

**APPLICATION FOR AMENDMENT OF PLAN**  
**UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. Y/K10/6**

- Applicant** : Evangel Hospital represented by Townland Consultants Limited
- Site** : Evangel Hospital, 222 Argyle Street, Kowloon City, Kowloon
- Site Area** : About 1,463m<sup>2</sup>
- Lease** : (a) Kowloon Inland Lot (KIL) 8813 subject to a lease term of 75 years from 5.7.1963
- (b) Subject to the following restrictions –
- (i) a non-profit-making hospital and clinic together with such domestic quarters as Director of Medical and Health Services (now Director of Health) may consider reasonable for housing staff employed on the premises;
- (ii) a number of beds requirement of 40-45 beds;
- (iii) an absolute building height (BH) restriction of 150 feet (i.e. 45.72m) above Hong Kong Principal Datum;
- (iv) maximum 12 storeys;
- (v) a car parking requirement of 6 motor cars and 2 ambulances, together with a set of vehicular ingress/egress points; and
- (vi) no building or structure shall be erected within 6.09m of Argyle Street except those structures specified in the Modification Letter dated 30.11.2010.
- Plan** : Approved Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/30
- Zoning** : “Government, Institution or Community” (“G/IC”)
- maximum BH of 5 storeys, or the height of the existing building, whichever is the greater
- Proposed Amendment** : To amend the BH restriction (BHR) of the Application Site from 5 storeys to 114 metres above Principal Datum (mPD)

## 1. The Proposal

- 1.1 The applicant proposes to amend the BHR from 5 storeys to 114mPD at the application site (the Site) which is zoned “G/IC” on the approved Ma Tau Kok OZP No. S/K10/30 for redevelopment of the Evangel Hospital (**Plan Z-1**). According to the Notes of the OZP for the “G/IC” zone, ‘Hospital’ is a Column 1 use which is always permitted. As the proposed redevelopment with a BH of 114mPD exceeds the BHR of 5 storeys as stipulated on the OZP, application for amendment to the OZP is required.
- 1.2 The existing 5-storey Evangel Hospital was built in the 1960s as a non-profit making private hospital in operation for 59 years in the same building. In 2022, the applicant submitted a section 12A (s.12A) planning application No. Y/K10/5 to amend the BHR from 5 storeys to 80mPD for the Site which was agreed by the Metro Planning Committee (the Committee) on 28.7.2023.
- 1.3 Having further reviewed the building design in detail and reassessed the needs for medical facilities, the applicant proposes to amend the BHR to 114mPD for redeveloping the hospital into a 22-storey building over 2 levels of basement (**Drawing Z-2**), providing 104 in-patient beds, 4 High Dependency Units (HDUs), 30 day beds/recliners and 6 day chemo places upon redevelopment. Additional facilities including virtual care facilities on 7/F and areas for community education/professional medical training on 7/F and 20/F will be provided.
- 1.4 The applicant proposes to relocate the Refuse Collection Vehicle (RCV) bay westward on Fuk Cheung Street in the same manner as proposed in the approved application to accommodate the new vehicular access of the proposed development (**Drawings Z-12 and Z-13**).
- 1.5 According to the indicative scheme submitted by the applicant, the applicant proposes a 6m full-height setback from Argyle Street in accordance with the non-building area (NBA) requirement designated on the Ma Tau Kok Outline Development Plan (ODP) No. D/K10/1C (**Plan Z-2**) and a 6m tower setback above podium level from Fu Ning Street (**Drawings Z-2 and Z-8**). Landscaping treatments including greening and 2 new trees at G/F, edge plantings at the balcony on 6/F, podium garden with seatings on 8/F and green roof of R/F and vertical greening on G/F and M/F fronting Fu Ning Street are introduced (**Drawings Z-3 to Z-6**). The proposed redevelopment will provide an overall minimum 20% of the site coverage of greenery area. A 20m all-weather canopy fronting Argyle Street, circulation splays at Fu Ning Street/Fuk Cheung Street and sensitive building facade treatment with contrasting wall tones and variations in façade design, particularly a mix of glass/wall-like facades on lower podium levels and a permeable façade on 20/F are also incorporated into the proposed redevelopment (**Drawing Z-8**).
- 1.6 To mitigate visual impact on the adjacent Hoover Court to its southwest, a minimum building setback of 0.65m from the south-western site boundary will be provided to maintain an approximate 4.45m building gap between the edges of the proposed hospital building and that of the building blocks of Hoover Court (**Drawing Z-8**). A green-patterned wall mural facing Hoover Court, along with planters extending from M/F, is also proposed from G/F to 8/F (**Drawing Z-7**).
- 1.7 During the redevelopment, the applicant will identify suitable off-site location(s) to continue most of its services and consider to establish an interim centre for day surgeries to minimize the interruption of essential healthcare services of the hospital. With the

proposed Smart Hospital Initiatives, digitalised medical records will be relocated seamlessly. The operation of the new hospital is anticipated to commence earliest in 2032/2033.

- 1.8 The indicative floor and section plans, elevations, perspectives, landscape master plans, photomontages, a proposed vehicular and pedestrian access plan and a proposed RCV bay relocation plan of the proposed redevelopment submitted by the applicant are at **Drawings Z-1 to Z-13**. A comparison of the major development parameters of the existing hospital and the indicative schemes under the approved and the current applications are summarized as follows:

<b>Development Parameters</b>	<b>Existing Evangel Hospital</b> <i>(for information only, provided by the applicant)</i>	<b>Indicative Scheme under the Approved s.12A Application</b> <i>(No. Y/K10/5)</i>	<b>Indicative Scheme under the Current Application</b>
Site Area (about)	1,463m <sup>2</sup>		
Gross Floor Area (GFA) (about)	3,917m <sup>2</sup>	13,021m <sup>2</sup>	18,331m <sup>2</sup>
Plot Ratio (PR) (about)	2.68	8.9	12.53
Site Coverage	65%	• Podium (at 15m): About 78%	• Podium (below 39m): About 83%
		• Hospital Tower (over 15m): About 63%	• Hospital Tower (over 39m): About 65%
Maximum BH at Main Roof Level	26.058mPD	80mPD	114mPD
No. of Storeys	5	16 (including a 4-storey podium) over 2 levels of basement	22 (including a 9-storey podium) over 2 levels of basement
Total Number of Beds	60 <sup>(a)</sup>	118 <sup>(b)</sup>	144 <sup>(d)</sup>
Total Number of Operating Theatres (OT)	4	7	8
Total Number of Endoscopy Rooms	3	6	5
Total Number of Consultation Rooms	7	12	30
Parking Spaces	<ul style="list-style-type: none"> <li>• Private Car 10</li> <li>• Lorry 1</li> </ul>	<ul style="list-style-type: none"> <li>• Private Car 38<sup>(c)</sup></li> <li>• Motorcycle 4</li> <li>• Heavy Goods Vehicle 1</li> <li>• Hearse 1</li> <li>• Ambulance/Layby 1</li> <li>• Taxi/Private Car Layby 1</li> </ul>	<ul style="list-style-type: none"> <li>• Private Car 39<sup>(e)</sup></li> <li>• Motorcycle 5</li> <li>• Heavy Goods Vehicle 1</li> <li>• Hearse 1</li> <li>• Ambulance/Layby 1<sup>(f)</sup></li> <li>• Taxi/Private Car Layby 1</li> <li>• RCV Layby 1</li> </ul>

Notes:

- (a) Including 57 in-patient beds and 3 day beds.
- (b) Including 76 in-patient beds, 4 HDUs and 38 day beds/recliners.
- (c) Including 6 nos. of accessible parking.
- (d) Including 104 in-patient beds, 4 HDUs, 30 day beds/recliners and 6 day chemo places.
- (e) Including 5 nos. of accessible parking.
- (f) To be shared by both parking and loading and unloading (L/UL).

- 1.9 A comparison on the major floor uses of the indicative schemes under the approved and current applications are set out below:

	<b>Indicative Scheme under the Approved s.12A Application</b> (No. Y/K10/5)	<b>Indicative Scheme under the Current Application</b>
Upper R/F	Flat Roof	Flat Roof
Top R/F	N/A	Building Services / Flat Roof
R/F	Building Services / Flat Roof / Lift Area	Building Services / Flat Roof / Lift Area
15 – 20/F	N/A	Medical Accommodation <sup>(d)</sup> / Building Services / Canteen <sup>(e)</sup> / Balcony <sup>(e)</sup> / Non-medical Ancillary Facilities <sup>(f)</sup> / Flat Roof <sup>(g)</sup> / Lift Area
M – 14/F	Medical Accommodation <sup>(a)</sup> / Building Services / Canteen <sup>(b)</sup> / Flat Roof <sup>(c)</sup> / Lift Area	
G/F	Parking / L/UL / Building Services / Canteen / Lift Area	Parking / L/UL / Building Services / Ancillary Shop and Services / Eating Place / Lift Area
B1/F	Parking / Building Services / Medical Accommodation / Lift Area	Parking / Building Services / Medical Accommodation / Lift Area
B2/F	Parking / Building Services / Lift Area	Parking / Building Services / Lift Area
<u>Notes:</u>	(a) Medical accommodation are provided on 1/F to 14/F, except 4/F and 10/F. (b) Canteen is provided on M/F only. (c) Flat roof (landscape area/E&M) is provided on 3/F.	(d) Medical accommodation are provided on M/F to 19/F, except 8/F and 14/F. (e) Canteen and balcony are provided on 6/F only (f) Non-medical ancillary facilities for administration purposes such as ancillary offices and Community Education/Professional Training Centre are provided on 7/F and 20/F only (g) Flat roof is provided on 8/F only

- 1.10 In support of the application, the applicant has conducted various technical assessments based on the indicative scheme including Traffic Impact Assessment (TIA), Sewerage Impact Assessment (SIA), Environmental Assessment (EA) and Visual Impact Assessment (VIA) to demonstrate that no adverse impacts are anticipated with mitigation measures where applicable. According to the TIA, since Evangel Hospital is a small-scale community hospital and the ambulance call frequency is relatively low, one ambulance parking/layby proposed is considered adequate. Besides, due to the incorporation of the 6m-wide setback fronting Argyle Street, not all car parking provisions are provided in accordance with the high-end requirement of the Hong Kong Planning Standards and Guidelines (HKPSG) for parking and laybys. However, the proposed internal parking provision is considered sufficient for the hospital's operational needs. Also, the VIA demonstrates that the overall visual impact is considered acceptable with "negligible" to "slightly adverse" impact assessed from the

selected public viewing points, and the proposed development is comparable with the adjacent BHRs.

1.11 In support of the application, the applicant has submitted the following documents:

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|-----|--|----------------------|
| (a) | Application form received on 27.3.2025                       | <b>(Appendix I)</b>  |
| (b) | Supplementary Planning Statement (SPS) received on 27.3.2025 | <b>(Appendix Ia)</b> |
| (c) | Further Information (FI) dated 2.5.2025 <sup>#</sup>         | <b>(Appendix Ib)</b> |
| (d) | FI dated 9.5.2025 <sup>#</sup>                               | <b>(Appendix Ic)</b> |
| (e) | FI dated 27.5.2025 <sup>*</sup>                              | <b>(Appendix Id)</b> |

*<sup>#</sup> accepted but not exempted from publication and recounting requirement*

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## **2. Justifications from the Applicant**

The justifications put forth by the applicant in support of the application as set out in the SPS in **Appendix Ia** and **FI at Appendices Ib to Id** are summarised as follows:

### **In Line with the Government's Policy Objectives**

- (a) There has been stronger emphasis in government policy on the need for public-private partnership between the Hospital Authority and the private healthcare sector as one of the implementation modes in delivery of healthcare services to alleviate the demands on and sustain the public and entire healthcare system. The approval of the subject planning application will enable Evangel Hospital, as a non-profit making community hospital, to help alleviate the long-term pressure on the public sector, by further utilising its capacity to provide affordable and quality primary healthcare services and expanded range of clinical services to the underprivileged communities and local community, which is in line with the government's directives. Health Bureau (HHB) has indicated in-principle support for the proposed redevelopment.
- (b) To echo the government's initiatives on low-altitude economy in the 2024 Policy Address, the applicant will also explore the possibility of implementing measures, such as a landing zone for future medical-related delivery.

### **Meeting the Prevailing Healthcare Standards and Increasing Demand for High Quality Healthcare Services for Local Community**

- (c) Demand for public medical and healthcare services is expected to rise further due to an ageing population as well as the population growth from the housing redevelopment and urban renewal projects in Kowloon City District that have been committed since last approval in 2023. The proposed redevelopment is further refined to expand its facilities to ease such shortage and capacity demand.
- (d) In considering the previous application on 28.7.2023, a Committee member enquired whether the applicant would consider pursuing a higher BH for the proposed redevelopment. Therefore, the applicant has conducted a thorough review to further optimize the site efficiency in view of the relatively small site area without relying on Government Land, including evaluating the spatial arrangement and configuration of the in-patient wards to comply with the current standards of cubicle and OT sizes set

by Hospital Authority. Comparing to the previous indicative scheme, the 22-storey hospital currently proposed will increase the number of hospital beds (from 118 to 144 nos. of beds, i.e. increase of 22%) with larger cubicle sizes in meeting the prevailing standards (from about 6.9m<sup>2</sup> to 9m<sup>2</sup> per cubicle). The sizes of the OTs will also be upgraded (from about 40m<sup>2</sup> to 60m<sup>2</sup>) with additional spaces to allow for advanced equipment and a physical dirty and clean separation setting.

- (e) The increased BHR shall allow provisioning of additional medical floor space with increased floor-to-floor height for better spatial arrangement to facilitate operational workflow, transfers of patients and medical equipment, as well as contribute to better medical planning of isolation facilities with enhanced air ventilation equipment and infection control. Expanded services for both in-patient and out-patient will also be introduced, including a new chemotherapy centre as well as psychological counselling and assessment and dental services.

#### In Line with Planning Intention and Compatible with Surrounding Developments

- (f) The proposed hospital redevelopment is in line with the planning intention of the “G/IC” zone for provision of Government, institution and community (GIC) facilities. According to the Explanatory Statement of the OZP, there are four main BH bands in the Ma Tau Kok Area (i.e. 80mPD, 100mPD, 120mPD and 140mPD) for zones adjacent to the “Residential (Group A)” (“R(A)”) and “Residential (Group B)” (“R(B)”) neighbourhood. Along with the BHR of 160mPD in the “R(A)” zone on the approved URA Nga Tsin Wai Road/Carpenter Road Development Scheme Plan No. S/K10/URA3/2 to the further northwest of the Site, the proposed BHR of 114mPD is considered not incompatible with the surroundings and the planning context.

#### Practical Needs for Amending the BHR

- (g) Due to the limited building footprint of the Site, expanding the capacity of the hospital while complying with relevant building and hospital regulations has been challenging. Some supporting services such as medical records store, laundry and storage are already located off-site. Two basement levels for car parking are proposed and further excavation is not sustainable and financially infeasible.
- (h) The pedestrian circulation within the hospital and operational efficiency need further enhancement, which will necessitate additional back-of-house and internal circulation facilities. Launching Smart Hospital Initiatives, including robotic surgery, other advanced technologies for a Remote Patient Monitoring Centre, and potential adoption of Modular Integration Construction (MiC) and mobile medical equipment will also require higher clear headroom. Essential electrical and mechanical (E&M) facilities for modern hospital infrastructure will take up additional storeys, contributing to an increased BH.

#### Provision for Community Education and Medical Training

- (i) Given the ongoing shortage of medical professionals as highlighted in the “Healthcare Manpower Projection 2023” by HHB, and thus the potential recruitment challenges, the applicant proposes to provide in-house medical professional training to retain skilled staff. Community education programmes and activities and professional medical trainings will be offered, enhancing public health awareness and nurturing medical talents. Therefore, non-medical ancillary facilities that contribute to additional floor space are proposed. Considering the site constraints, some supporting facilities, such

as the proposed canteens, are prepared to serve multiple purposes to accommodate various needs.

### Design Merits and Considerations

- (j) Various urban design elements will be incorporated into the redevelopment to enhance amenities for pedestrians and local residents, including setback from Argyle Street, circulation splays at Fu Ning Street/Fuk Cheung Street and proposed trees with lawn coverage within the G/F setback area (**Drawing Z-8**).
- (k) 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 whilst enabling space for edge planting at 6/F, 8/F and R/F, will increase overall greening in the area, as well as improve visual quality and permeability.
- (l) The proposed redevelopment will provide an overall minimum 20% of site coverage of greenery area. Greenery and communal space, including vertical greening and street planting, and the podium garden on 8/F with well-designed landscape area and outdoor seatings, are further enhanced in the current submission to provide better environment for both staff and patient (**Drawing Z-4**). Planters at podium levels and a green-patterned wall mural facing Hoover Court are also proposed to create visual interests and minimize potential interface issues (**Drawing Z-7**).
- (m) Sensitive building facade treatments will be incorporated into the new hospital to create visual interest and reduce the perceived bulkiness of the hospital tower (**Drawing Z-8**).

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

The applicant is not the “current land owners”. The applicant has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under s.12A and 16 of the Town Planning Ordinance (TPO) (TPB PG-No. 31B) by obtaining consent of the land owner of the Site. Detailed information would be deposited at the meeting for Members’ inspection.

### **4. Previous Application**

The Site is the subject of a previous s.12A application No. Y/K10/5 submitted by the same applicant to amend BHR from 5 storeys to 80mPD for permitted hospital redevelopment (**Plan Z-1**), which was agreed by the Committee on 28.7.2023 mainly on grounds that the proposed redevelopment will unlikely induce any significant adverse effects on the visual character of the surrounding townscape, the BHR is the only option for the applicant to accommodate the required hospital infrastructure, and the proposed design measures may contribute to the improvement of streetscape and promote visual interest and pedestrian comfort.

## 5. **Similar Application**

There is one similar application (No. Y/K10/4) for amending the BHR in a “G/IC” zone within the OZP. The application was to amend the BHR at 40 Lung Kong Road from 3 storeys to 45mPD for redevelopment of the Cornerstone Education Centre for school and religious institution uses (**Plan Z-1**). The application was agreed by the Committee on 9.7.2021 mainly on the considerations that more facilities and services could be provided to meet the needs of the community, no adverse impacts and no objection or adverse comments from concerned government bureaux/departments were received.

## 6. **The Site and its Surrounding Areas** (Plans Z-1 to Z-3, aerial photo on **Plan Z-4**, and site photos on **Plans Z-6a to Z-6c**)

### 6.1 The Site:

- (a) is located at Argyle Street and currently occupied by the 5-storey Evangel Hospital, a non-profit making private hospital built in 1965 with an existing height of 26.058mPD at main roof level; and
- (b) is accessible via a pedestrian entrance at Argyle Street and a vehicular access point at Fu Ning Street.

### 6.2 The surrounding areas have the following characteristics:

- (a) the neighbourhood is dominated by residential and GIC uses. The site is within a cluster of residential developments<sup>1</sup> bounded by Prince Edward Road West and Ma Tau Chung Road, with BHs mainly in the range of about 24mPD to 80mPD, except for two tall residential buildings of about 103mPD and 129mPD (i.e. the Montebello and Forfar respectively) to the immediate northwest of the Site across Argyle Street. Two public housing estates with redevelopment plan being studied, namely Chun Seen Mei Chuen and Ma Tau Wai Estate, are located to its east across Fu Ning Street and to its further south respectively. A private residential building, Hoover Court, is located to the immediate southwest of the Site.
- (b) the BHs of the nearby GIC buildings<sup>2</sup> range from about 18mPD to 67mPD (**Plan Z-5**). To the south of the Site across Fuk Cheung Street is a cluster of schools, namely the Notre Dame College, Christian Alliance P.C. Lau Memorial International School, Ma Tau Chung Government Primary School and Pooi To Primary School. To the further west, southwest and northwest of the Site is another cluster of GIC facilities, including St Teresa’s Hospital, Hong Kong Eye Hospital and the Kowloon City Police Station.

## 7. **Planning Intention**

The “G/IC” zone is intended 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.

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<sup>1</sup> Subject to BH restrictions of 80/100mPD under the OZP.

<sup>2</sup> Subject to BH restrictions of 2 to 11 storeys under the OZP.



## **8. Comments from the Relevant Government Bureaux/Departments**

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

### **Policy Aspect**

#### **8.1.1 Comments of the Secretary for Health (S for Health):**

- (a) the 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 invited Evangel Hospital to accept a set of minimum requirements when it submitted a planning application in 2022 for amending the building height restriction from 5 storeys to 80mPD for the proposed hospital redevelopment. In view of Evangel Hospital's reply dated 6.12.2022 to HHB indicating in-principle agreement to comply with most of the minimum requirements, HHB provided in-principle policy support for the application, which was subsequently approved by the Board on 28.7.2023; and
- (b) following Evangel Hospital's decision to submit a new application to further amend the BHR from 5 storeys to 114mPD, HHB have invited EH to accept a set of the prevailing minimum requirements for the latest proposed hospital redevelopment. As Evangel Hospital has indicated in-principle acceptance to the minimum requirements, HHB's in-principle policy support for Evangel Hospital's proposed hospital redevelopment remains valid.

### **Land Administration**

#### **8.1.2 Comments of the District Lands Officer/Kowloon West, Lands Department (DLO/KW, LandsD):**

- (a) the proposed redevelopment will contravene the lease conditions including but not limited to the proposed BH, number of storeys, number of beds, number of parking spaces and vehicular ingress/egress points. In the event the subject application is accepted or partially accepted by the Board with a set of clear development parameters (including but not limited to the proposed user, GFA and car parking provisions, as appropriate) defined/firmed up and further submission to the Board (including application(s) for permission under s.16 of the TPO) after the corresponding amendment to the OZP has been made) is not required, the land owner may submit request for streamlined processing of lease modification application. Depending on the circumstances of each case, LandsD at its sole and absolute discretion may, upon receipt of such valid request and subject to payment of the administrative fee(s) (including fee payable to the Legal Advisory and Conveyancing Office, if required) by the land owner, commence the streamlined processing of the lease modification application on a without prejudice and non-committal basis; and

- (b) the land owner is reminded that once the accepted or partially accepted proposal is reflected in the OZP and approved under s.9 of the TPO, a formal application for lease modification by land owner to LandsD is still required. Every application submitted to LandsD will be considered on its own merits by LandsD at its absolute discretion acting in its capacity as a landlord and there is no guarantee that the lease modification application will eventually be approved by LandsD. If the application for lease modification is approved by LandsD, it will be subject to such terms and conditions as may be imposed by LandsD at its absolute discretion, including payment of premium and administrative fees.

### **Building Matters**

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

he has no in-principle objection subject to detailed comments at **Appendix II**.

### **Traffic Aspect**

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

- (a) no adverse comment on the revised TIA from engineering point of view on the condition that the Road Safety Audit (RSA) will be done by the applicant according to the Transport Planning and Design Manual Volume 5 Chapter 7; and
- (b) the applicant should be reminded that the RSA shall be done not only for the detailed design stage but also need to be done for the feasibility study and construction stages. As the applicant has agreed and acknowledged that the RSA shall be done at all three stages aforementioned, he has no objection.

#### 8.1.5 Comments of the Commissioner of Police (C of P):

- (a) no adverse comment from traffic policing point of view; and
- (b) if further road works or road closure is required, the applicant should furnish a set of temporary traffic arrangement plans to Hong Kong Police Force (Attn.: OC RMO E&C KW) for his assessment.

### **Fire Safety**

#### 8.1.6 Comments of the Director of Fire Services (D of FS):

he has no specific comment on the application. Detailed fire services requirements will be formulated upon receipt of formal submission of general building plans.

### **Environmental Aspects**

#### 8.1.7 Comments of the Director of Environmental Protection (DEP):

- (a) based on the EA and SIA reports, insurmountable environmental impacts associated with the proposed hospital are not anticipated. The findings of environmental assessments are summarised at **Appendix II**; and
- (b) on the above basis, he has no objection to the application from environmental planning perspective. To address the above environmental concerns on land contamination and sewage aspects, it is suggested that a decontamination clause and the submission of SIA prior to development should be imposed under land lease mechanism.

### **Urban Design and Landscape**

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

##### **Urban Design and Visual**

- (a) no adverse comment from urban design and visual perspectives;
- (b) the Site is located within a cluster of residential developments bounded by Prince Edward Road West and Ma Tau Chung Road, with BHs mainly in the range of about 24mPD to 80mPD, except Forfar (about 129mPD) located to the immediate northwest of the Site at the opposite side of Argyle Street. Also, the area is intermixed with GIC buildings with BHs ranging from about 19mPD to 67mPD. According to the approved Ma Tau Kok OZP No. S/K10/30, the intended BHs of the surrounding residential cluster, zoned “R(A)” and “R(B)”, are 100mPD and 80mPD respectively;
- (c) according to the VIA, the overall visual impacts are considered “negligible” to “slightly adverse” when compared with the approved scheme, taking into account the existing and planned developments in the surroundings. The redeveloped hospital with a BH of 114mPD is higher than the surrounding existing buildings and the BHRs of the adjoining residential developments (including redevelopment of Chun Seen Mei Chuen and Ma Tau Wai Estate which are 80mPD and 100mPD respectively. The applicant confirmed that the redeveloped hospital (including the rooftop structures of 7m high) will not encroach onto both the ridgeline and the 20% Building Free Zone when viewed from Strategic Viewing Point at Quarry Bay Park. Judging from the photomontages of the VIA, the proposed redevelopment will unlikely induce any significant adverse effects on the visual character of the surrounding townscape;
- (d) to alleviate the potential visual impact arising from the redevelopment proposal, the applicant has proposed the following design measures including,

- (i) a 6m-wide full-height setback from Argyle Street and a 6m-wide tower setback above 8/F from Fu Ning Street are proposed;
- (ii) circulation splays at Fu Ning Street/Fuk Cheung Street;
- (iii) a canopy of about 20m(L) x about 3m(W) at the main entrance of the proposed redevelopment fronting Argyle Street is provided, as compared with about 14.9m(L) x about 4.1m(W) in the previously approved application;
- (iv) landscape treatments including tree planting at G/F fronting Argyle Street, shrub planting on the western façade facing the adjacent Hoover Court from M/F to 8/F and on the 6/F balcony facing Fu Ning Street/Argyle Street, podium garden on 8/F, green roof at R/F and vertical greening at the podium façade facing Fu Ning Street are introduced; and
- (v) sensitive building façade treatment subject to detailed design.

These measures may contribute to the improvement of streetscape by softening the building edges and promoting visual interest and pedestrian comfort;

- (e) it is noted that the proposed redevelopment may adopt MiC;

#### Landscape

- (f) according to the aerial photo in 2024, the Site is occupied by an existing hospital without any landscape resources;
- (g) based on the submitted information, the proposed amendment is considered not incompatible with the existing landscape setting in proximity and adverse landscape impact is not anticipated. With reference to Appendix 2 of the submission (**Appendix Ia**), landscape provisions are proposed at G/F, M/F and from 1/F to R/F. Besides, vertical greening is also suggested on part of the facade along Fu Ning Street to enhance the landscape quality of the environment; and
- (h) in view of the above, she has no comment on the proposed amendments from the landscape planning perspective.

#### 8.1.9 Comments of the Chief Architect/Advisory & Statutory Compliance, Architectural Services Department (CA/ASC, ArchSD):

based on the latest information provided, it is noted that the proposed BHR is increased to 114mPD, which is a 42.5% increase from a previously approved BHR of 80mPD. The proposed BH is much higher than the adjacent developments and acceptance of the application may set an undesirable precedent for similar application within the zoning area.

#### District Officer's Comments

##### 8.1.10 Comments of the District Officer (Kowloon City), Home Affairs Department (DO(KC) of HAD):

his office is not aware of any local concern or comments regarding the rezoning application.

8.1.11 The following Government departments have no objection to/no comment on the application:

- (a) Chief Engineer/Construction, Water Supplies Department;
- (b) Chief Highway Engineer/Kowloon, Highways Department;
- (c) Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD);
- (d) Project Manager (East), Civil Engineering and Development Department;
- (e) Director of Electrical and Mechanical Services (DEMS); and
- (f) Director of Food and Environmental Hygiene.

## **9. Planning Considerations and Assessments**

9.1 The application is for amendment of BHR to facilitate redevelopment of the existing 5-storey Evangel Hospital which is a non-profit making private hospital providing preventive and curative medical care with affordable pricing for the community. Constructed in the 1960s, the hospital has been in operation for 59 years. The hospital redevelopment proposal comprises a 22-storey (114mPD) hospital tower over 2 levels of basement mainly for car parking. While 'Hospital' use is always permitted in the "G/IC" zone under the OZP, amendment of the BHR from 5 storeys to 114mPD for the proposed redevelopment is required.

### Policy Aspect

9.2 With the amendment of BHR, Evangel Hospital can make effective use of the Site for enhancing service provision in order to increase overall capacity of healthcare system in Hong Kong without reliance on additional Government land. Upon redevelopment, the new hospital can provide an additional 14,414m<sup>2</sup> (+368%) floor space, 84 extra beds (+140%), 4 additional OTs (+100%), 2 additional endoscopy rooms (+67%) and 23 additional consultation rooms (329%). Having considered that Evangel Hospital agrees to accept most of the minimum requirements for the latest proposed hospital redevelopment, S for Health provides in-principle support to the application.

### Increase in BHR

9.3 Although the proposed redevelopment with a BH of 114mPD is generally higher than the as-built and the BHRs of the surrounding residential developments, it is considered that the proposed higher BH for the hospital would not set a precedent for the surrounding residential developments due to its unique use as a hospital over a small site area. Indeed, the proposed BH of 114mPD is comparable to the two nearby residential buildings of about 103mPD and 129mPD across Argyle Street. Further, the submitted VIA has demonstrated that the redeveloped hospital will not encroach onto the 20% Building Free Zone below the ridgeline when viewed from the Strategic Viewing Point at Quarry Bay Park. Judging from the photomontages of the VIA, CTP/UD&L of PlanD considers that the proposed redevelopment will unlikely induce any significant adverse effects on the visual character of the surrounding townscape.

- 9.4 Following the approval of the previous application in 2023 to facilitate the redevelopment of the hospital with a proposed BH of 80mPD, the applicant has proceeded to detailed design and finds the need to amend the BHR to 114mPD after reviewing the building design and overall site constraints including the relatively small site area. As outlined in paragraphs 2(c) to (e) and 2(g) to (i), upon further review by the applicant, the approved 80mPD leaves insufficient room to cater for the emerging operational needs and design requirements (including alignment with Hospital Authority's standards for cubicle and OT sizes, E&M, back-of-house and headroom requirements for Smart Hospital Initiatives, and facilities for medical training needs given the latest potential recruitment challenges) and provide flexibility for potential adoption of MiC and mobile medical equipment requiring higher headroom. According to the applicant, the proposed BHR in the current application has optimized the use of the Site in terms of scale and efficiency of building services, so as to provide more and up-to-standard hospital beds and OTs, as well as the expansion of a diverse range of clinical services for the community. While the proposed BHR is higher than the BHRs of the surroundings, it allows better utilisation of the relatively small "G/IC" site and provides opportunities to augment the provision and quality of medical services so as to meet the existing and future service demand.

#### Design Merits

- 9.5 To alleviate the potential visual impact, various urban design elements (**Drawing Z-8**) are proposed in the indicative scheme in support of this application, including a 6m-wide full-height setback from Argyle Street and a 6m-wide tower setback above podium level from Fu Ning Street. Apart from landscape treatments including tree planting, edge plantings and vertical greening to enhance the visual quality and soften the building edges, an extended canopy at the pedestrian entrance, and an additional balcony on 6/F and podium garden on 8/F with landscape treatments are also introduced in the current application for the comfort of pedestrians and hospital users. Circulation splays at Fu Ning Street/Fuk Cheung Street and sensitive building facade treatment are incorporated into the proposed development. To address the potential interface impact on Hoover Court, a minimum building setback of 0.65m from the south-western site boundary will be provided to maintain a 4.45m building gap between the edges of the proposed hospital building and that of Hoover Court; and visual elements including planters and a wall mural at the podium levels are incorporated to mitigate the effects. CTP/UD&L of PlanD considers that the above-mentioned design measures may contribute to the improvement of streetscape and promote visual interest and pedestrian comfort.

#### Technical Aspects

- 9.6 The applicant has undertaken various technical assessments to ascertain that no adverse impacts will be induced by the proposed redevelopment. Departments consulted have no adverse comments or no in-principle objection to the application. On traffic aspect, C for T has no adverse comments on the TIA and the proposed internal transport facilities, on the condition that the RSA will be done by the applicant according to the Transport Planning and Design Manual Volume 5 Chapter 7. On environmental aspect, DEP has no objection to the proposed redevelopment on the basis that a decontamination clause and the submission of SIA prior to development will be imposed under the land lease mechanism. Other concerned departments including DEMS and CE/MS of DSD have no adverse comments on the proposed redevelopment.

Previous and Similar Application

- 9.7 The previous application (No. Y/K10/5) was approved by the Committee in 2023 on grounds that the BHR was the only way for the applicant to accommodate the necessary hospital infrastructure with design measures proposed to enhance streetscape. Noting the acute demand for healthcare services and the presence of high-rise existing/planned developments in the vicinity, a Committee member enquired whether the applicant would consider pursuing a higher BH (say, up to 100mPD). However, since there were no relevant technical assessments available to substantiate a higher BHR at the moment, it was pre-mature for the Committee to consider a BHR deviating from the proposed 80mPD under that previous application. In the current application, the applicant has submitted relevant technical assessments to demonstrate the feasibility of the proposal with a BH of 114mPD.
- 9.8 Besides, the Committee has approved one similar application to amend the BHR (from 3 storeys to 45mPD) for a “G/IC” zone in the same OZP to facilitate the redevelopment of an education centre for school and religious institution uses as detailed in paragraph 5 above. Approval of the current application is generally in line with the previous decisions of the Committee on both the previous and similar applications.

**10. Planning Department’s Views**

- 10.1 Based on the assessment made in paragraph 9, the Planning Department has no objection to the application to amend the BHR of the Site from 5 storeys to 114mPD to facilitate the hospital redevelopment.
- 10.2 Should the Committee decide to agree/partially agree to the subject application, the proposed amendment to the Ma Tau Kok OZP would be submitted to the Committee for agreement prior to its gazetting under the Ordinance.
- 10.3 Alternatively, should the Committee decide not to agree to the application, the following reason is suggested for Members’ reference:

the applicant has failed to demonstrate that there are sufficient justifications for the proposed increase in BHR.

**11. Decision Sought**

- 11.1 The Committee is invited to consider the application and decide whether to agree, partially agree, or not to agree to the application.
- 11.2 Should the Committee decide ~~to partially agree~~/not to agree to the application, Members are invited to advise what reason(s) for the decision should be given to the applicant.

**12. Attachments**

**Appendix I**  
**Appendix Ia**  
**Appendix Ib**

Application form received on 27.3.2025  
SPS  
FI dated 2.5.2025

<b>Appendix Ic</b>	FI dated 9.5.2025
<b>Appendix Id</b>	FI dated 27.5.2025
<b>Appendix II</b>	Detailed Comments from Government Departments
<b>Drawing Z-1</b>	G/F Floor Plan
<b>Drawing Z-2</b>	Section Plan
<b>Drawing Z-3</b>	Landscape Master Plan – G/F
<b>Drawing Z-4</b>	Landscape Master Plan – 8/F
<b>Drawing Z-5</b>	Landscape Master Plan – R/F
<b>Drawings Z-6 to Z-7</b>	Elevations Showing the Vertical Greening
<b>Drawing Z-8</b>	Indicative Design Features
<b>Drawings Z-9 to Z-11</b>	Photomontages
<b>Drawing Z-12</b>	Proposed Vehicular and Pedestrian Access
<b>Drawing Z-13</b>	Proposed RCV Bay Relocation
<b>Plans Z-1 to Z-2</b>	Location Plans
<b>Plan Z-3</b>	Site Plan
<b>Plan Z-4</b>	Aerial Photo
<b>Plan Z-5</b>	Height of Existing Buildings
<b>Plans Z-6a to Z-6c</b>	Site Photos

**PLANNING DEPARTMENT  
JULY 2025**