

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	Representation Number: TPB/R/S/K10/31-R1
	Date Received 收到日期	Submission Number: TPB/R/S/K10/31-S4

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會(下稱「委員會」)提出, 填妥的表格及支持有關申述的文件(倘有), 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
填寫此表格之前, 請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取, 亦可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>)。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格, 填寫的資料宜中英文兼備。倘若未能提供所需資料, 則委員會可把有關申述視為不曾提出論。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》(下稱「條例」), 委員會會在合理地切實可行的情況下, 盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱, 直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士 (下稱「申述人」)	
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*) Evangel Hospital	
(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意: 若個人提交, 須填上與香港身份證/護照所載的全名)	

2. Authorized Agent (if applicable) 獲授權代理人(如適用)	
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*) Townland Consultants Limited	
(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意: 若個人提交, 須填上與香港身份證/護照所載的全名)	

* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Representation (use separate sheet if necessary)# 申述詳情(如有需要,請另頁說明)#		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則(請註明圖則名稱及編號)	Draft Ma Tau Kok Outline Zoning Plan No. S/K10/31	
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
Amendment Item A	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please see attached letter.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話,請註明詳情。 N/A		

If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

@ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

^ Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) **may be treated as not having been made** if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

at the appropriate box 請在適當的方格內加上 號

Reference: ASFNS/DEL/18
Date: 23 February 2026

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 6(1) REPRESENTATION
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**REPRESENTATION TO AMENDMENT ITEM A OF
THE DRAFT MA TAU KOK OUTLINE ZONING PLAN NO. S/K10/31**

We are instructed by Evangel Hospital (“EH” / the “**Representer**”) to submit this Representation on Amendment Item A of the Draft Ma Tau Kok Outline Zoning Plan No. S/K10/31 (“**Draft OZP**”) under Section 6(1) of the Town Planning Ordinance (the “**TPO**” / “**Ordinance**”).

1. Background on the Amendment Item A

- 1.1 The Draft OZP takes forward the Town Planning Board (“**TPB**” / “**BOARD**”)’s decision on Section 12A Planning Application No. Y/K10/6 (“**S12A Planning Application**”), submitted by the Representer, to amend the building height restriction (“**BHR**”) from 5 storeys to 114 metres above Principal Datum (“**MPD**”) to facilitate the in-situ redevelopment of Evangel Hospital at No. 222 Argyle Street, Kowloon City (the “**Representation Site**” / the “**Site**”) (“**Amendment Item A**”).
- 1.2 Under Amendment Item A, the Representer will be able to pursue the redevelopment proposal of EH, making effective use of the existing Site to enhance the healthcare service provision in Hong Kong without reliance on Government land. This will help meet rising community healthcare demands in the district, support the ageing population and accommodate planned population growth in Kowloon City. The enhanced service provision of EH will continue to deliver holistic, high-quality yet affordable preventive and curative medical care in response to growing healthcare needs and provide wider options in primary healthcare and geriatric services. This will alleviate patient overload in public hospitals and enable responses to exceptional circumstances such as the COVID-19 epidemic. The redeveloped hospital will also create opportunities for community education and professional medical training.
- 1.3 The Representer wishes to reaffirm their **SUPPORT** for Amendment Item A1 based on the justifications as set out below:

城
市
規
劃
顧
問

MAIN HONG KONG OFFICE :

CHINA OFFICE :

INDIA OFFICE

EMAIL ADDRESS : tcps@townland.com

INDONESIA OFFICE

ASSOCIATED COMPANIES :

TOWNLAND CONSULTANTS (INTERNATIONAL) LIMITED (International)

TOWNLAND CONSULTANTS (SHENZHEN) LIMITED (China)

TOWNLAND CONSULTANTS PVT. LIMITED (India)

PT TOWNLAND INTERNATIONAL (Indonesia)

HOWARD & SEDDON PARTNERSHIP (United Kingdom)



ISO 9001:2015
Certificate No.: CC844

Reference: ASFNS/DEL/18
Date: 23 February 2026

The Secretary, Town Planning Board

2. Meeting Increasing Healthcare Demand and Prevailing Healthcare Standards for Community Care

- 2.1 The ageing population in the Kowloon City is consistently projected to rise. Together with the planned population growth from housing projects by the Hong Kong Housing Authority (“**HKHA**”), the Hong Kong Housing Society (“**HKHS**”) and the Urban Renewal Authority (“**URA**”) (e.g. the redevelopments of Chun Seen Mei Chuen and Ma Tau Wai Estate and URA Nga Tsin Wai / Carpenter Road Development Scheme), local demand for healthcare and clinical services is expected to continue to rise. Moreover, due to the prevalence of chronic disease, rising need for emotional health support, rapid utilisation of clinical wards, together with high bed occupancy rates and long waiting lists in public hospitals which further highlight the urgent expanding needs of healthcare and medical services.
- 2.2 As a non-profit making hospital, the Representer aspires to provide public benefits by optimising valuable land resources without Government subvention. The new and enhanced service capacity brought by the redevelopment is critical to meet growing demands for medical facilities and relieving strain on the public healthcare sector. The key improvements include: (1) a significant increase in hospital bed provision from 60 to 144; (2) expansion of medical facilities such as consultation rooms, operating theatres and specialist services (including chemotherapy, telemedicine through Smart Hospital Initiatives, mental health care, Chinese Medicine and dental care) with 24-hour outpatient services; and (3) commitment to serving underprivileged communities and the wider public with affordable pricing and discounted charges.

3. Practical Needs for BHR Relaxation in Modernised Hospital Infrastructure

- 3.1 The existing Evangel Hospital has been established in Ma Tau Kok for over sixty (60) years with clear signs of ageing. Redevelopment is considered necessary to improve the Hospital’s operational conditions and keep up with the prevailing healthcare needs and standards, as well as optimising the building design to accommodate the latest infrastructure requirements. The Representation Site has a small site area and is located in the heart of an urban district bounded by three streets and is adjacent to residential buildings and schools. This makes hospital expansion exceptionally constrained while requiring compliance with all relevant building and hospital regulations. Spatial limitations are so pronounced that essential supporting facilities, such as medical records storage, laundry, and general storage, are already housed off-site which is not ideal for hospital operations. While two (2) basement levels are proposed for car parking, further excavation is unsustainable, financially unfeasible, and poses considerable flooding risks. Consequently, vertical expansion is considered the only viable strategy for increasing capacity.
- 3.2 Advanced Technology in healthcare facilities is essential to the modern hospital operations for detecting, monitoring and improving patient’s health care. The Representer will launch a Smart Hospital Initiative within the Proposed Hospital Redevelopment to meet the latest hospital infrastructure requirements, support the smart healthcare implementation, and enhance infection control. Relaxation of the BHR is the most practical step to ensure the hospital’s facilities remain up-to-date with evolving spatial requirements, medical advancements and mechanical, electrical and plumbing (“**MEP**”) engineering at patient ward, and potential adoption of Modular Integrated Construction (“**MiC**”). The higher floor-to-floor (“**FtoF**”) height will specifically: (1) improve operational efficiency with larger lift car sizes and separate lift zoning controls to facilitate internal circulation; (2) allow integration of essential Electrical & Mechanical (“**E&M**”) facilities necessitating FtoF heights to 5.5m; (3) enable incorporation of advanced technological and mobile medical equipment including specialist equipment and smart pharmacy dispensing system; and (4) implement stringent infection control in clinical floors. These measures will bring public benefits and meet community needs.

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The Secretary, Town Planning Board

4. In Line with the Government Healthcare Policy and Planning Intention

- 4.1 The Proposed Hospital Redevelopment strongly aligns with the Government's prevailing healthcare policy objectives to sustain Hong Kong's dual-track healthcare system, strengthen prevention oriented and community focussed primary healthcare services, and ensure medical service provision and efficiency in the private sector. The Representer aspires to improve livelihoods through sustainable development of the community-based primary healthcare, utilising its expertise in family medicine and focusing on prevention management and care for the underprivileged.
- 4.2 Amendment Item A continues to meet the planning intention of the "G/IC" zoning which is to serve community needs. Relaxation of BHR is solely to allow hospital expansion on a constrained site and will not alter the planning intention.

5. Compatible with Surrounding Developments through Various Measures

- 5.1 The building height ("BH") under Amendment Item A is not incompatible with the surrounding planning context, rather, it is comparable with adjacent BHRs, including (1) existing developments, The Montebello and Forfar, with a BH of approx. 104mPD and 129mPD, respectively; (2) the Ma Tau Kok area which is mainly subject to four height bands of 80mPD, 100mPD, 120mPD and 140mPD; and (3) the approved URA Nga Tsin Wai / Carpenter Road Development Scheme Plan located further northwest of the Site with a BHR of 160mPD.
- 5.2 To mitigate the potential visual impacts arising from the BH increase of the redevelopment, the Representer has incorporated various design measures, including: a 6m-wide full-height setback from Argyle Street, a 6m-wide tower setback above podium level from Fu Ning Street, circulation splays at Fu Ning Street / Fuk Cheung Street, provision of balcony on 6/F and communal podium garden with outdoor seatings on 8/F for the comfort of pedestrians and hospital users. Additional landscape treatments such as at-grade greening, edge plantings and vertical greening, and sensitive façade treatments with variations are also incorporated Proposed Hospital Redevelopment to soften the building edges and bulkiness while creating visual interest.

6. Sincere Efforts in Community Engagement and Addressing Concerns

- 6.1 Although the project delivers wide public benefits through enhanced medical services, the Representer is highly aware of the potential impacts on nearby stakeholders and is committed to addressing and alleviating any potential issues that may arise. The Representer has previously consulted relevant stakeholders including the Owners' Corporations ("OC") of Hoover Court, HKHS, and members of the Kowloon City District Council ("KCDC") who expressed general support and understanding of the redevelopment.
- 6.2 The Representer has thoroughly considered potential interfacing issues with nearby residential developments and adopted responsive design measures. Notably, to address potential interface impact on Hoover Court, a private residential building, located immediately southwest of the Site, the Proposed Hospital Redevelopment provides a minimum building setback of 0.65m from the south-western boundary maintaining a 4.45m building gap between the hospital edge and Hoover Court. Planters and a green-patterned wall mural will be incorporated at podium levels facing Hoover Court.
- 6.3 Additionally, the Representer and its Consultancy Team have discussed preliminary concerns with the OC of Hoover Court regarding refuse collection vehicles outside the Representation Site, and proposed design measures have addressed the potential interface issues as stated in **Section 5.2** above.

Reference: ASFNS/DEL/18
Date: 23 February 2026

The Secretary, Town Planning Board

7. Opportunities for Community Education and Healthcare Training

- 7.1 In view of the ongoing shortage of healthcare professionals and recruitment challenges, the Representer is keen to expand its scope and enhance the quality of its in-house healthcare professional training to retain skilled staff and nurture medical talent. IT-facilitated interactive “simulation training” will be introduced, providing healthcare trainees with comprehensive understanding through scenario-based and true-to-life learning environments.
- 7.2 The Representer also proposes to strengthen community education programmes tailored to the needs of various groups, with greater emphasis on primary and preventive healthcare rather than solely transmitting medical knowledge. These opportunities for community education and healthcare training demonstrate the Representer’s commitment to contributing to a sustainable, community-based healthcare system in Hong Kong, beyond improvements in medical facilities.

8. No Adverse Technical or Insurmountable Impacts

- 8.1 A series of technical assessments have been prepared under the agreed S12A Planning Application, including Visual Impact Assessment (“**VIA**”), Traffic Impact Assessment (“**TIA**”), Environmental Assessment (“**EA**”), and Sewage Impact Assessment (“**SIA**”). Subject to the proposed mitigation measures, no adverse technical or infrastructural impacts were identified in these assessments. The Health Bureau has indicated in-principle policy support for the Proposed Hospital Redevelopment, while other Government Departments have provided no in-principle objection or adverse comment on the technical assessments submitted under the agreed S12A Planning Application.

9. Conclusion

- 9.1 EH has demonstrated a genuine intention to redevelop the Representation Site through the amendment of the BHR which has been well-assessed and optimized to the most practical level required to expand its service capacity and accommodate modern technologies and medical equipment in a sustainable manner. This will benefit the Kowloon City District and the wider area. The redevelopment proposal also responds to Government’s policy initiatives to relieve the pressure on the public healthcare system in the long run, promote primary healthcare, and address growing local medical demands and evolving healthcare standards.
- 9.2 Beyond enhancing medical facilities, the Representer also aspires to provide a more comfortable hospital environment for patient care and well-being through enhanced greenery, communal space provision, various design measures, and opportunities for community education and healthcare training programmes. These efforts will benefit the medical field as a whole.
- 9.3 The Representer’s sincere efforts in providing community benefits through the Proposed Redevelopment at Evangel Hospital is also backed by the support of doctors, educational institutions such as the Hong Kong Polytechnic University, Hong Kong Baptist University, Hong Kong Metropolitan University and non-governmental organisations such as Evangel Children’s Home and Sisters of the Good Shepherd who have provided written support to the Proposed Redevelopment. Their support letters are attached in **Attachment 1**.

Reference: ASFNS/DEL/18
Date: 23 February 2026

The Secretary, Town Planning Board

We shall be grateful if the TPB note our representation and continues to give **SUPPORT** to Amendment Item A. Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned or Ms Janice Wong.

Yours faithfully
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED



Delius Wong
Associate / Project & Quality Manager

DEL/JANICE

Enc Attachment 1 – Support Letters

cc Client

Attachment 1

SUPPORT LETTERS



2 January 2026

Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong

Dear Town Planning Board,

Support for the Redevelopment of Evangel Hospital (Amendment Item A)

We would like to express our support to Evangel Hospital to relax the building height restriction at 222 Argyle Street in Kowloon City to facilitate the implementation of hospital redevelopment and enhance their medical services and facilities.

We are pleased to learn of the thoughtful design to enable the enhancement of services environment for the betterment of service users in the district. As a service collaborator at Evangel Hospital, we truly support the hospital's redevelopment due to the reasons listed below:

1. *providing a diverse health service to the public;*
2. *providing more opportunities and vacancies for clinical placement for nursing students and other healthcare professionals; and*
3. *allowing the Hospital to accommodate more modernized facilities and medical equipment for providing better and more diverse medical services to patients and the community.*

The redevelopment of Evangel Hospital is vital to meeting the increasing healthcare needs and ageing population of Hong Kong. With the increase in hospital scale and service coverage, it can support training of talents in the healthcare industry. We offer our support for the redevelopment proposal in principle and look forward to the positive contributions it will bring to the community.

Thank you for your attention.

Yours sincerely,

Signature:

Full Name: LEUNG SHARRON SHUK KAM

Position & Institution: Head of Nursing Education, Hong Kong Baptist University



THE HONG KONG
POLYTECHNIC UNIVERSITY
香港理工大學

FACULTY OF HEALTH AND SOCIAL SCIENCES
SCHOOL OF NURSING
醫療及社會科學院
護理學院

5 January 2026

Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong

Dear Town Planning Board,

Support for the Redevelopment of Evangel Hospital
(Amendment Item A)

We would like to express our support to Evangel Hospital to relax the building height restriction at 222 Argyle Street in Kowloon City to facilitate the implementation of hospital redevelopment and enhance their medical services and facilities.

We are pleased to learn of the thoughtful design features included in the proposal and the enhancements that will bring to the pedestrian environment. As a service collaborator of Evangel Hospital, we truly support the hospital redevelopment due to the reasons listed below:

1. *providing a diverse health service to the public;*
2. *providing more opportunities and vacancies for clinical placement for nursing students and other healthcare professionals; and*
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Thank you for your attention.

Yours sincerely,

Prof. Janelle Yorke, RN, MRes, PhD
Angel S.P. Chan Lau Professor in Health and Longevity
Chair Professor of Nursing
Head, School of Nursing
The Hong Kong Polytechnic University
Hong Kong SAR, Global STEM Professor

School of Nursing
The Hong Kong Polytechnic University
Hung Hom Kowloon Hong Kong
香港九龍紅磡香港理工大學護理學院



香港都會大學
HONG KONG
METROPOLITAN
UNIVERSITY

5 February 2026

Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong

Dear Town Planning Board,

Support for the Redevelopment of Evangel Hospital
(Amendment Item A)

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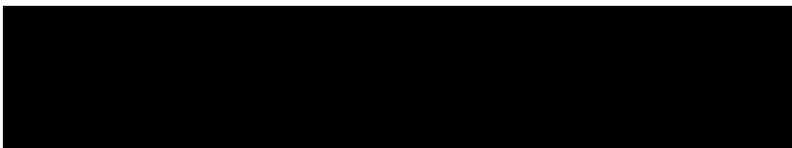
Thank you for your attention.

Yours sincerely,

Janet Yuen Ha WONG, PhD, FHKCHSE, FCHSM, RN

Dean and Professor,

School of Nursing and Health Sciences, Hong Kong Metropolitan University





播道兒童之家
Evangel Children's Home

培育成長 第二人生
Nurture for Growth

中國基督教播道會 E. F. C. C.

8 January 2026

Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong

Dear Town Planning Board,

Support for the Redevelopment of Evangel Hospital
(Amendment Item A)

We would like to express our support to Evangel Hospital to relax the building height restriction at 222 Argyle Street in Kowloon City to facilitate the implementation of hospital redevelopment and enhance their medical services and facilities.

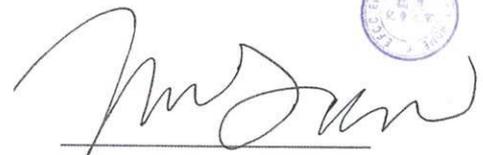
We are pleased to learn of the thoughtful design features included in the proposal and the enhancements that will bring to the pedestrian environment. As a service collaborator of Evangel Hospital, we truly support the hospital redevelopment due to the reasons listed below:

1. *providing a diverse health service to the public;*
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3. *allowing the Hospital to accommodate more modernized facilities and medical equipment for providing better and more diverse medical services to patients and the community.*

The redevelopment of Evangel Hospital is vital to meeting the increasing healthcare needs and ageing population of Hong Kong. With the increase in hospital scale and service coverage, it can support training of talents in the healthcare industry. We offer our support for the redevelopment proposal in principle and look forward to the positive contributions it will bring to the community.

Thank you for your attention.

Yours sincerely,



Ms Vivian Law
(Superintendent)
Evangel Children's Home





The Mother Superior of the Congregation of Our Lady of Charity of the Good Shepherd of Angers at HK
is popularly known as

Sisters of the Good Shepherd

we are an NGO in special consultative status with ECOSOC. United Nations

24 January 2026

Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong

Dear Town Planning Board,

Support for the Redevelopment of Evangel Hospital **(Amendment Item A)**

We would like to express our support to Evangel Hospital to relax the building height restriction at 222 Argyle Street in Kowloon City to facilitate the implementation of hospital redevelopment and enhance their medical services and facilities.

We are a member of welfare agencies listed in Social Welfare Department, providing Residential Care Services to children and youth. We have been a project partner with Evangel Hospital for over 10 years. Our project name evolved from 2Rs “Right Care, Right Time” to 3R “Right Care, Right Time & Right Team”, and this Right Team is the medical team of Evangel Hospital.

We are pleased to learn of the thoughtful design features included in the proposal and the enhancements that will bring to the pedestrian environment. As a service collaborator of Evangel Hospital, we truly support the redevelopment. Evangel Hospital takes care of our residents by providing high quality one stop health care services. It helps fill the service gap before public health services can be provided to our residents. The professionalism and attentiveness of the medical team at Evangel Hospital (including family doctor, psychiatrist and other specialists, etc) is well trusted and welcomed by our residents.

The redevelopment of Evangel Hospital is vital to meeting the increasing healthcare needs and ageing population of Hong Kong. With the increase in hospital scale and service coverage, it can support training of talents in the healthcare industry. We offer our support for the redevelopment proposal in principle and look forward to the positive contributions it will bring to the community.

Thank you for your attention.

Yours sincerely,

Cheong Ling Kwan
Superintendent
Marycove Centre
Sisters of the Good Shepherd



28 Jan 2026

Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong

Dear Town Planning Board,

Support for the Redevelopment of Evangel Hospital
(Amendment Item A)

We would like to express our support to Evangel Hospital to relax the building height restriction at 222 Argyle Street in Kowloon City to facilitate the implementation of hospital redevelopment and enhance their medical services and facilities.

We are pleased to learn of the thoughtful design features included in the proposal and the enhancements that will bring to the pedestrian environment. As a service collaborator of Evangel Hospital, we truly support the hospital redevelopment due to the reasons listed below:

Sample:

1. *providing a diverse health service to the public;*
2. *providing more opportunities and vacancies for clinical placement for nursing students and other healthcare professionals; and*
3. *allowing the Hospital to accommodate more modernized facilities and medical equipment for providing better and more diverse medical services to patients and the community.*

The redevelopment of Evangel Hospital is vital to meeting the increasing healthcare needs and ageing population of Hong Kong. With the increase in hospital scale and service coverage, it can support training of talents in the healthcare industry. We offer our support for the redevelopment proposal in principle and look forward to the positive contributions it will bring to the community.

Thank you for your attention.

Yours sincerely,



 DR LAU KWAN KIT WAH

28 Jan 2026

Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong

Dear Town Planning Board,

Support for the Redevelopment of Evangel Hospital
(Amendment Item A)

We would like to express our support to Evangel Hospital to relax the building height restriction at 222 Argyle Street in Kowloon City to facilitate the implementation of hospital redevelopment and enhance their medical services and facilities.

We are pleased to learn of the thoughtful design features included in the proposal and the enhancements that will bring to the pedestrian environment. As a service collaborator of Evangel Hospital, we truly support the hospital redevelopment due to the reasons listed below:

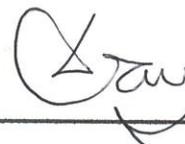
Sample:

1. *providing a diverse health service to the public;*
2. *providing more opportunities and vacancies for clinical placement for nursing students and other healthcare professionals; and*
3. *allowing the Hospital to accommodate more modernized facilities and medical equipment for providing better and more diverse medical services to patients and the community.*

The redevelopment of Evangel Hospital is vital to meeting the increasing healthcare needs and ageing population of Hong Kong. With the increase in hospital scale and service coverage, it can support training of talents in the healthcare industry. We offer our support for the redevelopment proposal in principle and look forward to the positive contributions it will bring to the community.

Thank you for your attention.

Yours sincerely,



Dr. Lau Pui Yau
Specialist in Orthopaedics & Traumatology
MBBS(HK) FRC'S(Edin) FRACS
FHKAM(Ortho. Surgery) FHKCOS

13 January 2026

Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong

Dear Town Planning Board Members,

Support for the Redevelopment of Evangel Hospital
(Amendment Item A)

We would like to support Evangel Hospital's application to relax building height restriction at 222 Argyle Street in Kowloon City to facilitate the implementation of hospital redevelopment and enhance their medical facilities and services.

We appreciate the thoughtful design features included in the proposal and the planned enhancements in hospital environment. As a service collaborator of Evangel Hospital, we welcome the hospital redevelopment because it would:

- 1. provide a wider spectrum of health service to the public;*
- 2. increase clinical placement positions for nursing students and other healthcare professionals; and*
- 3. allow the Hospital to accommodate more state-of-the-art facilities and medical equipment for the benefit of patients and the community.*

The redevelopment of Evangel Hospital is a significant addition to healthcare infrastructure to meet the ever-rising medical needs of the ageing population of Hong Kong. Besides expansion and improvement in hospital services, training of healthcare professionals will be expedited. We eagerly anticipate the approval and accomplishment of Evangel Hospital's redevelopment proposal, and the contributions it will bring to the community.

Thank you for your attention.

Yours sincerely,

DR. BRIAN KH YU



Dr Yu Kwok Hung
Specialist in Clinical
Oncology

9 February 2026

Town Planning Board Secretariat
15/F, North Point Government Offices,
333 Java Road, North Point,
Hong Kong

Dear Sir/Madam,

**SECTION 6(1) REPRESENTATION
TOWN PLANNING ORDINANCE (CHAPTER 131)**

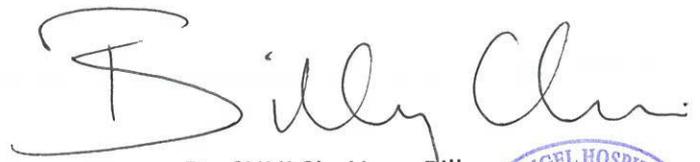
**REPRESENTATION ON AMENDMENT ITEM A OF
THE DRAFT MA TAU KOK OUTLINE ZONING PLAN NO. S/K10/31**

AUTHORIZATION LETTER

We are pleased to authorise Townland Consultants Limited (TOWNLAND) as our Planning Consultant and authorized agent to prepare and submit the Captioned Representation on our behalf. TOWNLAND is hereby authorised to liaise, correspond and attend meetings with the Town Planning Board, all relevant Government Departments and other bodies with respect to the Representation.

Yours faithfully

FOR AND ON BEHALF OF
Evangel Hospital



Dr. CHUI Siu Hang Billy
Hospital Superintendent cum
Chief Medical Executive
Evangel Hospital



Representation Number:
TPB/R/S/K10/31-R2

Submission Number:
TPB/R/S/K10/31-S1

2 January 2026

Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong

S/K10/31

Dear Town Planning Board,

Support for the Redevelopment of Evangel Hospital
(Amendment Item A)

We would like to express our support for Evangel Hospital to relax the building height restriction at 222 Argyle Street in Kowloon City to facilitate the implementation of hospital redevelopment and enhance its medical services and facilities.

We are pleased to learn of the thoughtful design features included in the proposal and the enhancements that will bring to the pedestrian environment. As a service collaborator of Evangel Hospital, we truly support the hospital redevelopment due to the reasons listed below:

1. Allowing the Hospital to accommodate more modernized facilities and medical equipment for providing better and more diverse medical services to patients and the community.
2. Providing more opportunities and vacancies for clinical placement for nursing students and other healthcare professionals.

The redevelopment of Evangel Hospital is vital to meeting the increasing healthcare needs and ageing population of Hong Kong. With the increase in hospital scale and service coverage, it can support the training of talents in the healthcare industry. We offer our support for the redevelopment proposal in principle and look forward to the positive contributions it will bring to the community.

Thank you for your kind attention.



Yours sincerely,



Sr. Cheung Ngan Shan
Superintendent

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Representation Number:

TPB/R/S/K10/31-R3

tpbpd/PLAND

Submission Number:

TPB/R/S/K10/31-S2

寄件者: Eric Kwok [REDACTED]
寄件日期: 2026年01月16日星期五 11:45
收件者: tpbpd/PLAND
主旨: Re: 城市規劃委員會信函 -修訂馬頭角分區計劃大綱核准圖編號S/K10/30
類別: Internet Email

致 城市規劃委員會秘書 (城規會檔號 TPB/D/K10/200):

本人對城規會就“馬頭角分區計劃大綱核准圖編號S/K10/30”所作出的修訂表示同意。

專此

啟德分區委員會委員
郭予宏工程師, MH
[REDACTED]

On 29/12/2025 17:02, Mandy WM YIM/HAD wrote:

致啟德分區委員會(2024-26年度)委員

各位委員：

馬頭角分區計劃大綱核准圖編號S/K10/30的修訂

城市規劃委員會於2025年12月24日來函，表示現正邀請公眾就標題所述的分區計劃大綱核准圖的修訂作出申述。現隨函附上有關信件及資料文件，以供參閱。

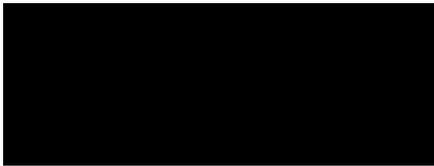
閣下如欲提出意見，請於2026年2月24日或之前以書面方式直接向城規會提出。如有疑問，請致電2231 5000聯絡該會。

[See attachment "馬頭角分區計劃大綱核准圖編號S_K10_30的修訂.pdf"]

啟德分區委員會秘書
嚴蕙敏女士
[REDACTED]

S/K10/31

Dr Michael L Y Yeung
Graceful Health & Rehabilitation Centre



Representation Number:
TPB/R/S/K10/31-R4

Submission Number:
TPB/R/S/K10/31-S3

Dear Town Planning Board,

Re: Support for the redevelopment of Evangel Hospital
(Amendment A)

I, the consultant of the above Centre, represent to express our support to Evangel Hospital(EH) to relax the building height restriction at 222 Argyle Street in Kowloon City to improve the medical services to the public by the future EH developments.

1. There are growing in demand in the private sector of medical and health services in Hong Kong as a whole due the fact that there had been a drastic increase in the number of people purchasing private medical insurances. This reflected by the number of my patients who had private medical insurances, which increased many times over the recent 10 years. The same impression was seen by my medical colleagues and non-medical personals.
2. There are also increase in demand in paramedical facilities, such as MRI and other Laboratories services in private sector. With the improvements in the quality and quantity in the EH redevelopment, this would certainly help to relief the burden on the Public Medical and Health services which at present provided by HA and the Dept. of Health.
3. With the future redevelopment of EH, that would allow more modern facilities and equipments to serve the community both in health, disease prevention and medical services.

In conclusion, our Centre support fully support for the above Redevelopment of EH in the welfare to the community of Hong Kong.

Thank you for your attention.

Dr Michael L Y Yeung



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tpbpd/PLAND

Representation Number: TPB/R/S/K10/31-R5

寄件者:	[REDACTED]	Submission Number: TPB/R/S/K10/31-S5
寄件日期:	2026年02月24日星期二 21:36	
收件者:	tpbpd/PLAND	
主旨:	PROPOSED AMENDMENTS TO THE MA TAU KOK OZP NO. S/K10/30	
類別:	Internet Email	

PROPOSED AMENDMENTS TO THE MA TAU KOK OZP NO. S/K10/30

Item A – about 1,463m². Amending the BHR of the “G/IC” site occupied by Evangel Hospital at 222 Argyle Street from 5 storeys to 114mPD

Y/K10/6 Approved 4 July 2025 (Y/K10/5 approved 2023)

Evangel Hospital, 222 Argyle Street, Kowloon City

Site area: About 1,463sq.m

Zoning: "GIC"

Proposed Amendment: Increase BH from 5 storeys to 114mPD -22 storeys (80mPD -16 storeys) / PR 12.53 (8:9) (2.68) / 104 Bed Spaces (60) / 43 Vehicle Parking

Strong objections. The approved application was not just to increase BH, it did not mention that the PR was also to be increased. Both at over 4 times the original.

Under the Lease, the parcel of ground or any building or part of any building shall only be used for a non-profit-making hospital and clinic purposes or both and is restricted to a building height of 45.72mPD or not exceeding 12 storeys. The site coverage is constrained to a maximum of 65%.

The site coverage greatly exceeds that allowed in the lease at 83%

The site is on a junction. Some GIC developments, especially the low-rise and low-density ones, serve as “breathing space” within a high-rise and high-density environment. That a 120 page Ventilation Impact Assessment was provided indicates that there are issues. The district has a number of development projects in progress or planned that indicate the need for some relief from the wall effect.

*“Setback of the hospital tower **above the 9-storey podium** at Fu Ning Street can break down the visual mass, maintain a wider view corridor along Forfar Road, facilitate air ventilation and visual permeability”*

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THIS STATEMENT IS AN INSULT TO INTELLIGENCE. THE SET BACK PROVIDES ZERO RELIEF AT STREET LEVEL

According to the developer the overall visual impact caused by the Proposed Redevelopment is slightly adverse but the images indicate otherwise.

Comments of Urban Design Unit, Planning Department re the 2023 approved plan:

“and sensitive building facade treatment with contrasting wall tones are also incorporated into the proposed development. These measures may promote visual interest and pedestrian comfort

The Applicant will consider applying vertical articulation to the building façade of both podium and tower by using stone or ceramic verticals arrayed around all sides of the building with angled panels between stone or ceramic. This creates a subtle and interesting gradation of density, rhythm and articulation that gradually lightens its architecture from top to bottom.”

BH of 80mPD will allow for a continuous height band along Argyle Street.

The proposed building height is the same as the allowed building height of adjacent residential zones along Argyle Street, and lower than the maximum building height of other residential zones in the vicinity.

BUT THIS IS GIC ZONING AND WITH THE CONTINUAL REDEVELOPMENT OF RESIDENTIAL SITES IN THE DISTRICT THE RELIEF BROUGHT BY THE OCCASIONAL LOW-RISE GIC FACILITY IS EVER MORE ESSENTIAL. THE STEP - DOWN EFFECT IS ALSO APPLICABLE TO MAIN THROUGHFARES TO FACILITATE PENETRATION OF LIGHT AND VENTILATION TO THE BUILDINGS TO THEIR REAR. DEVELOPMENTS ON JUNCTIONS SHOULD BE LOWER IN ORDER TO ENHANCE VISIBILITY AND SAFETY, REDUCE CANYON EFFECT AND INCREASE VENTILATION.

THIS WILL BE ANOTHER CONCRETE BLOCK, NO AMOUNT OF GREEN-WASH OR DICKERING WITH THE FACADE CAN MITIGATE THE IMPACT ON THE PEDESTRIAN WHEN IT COMES TO FURTHER ELIMINATION OF PENETRATION OF SUNLIGHT AND RELIEF FROM WALL EFFECT.

NO EXPLANATION FOR THE ABOUT TURN ON THE PART OF PLANNING DEPT RE THE ALMOST 50% INCREASE IN HEIGHT.

“including podium garden at 3/F”.

THIS WAS SUBSEQUENTLY REPLACED WITH A ‘COMMUNAL GARDEN’ ON TOP OF PODIUM, PROVIDING NO BENEFIT TO PEDESTRIANS AND CERTAINLY OF ZERO COMMUNITY BENEFIT

There is also the issue of the impact the increase in vehicular movement over the public pavement would have on road leading to not one but three schools. While the number of parking has not increased from the 5 application, the additional facilities will attract a significant increase in drop off and pick up, this on a busy junction.

THE NUMBER OF BEDS PROVIDED IS CERTAINLY NOT COMPATIBLE WITH THE MASSIVE INCREASES IN BH AND PR. DAY BED SPACES CANNOT BE COUNTED AS THESE ARE

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NOTHING MORE THAN SPACES WHERE PATIENTS ARE WHEELED ON NARROW GURNEYS AFTER MINOR PROCEDURES LIKE COLONOSCOPY.

Insufficient set back from Hoover Court, no mention of any impact should there be a fire at this residential block. Is there enough space for fire engines to operate effectively? This is an issue that should be clarified in view of recent disasters.

IN ADDITION, THE MANAGEMENT HAS BEEN BREACHING THE LEASE CONDITIONS FOR MANY YEARS. WILL ANY ACTION BE TAKEN ON THE LINES OF THE CHARGES BROUGHT AGAINST JIMMY LAI FOR BREACH OF LEASE?

In accordance with the condition stipulated in the land lease document of K.I.L. 8813, the Association of Evangelical Free Churches of Hong Kong ("the lessee") will not erect or maintain or allow to be erected or maintained on the said piece or parcel of ground any building or buildings other than a forty to forty-five bed non-profit making hospital and clinic

Now it is clear that the intention is not to operate a hospital, the number of beds would only double from the existing 60, but to operate a commercial healthcare centre on the lines of 28 Hankow Road, the H Centre on Middle Road, the SHK tower under renovation for years on junction of Middle/Nathan Road, 2-6 Granville Road, the Grand Centre, 8 Humphreys, and these are just examples in TST. This does not comply with the non-profit making criteria.

That the project is designed to cash in on a site intended for community purposes is clear. There is much resentment in the community with regard to how land granted to religious and other bodies has been abused and that the services provided deviate from the original intention of the land grant at favourable terms.

As a general rule, for sites zoned "G/IC", a major portion of the proposed development should be dedicated to GIC and other public uses including public open spaces. Otherwise, the proposed development is considered to constitute a significant departure from the planning intention of the "G/IC" zone and, unless with very strong justifications and under special circumstances, planning permission for such development would not be granted.

If this project is allowed to go ahead then it should only proceed via a change of zoning to Commercial or "Other Specified Uses" annotated "Business" in line with the HKSK development in Shau Kei Wan with the implementation of a full land premium.

MOST OF THE PRIVATE HOSPITALS ARE "NON PROFIT MAKING". BUT THIS DOES NOT TRANSLATE INTO ANY BENEFIT FOR THE COMMUNITY, ON THE CONTRARY IT JUST MEANS THAT THEY PAY NO TAXES, SO ARE EFFECTIVELY A DRAIN ON THE COMMUNITY AS THEY ENJOY THE USE OF PUBLIC SERVICES LIKE ROADS WITHOUT MAKING ANY CONTRIBUTION TO THEIR UPKEEP. MOREOVER, THEY DO NOT PUBLISH THEIR ACCOUNTS SO THERE IS NO WAY FOR THE COMMUNITY TO GAUGE HOW PROFITS ARE DISBURSED.

DID THIS APPLICANT SUBMIT CERTIFIED ACCOUNTS WHEN QUESTIONED ABOUT ITS REVENUE?

This development is effectively another medical tower. TPB members are reminded that a number of these have encountered financial issues, Virtus and Your Health Specialist in recent years.

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Manson Fok's Health Signature, Medical Group's IPO Dream Broken, Famous Doctors Jumping Ship Fortune Insight 2022-12-9

There is clearly an oversupply of such facilities and no need for additional premises.

Comments of the Secretary for Health received on 10.1.2023:

1. *In general, HHB encourages private hospitals to make effective use of their sites for enhancing service provision in order to increase the overall capacity of the dual-track healthcare system in Hong Kong, provide the public with more choices and affordable high quality private hospital services, and cope with the increasing service demand. Along such policy objectives, HHB has invited the Evangel Hospital to accept a set of minimum requirements, including the service scope, service target and price transparency measures etc., for the proposed development. In view of the Evangel Hospital's reply to HHB dated 6 December 2022 indicating **in-principle agreement to comply with most of the minimum requirements** (such as standard beds at packaged charges and price transparency etc.), HHB provides in-principle support to the planning application for the proposed hospital redevelopment."*

"and expand collaboration with non-governmental organisations (NGOs) to provide services to underprivileged groups"

So where are the details?

And this is the fundamental issue, a 'Gentlemen's Agreement', with no regulations in place with regard to transparency with regard to the so called NOT FOR PROFIT TAX EXEMPT institutions. No conditions with regard to provision of GENUINE community services.

The administration continues to ignore its duty to put into place mandatory conditions that tax exempted bodies publish annual accounts and information with regard to revenue, disbursements and identity of beneficiaries. It is shocking that small enterprises have to submit accounts but 'religious' institutions pocketing millions are exempt.

The naivety displayed by government depts and TPB with regard to funding issues is unacceptable. At the 4 July meeting the response to inquiries was that

"the Hospital experienced losses in several years"

"the estimated cost of the redevelopment was approximately HK\$3m"

"main source of funding included donations and fundraising"

"payment of land premium would impose a burden on the Hospital"

But no member questioned how an organization with such a poor fiscal track record could afford a \$3b project nor the ability to raise such a large sum.

The assumption of any hardnosed business person would be that in view of the fiscal limits and the substantial increase in the size of the development between 2023 and 2025 that the church has entered into an agreement with a 'silent partner', a fund manager or healthcare service provider, on

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the lines of the deal forged between the Sheng Kung Hui and Virtus to develop a 300-bed hospital on the site of Central Hospital.

The development would ostensibly be carried out by the church until the land premium exemption is settled.

The hand wringing of these churches is taken at face value. It is not that long ago, Oct 2023, that the board lapped up the community-wash trotted out by the Island Evangelical Community Church in its bid to secure a land premium exempted HQ re development of the community building in 210 Java Road, North Point. The ink was hardly dry on this approval when the church got hold of the Sunbeam Theatre and dumped the Java Street plan leaving Lands Dept with egg on its face.

At the OZP meeting for this plan, tax payers would expect members to request concrete details of income/expenditure for the past five years, a realistic funding model and full disclosure of any participation on the part of silent investors and details of the support to be provided to community groups.

Mary Mulvihill

