

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

APPLICATION NO. Y/K10/5

- Applicant** : Evangel Hospital represented by Townland Consultants Limited
- Site** : Evangel Hospital, 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. **The Proposal**

- 1.1 The applicant proposed to amend the BH restriction from 5 storeys to 80mPD at the application site (the Site) which is zoned “G/IC” on the draft Ma Tau Kok OZP No. S/K10/29 for redevelopment of the Evangel Hospital (**Plan Z-1**). According to the Notes of the OZP for the “G/IC” zone, ‘Hospital’ is a Column 1 use which is always permitted. As the proposed redevelopment with a building height of 80mPD exceeds the BH restriction of 5 storeys as stipulated on the OZP, application for amendment to the OZP is required.
- 1.2 The existing 5-storey Evangel Hospital was built in the 1960s as a non-profit making private hospital, operated by members appointed by the Evangelical Free Church of China. The applicant proposed to redevelop the hospital into a 16-storey building over two levels of basement (**Drawing Z-2**). 76 in-patient beds, 4 High Dependency Units (HDUs) and 38 day beds/recliners would be provided upon redevelopment. To reduce service interruption to the public, during redevelopment of the hospital, the applicant will search for a suitable location for setting up a day centre for providing outpatient services as well as day surgery service. The tentative operation year of the new hospital is 2028.
- 1.3 As the new vehicular access will be in conflict with the existing Refuse Collection Vehicle (RCV) bay serving the area on Fuk Cheung Street, the applicant proposed to relocate the RCV bay slightly westward (**Drawings Z-9 and Z-10**).
- 1.4 The applicant has proposed a 6m full-height setback from Argyle Street in accordance with the non-building area (NBA) requirement designated on the Ma Tau Kok Outline Development Plan (ODP) No. D/K10/1C (**Plan Z-2**) and a 6m tower setback above podium level from Fu Ning Street (**Drawing Z-2**). Landscaping treatments including greening at G/F, edge plantings at 3/F and R/F, and vertical greening are introduced (**Drawings Z-3 to Z-5**). The proposed redevelopment would provide an overall minimum 20% of the site coverage of greenery area. Circulation splays at Fu Ning Street/Fuk Cheung Street and sensitive building facade treatment with contrasting wall tones are also incorporated into the proposed redevelopment (**Drawing Z-11**).
- 1.5 The floor plan, section plan, elevation, landscape master plan, photomontages, proposed RCV bay relocation plan, proposed vehicular and pedestrian access plan and perspectives of the proposed redevelopment submitted by the applicant are at **Drawings Z-1 to Z-11**. The major development parameters and floor uses are summarized as follows:

Development Parameters	Existing Evangel Hospital (for information only, provided by the applicant)	Proposed Development^(a)
Site Area (about)		1,463m ²
Gross Floor Area (GFA) (about)	3,917m ²	13,021m ²
Plot Ratio (PR) (about)	2.68	8.9
Site Coverage	65%	<ul style="list-style-type: none"> Podium (at 15m): About 78%
		<ul style="list-style-type: none"> Hospital Tower (over 15m): About 63%
Maximum BH at Main Roof Level	26.9mPD	80mPD ^(b)
No. of Storeys	5	16 storeys over 2 levels of basement
Total Number of Beds	60 ^(d)	118 ^(c)
Total Number of Operating Theatres	4	7
Total Number of Endoscopy Rooms	4	6
Parking Spaces	<ul style="list-style-type: none"> Private Car 10 Lorry 1 	<ul style="list-style-type: none"> Private Car 38^(e) Motorcycle 4 Heavy Goods Vehicle 1 Hearse 1 Ambulance/ Layby 1 Taxi/Private Car Layby 1

Notes:

- The proposed scheme is indicative only and subject to detailed design.
- The applicant has clarified that the total area of all the enclosed and covered roof-top structures will not exceed 50% of the roof area of the floor below. Also, the roof-top structures will not exceed 10% of the building height or 15m (whichever is the less).
- Including 76 beds, 4 HDUs and 38 day beds/recliners.
- Including 57 in-patient beds and 3 day beds.
- Including 6 nos. of accessible parking.

1.6 The major floor uses of the proposed development are set out below:

Upper R/F	Building Services / Lift Area
R/F	Building Services / Lift Area / Flat Roof (Landscape Area / E&M)
1/F – 14/F	Medical Accommodation ^(a) / Building Services / Lift Area / Flat Roof (Landscape Area / E&M) ^(b)
M/F	Medical Accommodation / Building Services / Canteen
G/F	Parking / Loading and Unloading / Building Services / Canteen
B1/F	Parking / Building Services / Lift Area / Medical Accommodation
B2/F	Parking / Building Services / Lift Area

Notes:

- Medical accommodation are provided at 1/F to 14/F, except 4/F and 10/F.
- Flat roof (landscape area/E&M) is provided at 3/F.

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

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|-----|--|---------------|
| (a) | Application form received on 22.7.2022 | (Appendix I) |
| (b) | Supporting Planning Statement (SPS) | (Appendix Ia) |
| (c) | Further Information (FI) dated 14.12.2022 [FI(1)] [#] | (Appendix Ib) |
| (d) | FI dated 2.5.2023 [FI(2)] [#] | (Appendix Ic) |
| (e) | FI dated 23.6.2023 [FI(3)] [*] | (Appendix Id) |
| (f) | FI dated 10.7.2023 [FI(4)] [*] | (Appendix Ie) |

accepted but not exempted from publication and recounting requirement

** accepted and exempted from publication and recounting requirement*

1.8 On 14.10.2022 and 3.3.2023, the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months as requested by the applicant so as to allow time for preparation of FI in response to departmental comments. Upon receipt of FI on 26.6.2023, the application is submitted to the Committee for consideration at this meeting.

2. Justifications from the Applicant

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

In Line with the Government's Policy Objectives

- (a) Since 2018, there has been emphasis in government policy on the need for public-private partnership between the Hospital Authority and the private healthcare sector in delivery of healthcare services to alleviate the pressure on public healthcare system. Approval of the subject planning application would allow Evangel Hospital to increase its capacity and would alleviate the long-term pressure on the public sector. The proposed redevelopment would also support policy initiatives by enhancing primary healthcare services and providing more healthcare options.

Meeting the Increasing Demand for Primary Healthcare Services for Local Residents and Wider Community

- (b) Evangel Hospital was established in the 1960s to provide preventive and curative care with affordable pricing for the general public. Redevelopment is much needed for the hospital to continue providing quality services to meet the rising demand for medical services, in particular with the ageing population and new residential developments in Kai Tak. The redeveloped 16-storey hospital will nearly double the existing number of hospital beds (from 60 to 118 nos. of beds, i.e. increase of 97%) whilst the expanded services such as newly incorporated specialist clinics will help to meet local needs. The redevelopment would also optimize site efficiency to provide an additional 9,104m² of medical floor space without reliance on Government Land.

In Line with Planning Intention and Compatible with Surrounding Developments

- (c) The proposed hospital redevelopment is in line with the planning intention of the “G/IC” zone for provision of Government, Institution or Community (“GIC”) facilities serving the needs of local residents and/or the wider district. The proposed BH restriction of 80mPD is compatible with the maximum BH restrictions of the adjacent “Residential (Group A)” (“R(A)”) and “Residential (Group B)” (“R(B)”) zones, which are subject to BH restrictions of 100mPD and 80mPD respectively. The proposed BH restriction of 80mPD respects the character of the neighbourhood which is dominated by mid-to-high rise residential developments.

Practical Needs for the Relaxation of BH restriction

- (d) The existing hospital has been in operation at the same building for 58 years. The aged building imposes constraints for the hospital to meet the growing service demand, not least to adopt the latest healthcare technology. Efforts to launch a Smart Hospital Initiative within the existing building have been found impractical due to insufficient space and floor-to-floor heights to accommodate the IT infrastructure required. Redevelopment within the existing 5-storey BH restriction is also not viable given the investment outlay nor is it preferable in terms of land use efficiency.
- (e) Give the relatively small site area and the need to comply with the Building (Planning) Regulations (“B(P)R”) in terms of site coverage, means of escape, etc., the proposed BH restriction of 80mPD is the practical minimum for Evangel Hospital to achieve its objectives. In fact, some supporting services such as medical records store, laundry and storage are already located off-site. Two basement levels for car parking are proposed and deeper excavation is not sustainable and financially infeasible.

Differentiation from Nearby Hospitals

- (f) Evangel Hospital upon redevelopment would establish itself as a Day and Short Stay Surgery Investigation and Treatment Centre and Healthcare Service Centre. This will differentiate the hospital from other hospitals in Kowloon City such as St. Teresa’s Hospital. Evangel Hospital intends to continue their support to the underprivileged patients on Hospital Authority’s long waiting list for surgery and hospital beds and will focus on packaged pricing and affordable care for patients.

Design Merits and Considerations

- (g) Various urban design elements will be incorporated into the redevelopment to enhance amenities for pedestrians and local residents, including setback from Argyle Street, circulation splays at Fu Ning Street/Fuk Cheung Street and proposed trees with lawn coverage within the G/F setback area (**Drawings Z-3 to Z-5**).
- (h) Setback of the hospital tower above the 4-storey podium at Fu Ning Street could break down the visual mass as well as improving air ventilation and visual permeability. The proposed setback would also create space for edge planting at 3/F and R/F whilst maintaining a wider view corridor along Forfar Road. Edge planting at 3/F and R/F will increase overall greening in the area, as well as improve visual quality and permeability.

- (i) Sensitive building facade treatments with contrasting wall tones will be incorporated into the new hospital to create visual interest and reduce the perceived bulkiness of the hospital tower (**Drawing Z-5**). The proposed redevelopment will provide an overall minimum 20% of site coverage of greenery area.

No Adverse Visual and Air Ventilation Impacts

- (j) Despite the increase in building mass and height, the proposed redevelopment is considered compatible with the visual context and character of the surrounding neighborhood. The proposed redevelopment is of the same height band as its adjacent developments such as the Chun Seen Mei Chuen with a BH restriction of 80mPD (**Plan Z-5**). The Visual Impact Assessment (VIA) submitted demonstrates that the overall visual impact is considered acceptable.
- (k) The Air Ventilation Assessment–Initial Study Report submitted demonstrated that no significant adverse air ventilation impact is anticipated under both annual and summer wind conditions.

No Adverse Traffic Impact

- (l) The Traffic Impact Assessment (TIA) submitted concluded that the proposed redevelopment will not impose adverse traffic impact to surrounding road networks. Since Evangel Hospital is a small-scale community hospital and the ambulance call frequency is relatively low as demonstrated in historical data, the number of ambulance parking/layby proposed is considered adequate. Due to the incorporation of the 6m-wide setback fronting Argyle Street, not all car parking provisions are provided in accordance with the high-end requirement of the Hong Kong Planning Standards and Guidelines (“HKPSG”). However, the proposed internal parking provision is considered sufficient for the hospital’s operational needs.

No Adverse Environmental and Sewerage Impacts

- (m) An Environmental Assessment (EA) has been undertaken to assess the impact of the proposed redevelopment in terms of air quality, noise, water quality and waste management. Results of the EA demonstrated that no adverse air quality, noise and water quality impacts are anticipated. Also, clinical waste would be handled in accordance with the relevant guidelines such as the Code of Practice for the Management of Clinical Waste Producers and Waste Collectors. The Sewerage Impact Assessment (SIA) demonstrates that the proposed redevelopment will not generate adverse impact on the public sewerage system with proposed sewerage upgrading works implemented.

Need for relocation of the RCV bay

- (n) To improve the traffic flow of the Argyle Street/Fu Ning Street junction while reducing vehicular conflict at Fu Ning Street, existing vehicular access at Fu Ning Street is proposed to be relocated to Fuk Cheung Street (**Drawing Z-9**), which is a less busy road compared to Fu Ning Street.
- (o) Since the RCV bay on Fuk Cheung Street providing parking space for refuse collection service vehicles serving the neighborhood will be in conflict with the new run-in/out, it is proposed to relocate the RCV bay westward to allow for a continuous

provision of refuse collection services (**Drawing Z-9**). Taking into account public comments received during publication periods with regard to the location of the reprovisioned RCV bay, the applicant has made effort to revise the scheme such that the reprovisioned RCV bay will remain in front of the hospital on Fuk Cheung Street to avoid impact to nearby residents. No significant noise and unpleasant smell is anticipated from the daily refuse collection activity as the RCV installed with deodorizing equipment will occupy the bay only for a short period of time (i.e. 0640 to 0655 daily).

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

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

4. Previous Application

The Site is not the subject of any previous planning applications.

5. Similar Application

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

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

6.1 The Site:

- (a) is located at Argyle Street and currently occupied by a 5-storey non-profit making private hospital, Evangel Hospital, built in 1965. Existing height of the hospital is 26.9mPD at main roof level.
- (b) is accessible via pedestrian entrance at Argyle Street. Vehicular access is located at Fu Ning Street.

6.2 The surrounding areas have the following characteristics:

- (a) the site is located within a cluster of residential developments¹ bounded by Prince Edward Road West and Ma Tau Chung Road, with BHs mainly in the range of about 24mPD to 80mPD and two tall residential buildings (about 103mPD and 129mPD) to the immediate northwest of the Site across Argyle Street. Also, the area is intermixed with “GIC” buildings² with BHs ranging from about 18mPD to 67mPD (**Plan Z-5**).
- (b) to the north and east of the Site comprise mainly mid-to-high rise buildings including two high-rise residential developments, namely Forfar and The Montebello along Argyle Street. A public housing estate, Chun Seen Mei Chuen, is located to the east of the Site across Fu Ning Street.
- (c) to the south of the Site encircled by Fuk Cheung Street and Fu Ning Street is a cluster of schools namely the Notre Dame College, Christian Alliance P.C. Lau Memorial International School, Ma Tau Chung Government Primary School and Pooi To Primary School. To the further south of the Site is a public housing estate, Ma Tau Wai Estate.
- (d) a residential building, Hoover Court, is located to the immediate southwest of the Site. A cluster of “GIC” facilities is located to the further west and northwest of the Site, including St Teresa’s Hospital, Hong Kong Eye Hospital and the Kowloon City Police Station.

7. Planning Intention

The “G/IC” zone is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

8. Comments from the Relevant Government Bureaux/Departments

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

Policy Aspect

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

- (a) The Health Bureau (HKB) 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

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

² Subject to BH restrictions of 2 to 11 storeys under the OZP.

quality private hospital services, and cope with the increasing demand. Along such policy objectives, HHB has invited Evangel Hospital to accept a set of minimum requirements, including the service scope, service target, price transparency measures, etc., for the proposed redevelopment.

- (b) In view of Evangel Hospital's reply to HHB indicating in-principle agreement to comply with most of the minimum requirements (such as standard beds at packaged charges and price transparency), HHB provides in-principle support to the planning application for the proposed hospital redevelopment.

Land Administration

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

- (a) The proposed redevelopment will contravene the lease conditions including but not limited to the proposed building height, number of storeys, number of beds, number of parking spaces and vehicular ingress/egress points.
- (b) In the event the subject application is accepted or partially accepted by the Board with a set of clear development parameters defined/firmed up and further submission is not required, the land owner may submit request for streamlined processing of lease modification application. Depending on the circumstances of each case, LandsD at its sole and absolute discretion may, upon receipt of such valid request and subject to payment of the administrative fee(s) by the land owner, commence the streamlined processing of the lease modification application on a without prejudice and non-committal basis.
- (c) The land owner is reminded that once the accepted or partially accepted proposal is reflected in the OZP and approved under s.9 of the Town Planning Ordinance, a formal application for lease modification to LandsD is still required. Every application submitted to LandsD will be considered on its own merits by LandsD at its absolute discretion acting in its capacity as a landlord and there is no guarantee that the lease modification will eventually be approved by LandsD. It will be subject to such terms and conditions, including payment of premium and administrative fees.

Building Matters

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

- (a) No in-principle objection to the application subject to comments below.
- (b) All proposed building works should in all aspects comply with the Buildings Ordinance (BO) and its allied regulations. Detailed comments under the BO will be provided at the building plan

submission stage.

- (c) Other detailed comments at **Appendix III**.

Traffic Aspect

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

Having reviewed the FIs, he has no adverse comment on the application.

Environmental Aspects

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

- (a) No objection to the application from environmental planning perspective.
- (b) The EA and SIA have concluded that insurmountable environmental impacts and sewage impacts associated with the proposed hospital redevelopment are not anticipated. A special condition requiring submission of an Air Quality Impact Assessment (AQIA) and SIA are suggested to be included under lease modification of the proposed redevelopment.
- (c) Other detailed comments at **Appendix III**.

8.1.6 Comments of the Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD):

Having reviewed the FIs, he has no adverse comments on the application from sewerage aspect.

Urban Design and Landscape

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

Urban Design and Visual

- (a) According to the OZP, the intended BHs of the surrounding residential cluster, zoned “R(A)” and “R(B)”, are 100mPD and 80mPD respectively. The new hospital with a BH of 80mPD, after redevelopment, is higher than the surrounding existing buildings. Nevertheless, it is comparable with the intended BHs of the surrounding residential developments. Judging from the photomontages of the VIA, the proposed redevelopment will unlikely induce any significant adverse effects on the visual character of the surrounding townscape.
- (b) As gathered from the submission, a 6m wide full-height setback from Argyle Street and a 6m wide tower setback above podium level from Fu Ning Street are proposed. Landscape treatments including greening at G/F, edge plantings at 3/F and R/F, and vertical greening at the podium

facade facing Fu Ning Street are introduced. A canopy of about 14.9m (L) x about 4.1m (W) at the main entrance of the proposed development fronting Argyle Street is provided. Circulation splays at Fu Ning Street/Fuk Cheung Street and sensitive building facade treatment with contrasting wall tones are incorporated into the proposed development. It is noted that details of the facade treatment and signage are subject to further consideration at detailed design stage. These measures may contribute to the improvement of streetscape by softening the building edges and promoting visual interest and pedestrian comfort.

Landscape

- (c) The site is situated in an area of city grid mixed urban landscape character predominated by residential buildings. The site is currently occupied by an existing hospital building without any landscape resources. The proposed development is considered not incompatible with the landscape setting in proximity and adverse landscape impact from the proposed redevelopment is not anticipated.
- (d) According to applicant's submission, landscape provision including tree plantings and lawn at G/F, edge planting of flowering shrub at 3/F & R/F and vertical greening at the façade of the development were proposed to enhance the overall landscape quality and greenery provision of the development.

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

It is noted that the proposed hospital redevelopment consists of one tower with BH of about 79.985mPD. Since the adjacent "R(B)" areas are subject to a BH restriction of 80mPD under the OZP, there is no comment from architectural and visual impact point of view.

8.1.9 Director of Food and Environmental Hygiene (DFEH):

Having reviewed the applicant's FIs, it is understood that nearby stakeholders do not raise further comments regarding location of the reprovisioned RCV bay. There is no further comments on the application.

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

- (a) Chief Engineer/Construction, Water Supplies Department;
- (b) Director of Fire Services;
- (c) Chief Highway Engineer/Kowloon, Highways Department;
- (d) Project Manager (East), Civil Engineering and Development Department;
- (e) Commissioner of Police;
- (f) Director of Electrical and Mechanical Services; and
- (g) District Officer (Kowloon City), Home Affairs Department.

9. Public Comments Received During Statutory Publication Periods

- 9.1 The application, FI(1) and FI(2) were published for public inspection on 5.8.2022, 23.12.2022 and 12.5.2023. During the statutory public inspection periods, a total of 572 comments, including 548 supporting comments (samples at **Appendix IIa**), 18 objecting comments (**Appendix IIb**) and 6 comments expressing views on the application (**Appendix IIc**). Among the comments received, 521 comments (including 520 supporting comments and 1 objecting comment) are submitted through the Corporate Communication and Marketing Manager of Evangel Hospital. A full set of the public comments received on the application is deposited at the Secretariat of the Board for Members' inspection and reference.

Supporting comments

- 9.2 548 supporting comments are from organizations who are project partners of Evangel Hospital, including Evangel Children's Home, Precious Blood Children's Village, Sisters of the God Shepherd, Loving Smiles Foundation Limited, the Lok Sin Tong Benevolent Society, School of Nursing, the Hong Kong Polytechnic University and School of Continuing Education, the Hong Kong Baptist University, doctors, medical school students, as well as individuals. The major grounds of support are as follows:

- (i) Evangel Hospital has been providing quality medical and healthcare services to the community and the redevelopment would increase the hospital's capacity such that more diverse and high-quality services could be offered. This could alleviate the pressure of the public healthcare system.
- (ii) The redevelopment could meet the increasing community demand for medical services and benefit more patients.
- (iii) The redevelopment would promote medical development by introducing advanced medical equipment and technology.
- (iv) The redevelopment would provide more opportunities and vacancies for clinical placement.
- (v) The redevelopment would improve the hospital's ability to respond to emergencies and public health crisis.
- (vi) The redevelopment would improve the surrounding landscape.

Objecting comments

- 9.3 18 objecting comments are from individuals and nearby residents including residents and Owners' Corporation of Hoover Court. They oppose the application mainly on the following grounds:
- (i) The proposed redevelopment would create adverse impacts on air quality, noise and waste management aspects, causing nuisances and disturbances to nearby residential developments and schools.
 - (ii) Additional traffic flow brought about by the proposed redevelopment will

worsen the traffic congestion in the area and overload existing road networks, especially Fuk Cheung Street and Fu Ning Street.

- (iii) The hospital upon redevelopment would cause wall effect and affects air ventilation and sunlight penetration of the surrounding neighbourhood.
- (iv) The need for redevelopment is not well justified, especially there are large-scale hospitals in the vicinity such as the St. Theresa's Hospital and the redevelopment is not bringing the community benefits.
- (v) The RCV bay should not be relocated near the entrances of Hoover Court as it would cause odour and nuisance to the residents. It should be removed from the area because of the nuisance brought about by the daily refuse collection activity.
- (vi) The proposed redevelopment would lead to possible structural damage to residential buildings nearby due to piling works.

Expressing views

- 9.4 6 comments expressing views are submitted by individuals and the Christian Alliance P.C. Lau Memorial International School located to the immediate south of the Site.
- 9.5 Christian Alliance P.C. Lau Memorial International School expresses concern that the potential impacts of the redevelopment in terms of visual, sunlight penetration, air ventilation, air quality and noise may affect the learning environment of students and raises concern regarding safety of students during construction period. The remaining comments mainly express concern on the potential adverse impacts of the redevelopment, possible structural damage to nearby residential building due to piling works, and nuisance caused by the RCV bay, which were covered in Para. 9.3 above.

10. Planning Considerations and Assessments

- 10.1 The application is for amendment of BH restriction to facilitate redevelopment of the existing 5-storey Evangel Hospital which is a non-profit making private hospital providing preventive and curative medical care with affordable pricing for the community. Constructed in the 1960s, the hospital has been in operation for 58 years in the same building. The hospital redevelopment proposal comprises a 16-storey (80mPD) hospital tower over two levels of basement mainly for car parking. While 'Hospital' use is always permitted in the "G/IC" zone under the OZP, amendment of the BH restriction from 5 storeys to 80mPD for the proposed redevelopment is required.

Policy Aspect

- 10.2 With the amendment of BH restriction, Evangel Hospital could make effective use of the Site for enhancing service provision in order to increase overall capacity of healthcare system in Hong Kong without reliance on additional Government land. Upon redevelopment, the hospital could provide an additional 9,104m² (+232%)

medical floor space, 58 extra beds (+97%), three additional operating theatres (+75%) and two additional endoscopy rooms (+50%). Having considered that Evangel Hospital agrees to accept most of the minimum requirements such as standard beds at packaged charges and price transparency, S for Health provides in-principle support to the application.

Minor Relaxation of BH Restriction

- 10.3 The Site is located within a cluster of residential developments with BH restrictions of 80mPD or 100mPD (**Plans Z-5**). The proposed redevelopment with a BH of 80mPD is not incompatible with the intended BHs of the surrounding residential developments. Given the site context and as illustrated in the VIA, CTP/UD&L, PlanD considers the proposed redevelopment will unlikely induce any significant adverse effects on the visual character of the surrounding townscape. Besides, CA/CMD2, ArchSD has no objection to the application taking into account the BH restriction of adjacent residential developments.
- 10.4 According to the applicant, the proposed redevelopment is subject to site constraints including small site area (approx. 1,463m²) and the need to comply with B(P)R. Two basement levels for car parking are already proposed to minimize the building mass and some supporting services are already located off-site. Amendment of the BH restriction is considered by the applicant as the only option to provide additional hospital beds and to accommodate the required infrastructure for the hospital to realise its Smart Hospital initiative.

Planning and Design Merits

- 10.5 Various urban design elements are proposed, including a 6m-wide full-height setback from Argyle Street and a 6m-wide tower setback above podium level from Fu Ning Street. Landscape treatments including tree planting, edge plantings and vertical greening are also introduced to enhance the visual quality and soften the building edges. Circulation splays at Fu Ning Street/Fuk Cheung Street and sensitive building facade treatment are incorporated into the proposed development. CTP/UD&L, PlanD considers that the above-mentioned design measures may contribute to the improvement of streetscape and promote visual interest and pedestrian comfort.

Similar Application

- 10.6 The Committee has approved one similar application for relaxation of BH restriction (from 3 storeys to 45mPD) within a “G/IC” zone of the OZP on Lung Kong Road, on the considerations that more facilities and services could be provided to meet the needs of the community, no adverse impacts and no objection/adverse comments from concerned government bureaux/departments. Approval of the current application is consistent with the previous decision of the Committee on the similar application.

Technical Aspects

- 10.7 The applicant has undertaken various technical assessments to ascertain that no adverse impacts will be induced by the proposed redevelopment. On traffic aspect, C for T has no adverse comments on the TIA and the proposed internal transport

facilities. Other concerned departments including DEP and CE/MS, DSD have no adverse comments on the proposed redevelopment. DEP is of view that the proponent is required to submit revised AQIA and SIA. Such requirements will be followed up in lease modification stage.

Public Comments

- 10.8 The supporting comments are noted. Regarding the public comments opposing the proposed redevelopment/expressing views concerning visual, air ventilation, air quality, traffic and environmental aspects, needs and benefits of the redevelopment, comments from relevant government departments in paragraph 8 and the justifications provided by the applicant in paragraph 2 above are relevant. As for comments concerning location of the reprovisioned RCV bay and nuisance brought about by the daily refuse collection activity, the applicant has made effort to address public concerns and the reprovisioned RCV bay will remain in front of the hospital on Fuk Cheung Street to avoid impacts to nearby residents. Further adverse public comments were not received subsequent to the revised RCV bay location. As regards the concern on possible structural damage to nearby buildings due to piling works, all building works are subject to compliance with relevant government ordinances and regulations and proper site practice will be implemented.

11. Planning Department's Views

- 11.1 Based on the assessment made in paragraph 10 and having taken into account the public comments mentioned in paragraph 9, the Planning Department has no objection to the application to amend the BH restriction of the Site from 5 storeys to 80mPD to facilitate the hospital redevelopment.
- 11.2 Should the Committee decide to agree/partially agree to the subject application, the proposed amendment to the Ma Tau Kok OZP would be submitted to the Committee for agreement prior to its gazetting under the Ordinance.
- 11.3 Alternatively, should the Committee decide not to agree to the application, the following reason is suggested for Members' reference:

the applicant has failed to demonstrate that there are sufficient justifications for the proposed amendment of BH restriction.

12. Decision Sought

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

13. Attachments

Appendix I	Application form received on 22.7.2022
Appendix Ia	Supporting Planning Statement
Appendix Ib	FI_01 dated 14.12.2022
Appendix Ic	FI_02 dated 2.5.2023
Appendix Id	FI_03 dated 23.6.2023
Appendix Ie	FI_04 dated 10.7.2023
Appendices IIa to IIc	Samples of Public Comments
Appendix III	Detailed Comments from Government Departments
Drawing Z-1	G/F Floor Plan
Drawing Z-2	Section Plan
Drawing Z-3	Landscape Master Plan – G/F
Drawing Z-4	Landscape Master Plan – R/F
Drawing Z-5	Elevation Showing the Vertical Greening
Drawings Z-6 to Z-8	Photomontages
Drawing Z-9	Proposed RCV Bay Relocation
Drawing Z-10	Proposed Vehicular and Pedestrian Access
Drawing Z-11	Perspectives of the Proposed Redevelopment
Plans Z-1 to Z-2	Location Plan
Plan Z-3	Site Plan
Plan Z-4	Aerial Photo
Plan Z-5	Height of Existing Buildings
Plans Z-6a to Z-6c	Site Photos

**PLANNING DEPARTMENT
JULY 2023**