

TOWN PLANNING BOARD

Minutes of 778th Meeting of the Metro Planning Committee held at 9:00 a.m. on 5.12.2025

Present

Director of Planning
Mr C.K. Yip

Chairperson

Ms Sandy H.Y. Wong

Vice-chairperson

Mr Stanley T.S. Choi

Professor Roger C.K. Chan

Mr Ben S.S. Lui

Professor Bernadette W.S. Tsui

Ms Kelly Y.S. Chan

Dr Tony C.M. Ip

Professor Simon K.L. Wong

Mr Derrick S.M. Yip

Assistant Commissioner/Urban,
Transport Department
Mr B.K. Chow

Chief Engineer (Works),
Home Affairs Department
Mr Bond C.P. Chow

Principal Environmental Protection Officer (Territory South),
Environmental Protection Department
Miss Queenie Y.C. Ng

Assistant Director/Regional 1,
Lands Department
Ms Catherine W.S. Pang

Deputy Director of Planning/District
Ms Donna Y.P. Tam

Secretary

Absent with Apologies

Professor Jonathan W.C. Wong

Mr Ricky W.Y. Yu

In Attendance

Assistant Director of Planning/Board
Ms Caroline T.Y. Tang

Chief Town Planner/Town Planning Board
Ms Katy C.W. Fung

Assistant Town Planner/Town Planning Board
Ms Alanna W.H. Chan

Agenda Item 1

Confirmation of the Draft Minutes of the 777th MPC Meeting held on 21.11.2025

[Open Meeting]

1. The draft minutes of the 777th MPC meeting held on 21.11.2025 were confirmed without amendment.

Agenda Item 2

Matters Arising

[Open Meeting]

2. The Secretary reported that there were no matters arising.

Kowloon District

[Ms Vivian M.F. Lai, District Planning Officer/Kowloon (DPO/K), Ms Vicki Y.Y. Au, Senior Town Planner/Kowloon, and Ms Jenny W.C. Lai, Town Planner/Kowloon (TP/K), were invited to the meeting at this point.]

Agenda Item 3

[Open Meeting]

Proposed Amendments to the Approved Ma Tau Kok Outline Zoning Plan No. S/K10/30
(MPC Paper No. 11/25)

3. The Secretary reported that the proposed amendments to the Ma Tau Kok Outline Zoning Plan (OZP) involved replacement of the zoning for the area covered by the approved Urban Renewal Authority (URA) Kau Pui Lung Road/Chi Kiang Street Development Scheme Plan No. S/K10/URA2/2 (the DSP) on the OZP to reflect the latest status of the DSP. The following Members had declared interests on the item:

| | |
|---|--|
| Mr C.K. Yip (<i>as Director of Planning</i>) | - being a non-executive director of the URA Board and a member of its Committee; and |
|---|--|

| | |
|------------------|--|
| Dr Tony C.M. Yip | - having current business dealings with URA. |
|------------------|--|

4. As the update on the OZP was for information only, the interests declared by Mr C.K. Yip and Dr Tony C.M. Ip in relation to URA were considered indirect. The Committee agreed that they could stay in the meeting.

Presentation and Question Sessions

5. With the aid of a PowerPoint presentation, Ms Jenny W.C. Lai, TP/K, briefed Members on the background of the proposed amendments to the OZP, the technical considerations and departmental comments as detailed in the Paper. The proposed amendments were mainly to take forward a section 12A (s.12A) application (No. Y/K10/6) agreed by the Metro Planning Committee (the Committee) of the Town Planning Board (the

Board) by amending the building height (BH) restriction from 5 storeys to 114 metres above Principal Datum (mPD) for the “Government, Institution or Community” (“G/IC”) zone at 222 Argyle Street, Kowloon City, where the Evangel Hospital (the Hospital) was situated, to facilitate the redevelopment of the Hospital (Amendment Item A).

6. The following amendments were also incorporated in the OZP for information only:

- (a) alignment adjustment of a proposed pedestrian subway across Prince Edward Road East connecting the URA Kai Tak Road/Sa Po Road Development Scheme Area to the Kai Tak Development Area; and
- (b) replacement of the zoning for the area covered by the DSP on the OZP to reflect the latest status of the DSP.

7. There were also amendments to the Notes of the OZP to tally with the latest Master Schedule of Notes to Statutory Plans.

[Miss Queenie Y.C. Ng joined the meeting during the Planning Department (PlanD)’s presentation.]

8. As the presentation of PlanD’s representative had been completed, the Chairperson invited questions from Members.

9. The Vice-chairperson enquired about how the planning gains resulting from the additional BH of the Hospital could benefit the local community and the provision of hospital beds in the Kowloon City district. In response, Ms Vivian M.F. Lai, DPO/K, with the aid of some PowerPoint slides, said that with the increase in BH, the number of hospital beds in the Hospital would increase from 60 to 144 (+84 beds or +140%), along with significant enhancements to the provision of facilities such as operating theatres, endoscopy rooms and consultation rooms. According to the Hong Kong Planning Standards and Guidelines (HKPSG), about 3,038 hospital beds were required in the Kowloon City District Council (KCDC) area, where the Hospital was located. Currently, there were about 6,194 existing and planned hospital beds in the KCDC area, which exceeded the requirements set out in

HKPSG. While the provision of hospital beds was assessed by the Hospital Authority on a cluster basis and the Hospital was a private hospital, the additional 84 beds and the enhancements to other medical facilities resulting from the relaxed BH of the Hospital could further improve the provision of hospital beds and medical services in the KCDC area.

10. The Chairperson said that the proposed amendments to the OZP were mainly to take forward a s.12A application (No. Y/K10/6) previously agreed by the Committee. The concerned “G/IC” site involved two previously agreed s.12A applications for amending the BH restriction (from 5 storeys to 80mPD and 114mPD under applications No. Y/K10/5 and Y/K10/6 respectively), and when considering the former application (No. Y/K10/5), Members had enquired whether the applicant would consider pursuing a higher BH for the proposed redevelopment. The redevelopment of the Hospital, with a proposed BH of 114mPD, would help address the urgent community needs for medical facilities. It was expected that the Hospital would continue to uphold its commitment to providing a diverse range of healthcare and medical services, along with other hospitals in the area such as St. Teresa’s Hospital and Baptist Hospital, to serve the general public not only in the Kowloon City district but also in the wider region.

11. Members generally supported the proposed amendments to the OZP. The Chairperson remarked that should the Committee agree with the proposed amendments, the draft OZP would be gazetted for public inspection for 2 months and the representations received, if any, would be submitted to the Board for consideration.

12. After deliberation, the Committee decided to:

- “(a) agree to the proposed amendments to the approved Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/30 and that the draft Ma Tau Kok OZP No. S/K10/30A at Attachment II of the Paper (to be renumbered as S/K10/31 upon exhibition) and its Notes at Attachment III of the Paper are suitable for public exhibition under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft Ma Tau Kok OZP No. S/K10/30A (to be renumbered as

S/K10/31 upon exhibition) as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP and the revised ES will be published together with the OZP.”

13. Members noted that as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Ordinance. Any major revisions would be submitted for the Board’s consideration.

[The Chairperson thanked PlanD’s representatives for attending the meeting. They left the meeting at this point.]

Agenda Item 4

Any Other Business

[Open Meeting]

14. There being no other business, the meeting was closed at 9:15 a.m.