

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

APPLICATION NO. Y/K10/5
(for 2nd deferment)

- Applicant** : Evangel Hospital represented by Townland Consultants Limited
- Site** : 222 Argyle Street, Kowloon City, Kowloon
- Site Area** : About 1,463m²
- Lease** : (a) Kowloon Inland Lot (KIL) No. 8813 subject to a lease term of 75 years from 5.7.1963
- (b) Subject to the following restrictions –
- (i) shall be used for non-profit-making hospital and clinic together with such domestic quarters as the Director of Health may consider reasonable for housing staff employed on the premises;
- (ii) number of beds requirement of 40-45 beds;
- (iii) absolute building height (BH) restriction of 150ft (i.e. 45.72m) above HKPD;
- (iv) maximum 12 storeys;
- (v) car parking requirement of 6 motor cars and 2 ambulances, together with a set of vehicular ingress/egress points; and
- (vi) no building or structure shall be erected within 6.09m of Argyle Street except those structures specified in the Modification Letter dated 30.11.2020.
- Plan** : Draft Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/29 (currently in force)
- (Approved Ma Tau Kok OZP No. S/K10/28 (in force at the time of submission. The zoning and development restrictions for the Site remain unchanged on current OZP))
- Zoning** : “Government, Institution or Community” (“G/IC”)
- Maximum BH of 5 storeys, or height of the existing building, whichever is the greater
- Proposed Amendment** : To amend the BH restriction of the Application Site from 5 storeys to 80 metres above Principal Datum

1. Background

- 1.1 On 22.7.2022, the Town Planning Board (the Board) received a planning application to amend the BH restriction of the application site (**Plan Z-1**) from 5 storeys to 80mPD on the approved Ma Tau Kok OZP No. S/K10/28 to facilitate redevelopment of the existing Evangel Hospital.
- 1.2 On 14.10.2022, the Metro Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address departmental comments. Upon receipt of the applicant's FI on 14.12.2022, the application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 17.2.2023, the applicant's representative wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for two months in order to allow sufficient time to address comments raised by relevant Government departments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the second deferment as the justification for deferment meets the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33A) in that (i) the deferment would allow the applicant to prepare FI to address outstanding issues; (ii) the deferment period is not indefinite; and (iii) the deferment would not affect the interests of other relevant parties.
- 3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within three months upon receipt of FI from the applicant. If the FI submitted by the applicant is not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The applicant should be advised that the Committee has allowed a total of four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

4. Decision Sought

The Committee is invited to consider whether or not to accede to the applicant's request for deferment. If the request is not acceded to, the application will be submitted to the Committee for consideration at the next meeting.

5. Attachments

**Appendix I
Plan Z-1**

Letter dated 17.2.2023 from the applicant's representative
Location plan

**PLANNING DEPARTMENT
MARCH 2023**