

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

APPLICATION NO. Y/H9/7

- Applicant** : HKSH Medical Group Limited represented by Townland Consultants Limited
- Plan** : Approved Shau Kei Wan Outline Zoning Plan (OZP) No. S/H9/18
- Application Site** : Shau Kei Wan Inland Lot 827, 5 A Kung Ngam Village Road, Shau Kei Wan, Hong Kong
- Site Area** : 2,115m² (about)
- Lease / Land Status** : (a) Shau Kei Wan Inland Lot No. 827
(i) Conditions of Sale No. 12198 dated 25.2.1992 with a lease term expiring on 30.6.2047
(ii) restricted to godown purpose excluding any godown for dangerous goods
(iii) maximum gross floor area (GFA) restriction of 20,092m² and an absolute building height (BH) restriction of 62.49m Hong Kong Principal Datum (mPD)
(b) Special Waiver dated 2.12.2013
Alteration of (wholesale conversion) of the existing building and to permit the use of the Lot for any one or more uses in the permitted purposes at Schedule A thereto including office, public clinic, shop and services for the lifetime of the existing building or the existing lease term, whichever is the earlier
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”)

- restricted to a maximum non-domestic plot ratio (PR) of 12 and maximum BH of 80mPD, or the PR and height of the existing building, whichever is the greater
- Proposed Amendment** : To rezone the application site from “OU(B)” to “OU(B)1”

1. The Proposal

- 1.1 The applicant proposes to rezone the application site (the Site) from “OU(B)”¹ to “OU(B)1” zone on the approved Shau Kei Wan OZP No. S/H9/18 (**Plan Z-1**). As proposed by the applicant, the “OU(B)1” zone would follow the current Notes of the

¹ The proposed hospital is not a permissible use within the current “OU(B)” zone, and hence rezoning is required.

OZP in which 'Hospital' use is a Column 2 use for the "OU(B)1" zone which requires planning permission from the Town Planning Board (the Board). The Site is currently occupied by the existing Hong Kong Sanatorium Hospital (HKSH) Eastern Medical Centre – Li Shu Fong Building (養和東區醫療中心 - 李樹芳樓) which provides clinical and out-patient services including diagnostics, family medicine and primary care, health assessment, geriatrics, clinical health psychology, dietetics and podiatry. The proposed rezoning will allow wholesale conversion of the existing building with a view to providing out-patient as well as in-patient medical services on the Site. According to the indicative development scheme submitted by the applicant, four floors of the existing 15-storey building are proposed to be converted to in-patient wards with up to 160 beds together with oncology clinics, chemotherapy, five surgical operation theatres, multi-modality radiation therapy, 24-hour outpatient services, diagnostic radiology, a pharmacy, a laboratory, and other essential hospital and cancer care support services. Of the 160 beds proposed, 142 beds will be provided on three community/general ward floors and the other 18 beds will be provided on one private ward floor.

- 1.2 The development parameters of the indicative development scheme are as follows and the indicative floor plans and sectional drawing of the proposed hospital are at **Drawings Z-1 to Z-13**. As the development proposal involves conversion of the existing building, there will be no increase in building bulk (i.e. GFA, PR, BH and site coverage) and no change in the building outlook.

Site Area	About 2,115m ²
Existing PR	9.48
Existing GFA	About 20,043.67m ²
Existing Site Coverage	68.49%
Existing BH (Main Roof Level)	58.53mPD
Existing Number of Storeys	15 storeys
Existing Number of Block	1
Proposed Total Number of Beds	Up to 160 beds
Proposed Internal Transport Provision	
<u>Car Parking Spaces</u>	
-Private Car	45 ⁽¹⁾
-Disabled Vehicle	2
-Ambulance	3 ⁽²⁾
-Motorcycle	5 ⁽²⁾
<u>Layby</u>	
-Taxi & Private Car	1
-Public Light Bus & Maxi-cab	1
-Ambulance	2 ⁽²⁾
-Heavy Goods Vehicle	3 ⁽²⁾
Floor Uses	
G/F	Lobby, carpark, layby, loading & unloading area (L/UL), medical accommodation, staff office, ancillary facilities and services
1/F	Carpark, layby, L&UL, medical accommodation, staff office, ancillary facilities and 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

(1) The car parking space include 7 conventional spaces and 19 number of double deck (i.e. 38 spaces).

(2) Upper end of requirements adopted.

1.3 Across Tung Wong Road, the site of 3 A Kung Ngam Village Road (3 AKNVR site) zoned “OU(B)1” is currently under development as the HKSH Eastern Medical Centre – Tsao Yin Kai Block (養和東區醫療中心 - 曹延榮院). It is the subject of an application (No. A/H9/75) for hospital use approved by the Metro Planning Committee (the Committee) of the Board in 2016 (**Plan Z-1**). The HKSH Eastern Medical Centre – Tsao Yin Kai Block (**Plan Z-8**) will provide a 24-hour outpatient clinical, in-patient beds and specialised cancer treatment with Hong Kong’s first proton therapy and anticipated to be completed in 2022. The two buildings on the Site and 3 AKNVR site will be connected by an elevated link bridge over Tung Wong Road which is the subject of an application (No. A/H9/79) (**Plan Z-9**) approved by the Committee in 2018. The HKSH Eastern Medical Centre (養和東區醫療中心) comprising the Site and 3 AKNVR site will provide advanced knowledge, expertise and cutting-edge technology in cancer care, community care and ambulatory care.

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

- (a) Application Form received on 21.10.2021 **(Appendix I)**
- (b) Supplementary Planning Statement (SPS) including Traffic Impact Assessment (TIA), Environmental Assessment (EA), Sewerage Impact Assessment (SIA) and Utilities Impact Assessment (UIA) **(Appendix Ia)**
- (c) Further Information (FI) dated 8.12.2021 with responses to departmental and public comments, revised TIA as well as replacement pages of SIA and EA* **(Appendix Ib)**
- (d) FI dated 26.1.2022 with responses to departmental comments and replacement pages of EA, SIA and TIA[#] **(Appendix Ic)**
- (e) FI dated 17.2.2022 with responses to departmental comments and replacement pages of EA and TIA[#] **(Appendix Id)**

* not exempted from the publication and recounting requirements

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1.5 The application was originally scheduled for consideration by the Committee at its meeting on 4.3.2022. In view of the situation of COVID-19 and the special work

arrangement for government departments announced by the Government, the Committee has agreed to defer making a decision on the application and the application is scheduled for consideration by the Committee at this meeting.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the SPS at **Appendices Ia and Ib**. They are summarised as follows:

Meeting the Increasing Demand for High Quality Medical Services

- (a) The proposed conversion meets the increasing demand for high quality medical services. While public healthcare services have been and will continue to be the cornerstone of Hong Kong's healthcare system, it is also the Government's policy to facilitate private hospital development with a view to increasing the overall capacity of the healthcare system to cope with the increasing service demand especially with the ageing population and rising number of cancer patients. The HKSH Eastern Medical Centre focuses on providing cancer care, community care and ambulatory care services.

Facilitating the Development of A World Class Comprehensive Cancer Treatment Centre in Hong Kong

- (b) Sustainable and quality cancer service in Hong Kong requires joint efforts and active participation from the public and private healthcare sectors as well as non-governmental organisations in Hong Kong. HKSH is actively supporting Government's efforts through the HKSH Eastern Medical Centre which is envisioned to become a world-class cancer centre providing prevention, screening, diagnosis and treatment services. Tsao Yin Kai Block at the 3 AKNVR site is set to be the home of Hong Kong's first Proton Therapy System to be commissioned in 2022. Li Shu Fong Building at the Site currently provides day out-patient services including medical oncology, chemotherapy, photon-based radiotherapy which will be retained and enhanced with the proposed hospital conversion.

Responding to Changing Healthcare Needs and Standards for Community Care

- (c) The HKSH Eastern Medical Centre services as a medical hub for the Eastern District with support to Pamela Youde Nethersole Eastern Hospital (Eastern Hospital). The Eastern District has a significant portion of population aged 65 or above and the demand for healthcare and clinical services is anticipated to increase further upon completion of planned and proposed public housing developments in the vicinity of the Site. The Medical Centre will provide additional relief to the primary care and after-hour care needs of patients, which the Eastern District currently lacks. Moreover, diagnostic radiology capabilities at the centre, in particular Magnetic Resonance Imaging and Computerised Tomography scanning, can address timely diagnostic and treatment verification needs. The proposed hospital conversion at the Site will further expand public-private partnerships with Eastern Hospital which can provide their patients with access and discounted rates to these cutting-edge diagnostics. The centre will help alleviate pressure on healthcare and medical facilities in Eastern District and Hong Kong.

The Need for Hospital Use at the Site

- (d) There are about 100 hospital beds proposed under the approved scheme of Application No. A/H9/75 at 3 AKNVR site. However, in order to adapt to the COVID-19 pandemic as well as to cope with other unforeseeable infectious diseases, all general wards at the 3 AKNVR site have been re-designed as single-bed private wards with a view to meeting the industrial standards and requirements of “isolated” wards. Hence, only 90 beds, instead of the 100 beds as originally intended will be provided in the proposed hospital at 3 AKNVR site. The proposed conversion at the Site not only would allow HKSH to fulfil its committed in-patient capacity but also suitably equip the centre to handle future epidemics/pandemics requiring patient isolation. The total number of hospital beds of the HKSH Eastern Medical Centre covering the Site and the 3 AKNVR site is approximate 250 beds with provision of both single-bed private wards and general wards allowing the public with a greater choice of affordable care options.

Land Use Compatibility

- (e) The proposed hospital conversion is fully compatible with the surrounding land uses. Since 2002, gradual transformation from industrial uses to commercial, office and health-related developments has taken place in the former A Kung Ngam Industrial Area. In recent years, there have also been hotel and hospital uses in the area approved by the Board. It is anticipated that no interface issue arising from the proposed hospital conversion as demonstrated by the proposed HKSH Eastern Medical Centre – Tsao Yin Kai Block at the 3 AKNVR site within the same context, which will be physically connected with the Site by an elevated link bridge.

No Adverse Traffic, Environmental, Sewerage and Utilities Impact

- (f) The proposed rezoning is supported by various technical assessments including TIA, EA, SIA and UIA. They concluded that the indicative development scheme will not generate adverse impact on the surrounding areas in terms of traffic, environmental, sewerage and utility service provision aspects.

Responses to Public Comments

- (g) In response to the public comment received, the applicant stated that it is anticipated that there is an increasing medical needs in the Eastern District with the completion of new housing developments near the Site and aging population in the district. The proposed rezoning reinforces HKSH’s commitment to expand its healthcare and specialised medical services to serve the wider Eastern District with support to Pamela Youde Nethersole Eastern Hospital. Cancer care services will remain a primary function of the HKSH Eastern Medical Centre and the proposed hospital conversion will enhance such services and make full use of the currently vacant floors of the Li Shu Fong Building at the Site. HKSH trusts that the Government will take into consideration the needs of the planned population to ensure more equitable distribution of medical facilities in the territory.

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

The applicant is not a “current land owner” of the Site but has complied with the

requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (the Ordinance) (TPB PG-No. 31A) by notifying the owner of the Site. Detailed information will be deposited at the meeting for Members’ inspection.

4. Background

The Site is located in the A Kung Ngam Industrial Area and was previously zoned “Industrial” (“I”) on the OZP. Following the Board’s decision in October 2000 of investigating the suitability of rezoning the existing industrial uses to business or non-industrial uses, an assessment was undertaken in 2002 to assess the suitability of rezoning the industries sites within A Kung Ngam Industrial Area. The A Kung Ngam Industrial Area met the criteria set out in the Territory-wide Area Assessment for Industrial Land for rezoning to “OU(B)” as it was highly accessible from the Island Eastern Corridor and within reasonable walking distance from the MTR Shau Kei Wan Station; rezoning the area to “OU(B)” could upgrade the area and provide incentive to initiate private redevelopment since the building conditions of some of the industrial buildings were poor with high vacancy rate. All industrial sites within A Kung Ngam Industrial Area were subsequently rezoned from “I” to “OU(B)” when the draft Shau Kei Wan OZP No. S/H9/11 was gazetted on 8.2.2002.

5. Previous Application

The southwest corner of the Site is the subject of a s.16 application (No. A/H9/79) for proposed shop and services (footbridge) which was approved by the Committee on 2.11.2018 (**Plans Z-1 and Z-9**). The proposed elevated link bridge is for connection of the Li Shu Fong Building at the Site and Tsao Yin Kai Block at the 3 AKNVR site at 7/F and is intended for facilitating staff and patients of the two connected buildings. The proposed link bridge would ensure the smooth, safe and efficient operation of the hospital building and the supporting services building, including the delivery of medical items for staff and patients in wheelchair or hospital beds, transportation of patients to undergo diagnosis/treatment, meal deliveries for in-patients, movement of goods and services and other administrative logistics. Besides, there will be a pneumatic tube built into the link bridge to facilitate movement of samples from the hospital to the laboratories in the supporting services building. Lease modification to permit the construction of this elevated footbridge is underway.

6. Similar Applications

6.1 The Tsao Yin Kai Block at the 3 AKNVR site (**Plan Z-8**) is the subject of another s.12A application (No. Y/H9/3) to rezone the 3 AKNVR site from “OU(B)” to “Government, Institution or Community” (“G/IC”) zone (**Plan Z-1**). On 23.5.2014, the Committee decided to partially agree to the application by rezoning the site from “OU(B)” to “OU(B)1” with ‘Hospital’ as a Column 2 use to facilitate HKSH’s proposal for development of a specialised hospital. The Committee was of the view that while the proposed specialised hospital focusing on cancer treatment and radiotherapy, was supported in general, it might not be appropriate to allow the site for general hospital or other general GIC uses, e.g. elderly home. The proposed “OU(B)1” zoning could ensure proper planning control on the proposed specialised hospital, for which a specific scheme could be ensured and technical considerations

be taken into account under s.16 application, and at the same time provide flexibility for the site to revert to business use in case the specialised hospital proposal was not pursued.

- 6.2 Subsequently, a section 16 application (No. A/H9/75) for the proposed hospital at the 3 AKNVR site was approved by the Committee on 8.1.2016 mainly on the considerations that the major uses and services to be provided in the proposed hospital were largely the same as that under Application No. Y/H9/3; the proposed hospital was considered not incompatible with the surroundings and complied with the maximum PR and BH of the “OU(B)1” zone; concerned bureau/departments had no objection to or no comment on the application.

7. The Site and Its Surrounding Areas (Plans Z-1 and Z-2, aerial photo on Plan Z-3 and site photos on Plans Z-4 to Z-8)

7.1 The Site:

- (a) is located within the A Kung Ngam Industrial Area at the eastern part of Shau Kei Wan and can be accessed at Tung Wong Road; and
- (b) is currently occupied by the existing 15-storey HKSH Eastern Medical Centre – Li Shu Fong Building which is in operation as a medical centre/clinic (wholesale converted from an industrial building in November 2016²). Multi-disciplinary out-patient clinics are at G/F, 2/F to 7/F and canteen/cafeteria are at 2/F and 15/F whereas 8/F, 11/F, and 13/F are clinical and back of house support areas, and 9/F to 10/F and 12/F are vacant.

7.2 The surrounding areas have the following characteristics:

- (a) A Kung Ngam Industrial Area is under transformation, immediately surrounded by a mix of commercial and industrial developments and open spaces;
- (b) to the immediate southwest of the Site across Tung Wong Road is the HKSH Eastern Medical Centre - Tsao Yin Kai Block (to be completed in 2022) falling within an area zoned “OU(B)1”. To the further south across A Kung Ngam Village Road is some industrial buildings at Tung Kin Road;
- (c) to the immediate west is a commercial building, Sing Tao News Corporation Building;
- (d) to the immediate north is Tung Hei Road, Tam Kung Temple Road and the flyover of Island Eastern Corridor. To the further north is Shau Kei Wan Wholesale Fish Market, shipyards and godown; and
- (e) to the east and southeast across A Kung Ngam Village Road is the cottage area of A Kung Ngam Village with village houses, temporary structures and a few industrial buildings.

² The existing medical centre/clinic is categorised as 'Shop and Services' use which is always permitted under the "OU(B)" zone.

8. Planning Intention

- 8.1 The planning intention of the “OU(B)” zone is primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings.
- 8.2 “OU(B)1” zone is designated to facilitate the possible development of a private hospital specialised in cancer treatment and radiotherapy. For better planning control, hospital development on this site requires permission from the Board under section 16 of the Ordinance.

9. Comments from Relevant Government Bureau/Departments

- 9.1 The following Government bureau/departments have been consulted and their views on the application are summarised as follows:

Policy Support

- 9.1.1 Comments of the Secretary for Food and Health (SFH):

- (a) no in-principle objection to the application; and
- (b) in general, Food and Health Bureau (FHB) 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, FHB has been undergoing constructive dialogue with the hospital on accepting a set of minimum requirements, including the service scope, service target and price transparency measures etc., for the proposed development.

Land Administration

- 9.1.2 Comments of District Lands Officer/Hong Kong East, Lands Department (DLO/HKE, LandsD):

- (a) the Site falls within Shau Kei Wan Inland Lot No. 827 (the Lot). The Lot is held under Conditions of Sale No. 12198 dated 25.2.1992 with a lease term expiring on 30.6.2047 and is restricted to godown purpose excluding any godown for dangerous goods. The Lot is subject to a maximum GFA restriction of 20,092m² and an absolute BH restriction of 62.49mPD. A special waiver dated 2.12.2013 is granted to allow alteration (wholesale conversion) of the existing building and to permit the use of the Lot for any one or more uses in the permitted purposes at Schedule A thereto including office, public clinic, shop and services for the lifetime of the existing building or the existing lease term, whichever is the earlier. According to the ownership record provided in

connection with the lease modification applications, the owner of the Lot is Billion Fields Enterprises Limited.

- (b) his comments on the application are as follows:
 - (i) the proposed hospital use at the Lot would be in breach of user restriction under the relevant Conditions of Sale. As stated in the SPS, the proposal would involve in-situ conversion of the existing building which has been recently refurbished in accordance with the former Industrial Revitalisation Policy. However, hospital use does not fall within one of the permitted purposes stipulated in the Special Waiver and the proposed internal transport facilities do not comply with the parking requirements under the Special Waiver. Should the Board approve the planning application, the owner of the Lot is required to apply to LandsD for lease modification for implementation of the proposed hospital. However, there is no guarantee that the said application will be approved. Such application will be dealt with by LandsD acting in a capacity as the landlord at LandsD's discretion, and if it is approved will be subject to such terms and conditions including among others, the payment of such appropriate premium and fee as may be imposed by LandsD; and
 - (ii) attached to the planning application, there are several reports on technical assessments namely TIA, EA, SIA and UIA. The applicant should complete these assessments and implement the mitigation measures, if any, to the satisfaction of the concerned departments.
- (c) the owners of 3 A Kung Ngam Village Road and the Lot have applied to his office in May 2021 for lease modification to permit the construction of an elevated footbridge over Tung Wong Road connecting the two buildings erected thereon. The applications are under processing.

Traffic Aspect

9.1.3 Comments of the Commissioner for Transport (C for T):

no objection to the application and no comment on the TIA.

9.1.4 Comments of the Commissioner of Police (C of P):

from regional traffic police perspective, no specific traffic comment on the application at this stage. It is advised that the proposal should not cause adverse traffic impact to the local community.

Environmental Aspect

9.1.5 Comments of the Director of Environmental Protection (DEP):

no objection to the application from environmental planning perspective and

no comment on the EA.

Sewerage Aspect

9.1.6 Comments of the DEP:

no comment on the SIA.

9.1.7 Comments of the Chief Engineer/Hong Kong and Islands, Drainage Services Department (CE/HK&I, DSD):

- (a) no comment on the SIA; and
- (b) comments of his department on the sewerage aspect are subject to the views and agreement of the Environmental Protection Department, as the planning authority of sewerage infrastructure.

Architectural Aspect

9.1.8 Comments of the Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD):

noting that the application involves no change to the BH and overall massing, he had no comment from architectural and visual impact point of view.

Building Aspect

9.1.9 Comments of the Chief Building Surveyor/Hong Kong East and Heritage, Buildings Department (CBS/HKE&H, BD):

- (a) no objection in principle to the proposed amendment to the OZP as the proposed PR and site coverage do not exceed limits as specified in the First Schedule of the Building (Planning) Regulations (B(P)R) ;
- (b) prescribed windows should be provided for hospital wards in accordance with regulations 30 and 31 of the B(P)R; and
- (c) detailed comments under the Buildings Ordinance will be made at building plan submission stage.

Fire Safety Aspect

9.1.10 Comments of the Director of Fire Services (D of FS):

- (a) no objection in principle to the application subject to water supplies and fire services installations being provided to the satisfaction of D of FS;
- (b) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
- (c) furthermore, the emergency vehicular access (EVA) provision in the proposed development shall comply with the standard as stipulated in

Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the B(P)R 41D which is administered by the BD. Also, the EVA provision of the nearby buildings shall not be affected by the proposed works; and

- (d) nevertheless, shall the proposed works affect any licensed premises in the area, such as petrol filling station, the applicant should make separate enquiry to his department to ensure work feasibility.

9.2 The following government departments have no comment on or no objection to the application:

- (a) Chief Highway Engineer/Hong Kong, Highways Department (CHE/HK, HyD);
- (b) Director of Health (DH);
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (d) Director of Electrical and Mechanical Services (DEMS);
- (e) Project Manager (South), Civil Engineering and Development Department (PM(S), CEDD);
- (f) Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD);
- (g) District Officer (Eastern), Home Affairs Department (DO(E), HAD);
- (h) Director-General of Communications (DG of C); and
- (i) Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD).

10. Public Comment Received During Statutory Publication Periods

On 29.10.2021 and 17.12.2021, the application and the FI were published for public inspection. During the first three weeks of the statutory public inspection periods ended on 19.11.2021 and 7.1.2022 respectively, one public comment was received. The comment submitted by an individual objects to the application mainly on grounds that there is no need for more private hospital beds on Hong Kong Island as there is a surplus on such facility. They should be provided in the northern New Territories to allow more equitable distribution of such facility. The existing cancer centre at the Site should be retained and should not be converted to a hospital (**Appendix II**).

11. Planning Considerations and Assessments

Planning Intention

- 11.1 The applicant proposes to rezone the Site from “OU(B)” to “OU(B)1” zone for conversion of the existing medical services building at the Site for hospital use on application to the Board. According to the indicative development scheme submitted by the applicant, the conversion will provide in-patient wards with up to 160 beds together with other essential hospital and cancer care support services to meet the increasing demand for high quality medical services in the Eastern District and the territory.
- 11.2 The planning intention of the “OU(B)” zone is primarily for general business uses with a mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses always permitted in new

buildings. The 3 AKNVR site is designated as “OU(B)1” zone to facilitate the possible development of a private hospital specialised in cancer treatment and radiotherapy. ‘Hospital’ use is a Column 2 use under the “OU(B)1” zone which requires planning permission from the Board under section 16 of the Ordinance for better planning control. The conversion could help achieving similar objective as the “OU(B)” in facilitating the transformation and upgrading of A Kung Ngam Industrial Area for non-polluting uses and the “OU(B)1” is considered appropriate for the hospital conversion with planning control. SFH has no in-principle objection to the application.

Land Use Compatibility and Visual Aspects

- 11.3 In land use terms, the Site is surrounded by areas comprising a mix of commercial/industrial buildings (**Plan Z-2**). The proposed hospital conversion is not incompatible with the surroundings. While there are some industrial buildings in the inner part of A Kung Ngam Industrial Area, the open spaces and roads surrounding the Site could serve as land use buffers for the proposed hospital.
- 11.4 In terms of development scale, as the development proposal involves wholesale conversion of the existing building, there will be no change in building bulk (i.e. GFA, PR, BH and site coverage) and its outlook. In this regard, CTP/UD&L of PlanD and ArchSD have no objection or adverse comment on the application from urban design, visual and architectural perspectives.

Technical Aspects

- 11.5 The applicant has submitted a TIA to demonstrate that the proposed hospital conversion is acceptable in traffic term. C for T has no objection to the application and no comment on the TIA submitted. CHE/HK of HyD and C of P also have no adverse comment on the proposed hospital conversion.
- 11.6 The applicant has also submitted an EA, SIA and UIA to demonstrate the acceptability of the proposed hospital conversion in environmental, sewerage and utility service provision terms. DEP has no objection to the application from environmental planning perspective and no comment on the EA and SIA submitted. Other concerned departments including CE/HK&I of DSD, DEMS, CE/C of WSD and DG of C have no adverse comment on the application as well as the SIA and UIA submitted.
- 11.7 Noting that the Site is considered appropriate for the hospital conversion, the conversion is not incompatible with the surroundings, the technical assessments submitted by the applicant has confirmed that the conversion is technically feasible and no adverse comments were received from various Government departments, consideration could be given to amend the Notes of the OZP for “OU(B)1” zone with wholesale conversion of existing building for hospital use being a Column 1 use whereas other hospital development being a Column 2 use to allow flexibility and facilitate the wholesale conversion.

Public Comment

- 11.8 One public comment was received during the statutory publication periods, which objects to the application mainly grounds as stated in paragraph 10 above. The

assessment and the applicant's responses to the public comment in paragraphs 11.1 to 11.7 and paragraph 2(g) above respectively are relevant.

12. Planning Department's Views

12.1 Based on the assessment made in paragraph 11 and having taken into account the public comment mentioned in paragraph 10, the Planning Department has no in-principle objection to the rezoning application.

12.2 Should the Committee decide to agree to or partially agree to the application, the Chief Executive in Council would be requested to refer the approved Shau Kei Wan OZP No. S/H9/18 to the Board for amendment. Details of the amendments to the approved OZP would be submitted to the Committee for approval prior to gazetting under section 5 of the Town Planning Ordinance.

12.3 There is no strong reason to recommend rejection of the application.

13. Decision Sought

13.1 The Committee is invited to consider the application and decide whether to agree, partially agree, or not to agree to the application.

13.2 Should the Committee decide not to agree or to partially agree to the application, Members are invited to advise what reason(s) for the decision should be given to the applicant.

14. Attachments

Appendix I	Application Form received on 21.10.2021
Appendix Ia	SPS including TIA, EA, SIA and UIA
Appendix Ib	FI dated 8.12.2021
Appendix Ic	FI dated 26.1.2022
Appendix Id	FI dated 17.2.2022
Appendix II	Public Comment
Drawings Z-1 to Z-12	Floor Plans of the Indicative Development Scheme
Drawing Z-13	Sectional Drawing of the Indicative Development Scheme
Plan Z-1	Location Plan
Plan Z-2	Site Plan
Plan Z-3	Aerial Photo
Plans Z-4 to Z-8	Site Photos
Plan Z-9	Proposed Footbridge connecting 3 and 5 A Kung Ngam Village Road (Extracted from MPC Paper No. A/H9/79A)

**PLANNING DEPARTMENT
JUNE 2022**