



Reference HKSH/R/CT/43
Date 19 October 2021

By HAND only

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

Dear Sir / Madam,

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

**PROPOSED AMENDMENT TO THE APPROVED SHAU KEI WAN OUTLINE ZONING PLAN
NO. S/H9/18 FROM "OTHER SPECIFIED USES (BUSINESS)"
TO "OTHER SPECIFIED USES (BUSINESS)1"
AT NO. 5 A KUNG NGAM VILLAGE ROAD, SHAU KEI WAN
SHAU KEI WAN INLAND LOT NO. 827**

We are instructed by the Applicant, HKSH Medical Group Limited ("HKSH Medical Group"), to submit the captioned Section 12A Planning Application for the proposed amendment to the Approved Shau Kei Wan Outline Zoning Plan No. S/H9/18 from "Other Specified Uses (Business)" to "Other Specified Uses (Business)1" at No. 5 A Kung Ngam Village Road, Shau Kei Wan.

Please find enclosed 5 copies of the Section 12A Planning Application Form duly completed and the Site Location Plan, together with 70 hard copies of the Supplementary Planning Statement ("SPS") for Government Departmental circulation and distribution to Members of the Town Planning Board.

Should there be any queries, please do not hesitate to contact the undersigned, Ms Delius Wong or Mr Leo Chung.

Yours faithfully,
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED

Cindy Tsang
Director

CT/DEL/AEOC

Enc Application Form – 5 copies
SPS – 70 hard copies
cc Client / Team

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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

**APPLICATION FOR
AMENDMENT OF PLAN UNDER SECTION 12A OF
THE TOWN PLANNING ORDINANCE
(CAP.131)**

根據《城市規劃條例》(第131章)
第12A條遞交的修訂圖則申請

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

2021年10月21日

此文件在_____收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 21 OCT 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

General Note and Annotation for the Form
填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	Y/H9/7
	Date Received 收到日期	21 OCT 2021

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 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(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters 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).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (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。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
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。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 ☒ Organisation 機構)

HKSH Medical Group Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 ☒ Company 公司 / ☐ Organisation 機構)

Townland Consultants Limited

3. Application Site 申請地點

(a) Whether the application directly relates to any specific site? 申請是否直接與某地點有關?	Yes 是 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/> (Please proceed to Part 6 請繼續填寫第 6 部分)
(b) Full address/ location/ demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	5 A Kung Ngam Village Road, Shau Kei Wan Shau Kei Wan Inland Lot No. 827
(c) Site Area 申請地點面積	2,115sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/Asq.m 平方米 <input type="checkbox"/> About 約
(e) Current use(s) 現時用途	<p>'Shop and Services (Clinical laboratory, health care and medical consulting room)' - HKSH Eastern Medical Centre - Li Shu Fong Building</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p>

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner"[#] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at 08/10/2021 (DD/MM/YYYY), this application involves a total of 1 "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
	N/A	

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)



has notified1..... "current land owner(s)"#

已通知 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料

No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)
1	Shau Kei Wan Inland Lot No. 827 Ground Floor, 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 15, 16 and 17 Floor Eastwood Centre No. 5 A Kung Ngam Village Road Hong Kong	18/10/2021

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):

已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)"#& on _____ (DD/MM/YYYY)
於 _____ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers& on _____ (DD/MM/YYYY)
於 _____ (日/月/年)在指定報章就申請刊登一次通知&
- ☐ posted notice in a prominent position on or near application site/premises& on _____ (DD/MM/YYYY)
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee& on _____ (DD/MM/YYYY)
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）
- _____
- _____
- _____

Note: May insert more than one 「✓」:

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有），分別提供資料

6. Plan Proposed to be Amended 擬議修訂的圖則	
(a) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Shau Kei Wan Outline Zoning Plan No. S/H9/18
(b) Land use zone(s) involved (if applicable) 涉及的土地用途地帶(如適用)	"Other Specified Uses (Business)"

7. Proposed Amendments 擬議修訂	
(a) Propose to rezone the application site to the following zone(s)/use(s) (May insert more than one 「✓」) (Please illustrate the details on plan) 建議將申請地點的用途地帶改劃作下列地帶 / 用途 (可在多於一個方格內加上「✓」號)(請在圖則顯示詳情)	
<div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> <input type="checkbox"/> Comprehensive Development Area [] 綜合發展區 [] </div> <div style="width: 50%;"> <input type="checkbox"/> Commercial [] 商業 [] </div> <div style="width: 50%;"> <input type="checkbox"/> Residential (Group <input type="checkbox"/>A/<input type="checkbox"/>B/<input type="checkbox"/>C/<input type="checkbox"/>D/<input type="checkbox"/>E) [5] 住宅 (<input type="checkbox"/>甲類 / <input type="checkbox"/>乙類 / <input type="checkbox"/>丙類 / <input type="checkbox"/>丁類 / <input type="checkbox"/>戊類) [5] </div> <div style="width: 50%;"> <input type="checkbox"/> Village Type Development [] 鄉村式發展 [] </div> <div style="width: 50%;"> <input type="checkbox"/> Agriculture [] 農業 [] </div> <div style="width: 50%;"> <input type="checkbox"/> Industrial [] 工業 [] </div> <div style="width: 50%;"> <input type="checkbox"/> Industrial (Group D) [] 工業 (丁類) [] </div> <div style="width: 50%;"> <input type="checkbox"/> Open Storage [] 露天貯物 [] </div> <div style="width: 50%;"> <input type="checkbox"/> Government, Institution or Community [] 政府、機構或社區 [] </div> <div style="width: 50%;"> <input type="checkbox"/> Open Space [] 休憩用地 [] </div> <div style="width: 50%;"> <input type="checkbox"/> Recreation [] 康樂 [] </div> <div style="width: 50%;"> <input type="checkbox"/> Green Belt [] 綠化地帶 [] </div> <div style="width: 50%;"> <input type="checkbox"/> Country Park [] 郊野公園 [] </div> <div style="width: 50%;"> <input type="checkbox"/> Coastal Protection Area [] 海岸保護區 [] </div> <div style="width: 50%;"> <input type="checkbox"/> Conservation Area [] 自然保育區 [] </div> <div style="width: 50%;"> <input type="checkbox"/> Site of Special Scientific Interest [] 具特殊科學價值地點 [] </div> </div> <div style="margin-top: 10px;"> <input checked="" type="checkbox"/> Other Specified Uses (<input checked="" type="checkbox"/>Business/<input type="checkbox"/>Industrial Estate/<input type="checkbox"/>Mixed Use/<input type="checkbox"/>Rural Use/<input type="checkbox"/>Petrol Filling Station/ <input type="checkbox"/>Others (please specify _____)) [1] 其他指定用途 (<input checked="" type="checkbox"/>商貿 / <input type="checkbox"/>工業邨 / <input type="checkbox"/>混合用途 / <input type="checkbox"/>鄉郊用途 / <input type="checkbox"/>加油站 / <input type="checkbox"/> 其他 (請註明: _____)) [1] </div> <div style="margin-top: 10px;"> <input type="checkbox"/> Road 道路 <div style="float: right; text-align: right;"> <input type="checkbox"/> Others (please specify _____) 其他 (請註明: _____) </div> </div>	
Please insert subzone in [] as appropriate. 請於[]內註明支區，如適用。	
<input type="checkbox"/> Proposed Notes of Schedule of Uses of the zone attached 已夾附對土地用途地帶的《註釋》的擬議修訂	

- (b) Propose to amend the Notes of the Plan(s) 建議修訂圖則的《註釋》

□ Covering Notes 《註釋》說明頁

☐ Notes of the zone applicable to the Site 適用於申請地點土地用途地帶的《註釋》

Details of the proposed amendment(s) to the Notes of the Plan, where appropriate, are as follows:

(Please use separate sheets if the space below is insufficient)

建議修訂圖則的《註釋》的詳情，如適用：

(如下列空間不足，請另頁說明)

[illegible]8. **Details of Proposed Amendment (if any)** 擬議修訂詳情 (倘有)

 Particulars of development are included in the **Appendix**.

附錄包括一個擬議發展的細節。

☐ No specific development proposal is included in this application.

這宗申請並不包括任何指定的擬議發展計劃。

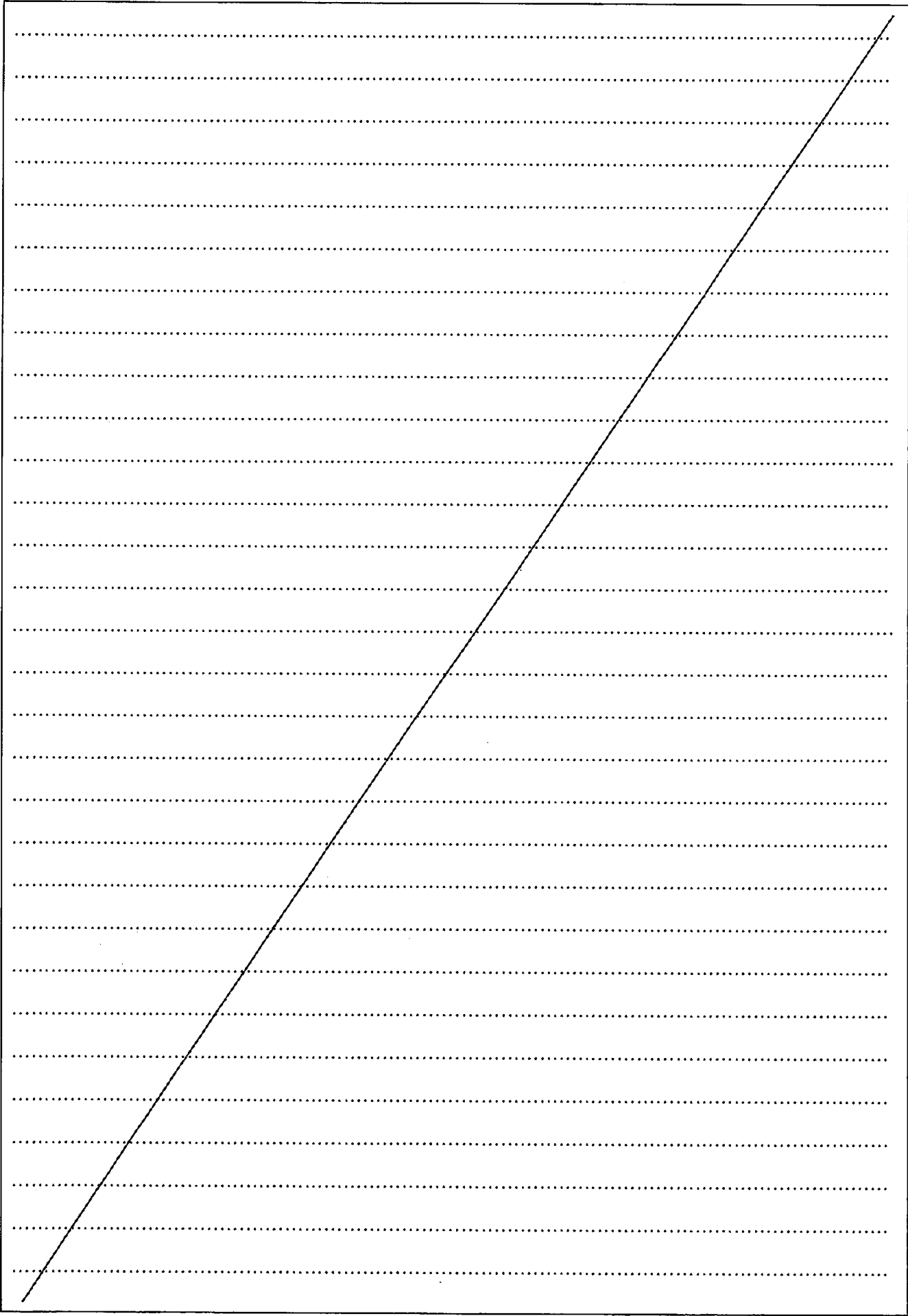
9. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.

現請申請人提供申請理由及支持其申請的資料。如有需要請另頁說明。

Please refer to the Supplementary Planning Statement

This image shows a full page of white paper with ten horizontal dashed lines, typical of primary school handwriting practice paper. The lines are evenly spaced and extend across the entire width of the page. There is no text or other markings on the paper.




10. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free of charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署


CINDY TSANG
Name in Block Letters
姓名（請以正楷填寫）

☐ Applicant 申請人 ☒ Authorised Agent 獲授權代理人

Director

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☒ RPP 註冊專業規劃師

Others 其他 244

on behalf of
代表

Townland Consultants Limited

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

19/10/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾閱，同時公布申請人的姓名供公眾閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purpose mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權閱及更正其個人資料。如欲閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

**APPLICATION FOR AMENDMENT OF PLAN UNDER
SECTION 12A OF THE TOWN PLANNING ORDINANCE (CAP. 131)**

根據城市規劃條例(第 131 章)第 12A 條遞交的修訂圖則申請

Development Proposal (only for indicative purpose)

擬議發展的發展計劃 (只作指示用途)

1. Development Proposal 擬議發展計劃[^] (IN-SITU CONVERSION OF EXISTING BUILDING)

<input checked="" type="checkbox"/> Proposed Gross floor area (GFA) 擬議總樓面面積	20,043.67	sq.m. 平方米	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed plot ratio 擬議地積比率	9.48		<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed site coverage 擬議上蓋面積	68.49	%	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed number of blocks 擬議座數	1		
<input checked="" type="checkbox"/> Proposed number of storeys of each block 每座建築物的擬議層數	15	storeys 層	
	<input type="checkbox"/> include 包括	storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括	storeys of basements 層地庫	
<input checked="" type="checkbox"/> Proposed building height of each block 每座建築物的擬議高度 (main roof level)	58.53	m 米	<input type="checkbox"/> About 約
		mPD 米(主水平基準上)	<input checked="" type="checkbox"/> About 約
<input type="checkbox"/> Domestic part 住用部分			
GFA 總樓面面積		sq.m. 平方米	<input type="checkbox"/> About 約
number of units 單位數目			
average unit size 單位平均面積		sq.m. 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目			
<input checked="" type="checkbox"/> Non-domestic part 非住用部分			
<input type="checkbox"/> hotel 酒店		sq.m. 平方米	<input type="checkbox"/> About 約
		sq.m. 平方米	<input type="checkbox"/> About 約
	(please specify the number of rooms 請註明房間數目:		
<input type="checkbox"/> office 辦公室		sq.m. 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> shop and services/eating place 商店及服務行業/食肆		sq.m. 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s) (請註明用途及有關的地面面積/總樓面面積)		
<input checked="" type="checkbox"/> other(s)其他	(please specify the use(s) and concerned land area(s)/GFA(s) (請註明用途及有關的地面面積/總樓面面積) Hospital.(about 20,043.67.sqm).....		
<input type="checkbox"/> Open space 休憩用地	(please specify land area(s)) (請註明面積)		
<input type="checkbox"/> private open space 私人休憩用地		sq.m. 平方米	<input type="checkbox"/> Not less than 不少於
<input type="checkbox"/> public open space 公共休憩用地		sq.m. 平方米	<input type="checkbox"/> Not less than 不少於

☒ Transport-related facilities 與運輸有關的設施

☒ parking spaces 停車位 (please specify type(s) and number(s))
(請註明種類及數目)

Private Car Parking Spaces 私家車車位 45 + 2 Disabled Parking Spaces
Motorcycle Parking Spaces 電單車車位 5
Light Goods Vehicle Parking Spaces 輕型貨車泊車位
Medium Goods Vehicle Parking Spaces 中型貨車泊車位
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位
Others (Please Specify) 其他 (請列明) 3 (Ambulance Parking Spaces)

☒ loading/unloading spaces 上落客貨車位 (please specify type(s) and number(s))
(請註明種類及數目)

Taxi Spaces 的士車位
Coach Spaces 旅遊巴車位
Light Goods Vehicle Spaces 輕型貨車車位
Medium Goods Vehicle Spaces 中型貨車車位
Heavy Goods Vehicle Spaces 重型貨車車位
Others (Please Specify) 其他 (請列明)
1 (Taxi & Private Car Lay-by)
2 (Ambulance Lay-by)
3 (HGV Lay-by)
1 (PLB & Maxi-cab lay-by)
(please specify type(s) and number(s))
(請註明種類及數目)

☐ other transport-related facilities
其他與運輸有關的設施
(請註明種類及數目)

Use(s) of different floors (if applicable) 各樓層的用途(如適用)

[Block number]

[座數]

1

Accommodation Schedule	
G/F	Lobby/ Carpark/ Layby/ L&UL/ Medical Accommodation/ Staff Office/ Ancillary Facilities and Services
1/F	Carpark/ Layby/ L&UL/ Medical Accommodation/ Staff Office/ Ancillary Facilities & Services
2/F	Cafeteria/ Medical Accommodation/ Staff Office/ Ancillary Facilities and Services
3/F	Landscaped Flat Roof/ Medical Accommodation/ Staff Office/ Ancillary Facilities and Services
5/F-13/F	Medical Accommodation/ Staff Office/ Ancillary Facilities and Services
15/F	Medical Accommodation/ Staff Office/ Canteen/ Cafeteria/ Ancillary Facilities and Services
16/F	Medical Accommodation/ Staff Office/ Ancillary Facilities and Services

Proposed use(s) of uncovered area (if any) 露天地方(倘有)的擬議用途

Landscaped Flat Roof (3/F)

Any vehicular access to the site? 是否有車路通往地盤?

Yes 是



There is an existing access. (please indicate the street name, where appropriate)

有一條現有車路。(請註明道路名稱(如適用))

Please see Appendix 1 of the Supplementary Planning Statement



There is a proposed access. (please illustrate on plan and specify the width)

有一條擬議車路。(請在圖則顯示，並註明車路的闊度)

No 否



For Development involving columbarium use, please complete the table in the Annex to this Appendix.

如發展涉及靈灰安置用途，請填妥於此附件後附錄的表格。

2. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures

如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>Sewerage</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>N/A</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料

Ash interment capacity 骨灰安放容量@

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

@ Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

N/A

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	5 A Kung Ngam Road, Shau Kei Wan Shau Kei Wan Inland Lot No.827 筲箕灣阿公岩村道5號 筲箕灣內地段第827號		
Site area 地盤面積	2,115	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	Approved Shau Kei Wan Outline Zoning Plan No. S/H9/18 筲箕灣分區計劃大綱核准圖S/H9/18		
Zoning 地帶	"Other Specified Uses (Business)" 「其他指定用途 (商貿)」		
Proposed Amendment(s) 擬議修訂	<input type="checkbox"/> Amend the Covering Notes of the Plan 修訂圖則《註釋》的說明頁 <input type="checkbox"/> Amend the Notes of the zone applicable to the site 修訂適用於申請地點土地用途地帶的《註釋》 <input checked="" type="checkbox"/> Rezone the application site from "OU(B)" to "OU(B)1" 把申請地點由「其他指定用途 (商貿)」地帶改劃為「其他指定用途 (商貿) 1」		

Development Parameters (for indicative purpose only) 發展參數(只作指示用途)

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	20,043.67 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	9.48 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用		m 米 <input type="checkbox"/> (Not more than 不多於)
		58.53 (main roof level)	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		15	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	68.49 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	55
	Private Car Parking Spaces 私家車車位	45
	Motorcycle Parking Spaces 電單車車位	5
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
	Others (Please Specify) 其他 (請列明)	
	Ambulance Parking Spaces	3
	Disabled Parking Spaces	2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	7
	Taxi Spaces 的士車位	1
	Coach Spaces 旅遊巴車位	
	Light Goods Vehicle Spaces 輕型貨車車位	
	Medium Goods Vehicle Spaces 中型貨車車位	
	Heavy Goods Vehicle Spaces 重型貨車車位	
	Others (Please Specify) 其他 (請列明)	
	PLB & Maxi-cab Lay-bys	1
	Ambulance Lay-by	2
	HGV Lay-by	3

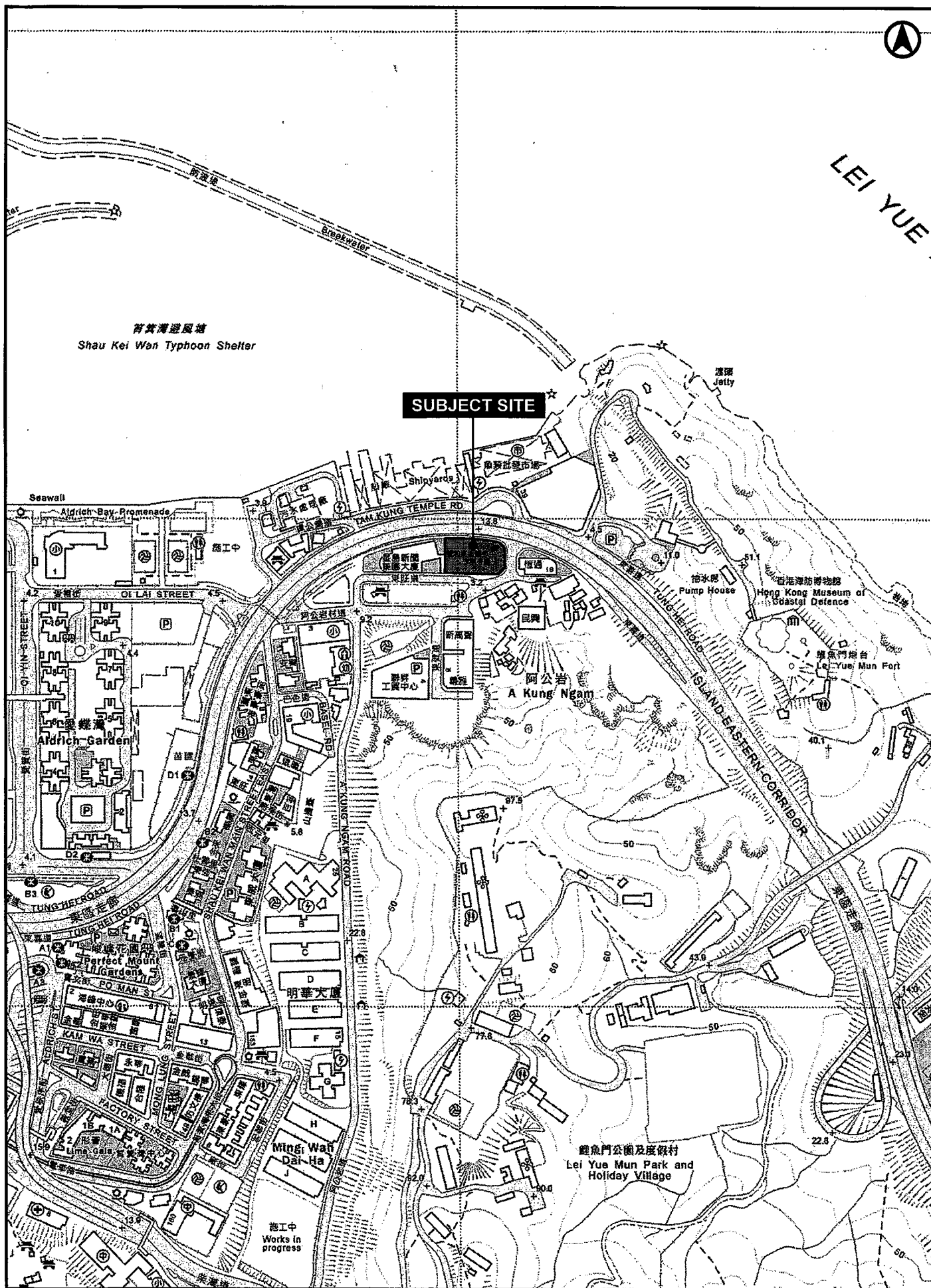
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities Impact Assessment		

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



HKSH/R

SITE LOCATION PLAN
SCALE 1 : 5,000

SECTION 12A PLANNING APPLICATION TOWN PLANNING ORDINANCE (CAP. 131)

**PROPOSED AMENDMENT TO THE APPROVED SHAU KEI WAN OUTLINE ZONING
PLAN NO. S/H9/18 FROM “OTHER SPECIFIED USES (BUSINESS)”
TO “OTHER SPECIFIED USES (BUSINESS)1”
AT NO. 5 A KUNG NGAM VILLAGE ROAD, SHAU KEI WAN
- Supplementary Planning Statement -**

TOWNLAND CONSULTANTS LIMITED

TPB Reference: Y/H9/7
Our Reference: HKSH/R/DEL/44

By HAND and EMAIL

8 December 2021

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

Dear Sir

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

**PROPOSED AMENDMENT TO THE APPROVED SHAU KEI WAN OUTLINE ZONING PLAN
NO. S/H9/18 FROM "OTHER SPECIFIED USES (BUSINESS)"
TO "OTHER SPECIFIED USES (BUSINESS)1"
AT NO. 5 A KUNG NGAM VILLAGE ROAD, SHAU KEI WAN
SHAU KEI WAN INLAND LOT NO. 827**

- Supplementary Information Paper -

We write on behalf of the Applicant, HKSH Medical Group Limited ("HKSH Medical Group"), in regard to the captioned Section 12A Planning Application submitted to the Town Planning Board ("TPB/BOARD") on 19 October 2021. This Supplementary Information Paper ("SIP") is prepared to address comments from various Government Departments received on 18, 23, 25 & 29 November and 2 December 2021, as well as, Public Comments received during the 3-week public notification period of the Planning Application.

Please refer to the Responses-to-Comments ("RtoC") tables for the Applicant's response to the Government Departmental comments as well as Public Comments at **Attachment 1**. The updated Traffic Impact Assessment and replacement pages to the Sewerage Impact Assessment and Environmental Assessment are also provided at **Attachment 2** to **Attachment 4**.

With the Technical Assessments, please note that there are no material changes to the previous conclusions. 70 copies of this SIP are provided for Government Departmental circulation and distribution to Members of the Board.

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ASSOCIATED COMPANIES :

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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

TPB Reference: Y/H9/7
Our Reference: HKSH/R/DEL/44

8 December 2021
The Secretary, Town Planning Board

We trust the information provided fully addresses the issues raised. Should there be any queries, please do not hesitate to contact Mr Leo Chung or the undersigned.

Yours faithfully
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED



Delius Wong
Principal Town Planner / Project and Quality Manager

Enc – 70 copies

cc CLIENT & TEAM
HKDPO Billy Au Yeung (wmauyeung@pland.gov.hk)

TPB Reference: Y/H9/7
Our Reference: HKSH/R/DEL/45

By HAND and EMAIL

26 January 2022

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

Dear Sir / Madam,

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

**PROPOSED AMENDMENT TO THE APPROVED SHAU KEI WAN OUTLINE ZONING PLAN
NO. S/H9/18 FROM "OTHER SPECIFIED USES (BUSINESS)"
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- Supplementary Information Paper -

We write on behalf of the Applicant, HKSH Medical Group Limited ("HKSH Medical Group"), in regard to the captioned Section 12A Planning Application submitted to the Town Planning Board ("TPB/BOARD") on 19 October 2021. This Supplementary Information Paper ("SIP") is prepared to address comments from various Government Departments received on 16, 22 & 24 December 2021.

Please refer to the Responses-to-Comments ("RtoC") tables for the Applicant's response to the Government Departmental Comments at **Attachment 1**. The replacement pages to the Environmental Assessment, Sewerage Impact Assessment, and Drawings for Traffic Link & Pedestrian Flows from Previous In-house Survey as well as replacement pages to the Traffic Impact Assessment are also provided at **Attachment 2** to **Attachment 5**.

Please note that the further information contained in this SIP does not constitute any material change to the nature of the captioned Application as well as to the conclusion of the Technical Assessments. 70 copies of this SIP are provided for Government Departmental circulation and distribution to Members of the Board.

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ISO 9001:2015
Certificate No.: CC844
Page 1

TPB Reference: Y/H9/7
Our Reference: HKSH/R/DEL/45

26 January 2022

The Secretary, Town Planning Board

We trust the information provided fully addresses the issues raised. Should there be any queries, please do not hesitate to contact Mr Leo Chung or the undersigned.

Yours faithfully,
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED



Delius Wong
Principal Town Planner / Project and Quality Manager

Enc – 70 copies

cc CLIENT & TEAM
HKDPO Billy Au Yeung (wmauyeung@pland.gov.hk)

TPB Reference: Y/H9/7
Our Reference: HKSH/R/DEL/46

By HAND and EMAIL

17 February 2022

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

Dear Sir / Madam,

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

**PROPOSED AMENDMENT TO THE APPROVED SHAU KEI WAN OUTLINE ZONING PLAN
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- Supplementary Information Paper -

We write on behalf of the Applicant, HKSH Medical Group Limited ("HKSH Medical Group"), in regard to the captioned Section 12A Planning Application submitted to the Town Planning Board ("TPB/BOARD") on 19 October 2021. This Supplementary Information Paper ("SIP") is prepared to address comments from various Government Departments received on 9, 10 & 15 February 2022.

Please refer to the Responses-to-Comments ("RtoC") tables for the Applicant's response to the Government Departmental Comments at **Attachment 1**. The replacement pages to the Traffic Impact Assessment and Environmental Assessment are provided at **Attachment 2** to **Attachment 3**.

Please note that the further information contained in this SIP does not constitute any material change to the nature of the captioned Application or to the conclusion of the Technical Assessments. 70 copies of this SIP are provided for Government Departmental circulation and distribution to Members of the Board.

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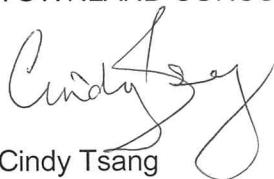
TPB Reference: Y/H9/7
Our Reference: HKSH/R/DEL/46

17 February 2022

The Secretary, Town Planning Board

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Yours faithfully,
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED



Cindy Tsang
Director

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cc CLIENT & TEAM
HKDPO Billy Au Yeung (wmauyeung@pland.gov.hk)

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年11月18日星期四 2:03
收件者: tpbpd
主旨: Y/H9/7 Shau Kei Wan HKSH Eastern Medical Centre
附件: Northern Metropolis - Community Facilities.pdf; Hospital Beds HK.pdf

Y/H9/7

Shau Kei Wan Inland Lot 827, 5 A Kung Ngam Village Road, Shau Kei Wan HKSK

Site area : About 2,115sq.m

Zoning ; "Other Specified Uses" annotated "Business"

Proposed Amendment(s) : Rezone to "Other Specified Uses" annotated "Business (1) 160 hospital beds / 57 Vehicle Parking

Dear TPB Members,

Strongly object to what is clearly a stealthy plan to develop yet another private hospital on Hong Kong Island that already has a surplus of such facilities. See attached. Because Covid has interfered with the usual flow current occupancy rates for all hospitals are skewed so the 2018 data is more representative of normal conditions.

Step 1 was the HKSH Cancer Centre

Step 2 Tsao Yin Kai Block with a 100 bed hospital and a proton therapy centre

Step 3 link them with a footbridge

Step 4 convert the cancer facility into a 160 bed hospital

In 2019 the Cancer Center was opened with much fanfare and hyperbole. Hong Kong's first non-hospital-based facility specially designed for cancer care from diagnosis to management, including radiotherapy, chemotherapy, immunotherapy and targeted therapy for a full range of cancer disciplines and an ambulatory spectrum of cancer patients. Its comprehensive range of diagnostic and therapeutic equipment includes Asia's first clinical Unity MR Linac and Hong Kong's only two MR Simulators. This came with data on cancer levels in the community.

But cancer care is now out the window to facilitate the development of a general facility in a district with an already oversupply of private hospital beds. Some of the facilities reported an occupancy rate of as low as 40% pre Covid.

Just a few weeks ago the CE's Policy Addressed focused on a more equitable distribution of facilities: Chief Executive Carrie Lam gave these remarks at the ninth Global Conference of the Alliance for Healthy Cities webinar on Nov 3.

Under the Northern Metropolis Development Strategy, we made it very clear that in this metropolis there should be adequate provision of jobs in order to achieve a better home-job balance. From time to time, on a working day, when I am driven from the urban area where I live into the new development areas to attend a meeting, to officiate at a function, I will always see the buses coming the other way, that is from the new development areas into the urban areas, and the majority of passengers on the bus are falling asleep. You just imagine, if we have more jobs in the areas where these people live, they will have an extra hour of quality sleep at home and not on the bus.

A better home-job balance, apart from reducing time and the fatigue in commuting that I have just described to you, will allow more quality time to be spent with the family, with the kids especially. That will also help to build a healthy family, both physically and mentally.

In order to create these jobs in the Northern Metropolis, we have announced that in the Northern Metropolis, land will be set aside for businesses that will have a better prospect to create jobs.... I have also announced that I will relocate government offices and government facilities which are not location-

specific into the Northern Metropolis. Many of the civil servants in the future will have to work in the Northern Metropolis, and that will actually help to reduce the traffic flow that we are seeing today, every day – in the morning peak hours it's north to south, in the evening peak hours it's south to north.

The Northern-Metropolis Development Strategy Report, page 71, makes specific reference to the development of private hospitals (copy attached)

<https://www.policyaddress.gov.hk/2021/eng/pdf/publications/Northern/Northern-Metropolis-Development-Strategy-Report.pdf>

(4) Provision of territory-wide/region-based community facilities

Important territory-wide or region-based community facilities and landmark public buildings have to be provided within the Northern Metropolis to meet its various needs and enhance its image as a metropolitan area. In view of this, we should go beyond the existing over-reliance on the Hong Kong Planning Standards and Guidelines for projecting the need for different kinds of facilities. Advanced steps should be taken to plan for major region-based and territory-wide facilities such as tertiary institutions, international schools, **private hospitals**, sports and cultural/art facilities, etc. at suitable locations.

There is no need for more private hospital beds on HKI. The administration has a duty to direct all such aspirations towards the Northern Metropolis and assist interested parties in finding appropriate locations. The existing Cancer Center is a worthy facility that should be retained in its current form.

TPB members when evaluating plans are required to take into account if they are in line with the prevailing government policies.

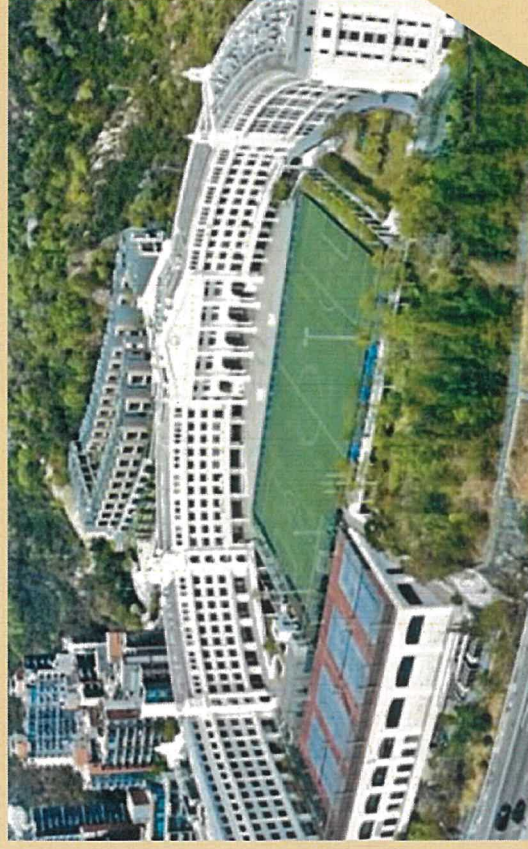
Mary Mulvihill

(4) Provision of territory-wide/region-based community facilities

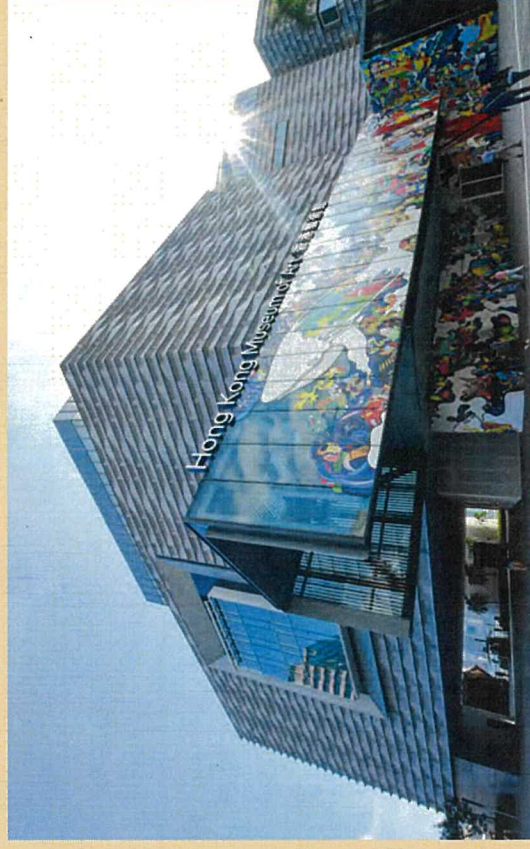
Important territory-wide or region-based community facilities and landmark public buildings have to be provided within the Northern Metropolitan area to meet its various needs and enhance its image as a metropolitan area. In view of this, we should go beyond the existing over-reliance on the Hong Kong Planning Standards and Guidelines for projecting the need for different kinds of facilities. Advanced steps should be taken to plan for major region-based and territory-wide facilities such as tertiary institutions, international schools, private hospitals, sports and cultural/art facilities, etc. at suitable locations.



Private Hospital



International School



Cultural/Art Facility

Analysis of location of hospital beds

Population distribution by area

Area	Population	Hosp Beds	Public	Private	Total	Sur/Def	Pop	2026
	2019	5.5 /1,000					2026	5.5 /1,000
Hong Kong Island	1,260,000	6,930	6,274	1,840	8,114	1,184	1,160,500	6,380
Kowloon	2,280,000	12,540	12,883	2,145	15,028	2,488	2,381,600	13,100
New Ts (including marine)	3,960,000	21,780	9,198	1,480	10,678	-11,102	4,282,200	23,550
Total	7,500,000	41,250	28,355	5,465	33,820	-7,430	7,824,300	43,030
Note : Data		Census & Statistics						
		HKI surplus						

Information on public hospitals taken from HA Annual Report 2017-2018

http://www.ha.org.hk/ho/corpcomm/AR201718/PDF/HA_Annual_Report_2017-2018.pdf

Information on private hospitals taken from HA Annual Report 2016-2017 and updated from websites

Private Hospitals		Kowloon	
HK Island		Baptist	860
Adventist	135	Caritas	175
Canossa	175	Evangel	60
Gleneagles	500	St. Teresa	1,050
HK Sanatorium	480		2,145
Matilda	100	NT E&W	
St. Paul's	350	TW Adventist	470
HKSH SKW '20	100	Union	410
1,840	CUHK (2020)		600
			1,480

% of Population		2013	2018	Future
	HKI	17.7	16.8	15
	KL	30	30.4	30
	NT	52.2	52.8	55
		100	100	100

Public/Private Ratio		
	HKI	77
	KL	86
	NT	86

Projected Population by District Council District, 2018-2026												
District Council District	PLANNING DEPT											
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	
Central and Western	243300	244600	246700	241000	237900	234500	228800	224200	219700	218000	213800	
Wan Chai	180100	181400	183100	178000	175900	173800	168200	165100	161600	159000	154800	
Eastern	555000	551400	550900	548000	547600	546200	536600	529700	526200	520300	515000	
Southern	275000	271000	272300	269500	268200	266300	263300	270200	274800	275500	276800	
Hong Kong Island	1253400	1248500	1253000	1236500	1229500	1220800	1197000	1189200	1182200	1172700	1160500	
					16.27%						14.83%	
Sham Shui Po	405900	406900	403400	429200	447600	458900	460300	460900	467800	467500	467600	
Kowloon City	418700	417800	419700	423900	429200	428200	431700	439300	458700	467000	463500	
Wong Tai Sin	425200	424800	424500	422300	427500	430100	430600	431000	435200	435300	433900	
Kwun Tong	648500	669400	685300	698400	699300	702000	704000	711600	715800	718300	721200	
Yau Tsim Mong	343000	337200	334500	328400	326900	323400	316900	309800	307300	302900	295400	
Kowloon	2241300	2256100	2267300	2302200	2330500	2342600	2343400	2352500	2384800	2391000	2381600	
					30.84%						30.44%	
Kwai Tsing	520600	515600	516500	513800	513800	513000	512000	520300	522300	522700	520400	
Tsuen Wan	318900	317100	313400	313300	315900	315200	309900	308000	307100	303800	304800	
Tuen Mun	489300	488400	503500	506200	509900	514400	536400	540900	550900	570100	571700	
Yuen Long	614200	630200	640000	649000	649500	654000	658300	660800	658600	673400	700400	
North	315300	316800	318100	317400	324600	325600	357600	364100	372900	374300	405800	
Tai Po	303900	306500	308600	307300	311200	323900	329600	346700	349800	350400	351000	
Sha Tin	659800	682100	683700	693000	704800	716600	716200	718200	714100	712500	708600	
Sai Kung	461900	466500	471500	474200	479500	492400	500200	508700	511000	523200	525900	
Islands	156800	162900	173800	188600	187800	188900	196000	194900	193800	193500	193400	
New Territories	3840600	3886000	3929000	3962800	3997000	4043900	4116200	4162700	4180300	4223900	4282200	
					52.89%						54.73%	
New Towns	3438200	3464200	3492600	3515000	3547800	3593400	3635100	3673400	3684300	3698600	3694600	
Other Areas	402400	421800	436400	447800	449200	450400	481100	489200	496000	525400	587500	
Land Total	7335400	7390600	7449300	7501400	7557000	7607300	7656600	7704400	7747400	7787700	7824200	
Plus : Marine Population	1200	1200	1200	1100	1100	1100	1100	1100	1100	1100	1000	
Whole Territory	7336600	7391700	7450500	7502600	7558100	7608400	7657700	7705400	7748400	7788700	7825200	

https://www.pland.gov.hk/pland_en/info_serv/statistic/wgpd18.html