

Reference: ASFNS/DEL/15
Date: 30 April 2025

BY HAND and EMAIL

The Secretary, Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, North Point, HONG KONG

Dear Sir / Madam,

**SECTION 12A PLANNING APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED AMENDMENT TO THE APPROVED MA TAU KOK OUTLINE ZONING PLAN
NO. S/K10/30 TO RELAX THE BUILDING HEIGHT RESTRICTION
AT NO. 222 ARGYLE STREET, KOWLOON (KIL 8813)
FOR PROPOSED HOSPITAL REDEVELOPMENT (TPB Ref: Y/K10/6)**

- Supplementary Information Paper -

We write on behalf of the Applicant, Evangel Hospital ("EH"), regarding the captioned Planning Application (TPB Ref: Y/K10/6) submitted to the Town Planning Board ("TPB") on 17 March 2025.

Further to comments received from Planning Department ("PlanD"), including those from the Urban Design and Landscape ("UD&L") Unit and Kowloon District Planning Office of PlanD, Environmental Protection Department ("EPD"), Transport Department ("TD"), Lands Department ("LandsD"), Health Bureau ("HHB"), Architectural Services Department ("ArchSD"), Electrical and Mechanical Services Department ("EMSD"), Buildings Department ("BD") and Drainage Services Department ("DSD"), please find our responses provided in the enclosed Responses-to-Comments ("R-to-C") table in **Attachment 1**.

In addition, the Applicant wishes to take this opportunity to propose an increase in the floor-to-floor ("FTF") height of 16/F to 19/F, which are currently patient ward floors, from 4m to 5m. This will result in an increase in the overall Building Height ("BH") from 110mPD to no more than **114mPD**. Please refer to **Attachment 5** for the revised Section Plan for details. The Supplementary Planning Statement ("SPS") and Visual Impact Assessment ("VIA") have been revised to reflect this change (**Attachments 3 and 4 refers**). Please note that the proposed change to the BH is intended to accommodate a higher FTF height at 16/F to 19/F (i.e. 4 ward floors) of the Indicative Development Scheme ("IDS") from 4m to 5m to allow flexibility for the potential adoption of Modular Integration Construction ("MiC") and mechanical, electrical and plumbing ("MEP") engineering in the future, although consideration of this adoption is at a preliminary stage. The adoption of MiC and MEP could help optimise construction costs and energy efficiency, improve building quality, enhance site safety performance, and reduce generation of construction waste and nuisance. This aligns with the

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Applicant's vision for a smart and green hospital which could promptly meet the acute healthcare needs of the community. Since MiC is self-supporting in nature, supporting frames will occupy extra space in the already optimised headroom for each floor. The minor increase in the headroom of 16/F to 19/F would facilitate a uniformed FTF height of 5m at tower levels of the IDS, promoting the implementation of modular design and pre-cast materials. Nonetheless, the proposed minor increase in the FTF height of the ward floors would further facilitate the implementation of smart hospital initiatives, allowing more spaces and headroom for the adoption of mobile medical equipment, cable trunking, and ducking purposes. Please also note that there is **no change** to the proposed total Plot Ratio ("PR"), Gross Floor Area ("GFA") and number of storeys of the IDS.

Furthermore, the responses provided are for clarification purposes only and do not alter the conclusions of the Technical Assessments. The proposed increase of BH from 110mPD to 114mPD (an approx. increase of 3.63%) will not constitute a material change to the S12A Planning Application. We trust that the information will be exempted from recounting and that there will be no impact to the scheduled TPB consideration date of 23 May 2025. Should the recounting of the statutory time limit be deemed necessary, the Applicant respectfully requests that an earlier TPB meeting be arranged.

Should there be any queries, please do not hesitate to contact the undersigned at [REDACTED] or Ms Janice Wong at [REDACTED].

Yours faithfully,
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED



Delius Wong
Associate / Project & Quality Manager

DEL/JANICE

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cc CLIENT / Team