

**METRO PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD**

**MPC Paper No. 11/25
For Consideration by the
Metro Planning Committee on 5.12.2025**

**PROPOSED AMENDMENTS TO THE
APPROVED MA TAU KOK
OUTLINE ZONING PLAN NO. S/K10/30**

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1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/30 (**Attachment I**) as shown on the draft Ma Tau Kok OZP No. S/K10/30A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Attachment IV**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP, and is suitable for exhibition together with the OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 5.9.2023, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Ma Tau Kok OZP, which was subsequently renumbered as S/K10/30 (**Attachment I**).
- 2.2 On 11.6.2024, the Secretary for Development referred the approved Ma Tau Kok OZP No. S/K10/30 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. On 21.6.2024, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

3. Background

- 3.1 The proposed amendments are mainly to take forward the decision of the Metro Planning Committee (the Committee) of the Board on 4.7.2025 to agree to an application No. Y/K10/6 under section 12A (s.12A) of the Ordinance to amend the building height restriction (BHR) of a site at 222 Argyle Street, Kowloon City (the Site) (**Plans 1 and 2**), which is zoned "Government, Institution or Community" ("G/IC") on the approved Ma Tau Kok OZP No. S/K10/30, from 5 storeys to 114

metres above Principal Datum (mPD) for the redevelopment of the Evangel Hospital.

- 3.2 Opportunity is also taken to include other technical amendments to matters shown on the plan, to revise the Notes of the OZP to align with the latest Master Schedule of Notes to Statutory Plans (MSN), and to update the ES of the OZP to reflect the latest planning circumstances.

4. **Proposed Amendment to the OZP (Plans 1 to 4)**

Amendment Item A – Amending the BHR of the “G/IC” site occupied by Evangel Hospital at 222 Argyle Street from 5 storeys to 114mPD

- 4.1 The Site (about 1,463m²) is within a cluster of residential developments bounded by Prince Edward Road West and Ma Tau Chung Road and the neighbourhood is dominated by residential and Government, institution or community (GIC) uses (**Plans 1 and 2**). It falls within an area zoned “G/IC” subject to a BHR of 5 storeys and is currently occupied by a 5-storey non-profit making private hospital, Evangel Hospital, built in 1960s with an existing height of 26.058mPD. 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. According to the Notes of the “G/IC” zone, ‘Hospital’ is a Column 1 use which is always permitted.
- 4.2 On 4.7.2025, the Committee agreed to a s.12A application No. Y/K10/6 to amend the BHR from 5 storeys to 114mPD to facilitate the in-situ redevelopment of the Evangel Hospital. According to the indicative scheme for the application (**Drawings 1 and 2**), the proposed redevelopment involves a 22-storey building over two levels of basement with a BH of 114mPD. 104 in-patient beds, four High Dependency Units (HDUs), 30 day beds/recliners and six day chemo places will be provided upon redevelopment. Amongst other design merits, a 6m wide non-building area (NBA) abutting Argyle Street from the lot boundary and a 6m-wide tower setback above podium level (at 39mPD) from Fu Ning Street were proposed by the applicant. 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 is also proposed to maintain an approximate 4.45m building gap between the two sites (**Drawings 1 to 3 and Plan 4**). These design merits are proposed to be incorporated in the ES.
- 4.3 In considering the case, Members of the Committee were of the view that the proposed redevelopment with a relaxed BHR was well justified, and would not generate insurmountable adverse impact, along with the design merits of the redevelopment scheme and benefits that could be brought to the community. An extract of the meeting minutes on the application is at **Attachment V**.

- 4.4 To take forward the decision of the Committee on the s.12A application, it is proposed to amend the BHR of the “G/IC” site occupied by Evangel Hospital at 222 Argyle Street from 5 storeys to 114mPD.

5. Provision of Open Space and GIC Facilities

The proposed amendments to the OZP are mainly for amending the BHR of the “G/IC” site at 222 Argyle Street, which do not have additional population implication. Therefore, there is no implication on the provision of GIC facilities and open space within the planning scheme area of Ma Tau Kok OZP.

6. Proposed Amendments to Matters shown on the OZP

The proposed amendments as shown on the draft Ma Tau Kok OZP No. S/K10/30A (**Attachment II**) are as follows:

6.1 Amendment 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.

- 6.2 Alignment adjustment of a proposed pedestrian subway across Prince Edward Road East by Civil Engineering and Development Department (CEDD), connecting the Urban Renewal Authority (URA) Kai Tak Road/Sa Po Road Development Scheme Area to the Kai Tak Development Area is incorporated on the Plan for information only.

- 6.3 Replacement of zoning of the area covered by the approved URA Kau Pui Lung Road/Chi Kiang Street Development Scheme Plan (DSP) No. S/K10/URA2/2 from the Plan to reflect the latest status of the DSP for information only.

7. Proposed Amendments to the Notes of the OZP

The proposed amendments to the Notes of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment III** for Members’ consideration. The proposed amendments are summarized as follows:

Technical Amendments

In accordance with the latest MSN, the following technical amendments are incorporated in the Notes of the OZP:

- (a) to revise the user term of 'Public Utility Installation (not elsewhere specified)' to 'Public Utility Installation' and to include a general footnote on Dangerous Goods in the Notes for "Residential (Group E)" ("R(E)") zone;
- (b) to incorporate an editorial amendment to the planning intention of "G/IC" zone;
- (c) to revise the user term of 'Shop and Services (not elsewhere specified)' to 'Shop and Services' in the Notes for "Other Specified Uses" annotated "Sports and Recreation Club" zone; and
- (d) to revise the Chinese translation of the user term 'Research, Design and Development Centre' from '研究所、設計及發展中心' to '研究、設計及發展中心' in the Notes for "Comprehensive Development Area", "R(E)" and "G/IC" zones.

8. **Proposed Revision to the ES of the OZP**

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the ES to reflect the latest status, including the replacement of an area of the OZP by the approved URA Kau Pui Lung Road/Chi Kiang Street DSP No. S/K10/URA2/2, and planning circumstances of the OZP. The proposed amendments to the ES of the OZP (with additions in ***bold and italics*** and deletions in ~~'cross-out'~~) are at **Attachment IV** for Members' consideration.

9. **Plan Number**

Upon exhibition for public inspection, the OZP will be renumbered as S/K10/31.

10. **Consultation**

Departmental Consultation

- 10.1 The proposed amendments to the OZP had been circulated to relevant B/Ds. All of them have no objection to/no adverse comment on the proposed amendments, and their comments (if any) have been incorporated into the above paragraphs, where appropriate:
- (a) Secretary for Health, Health Bureau;
 - (b) District Lands Officer/Kowloon West, Lands Department;
 - (c) Commissioner for Transport;
 - (d) Chief Building Surveyor/Kowloon, Buildings Department;
 - (e) Director of Fire Services;
 - (f) Chief Architect/3, Architectural Services Department;

- (g) Commissioner of Police;
- (h) Chief Highway Engineer/Kowloon, Highways Department;
- (i) Project Manager/Major Works, Highways Department;
- (j) Director of Environmental Protection;
- (k) Chief Engineer/Mainland South, Drainage Services Department;
- (l) Chief Engineer/Construction, Water Supplies Department;
- (m) District Officer (Kowloon City), Home Affairs Department;
- (n) Director of Electrical and Mechanical Services;
- (o) Director of Food and Environmental Hygiene;
- (p) Project Manager (East), CEDD;
- (q) Head of Geotechnical Engineering Office, CEDD;
- (r) Executive Secretary (Antiquities and Monuments), Development Bureau;
- (s) Director of Social Welfare;
- (t) Director of Leisure and Cultural Services; and
- (u) Chief Town Planner/Urban Design and Landscape, Planning Department.

10.2 If the proposed amendments are agreed by the Committee, the draft OZP (to be renumbered as S/K10/31) and its Notes will be exhibited under section 5 of the Ordinance. Members of the public can submit representations on the OZP amendments to the Board during the two-month statutory public inspection period.

10.3 The proposed amendments are mainly to reflect the Committee's decision on the s.12A application. An information note on the draft OZP with the proposed amendments incorporated will be issued to the Kowloon City District Council.

11. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Ma Tau Kok OZP No. S/K10/30 and that the draft Ma Tau Kok OZP No. S/K10/30A at **Attachment II** (to be renumbered to S/K10/31 upon exhibition) and its Notes at **Attachment III** are suitable for public exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment III** for the draft Ma Tau Kok OZP No. S/K10/30A as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and the revised ES will be published together with the OZP.

12. Attachments

Attachment I	Approved Ma Tau Kok OZP No. S/K10/30 (reduced scale)
Attachment II	Draft Ma Tau Kok OZP No. S/K10/30A
Attachment III	Revised Notes of the Draft Ma Tau Kok OZP No. S/K10/30A

Attachment IV	Revised ES of the Draft Ma Tau Kok OZP No. S/K10/30A
Attachment V	Extract of Minutes of the 768 th Meeting of the Committee on Application No. Y/K10/6 held on 4.7.2025

Drawings 1 to 2	Indicative Scheme of s.12A Application No. Y/K10/6
Drawing 3	Photomontages of s.12A Application No. Y/K10/6
Plan 1	Comparison of Existing and Proposed Zonings on the OZP
Plan 2	Site Plan
Plan 3	Aerial Photo
Plan 4	Site Photos

PLANNING DEPARTMENT
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