

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K11/237

- Applicant** : Hospital Authority (HA) represented by Kenneth To & Associates Limited
- Site** : Our Lady of Maryknoll Hospital (OLMH), No. 118 Shatin Pass Road,
Wong Tai Sin, Kowloon
- Site Area** : About 10,575 m²
- Lease** : New Kowloon Inland Lot Nos. 5708 and 5709 (the Lots)
(a) restricted to non-profit making hospital and staff quarters purposes
as approved by the then Director of Medical and Health Services
(i.e. now the Director of Health)
(b) subject to a lease term to be expired on 30 June 2047
- Plan** : Approved Tsz Wan Shan, Diamond Hill & San Po Kong Outline Zoning Plan
(OZP) No. S/K11/29
- Zoning** : “Government, Institution or Community” (“G/IC”)

- maximum building height restriction (BHR) of 7 storeys, or the height
of the existing building, whichever is the greater
- in determining the relevant maximum number of storeys, any
basement floor(s) may be disregarded
- Application** : Proposed Minor Relaxation of BHR for Permitted Hospital Use

1. The Proposal

- 1.1 The Applicant seeks planning permission for minor relaxation of BHR from 7 storeys to 12 storeys (i.e. + 5 storeys / about 71.4%) at the application site (the Site) which is zoned “G/IC” on the approved Tsz Wan Shan, Diamond Hill & San Po Kong OZP No. S/K11/29. According to the Notes of the OZP, the Site is restricted to a building height (BH) of 7 storeys (excluding basement floor(s)), or the height of the existing building, whichever is the greater. As the proposed redevelopment (proposed New Block) with a BH of 12 storeys exceeds the BHR of 7 storeys as stipulated on the OZP, planning permission for minor relaxation of BHR is required from the Town Planning Board (the Board).
- 1.2 As part of the first Ten-year Hospital Development Plan (HDP) announced by the Government in the 2016 Policy Address, the OLMH is identified for redevelopment as a non-acute community hospital for future expansion and

upgrading/enhancement of existing facilities and services. The proposal involves redevelopment of the existing 6-storey North Wing and 7-storey East Wing buildings, built in 1961 and 1968 respectively, into one New Block of 12 storeys over one basement floor which requires minor relaxation of BHR. The existing 5-storey Out-patient Department (OPD) Block (excluding 1 storey of basement), built in 1999, will only be refurbished and do not form part of the application. The New Block will mainly accommodate healthcare, medical and clinical facilities as well as in-patient accommodation. The proposed redevelopment would provide a total of 436 to 484 beds (number of bed space to be subject to detailed ward design), which represent an addition of 200 to 248 beds as compared to the current provision of 236 beds (i.e. an increase of about 84.7% to 105.1%). The proposed redevelopment would also provide additional facilities including clinical laboratory service, renal hemodialysis day centre, community health centre and patient resource centre. The proposed redevelopment will have two vehicular ingress/egress points from Shatin Pass Road at about 51mPD and 55mPD levels and vehicular ingress/egress to the car parking floor from Lung Fung Street at about 42mPD level, with provision of drop-off/pick-up area at both Lung Fung Street and Shatin Pass Road levels (**Drawings A-3 and A-5**).

1.3 The redevelopment of the OLMH will be in phases to allow the existing hospital operations to be maintained at all times. The OPD Block will be renovated first for the relocation of allied health departments and continuous provision of services on site, and some in-patient service would be decanted to hospital(s) in the Kowloon Central Cluster. Then the North Wing and East Wing buildings will be redeveloped into the New Block. The OPD Block will be refurbished upon decanting of facilities to the New Block. The demolition and construction works will commence in early 2022 for completion of the New Block targeting by end 2025. The section, floor layouts, landscape master plans, massing diagrams and photomontages submitted by the Applicant are at **Drawings A-1 to A-24**.

1.4 The main development parameters of the Proposed Scheme are set out below:

Site Area	About 10,575 m ²	
Plot Ratio (PR)	About 5.2	
Gross Floor Area (GFA)	<u>New Block</u> About 50,390 m ²	<u>Existing OPD Block</u> (for information only) About 4,605 m ²
No. of Storeys/ Maximum BH	<u>New Block</u> <ul style="list-style-type: none"> ● 12 storeys (excluding 1 storey of basement) ● About 95.3mPD (at main roof level) ● About 105.1mPD (at top roof level including roof top structures exceeding 10% of BH) 	<u>Existing OPD Block</u> (for information only) <ul style="list-style-type: none"> ● 5 storeys (excluding 1 storey of basement) ● About 66.5mPD (at main roof level)

Site Coverage	Not more than 70%	
No. of Bed Spaces	436 to 484	
Parking Spaces	208	
	Private Car	195
	Disabled Visitor	5
	Ambulance	6
	Refuse Collection Vehicle	1
	Hearse	1
Loading/unloading (L/UL) Spaces	10	
	Taxi/Private Car	4
	Medium Goods Vehicle (MGV)/ Heavy Goods Vehicle (HGV)	2
	Ambulance/Non-Emergency Ambulance Transfer Services (NEATS) Vehicle	2
	Public Light Bus/Maxicab	2

- 1.5 The floor uses and floor-to-floor height of the proposed development are set out below:

	Floor Height	Floor Uses
B/F	4.5m	Carpark, E&M Facilities (<i>excluded from BH calculations</i>)
G/F	4.5m	Carpark, Support Service, E&M Facilities, Landscape Area
1/F	4.5m	Clinical Use, Planters (on 1/F-2/F)
2/F	6.0m	
3/F	4.8m	
4/F	4.8m	Clinical Use and Terrace Garden
5/F	5.4m	Clinical Use and Mechanical Plant
6/F	4.5m	Ward and Rehabilitation/Terrace Garden
7/F	4.5m	Ward and Covered Terrace
8/F	4.5m	Ward
9/F	4.5m	
10/F	4.8m	
R/F	9.8m	Green Roof, Mechanical Plant (PV Panels) and Air-cooled Chiller Plants

- 1.6 In support of the application, the Applicant has submitted the following documents:

- (a) Application form and a letter enclosing revised Executive Summary dated 3.3.2020 received on 10.3.2020 **(Appendix I)**
- (b) Supporting Planning Statement **(Appendix Ia)**

- (c) First further information (FI) vide letter received on 3.4.2020 enclosing a new Geotechnical Planning Review Report (GPRR) **(Appendix Ib)**
[Accepted but not exempted from publication and recounting requirements]
- (d) Second FI vide letter received on 8.4.2020 providing responses to departmental comments and enclosing replacement pages of the revised Traffic Impact Assessment (TIA), proposed improvement measures and revised junction performance calculation **(Appendix Ic)**
[Accepted but not exempted from publication and recounting requirements]
- (e) Third FI vide letter received on 29.4.2020 providing responses to departmental comments and enclosing plans and replacement pages of various technical assessments **(Appendix Id)**
- (f) Fourth FI vide letter received on 21.5.2020 providing responses to public comments **(Appendix Ie)**

2. Justifications from the Applicant

The justifications put forth by the Applicant in support of the application are provided in the Supporting Planning Statement and FIs (**Appendices Ia to Ie**) which are summarized as follows:

Upgrading and enhancement of the existing facilities of OLMH

- (a) Being in line with the Government's Ten-year HDP to meet the need for long-term planning of medical services, the proposed redevelopment would further enhance the capacity of OLMH to provide quality medical service. OLMH is positioned as a non-acute community hospital with focus on ambulatory care services. The site constraint of OLMH limits the possibility of providing Accident & Emergency (A&E) services which require integrated functional relationships with imaging department, operating theatres, intensive care unit, clinical laboratories, central sterile supplies etc. The new Acute Hospital in Kai Tak Development Area will provide A&E services to serve the Kowloon Central Cluster.
- (b) The proposal is to redevelop the North and East Wings buildings with deteriorating conditions. There is also a need to accommodate medical services including in-patient care, ambulatory services, day surgery services, endoscopy unit and electro-diagnostic unit, cardiac diagnostic and care centre and renal dialysis centre upon redevelopment of OLMH. The proposed redevelopment would provide better spatial arrangement and facilities to support the hospital's future development.

Compliance with the planning intention

- (c) The proposed development conforms to the planning intention of the “G/IC” zone which is for the provision of Government, institution and community (GIC) facilities serving the needs of the local residents and/or a wider district, region or the territory.

Need for BH relaxation

- (d) According to the set of approved general building plans for OLMH redevelopment with BH conforming to the OZP restrictions (i.e. 7 storeys excluding basement) approved on 13.12.2019, the redevelopment would be of 7 storeys above Shatin Pass Road level, and the two floors between Shatin Pass Road and Lung Fung Street were counted as basements under the Building Ordinance (BO) as there is no vehicular and direct pedestrian access from Lung Fung Street (the Conforming Scheme). The Conforming Scheme will increase the number of beds from 236 to 292, and has a BH of 88.5mPD at the main roof level and 93.7mPD at the top roof level. Although the Conforming Scheme complies with the BHR, it is a compromised scheme in terms of vehicular and pedestrian accessibility, space utilization and maintenance of roof top facilities.
- (e) Under the Proposed Scheme, vehicular access to the car parking floor and direct pedestrian access from Lung Fung Street are added, and those two floors (which are regarded as basements in the Conforming Scheme) need to be counted as two storeys in the Proposed Scheme.
- (f) The Proposed Scheme can enhance pedestrian accessibility and achieve optimal carpark layout. Besides, in view of acute demand for medical services in Wong Tai Sin (WTS) district as demonstrated by increasing elderly population and service utilization in OLMH, two additional floors are proposed in the Proposed Scheme which enable further increase in number of beds to 436 – 484. This will greatly enhance the medical services in meeting the needs of the WTS community. Furthermore, the proposed roof-top ancillary structures in the Proposed Scheme (including the mechanical plant, air-cooled chiller plants and lift machine room) with maximum absolute BH of 9.8m need to be counted as one storey according to the Joint Practice Note No. 5 (JPN No. 5)¹, since the height of these roof top structures (i.e. 9.8m) exceeds 10% of the building height (i.e. exceeds 5.73m for the development with BH of 57.3m) of the proposed New Block. These structures are essential and unique to the hospital operation and has to be located on the rooftop.
- (g) In terms of building bulk as summarized in the below table, the Conforming Scheme and the Proposed Scheme respectively has 9 and 11 levels (plus roof top structures) above Lung Fung Street. Hence, there are only two additional levels mainly to provide extra beds in the Proposed Scheme with an increase of BH from 88.5mPD to 95.3mPD at main roof level by 6.8m (**Drawings A-16 and A-17**).

¹ According to JPN No. 5, roof-top ancillary structures (regardless of whether they are enclosed, covered or open) exceeding 10% of the building height will need to count towards the height of the building.

No. of Storeys	Conforming Scheme	Proposed Scheme
Below Lung Fung Street	N/A	1
Levels between Lung Fung Street to Shatin Pass Road	2 (counted as basement)	2
Levels above Shatin Pass Road	7	9
Roof top structures (>10% of BH)	N/A	1
BH under OZP (No. of Storeys)	7 storeys (excluding 2 basement floors)	12 storeys (including 1 storey of roof top structure and excluding 1 basement floor)
BH (main roof level)	88.5mPD	95.3mPD

General design concepts and merits

Building disposition and separation

- (h) The Proposed Scheme has incorporated a number of building setbacks including (i) 6.2m – 46.4m and 5.6m – 18.5m from two existing air paths i.e. Shatin Pass Road to the west and Lung Fung Street to the south respectively; (ii) 12.5m – 41.7m from Sheung Fung Street to the east; (iii) 12.8m from St. Bonaventure College to the north; and (iv) 16.8m from Evangel Children’s Home to the north. As compared to the Conforming Scheme, eastern section of setback from Lung Fung Street in the Proposed Scheme increases from 12m to 18.5m, while the southern section of setback from Sheung Fung Street increases from 8.5m to 41.7m (**Drawing A-18**). These setbacks could enhance local air ventilation, reduce the sense of encroachment and visual intrusiveness onto pedestrian paths, enhance street frontage and enrich the public realm by providing planting and landscape at the setback area.

Enhancing streetscape with distinctive landscape character

- (i) The applicant has minimized the building bulk by adopting terraced building design with provision of greenery at 4/F, 6/F and R/F, and placing majority of the car parking spaces at the basement and the ancillary plant rooms at the roof top (**Drawing A-16**). Terraced building design can break down the visual bulk of the proposed development as viewed from pedestrian level, and soften the building mass and enhance the amenity of the development as well as the neighborhood. Landscaping is proposed at-grade along Shatin Pass Road and Sheung Fung Street/Lung Fung Street so as to enhance the amenity of the public realm. As compared to the Conforming Scheme, more greenery has been provided (increasing from about 956m² to 1,161m²) at G/F in the Proposed Scheme. About 507m² of open space is provided at 2/F. The total greening ratio will be not less than 20% of the total site area (**Drawings A-2, A-3, A-13 and A-15**).

Enhancing connectivity and pedestrian accessibility

- (j) Several measures are proposed to enhance pedestrian accessibility/safety of the Proposed Scheme, including providing additional pedestrian access at Lung Fung Street (which is not possible in the Conforming Scheme), escalators and lifts within the building to connect the two entrances, and a new cautionary crossing near the middle of Lung Fung Street (**Drawing A-3**).
- (k) In addition to the Shatin Pass Road entrance which is now busy for serving ambulance, non-emergency ambulance transfer service buses and L/UL of vehicles, a new vehicular entrance at Lung Fung Street will be provided (which is not possible in the Conforming Scheme) to help divert the traffic flow and avoid traffic congestion at the Shatin Pass Road entrance (**Drawings A-3 and A-5**). The new vehicular access at Lung Fung Street will also provide drop-off/pick up area, and provide a more direct access to the carpark so that the inefficient vehicular ramp within the building proposed in the Conforming Scheme could be avoided (**Drawing A-18**).

No adverse safety impact

- (l) Lead shielding would be provided to imaging/procedure rooms for radiography and CT scan. Relevant licenses in compliance with statutory requirements for the delivery of medical services would be obtained.

Maintaining existing hospital operation during redevelopment

- (m) The Applicant will ensure that the existing medical services will not be affected during the course of hospital redevelopment. Tentatively in-patient service would be decanted to hospital(s) in the Kowloon Central Cluster. The impact on patient services would be kept at a minimal during the decanting stage.

No adverse visual impact

- (n) According to the Visual Impact Assessment (VIA), the proposed redevelopment is considered acceptable in visual terms. As compared with the Conforming Scheme, there is only net increase in 2 floors above Lung Fung Street level in addition to the roof-top structures. The visual impact will be mitigated by the use of architectural finishes, extensive landscaping and sensitive architectural design.

No adverse traffic impact

- (o) According to the Traffic Impact Assessment (TIA), no adverse traffic impact will be anticipated as the critical junctions identified would all be operating within their capacities with implementation of junction improvement works at Po Kong Village Road/Fung Tak Road (**Drawing A-24**). As most of the parking spaces will be allocated for staff use and sufficient queuing space are provided within the site, no tailbacks of vehicles on Lung Fung Street will be anticipated.

No adverse technical impacts

- (p) Technical assessments submitted demonstrated that the proposed redevelopment would not create adverse environmental, air ventilation and sewerage impacts.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The Applicant is not a “current land owner” but has complied with the requirements set out in the TPB Guidelines No. 31A on Satisfying the “Owner’s Consent/Notification” Requirements under Section 12A and 16 of the Town Planning Ordinance by sending a registered mail to request consent from the current land owner. Detailed information would be deposited at the meeting for Members’ inspection.

4. Previous Application

There is no previous application covering the Site.

5. Similar Application

There is no similar application for minor relaxation of BHR within the “G/IC” zone in the Tsz Wan Shan, Diamond Hill & San Po Kong OZP area.

6. The Site and Its Surrounding Areas (Plans A-1 to A-5 and site photos on Plans A-6 to A-9)

6.1 The Site is:

- (a) currently occupied by three hospital buildings on the slope (**Plan A-3**): the OPD Block built in 1999 with BH of 5 storeys (excluding one storey of basement), as well as North Wing and East Wing buildings built in 1961 and 1968 respectively with BH of 6 to 7 storeys; and
- (b) accessible via Shatin Pass Road at its west (vehicular and pedestrian access for the public) and Lung Fung Street at its south (entrance of staff carpark and pedestrian access for the public).

6.2 The surrounding areas have the following characteristics (**Plans A-2 and A-3**):

- (a) to its north is a cluster of GIC facilities including Evangel Children’s Home, ex-Diamond Hill Kwong Yum Home for the Aged, St. Bonaventure College, Tung Wah Group of Hospitals Wong Tai Sin Hospital and Wu York Yu Health Centre zoned “G/IC” generally of 3 to 8 storeys;
- (b) to its east across Sheung Fung Street are predominately residential buildings (existing BHs from 44 to 127 mPD) zoned “Residential (Group A)” (“R(A)”, “R(A)1” and “R(A)2”, and with BHRs from 100mPD to 160mPD increasing from downhill in the south to uphill in the north;
- (c) to its south across Lung Fung Street are Our Lady’s Primary School, Our Lady’s College and Tsz Wan Shan Integrated Family Service Centre zoned “G/IC” generally of 5 to 8 storeys (from 54 to 70 mPD); and
- (d) to its west across Shatin Pass Road is Chuk Yuen North Estate zoned “R(A)” with existing BHs near the Site of about 153 mPD and a BHR of 160mPD.

7. Planning Intention

- 7.1 The planning intention of the “G/IC” zone is primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 7.2 As stated in paragraph 7.5 of the Explanatory Statement (ES) of the OZP, a minor relaxation clause in respect of BHRs is incorporated into the Notes of the OZP to provide flexibility for development/redevelopment with design merits/planning gains. Each application for minor relaxation of BHR will be considered on its own merits and the relevant criteria for consideration of such relaxation are as follows:
- (a) amalgamating smaller sites for achieving better urban design and local area improvements;
 - (b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as public passage/street widening;
 - (c) providing better streetscape/good quality street level public urban space;
 - (d) providing separation between buildings to enhance air and visual permeability;
 - (e) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the OZP;
 - (f) providing a pronounced height profile in areas of sloping sites; and
 - (g) other factors such as the need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality, provided that no adverse landscape and visual impacts would be resulted from the innovative building design.

8. Comments from Relevant Government Departments

- 8.1 The following Government bureaux/departments have been consulted and their views on the application are summarized as follows:

Policy Support

- 8.1.1 Comments of the Secretary for Food and Health (SFH):

Policy support is given for the proposed redevelopment of OLMH.

Land Administration

8.1.2 Comments of the District Lands Officer/Kowloon East, Lands Department (DLO/KE, LandsD):

- (a) The Site under application is located at NKIL Nos. 5708 and 5709, both of which are restricted to non-profit making hospital and staff quarters purposes as approved by the then Director of Medical and Health Services (i.e. now the Director of Health) and subject to a lease term to be expired on 30 June 2047. Pursuant to the leases governing the Lots, amongst development restrictions like design, disposition and height (DD&H) clause and offensive trade clause, the development to be erected thereon shall also be subject to particular non-building area clause, parking restriction clause and vehicular access clause as contained in respective leases. The Applicant shall be reminded to observe the above lease conditions when drawing up the detailed design which will be further scrutinized by LandsD at the building plan stage.
- (b) The Applicant's proposal involves the redevelopment of the North Wing and East Wing of OLMH into one new block of 12-storey building above a 1-storey basement and the refurbishment of the OPD Block. The proposed provision of 200 car parking spaces would contravene the lease conditions governing the Lots. If the planning application is approved by the Board, the Lots owner has to apply to the LandsD for a lease modification. However, there is no guarantee that the lease modification application will be approved. Such application, if received by LandsD, will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event any such application is approved, it would be subject to such terms and conditions including, among others, the payment of premium and administrative fee as may be imposed by LandsD.

Building Matters

8.1.3 Comments of the Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD):

- (a) No objection in principle to the application.
- (b) The proposed building in the Site shall in all aspects comply with the Buildings Ordinance (BO) and its subsidiary regulations.
- (c) Detailed comments under the BO can only be formulated at the building plan submission stage.

Traffic

8.1.4 Comments of the Commissioner for Transport (C for T):

- (a) She has no further comment on the TIA to support the proposed redevelopment. With the implementation of the proposed improvement works in the TIA as set out in paragraph (b) below, it is anticipated that the proposed developments would not induce insurmountable traffic impact onto the adjacent road network. She also has no adverse comment on the proposed run-in/out locations.
- (b) According to the TIA, it is recommended to carry out improvement works in order to mitigate the traffic impact induced by the redevelopment. The proposed improvement works includes:
 - (i) modification of existing staircase at Lung Fung Street to a ramp with gradient not steeper than 1:12 (**Drawing A-3**); and
 - (ii) the junction improvement works at Po Kong Village Road/Fung Tak Road and traffic management works at Lung Fung Street (**Drawings A-3 and A-24**).
- (c) It is suggested to include the following in the approval conditions:
 - (i) the design and provision of vehicular access arrangement, parking facilities, and loading/unloading spaces to the satisfaction of C for T; and
 - (ii) the design and implementation of the improvement works identified in the TIA to the satisfaction of C for T.
- (d) It is also suggested to include the following in the advisory clauses:

from previous discussion with the HA, it is noted that they would require time to identify the suitable works agent for the above works. In light of this, HA should submit the details of the improvement works not later than one year from the approval of the planning application to the satisfaction of C for T.

8.1.5 Comments of the Chief Highway Engineer/Kowloon, Highways Department (CHE/K, HyD):

- (a) He has no comment on the proposed run-in/out locations subject to no adverse comment from the Transport Department (TD). The proposed run-in/out on the public road area should be constructed by the Applicant to the satisfaction of TD and this Regional Office.
- (b) He notes that it is proposed to convert the existing staircase at the northern footpath of Lung Fung Street to a ramp with gradient not steeper than 1:12. It is advised that the proposed ramp would involve substantial modification of the retaining structure supporting the building structure at the wall crest, the works shall

be more appropriately considered and implemented together with the redevelopment of the premises.

- (c) The proposed cautionary crossing near the middle of Lung Fung Street should be implemented by the Applicant and to be constructed up to the requirements of Transport Planning and Design Manual (TPDM) and highway standard and to the satisfaction of TD and this Regional Office (**Drawing A-3**).

Environment

8.1.6 Comments of the Director of Environmental Protection (DEP):

- (a) Her comments on the Noise Impact Assessment (NIA), Drainage and Sewerage Impact Assessment (DSIA) and Air Quality Impact Assessment (AQIA) have been properly addressed in the third FI (**Appendix Id**). Hence, she has no objection to the subject planning application.
- (b) It is suggested to include the following in the advisory clauses:
 - (i) the Applicant shall minimize the generation of Construction and Demolition (C&D) materials; reuse and recycle the C&D materials on-site as far as possible; and observe and comply with the legislative requirements and prevailing guidelines on proper waste management for the proposed development; and
 - (ii) the Applicant shall observe the relevant requirements under the Air Pollution Control Ordinance and Waste Disposal Ordinance for asbestos control prior to demolition of the existing buildings.

Urban Design, Air Ventilation and Landscape

8.1.7 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) The applicant submitted the VIA, Air Ventilation Assessment (Expert Evaluation) (AVA-EE), Landscape Master Plan and Tree Preservation and Removal Proposal in support of the application.

Urban Design and Visual

- (b) The site is surrounded by GIC buildings (in the immediate north and in the south opposite Lung Fung Street) and medium-rise private housing blocks, with BHs ranging from about one to seven storeys and not more than about 127mPD. The proposed increase in absolute BH at main roof level of the New Block (as compared

to the Conforming Scheme) is about 6.8m (i.e. 95.3mPD). The proposed setbacks and provision of greenery at the southeast corner of the Site at the junction of Lung Fung Street and Sheung Fung Street will improve the pedestrian environment. The photomontages provided in the VIA indicated that the additional BH for the hospital would unlikely bring about significant adverse visual impact to the surrounding environment.

- (c) The applicant explained that efforts have been made to minimise the perceivable mass of the building block and to enhance visual permeability, including stepped-back terraced blocks design at 4/F, 6/F and roof floor, building setback and landscaping. With reference to the artist impression (**Drawing A-23**), façade and landscape treatment along the site boundary at the junction of Lung Fung Street / Sheung Fung Street are provided.

Air Ventilation

- (d) It is noted from the AVA-EE that the building setbacks of 18.5m from Lung Fung Street and up to 41.7m from Sheung Fung Street at the southeast of the Site would improve the low zone permeability. No significant impact to the air ventilation performance is anticipated.

Landscape

- (e) The proposed redevelopment is not incompatible to the urban landscape character of the surrounding environment. Adverse landscape impact is not anticipated, and no in-principle objection to the application from landscape planning perspective.
- (f) The approval of the planning application does not imply the approval of tree works (such as felling/transplanting or pruning) and/or requirements under lease/land allocation. Tree works applications, if any, should be submitted direct to DLO for approval. Advice from LandsD should be sought for matters concerning the lease.

8.1.8 Comments of the Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD):

It is noted that the proposed New Block is provided with separation from surrounding buildings to enhance air/visual permeability achieving a height at main roof of 95.3mPD and surrounded by adjacent residential developments with BHR ranging from 100mPD to 160mPD (i.e. Tsz Lok Estate). As such, he would have no comment from architectural and visual impact point of view.

8.2 The following Government departments have no comment on the application:

- (a) Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD);

- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (d) Comments of the Commissioner of Police (C of P);
- (e) Director of Fire Services (D of FS); and
- (f) District Officer (Wong Tai Sin), Home Affairs Department.

9. Public Comments Received During Statutory Publication Periods

- 9.1 The application and the FIs were published for public inspection on 17.3.2020 and 17.4.2020. During the statutory public inspection periods, a total of ten public comments were received, including three supporting comments from DAB Wong Tai Sin Branch (**Appendix IIa**) and two individuals (**Appendices IIb and IIc**); and seven opposing comments from Our Lady's Primary School (**Appendices II d and IIe**), St. Bonaventure College (**Appendices II f and IIg**), Our Lady's College (**Appendix IIh**), the Incorporated Owners of Chuk Yuen (North) Estate (**Appendix IIi**) and one individual (**Appendix IIj**).
- 9.2 The supporting commenters support the proposed redevelopment on the grounds that it would better utilize land resources to enable provision of more bed spaces and additional clinical/medical facilities. They also suggest to provide A&E/24-hour out-patient services and gynaecological and ophthalmology services in the proposed redevelopment; and request for early implementation of the redevelopment, and re-positioning of OLMH for provision of more comprehensive medical services. They expressed concerns on traffic, noise, light pollution and pedestrian safety aspects.
- 9.3 The opposing comments are mainly on the grounds that the redevelopment would cause traffic congestion especially at Lung Fung Street and Sheung Fung Street affecting the pedestrian safety and traffic flow of nearby schools/residents; cause air and noise pollution; arouse privacy and psychological concern to students/teachers in nearby schools; block air ventilation and light penetration to the adjoining GIC uses; reduce green space; and alter the scenic view of some residents in Chuk Yuen North Estate. Their suggestions include removing the proposed ingress/egress at Lung Fung Street; minimizing disturbance to nearby residents/schools during construction period; early implementation of pedestrian improvement measures such as "Pedestrian Link near Chuk Yuen North Estate" to cope with the increase in pedestrian flow; using non-reflective glass curtain wall for the proposed building; and putting exhaust outlets away from nearby schools.

10. Planning Considerations and Assessments

- 10.1 The application is to seek planning permission for minor relaxation of the BHR on the OZP from 7 to 12 storeys to facilitate the redevelopment of OLMH. The Site is zoned "G/IC" which is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or territory. As mentioned in paragraph 1.2, the proposed redevelopment is mainly to provide additional healthcare, medical and clinical services as well as in-patient accommodation to meet the increasing demand from local residents and the wider district as part of the HA's first Ten-year HDP. SFH supports the application.

'Hospital' is an always permitted use of the "G/IC" zone, the proposed hospital redevelopment is generally in line with the planning intention of the "G/IC" zone.

Minor Relaxation of BHR

- 10.2 As explained in paragraphs 2(d) to 2(g) above, a set of building plans was approved on the Site with defacto 9 storeys above Lung Fung Street. That Conforming Scheme complies with the BHR of 7 storeys (excluding basement) under the OZP as the two floors between Shatin Tin Pass Road and Lung Fung Street were considered as basements under the BO as no direct access was provided. The Proposed Scheme is 11 storeys above Lung Fung Street, two additional floors are proposed to provide extra beds and the two basement floors in the Conforming Scheme need to be counted as two storeys in the Proposed Scheme due to the introduction of vehicular and pedestrian access from Lung Fung Street and could no longer be considered as basements. In terms of mPD, the BH at main roof level is only increased by 6.8m (from 88.5mPD in the Conforming Scheme to 95.3mPD in the Proposed Scheme) (**Drawing A-17**). Two additional floors that may accommodate 144 to 192 extra beds (i.e. a total of 436 to 484 nos. of beds) can enhance the capacity of medical services to be provided by the Hospital in addressing the need of the community in WTS district. The introduction of the pedestrian and vehicular accesses from Lung Fung Street with provision of drop-off/pick-up area within the Site can enhance the pedestrian and traffic accessibility to the hospital as well as enable a more efficient layout of the carpark.
- 10.3 While roof top structures are usually excluded from BH calculation, the facilities proposed at the roof top to serve the hospital facilities had specific height requirements which exceeded those allowed under JPN No. 5 and had to be counted as one storey as explained in paragraph 2(f) above, and which is technical in nature.
- 10.4 The Proposed Scheme adopts various elements, including building setbacks from surrounding roads/streets and adjoining GIC uses, terraced design, and provision of greenery and open space on different floors. As compared to the Conforming Scheme, more setbacks from Lung Fung Street (from 12m to 18.5m) and Sheung Fung Street (from 8.5m to 41.7m) are proposed in the south eastern corner of the Site (**Drawing A-18**). The above measures could provide better streetscape/good quality street level public urban space which generally meet the criteria for minor relaxation of BHR in the ES of the OZP as stated in paragraph 7.2(c) above. In this regard, CTP/UD&L considers that the proposed relaxation of the BH at the Site would unlikely bring about significant adverse visual impact to the surrounding environment, the proposed setbacks and provision of greenery at the southeast corner of the Site at the junction of Lung Fung Street and Sheung Fung Street will improve the pedestrian environment, and building setbacks from Lung Fung Street and Sheung Fung Street would improve the low zone permeability (**Drawings A-19 to A-23**). CA/CMD2 of ArchSD also has no objection to the application from visual impact point of view.
- 10.5 The proposed redevelopment with a BH of 95.3mPD at main roof level is not incompatible with the adjacent GIC developments with BHRs of 5 to 8 storeys and surrounding residential developments with BHRs from 100 to 160 mPD. Although this application seeks a minor relaxation of the BHR from 7 to 12 storeys (i.e. 71%), it should be noted that the Site has unique circumstances as a sloping site with two distinct levels with level differences of about 9m. Also in comparison to the

Conforming Scheme approved under the BO, the Proposed Scheme has incorporated several merits in terms of provision of additional hospital beds, enhanced pedestrian/vehicular accessibility, setback and greening as explained above. The BH at main roof level only increased by 6.8m from 88.5mPD in the Conforming Scheme to 95.3mPD in the Proposed Scheme. Under the above special circumstances, the proposed minor relaxation of BHR is considered not unreasonable and with considerable planning merits.

Technical Aspects

- 10.6 On the traffic aspect, with the implementation of the improvement works as stated in paragraph 8.1.4 above, C for T considers that the proposed redevelopment would not induce insurmountable traffic impact onto the adjacent road network. Approval condition on the design and implementation of the improvement works identified in the TIA (which include the junction improvement works for the Po Kong Village Road/ Fung Tak Road junction, and traffic management and pedestrian improvement works at Lung Fung Street) is proposed in paragraph 11.2(b) below. Other concerned departments including DEP and H(GEO) of CEDD have no adverse comments on the proposed redevelopment.

Public Comments

- 10.7 The supporting comments are noted. Regarding the opposing public comments concerning on traffic, noise, air pollution, visual, air ventilation and green space provision aspects, the planning assessment in paragraphs 10.2 to 10.6, the departmental comments in paragraph 8 and the Applicant's responses to public comments in the fourth FI (**Appendix Ie**) are relevant. As for the request for A&E/24-hour out-patient services in OLMH, the applicant advises that the provision of A&E services in the Site requires other integrated facilities to support and is not possible due to the site constraint as mentioned in paragraph 2(a) above. In this regard, the applicant pointed out that a new acute hospital with A&E services is planned in Kai Tak to serve the Kowloon Central Cluster. Regarding the concerns of arousing privacy matters and overlooking problem for the adjacent schools, the applicant responded that such privacy concerns will be taken into consideration in the detailed design for the façade and window of the New Block. Regarding the local concern for early implementation of the proposed "Pedestrian Link near Chuk Yuen North Estate", it is understood that the project is being reviewed by HyD and relevant local consultation will be carried out at appropriate time.

11. Planning Department's Views

- 11.1 Based on the assessments made in paragraph 10 and having taken into account the public comments mentioned in paragraph 9, the Planning Department has no objection to the application.
- 11.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 29.5.2024, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are suggested for Members' reference:

Approval Condition

- (a) the design and provision of vehicular access arrangement, parking facilities, and loading/unloading spaces to the satisfaction of Commissioner for Transport or of the Town Planning Board; and
- (b) the design and implementation of the improvement works identified in the Traffic Impact Assessment to the satisfaction of the Commissioner for Transport or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are attached at **Appendix III**.

- 11.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

The applicant fails to demonstrate that there are sufficient planning and design merits to justify the proposed minor relaxation of building height restriction.

12. Decision Sought

- 12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 12.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 12.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

13. Attachments

Appendix I	Application form and a letter enclosing revised Executive Summary dated 3.3.2020 received on 10.3.2020
Appendix Ia	Supporting Planning Statement
Appendix Ib	First FI vide letter received on 3.4.2020
Appendix Ic	Second FI vide letter received on 8.4.2020
Appendix Id	Third FI vide letter received on 29.4.2020
Appendix Ie	Fourth FI vide letter received on 21.5.2020
Appendices IIa-IIj	Public comments received during the statutory publication periods

Appendix III	Recommended advisory clauses
Drawings A-1 to A-24	Section, floor layouts, landscape master plans, massing diagrams and photomontages submitted by the Applicant
Plan A-1	Location Plan on OZP
Plans A-2 to A-3	Site Plans
Plan A-4	Height of Existing Buildings
Plan A-5	Aerial Photo
Plans A-6 to A-9	Site Photos

**PLANNING DEPARTMENT
MAY 2020**