或社區」及「休憩用途」地帶，有關修訂按修訂前的《城市規劃條例》第 6(7)條，在憲報公布。在公布期內，城規會收到一份由醫院 G 提交的進一步反對意見，對修訂表示異議。聆訊委員會在 2001 年 6 月，按修訂前的《城市規劃條例》第 6(8)條再次召開聆訊會議。原來的六位反對人士和進一步反對者均一同獲邀出席。
- 在考慮進一步反對意見時，聆訊委員會備悉衛生署署長的意見，即有關土地應預留作日後提供醫院服務之用，此舉在其他醫院項目也很常見。聆訊委員會聽取原反對者及進一步反對者的陳述，及平衡所有相關因素後，決定更改先前決定，把有關地點由「政府、機構或社區」及「休憩用途」改劃為「住宅（乙類）」地帶，考慮因素包括：
 - 根據醫院管理局(醫管局)意見，《香港規劃標準與準則》所載的每 1,000 人需要提供 5.5 張病床的標準，泛指全港所有各種公私營病床的要求，並不反映地區性醫院病床的要求。醫管局評估指出，到了 2006 年，新界東聯網實際只輕微短缺 250 張公立醫院病床。醫管局不能就私家醫院病床是否足夠的問題作出評論，因其按商業原則運作，業務全賴市場對這類服務的需求。此外，醫管局沒有計劃在新界東範圍覓取新土地，發展醫療設施。
 - 鑑於有關地點位置偏僻，交通不便，聆訊委員會認為這個地點不宜提供社會福利設施，一如社會福利署提出的意見一樣；
 - 醫院 G 已符合地契就提供病床數目的要求；
 - 此外，醫院 G 已建議增加病床數目，由 212 張增加至 400 張。建議如得落實，可額外為沙田區提供 188 張病床；及
 - 擬議的住宅發展與毗鄰的私人住宅發展並非互不協調。此外，這項發展不會對環境和交通造成嚴重的不良影響。
- 2001 年 9 月，行政長官會同行政會議核准有關《沙田分區計劃大綱圖》，連同沒有撤回的反對意見。

3. 根據紀錄，於1999至2002年間，城規會共處理59宗(涉及58個地盤)建議把非住宅用途地帶改劃為住宅用途地帶的申請。這些非住宅用途地帶主要是「政府、機構或社區」、「綠化地帶」、「工業」及「農業」地帶。在59宗申請中，22宗(涉及22個地盤)獲城規會同意或部份同意，而37宗(涉及36個地盤)被拒絕。



(黃婉霜女士 代行)
規劃署署長

二零一二年十二月十九日

副本送呈：內部

助理署長/新界
沙田、大埔及北區規劃專員

By Fax 

MEMO

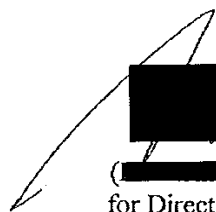
From Director of Health
 Ref. (17) in DH/248/1001/94 II
 Tel. No.
 Fax. No.
 Date 31 December 1998

To District Planning Officer
 (Sha Tin, Tai Po & North)
 Planning Department
 (Attn.: Mr [REDACTED])
 Your Ref. (3) in TPB / A / ST / 483
 dated 28 December 1998 Fax. No.
 Total Pages

**Application for Residential Development near [REDACTED]
 at [REDACTED], Sha Tin, N.T.
 (Application for Permission under
 Draft Sha Tin Outline Zoning Plan No. S / ST / 11)**

Thank you for your memo of 28 December 1998.

2. It is noted that the current application submitted by the [REDACTED] for residential development near [REDACTED] is to address DPO's concern on the zoning and site boundaries of the previous application of 1 August 1998. There is no change in respect of the proposed residential building development.
3. I have no particular comment to make on the zoning and application site boundaries. With regard to the proposed residential development, please refer to my remarks made in my memo to your ref (14) in the same series dated 12 August 1998.


 [REDACTED]
 ([REDACTED])
 for Director of Health

c.c. S for Health & Welfare (Attn.: [REDACTED])

* 委員會秘書附註：本文件只備英文本。

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MEMO

| | | | |
|-------------|--------------------------|--------------------|-------------------------------|
| <i>From</i> | Director of Health | <i>To</i> | District Planning Officer |
| <i>Ref.</i> | (14) in DH/248/1001/94II | <i>(Attn:</i> | Ms. [REDACTED]) |
| <i>Tel.</i> | [REDACTED] | <i>Your Ref.</i> | (3) in TPB/A/ST/470 |
| <i>Fax</i> | [REDACTED] | <i>dated</i> | 5 August 1998 Fax: [REDACTED] |
| <i>Date</i> | 12 August 1998 | <i>Total Pages</i> | 1 |

**Application for Residential Development near [REDACTED]
at [REDACTED], Shatin N.T.**

Thank you for your memo of 5 August 1998.



2. With reference to the application submitted by the [REDACTED] ([REDACTED]) for residential development near [REDACTED], I do not object in principle to the application for the following reasons -


- i) The [REDACTED] has allowed in the original design of the foundation of the Hospital Building to cater for future expansion, i.e. to build an additional three storeys over the existing hospital block, providing another 200 beds. In view of the persistent low occupancy even in times of good financial environment in the years 1995 to 1997(occupancy rate varied from 15% to 37%), it is not envisaged that there will be an excess of demand over the planned 400 beds (including the future expansion). Hence, the need of expansion on part of the applied site will not be eminent unless there is a drastic change in policy over health financing in which patients will be forced to patronise private hospitals.
- ii) The Department of Health is open to the proposal that the hospital does not need to provide staff quarters within the same land lot (my earlier memo dated 20 May 1998 refers).

3. Having said the above, I must add that the applicant needs to specify clearly the amount or percentage of income generated that would be reserved for the financing the capital costs of the future expansion of the Hospital as well as the continuing operation of the Hospital. This information is necessary for the Administration to justify the change of land use. I note that the hospital has suffered an cumulative loss

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of \$270 million from 1994 to 1997 on recurrent expenses. With the current business climate, an annual deficit in the area of \$80 is estimated for future years. It is also estimated that some \$150 million would be required to provide further expansion of 200 beds. The Director of Lands would be in a better position to negotiate with the applicant on the terms and stipulate conditions to ensure that the applicant sets aside sufficient profits from the residential development to guarantee future financing/expansion of the hospital.


()
for Director of Health

cc: SHW (Attn: Mr. )

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To : District Planning Officer/Sha Tin, Tai Po and North
 (Attn: Mr [REDACTED])
 Fax No. [REDACTED] or [REDACTED]

Application No. A/ST/508

Department/Office/Section : Department of Health
 Responsible Officer : [REDACTED]
 Telephone No. : [REDACTED]
 Date : 5 November 1999
 File Reference : (24) in DIL 248/1001/94 II

| | |
|------------------------------|---|
| Please tick as appropriate : | <input type="checkbox"/> No objection to the application <input checked="" type="checkbox"/> See comment on the application <input type="checkbox"/> Object to the application |
|------------------------------|---|

Major Comments on the Applications:

There is no detail data provided in the current application in respect of the portion of the profit from the sales of flats that would be reserved for the operational costs and development of the hospital. The financial position of the hospital to support continuous operation of the hospital with additional beds is a concern.

Though a gradual increase in the bed occupancy rate of the existing 212 beds of the [REDACTED] is noted (i.e. up to 62.93% in August 1999), the increase has not significantly indicated the need for the Phase II development to provide additional 200 beds. As we do not foresee a tremendous increase in demand for hospital beds in the private sector in the coming five years, we do not see any added value of the proposed extra 200 beds in the health services provision in Hong Kong. As such, I have reservation in supporting the proposal.

Nevertheless, consideration on the proposed change of land use is more a matter of land policy decision.

Other Detailed Comments (if applicable) :

Nil

c.c. SHW (Attn: Mr. [REDACTED]) fax- [REDACTED]




MEMO

| | | | |
|-------------|--------------------------|---------------|--|
| <i>From</i> | Director of Health | <i>To:</i> | District Planning Officer (Sha Tin, Tai Po & North) |
| <i>Ref.</i> | (36) in DH248/1001/94III | <i>(Attn:</i> | ()) |
| <i>Tel.</i> | [REDACTED] | <i>Ref:</i> | (7) in TPB/A/ST/508II |
| <i>Fax</i> | [REDACTED] | <i>dated</i> | 28.4.2000 Fax: [REDACTED] |
| <i>Date</i> | 29 April 2000 | <i>pages</i> | 1 |

**Review of Proposed Residential/Hospital and
 Ancillary Chinese Medicine Research Department Development,
 Sha Tin Town [REDACTED],
 [REDACTED]
 Sha Tin, New Territories
 (Review of Application No. A/ST/508)**

I refer to your memo of 28 April 2000.

2. I confirm that my previous comments on the application are still valid. You may wish to refute the argument that the sale of residential flats to support the development of the hospital. The land is zoned for G/IC purposes. The operators should seek other venues to raise funds and not to use the zoned land for such purpose. The land should be reserved for future development on hospital services in the long run as we often see in other hospital projects.


 [REDACTED]
 ([REDACTED])
 for Director of Health

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MEMO

From Director of Health

Ref. (2) in DH 248/1001/94 IV

Tel. No. [REDACTED]

Fax. No. [REDACTED]

Date 22 March 2001

To District Planning Officer
(Sha Tin, Tai Po & North)

Your ref. (5) in TPB/O/S/ST14-F1 DPO)

date 17.3.2001

Fax. No. [REDACTED]

Total Pages 1

**Proposed Amendments to the Draft Sha Tin Outline Zoning Plan No. S/ST/14
(Objection No. F1)**

Thank you for your memo of 17 March 2001.

2. My views on the written representation is that the land should be reserved for future development on hospital services in the long run as we often see in other hospital projects.

for Director of Health

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