

圖例  
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
COMMERCIAL / RESIDENTIAL	CR	商業 / 住宅
RESIDENTIAL (GROUP A)	RA(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	RA(B)	住宅 (乙類)
RESIDENTIAL (GROUP C)	RA(C)	住宅 (丙類)
RESIDENTIAL (GROUP E)	RA(E)	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶

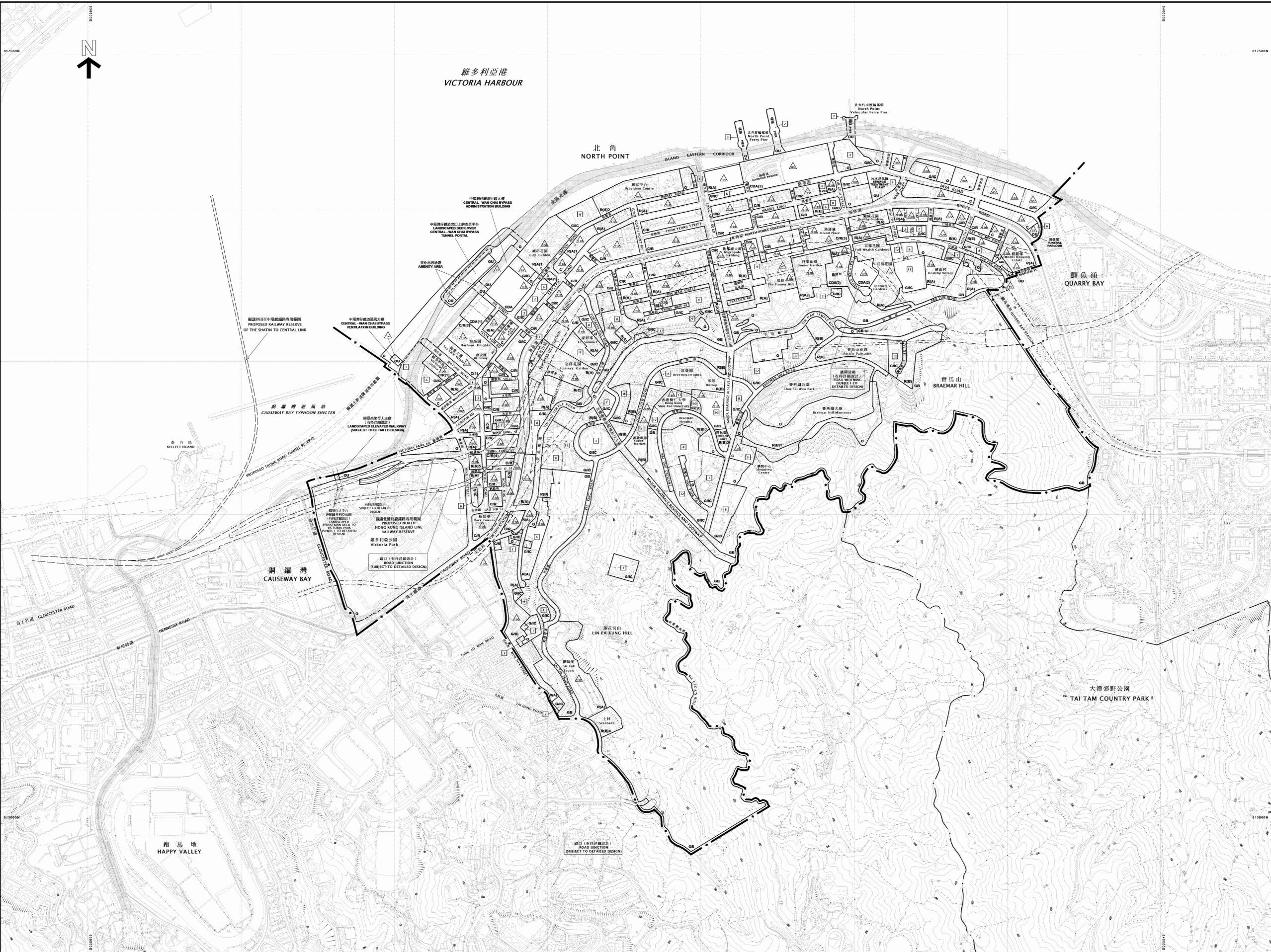
COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
RAILWAY RESERVE		鐵路專用範圍

MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BOUNDARY OF COUNTRY PARK		郊野公園界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度 (樓層數目)
NON-BUILDING AREA		非建築用地

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	百分比 %	
COMMERCIAL	4.56	1.65	商業
COMPREHENSIVE DEVELOPMENT AREA	6.33	2.29	綜合發展區
COMMERCIAL / RESIDENTIAL	19.25	6.95	商業 / 住宅
RESIDENTIAL (GROUP A)	31.97	11.55	住宅 (甲類)
RESIDENTIAL (GROUP B)	15.11	5.46	住宅 (乙類)
RESIDENTIAL (GROUP C)	0.80	0.29	住宅 (丙類)
RESIDENTIAL (GROUP E)	0.43	0.16	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	27.49	9.93	政府、機構或社區
OPEN SPACE	34.36	12.41	休憩用地
OTHER SPECIFIED USES	3.55	1.28	其他指定用途
GREEN BELT	87.88	31.74	綠化地帶
MAJOR ROAD ETC.	45.14	16.29	主要道路等
TOTAL PLANNING SCHEME AREA	276.87	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN



行政長官會同行政會議於2017年8月15日 根據城市  
規劃條例第9(1)(a)條核准的圖則  
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER  
SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON  
15 AUGUST 2017

Signed Ms Kinnie WONG 黃潔怡女士 簽署  
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

香港城市規劃委員會依據城市規劃條例擬備的北角(港島規劃區第8區)分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
HONG KONG PLANNING AREA No. 8 - NORTH POINT - OUTLINE ZONING PLAN

SCALE 1:5,000 比例尺  
METRES 100 0 200 400 600 800 METRES 米

規劃署遵照城市規劃委員會指示擬備  
PREPARED BY THE PLANNING DEPARTMENT UNDER  
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號  
PLAN No. S/H8/26



圖例  
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
COMMERCIAL / RESIDENTIAL	CR	商業 / 住宅
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅 (乙類)
RESIDENTIAL (GROUP C)	R(C)	住宅 (丙類)
RESIDENTIAL (GROUP E)	R(E)	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶

COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
RAILWAY RESERVE		鐵路專用範圍

MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
BOUNDARY OF COUNTRY PARK		郊野公園界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度 (樓層數目)
NON-BUILDING AREA		非建築用地

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
COMMERCIAL	5.26	1.90	商業
COMPREHENSIVE DEVELOPMENT AREA	4.46	1.61	綜合發展區
COMMERCIAL / RESIDENTIAL	19.25	6.95	商業 / 住宅
RESIDENTIAL (GROUP A)	31.97	11.55	住宅 (甲類)
RESIDENTIAL (GROUP B)	15.11	5.46	住宅 (乙類)
RESIDENTIAL (GROUP C)	0.90	0.29	住宅 (丙類)
RESIDENTIAL (GROUP E)	0.43	0.16	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	27.41	9.90	政府、機構或社區
OPEN SPACE	34.99	12.64	休憩用地
OTHER SPECIFIED USES	4.34	1.57	其他指定用途
GREEN BELT	87.88	31.74	綠化地帶
MAJOR ROAD ETC.	44.97	16.23	主要道路等
TOTAL PLANNING SCHEME AREA	276.87	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，  
現經修訂並按照城市規劃條例第 5 條展示。  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN  
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER  
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S / H 8 / 2 6 的修訂  
AMENDMENTS TO APPROVED PLAN No. S/H8/26

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE		按照城市規劃條例第 5 條 展示的修訂
AMENDMENT ITEM A		修訂項目 A 項
AMENDMENT ITEM B		修訂項目 B 項
AMENDMENT ITEM C1		修訂項目 C 1 項
AMENDMENT ITEM C2		修訂項目 C 2 項
AMENDMENT ITEM C3		修訂項目 C 3 項
AMENDMENT ITEM C4		修訂項目 C 4 項

(參看附表)  
(SEE ATTACHED SCHEDULE)

香港城市規劃委員會依據城市規劃條例擬備的北角 (港島規劃區第 8 區) 分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
HONG KONG PLANNING AREA No. 8 - NORTH POINT - OUTLINE ZONING PLAN

規劃署遵照城市規劃委員會指示擬備  
PREPARED BY THE PLANNING DEPARTMENT UNDER  
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號  
PLAN No. S/H8/26A

SCALE 1:5000 比例尺

\* METRES 100 0 200 400 600 800 METRES \*



HONG KONG PLANNING AREA NO. 8

~~APPROVED DRAFT~~ NORTH POINT OUTLINE ZONING PLAN NO. S/H8/26A

(Being ~~an Approved~~ *a Draft* Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
  - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
  - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
  - (c) For the purposes of sub-paragraph (a) above, “existing use of any land or building” means-
    - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
      - a use in existence before the publication of the first plan which has continued since it came into existence; or
      - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
    - (ii) after the publication of the first plan,
      - a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or



- a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.
- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road junctions, alignments of roads and railway/tram tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or buildings are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:
- (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/tram/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
  - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
  - (c) maintenance or repair of watercourse and grave.
- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:
- on-street vehicle park, railway track and tram track.
- (9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (10) In these Notes, "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.



HONG KONG PLANNING AREA NO. 8

**APPROVED DRAFT** NORTH POINT OUTLINE ZONING PLAN NO. S/H8/26A

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COMMERCIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/Massage Establishment	Flat
Eating Place	Government Refuse Collection Point
Educational Institution	Hospital
Exhibition or Convention Hall	Mass Transit Railway Vent Shaft and/or Other
Government Use (not elsewhere specified)	Structure above Ground Level other than
Hotel	Entrances
Information Technology and Telecommunications Industries	Petrol Filling Station
Institutional Use (not elsewhere specified)	Residential Institution
Library	
<b>Market</b>	
Off-course Betting Centre	
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Recyclable Collection Centre	
Religious Institution	
School	
Shop and Services	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project	

Planning Intention

This zone is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as regional or district commercial/shopping centre(s). These areas are usually major employment nodes.

(Please see next page)



COMMERCIAL (Cont'd)

Remarks

- (1) On land designated “Commercial”, ~~and~~ “Commercial (1)” **and “Commercial (2)”**, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of number of storeys and/or metres above Principal Datum, as stipulated on the Plan, or height of the existing building, whichever is the greater.
- (2) On land designated “Commercial (1)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 109,120m<sup>2</sup>.
- (3) *On land designated “Commercial (2)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum GFA of 30,635m<sup>2</sup> at sub-area (a) and a maximum GFA of 41,341m<sup>2</sup> at sub-area (b).*
- ~~(3)~~(4) In determining the maximum GFA for the purposes of paragraphs (2) **and** (3) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- ~~(4)~~(5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above and GFA restrictions stated in paragraphs (2) **and** (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (6) *Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restriction as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*



**COMPREHENSIVE DEVELOPMENT AREA**

<b>Column 1 Uses always permitted</b>	<b>Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board</b>
	<p><del>Ambulance Depot</del></p> <p><del>Commercial Bathhouse/Massage Establishment</del></p> <p><del>Eating Place</del></p> <p><del>Educational Institution</del></p> <p><del>Exhibition or Convention Hall</del></p> <p><del>Flat</del></p> <p><del>Government Refuse Collection Point</del></p> <p><del>Government Use (not elsewhere specified)</del></p> <p><del>Hospital</del></p> <p><del>Hotel</del></p> <p><del>House</del></p> <p><del>Information Technology and — Telecommunications Industries</del></p> <p><del>Institutional Use (not elsewhere specified)</del></p> <p><del>Library</del></p> <p><del>Market</del></p> <p><del>Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances</del></p> <p><del>Off-course Betting Centre</del></p> <p><del>Office</del></p> <p><del>Petrol Filling Station</del></p> <p><del>Pier</del></p> <p><del>Place of Entertainment</del></p> <p><del>Place of Recreation, Sports or Culture</del></p> <p><del>Private Club</del></p> <p><del>Public Clinic</del></p> <p><del>Public Convenience</del></p> <p><del>Public Transport Terminus or Station</del></p> <p><del>Public Utility Installation</del></p> <p><del>Public Vehicle Park (excluding container vehicle)</del></p> <p><del>Recyclable Collection Centre</del></p> <p><del>Religious Institution</del></p> <p><del>Research, Design and Development Centre</del></p> <p><del>Residential Institution</del></p> <p><del>School</del></p> <p><del>Shop and Services</del></p> <p><del>Social Welfare Facility</del></p> <p><del>Training Centre</del></p> <p><del>Utility Installation for Private Project</del></p>

**Planning Intention**

~~This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.~~

(Please see next page)



**COMPREHENSIVE DEVELOPMENT AREA (Cont'd)**

**Remarks**

- ~~(1) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:~~

  - ~~(i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;~~
  - ~~(ii) the proposed total site area and gross floor areas (GFA) for various uses, total number of flats and flat sizes, where applicable;~~
  - ~~(iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;~~
  - ~~(iv) the alignment, widths and levels of any roads proposed to be constructed within the area;~~
  - ~~(v) the landscape and urban design proposals within the area;~~
  - ~~(vi) programme of development in detail;~~
  - ~~(vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;~~
  - ~~(viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;~~
  - ~~(ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and~~
  - ~~(x) such other information as may be required by the Town Planning Board.~~
- ~~(2) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.~~
- ~~(3) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum GFA of 123,470m<sup>2</sup> of which a maximum GFA of 18,180m<sup>2</sup> shall be for office use.~~
- ~~(4) In determining the maximum GFA for the purposes of paragraph (3) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.~~



**COMPREHENSIVE DEVELOPMENT AREA (1)**

<b>Column 1 Uses always permitted</b>	<b>Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board</b>
	<b>Commercial Bathhouse/Massage Establishment</b> <b>Eating Place</b> <b>Educational Institution</b> <b>Exhibition or Convention Hall</b> <b>Flat</b> <b>Government Refuse Collection Point</b> <b>Government Use (not elsewhere specified)</b> <b>Hotel</b> <b>Information Technology and —Telecommunications Industries</b> <b>Institutional Use (not elsewhere specified)</b> <b>Library</b> <b>Market</b> <b>Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances</b> <b>Off-course Betting Centre</b> <b>Office</b> <b>Petrol Filling Station</b> <b>Pier</b> <b>Place of Entertainment</b> <b>Place of Recreation, Sports or Culture</b> <b>Private Club</b> <b>Public Clinic</b> <b>Public Convenience</b> <b>Public Transport Terminus or Station</b> <b>Public Utility Installation</b> <b>Public Vehicle Park (excluding container vehicle)</b> <b>Recyclable Collection Centre</b> <b>Religious Institution</b> <b>Research, Design and Development Centre</b> <b>School</b> <b>Shop and Services</b> <b>Social Welfare Facility</b> <b>Training Centre</b> <b>Utility Installation for Private Project</b>

**Planning Intention**

**This zone is intended for comprehensive development/redevelopment of the area for residential, commercial, leisure and tourism related uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.**

**(Please see next page)**



**COMPREHENSIVE DEVELOPMENT AREA (1) (Cont'd)**

**Remarks**

- ~~(1) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area (1)" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:~~
- ~~(i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;~~
  - ~~(ii) the proposed total site area and gross floor areas for various uses, where applicable;~~
  - ~~(iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;~~
  - ~~(iv) the alignment, widths and levels of any roads proposed to be constructed within the area;~~
  - ~~(v) the landscape and urban design proposals within the area;~~
  - ~~(vi) programme of development in detail;~~
  - ~~(vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;~~
  - ~~(viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;~~
  - ~~(ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and~~
  - ~~(x) such other information as may be required by the Town Planning Board.~~

(Please see next page)

**COMPREHENSIVE DEVELOPMENT AREA (1) (Cont'd)**

**Remarks (Cont'd)**

- ~~(2) — The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.~~
- ~~(3) — On land designated “Comprehensive Development Area (1)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height and/or plot ratio for different parts of the land, as demarcated by the thin pecked line on the Plan, set out below:~~
  - ~~(a) — a maximum building height of 165 metres above Principal Datum and a maximum plot ratio of 15 for the southern part; and~~
  - ~~(b) — a maximum building height of not exceeding the soffit level of Island Eastern Corridor for the northern part.~~
- ~~(4) — In determining the maximum plot ratio for the purposes of paragraph (3) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretakers’ quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.~~
- ~~(5) — Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (3)(a) above applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (3)(a) above may thereby be exceeded.~~
- ~~(6) — Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (3)(a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.~~



COMPREHENSIVE DEVELOPMENT AREA (2)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Flat Government Refuse Collection Point Government Use (not elsewhere specified) Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library <b>Market</b> Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Utility Installation Recyclable Collection Centre Religious Institution Research, Design and Development Centre School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area primarily for residential uses. As the area within this zone is subject to traffic constraints due to the substandard conditions of the local road, suitable traffic and road improvement measures should be proposed and implemented upon development and/or redevelopment of the area. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of the environmental, traffic, infrastructure and other constraints.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (2) (Cont'd)

Remarks

- (1) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area (2)" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
- (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
  - (ii) the proposed total site area and gross floor areas for various uses, total number of flats and flat sizes, where applicable;
  - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
  - (iv) the alignment, widths and levels of any roads proposed to be constructed/upgraded within the area;
  - (v) the landscape and urban design proposals within the area;
  - (vi) programme of development in detail;
  - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
  - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
  - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
  - (x) such other information as may be required by the Town Planning Board.

(Please see next page)



COMPREHENSIVE DEVELOPMENT AREA (2) (Cont'd)

Remarks (Cont'd)

- (2) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (3) Subject to implementation of the required traffic and road improvement measures to address the traffic impacts arising from development/redevelopment, no new development, or addition, alteration and/or modification to or redevelopment of an existing building on land designated “Comprehensive Development Area (2)” shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 8 and a maximum building height for different parts of the land as stipulated on the Plan and set out below:
  - (a) a maximum building height of 120 metres above Principal Datum for the area on the eastern side of Kai Yuen Street; and
  - (b) a maximum building height of 130 metres above Principal Datum for the area on the western side of Kai Yuen Street.
- (4) In determining the maximum plot ratio for the purposes of paragraph (3) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and plot ratio restrictions as stated in paragraph (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

COMPREHENSIVE DEVELOPMENT AREA (3)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hotel Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library <b>Market</b> Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Residential Institution School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project

Planning Intention

This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space, Government, institution or community (GIC) uses and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

(Please see next page)



COMPREHENSIVE DEVELOPMENT AREA (3) (Cont'd)

Remarks

- (1) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area (3)" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
- (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
  - (ii) the proposed total site area and gross floor areas (GFA) for various uses, total number of flats and flat sizes, where applicable;
  - (iii) the details and extent of GIC and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
  - (iv) the alignment, widths and levels of any roads proposed to be constructed/upgraded within the area;
  - (v) the landscape and urban design proposals within the area;
  - (vi) programme of development in detail;
  - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
  - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
  - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
  - (x) such other information as may be required by the Town Planning Board.

(Please see next page)

COMPREHENSIVE DEVELOPMENT AREA (3) (Cont'd)

Remarks (Cont'd)

- (2) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (3) On land designated "Comprehensive Development Area (3)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic GFA of 53,680m<sup>2</sup> and a maximum non-domestic GFA of 29,995m<sup>2</sup> of which a GFA of not less than 5,155m<sup>2</sup> shall be provided for GIC facilities, a maximum site coverage of 60% (excluding basement(s)), and the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan. A public open space of not less than 12,680m<sup>2</sup> including a 20m wide waterfront promenade shall be provided. Ancillary car parking and public coach park shall be provided in the basement.
- (4) In determining the maximum GFA for the purposes of paragraph (3) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (5) In determining the maximum non-domestic GFA for the purposes of paragraph (3) above, any floor space that is constructed or intended for use solely as public transport terminus and public coach park as required by the Government shall be included for calculation.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the site coverage and/or building height restrictions stated in paragraph (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.



COMMERCIAL/RESIDENTIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Broadcasting, Television and/or Film Studio
Eating Place (not elsewhere specified)	Commercial Bathhouse/Massage Establishment
Exhibition or Convention Hall	Eating Place (Cooked Food Centre only)
Flat	Educational Institution
Government Use (not elsewhere specified)	Government Refuse Collection Point
Hotel	Hospital
House	Information Technology and Telecommunications
Library	Industries
<del>Market (not elsewhere specified)</del>	Institutional Use (not elsewhere specified)
Off-course Betting Centre	Market (Hawker Centre only)
Office	Mass Transit Railway Vent Shaft and/or Other
Place of Entertainment	Structure above Ground Level other than
Private Club	Entrances
Public Clinic	Petrol Filling Station
Public Utility Installation	Place of Recreation, Sports or Culture
Public Vehicle Park (excluding container vehicle)	Public Convenience
Residential Institution	Public Transport Terminus or Station
School (in free-standing purpose-designed	Recyclable Collection Centre
school building, in a commercial building	Religious Institution
or in the purpose-designed non-residential	School (not elsewhere specified)
portion <sup>®</sup> of an existing building only)	Shop and Services (Motor-vehicle Showroom and
Shop and Services (not elsewhere specified)	Printing, Publishing and Allied Industries only)
Social Welfare Facility	Training Centre
Utility Installation for Private Project	

<sup>®</sup>Excluding floors containing wholly or mainly car parking, loading/unloading bay and/or plant room

Planning Intention

This zone is intended primarily for commercial and/or residential development. Commercial, residential and mixed commercial/residential uses are always permitted.

(Please see next page)

COMMERCIAL/RESIDENTIAL (Cont'd)

Remarks

- (1) On land designated “Commercial/Residential” and sub-areas of the “Commercial/Residential” zone, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or height of the existing building, whichever is the greater.
- (2) On land designated “Commercial/Residential (1)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area (GFA) of 32,531m<sup>2</sup> and a maximum non-domestic GFA of 13,503m<sup>2</sup> of which a GFA of not less than 577m<sup>2</sup> shall be provided for Government, institution or community (GIC) facilities (including a public toilet of not less than 47m<sup>2</sup>). A public open space of not less than 1,080m<sup>2</sup> at Watson Road level shall be provided, of which an area of 275m<sup>2</sup> could be covered.
- (3) On land designated “Commercial/Residential (2)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic GFA of 72,600m<sup>2</sup> and a maximum non-domestic GFA of 45,375m<sup>2</sup> of which a GFA of not less than 3,150m<sup>2</sup> shall be provided for GIC facilities. A public open space of not less than 2,600m<sup>2</sup> at Fook Yum Road level shall be provided.
- (4) On land designated “Commercial/Residential (3)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic GFA of 59,310m<sup>2</sup> and a maximum non-domestic GFA of 58,030m<sup>2</sup>. In addition, a GFA of not less than 2,011m<sup>2</sup> shall be provided for GIC facilities of which a GFA of not less than 484m<sup>2</sup> shall be provided for a refuse collection point. A public open space of not less than 625m<sup>2</sup> at King’s Road level shall be provided.
- (5) On land designated “Commercial/Residential (4)”, a 1.5m wide non-building area fronting the southern side of Tsing Fung Street shall be provided.
- (6) In determining the maximum GFA for the purposes of paragraphs (2) to (4) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (7) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above and GFA restrictions as stated in paragraphs (2) to (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (8) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restriction stated in paragraph (5) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For “Residential (Group A)” zone and sub-areas of “Residential (Group A)” zone except “Residential (Group A) 4”	
Ambulance Depot Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution School (not elsewhere specified) Shop and Services ( <i>not elsewhere specified</i> ) Training Centre
In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room :	
Eating Place Educational Institution Institutional Use (not elsewhere specified) Off-course Betting Centre Office Place of Entertainment Private Club Public Convenience Recyclable Collection Centre School Shop and Services Training Centre	

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RESIDENTIAL (GROUP A) (Cont'd)

For “Residential (Group A)” zone and sub-areas of “Residential (Group A)” zone  
except “Residential (Group A) 4” (Cont'd)

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building except in “Residential (Group A) 4” zone.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For "Residential (Group A) 4" Only	
Flat Government Use (not elsewhere specified) House Library Public Clinic Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Educational Institution Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Private Club Public Utility Installation Religious Institution School (not elsewhere specified) Training Centre

Planning Intention

This sub-area is intended primarily for high-density residential developments. As the sub-area is subject to traffic constraints, uses that may cause traffic circulation problem are not permitted.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks

- (1) On land designated “Residential (Group A)” and sub-areas of the “Residential (Group A)” zone, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or height of the existing building, whichever is the greater.
- (2) On land designated “Residential (Group A) 1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area (GFA) of 219,160m<sup>2</sup> and a maximum non-domestic GFA of 35,574m<sup>2</sup>. A public open space of not less than 5,420m<sup>2</sup> at City Garden Road level shall be provided.
- (3) On land designated “Residential (Group A) 2”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic GFA of 156,000m<sup>2</sup> and a maximum non-domestic GFA of 19,500m<sup>2</sup> of which a GFA of not less than 1,330m<sup>2</sup> shall be provided for Government, institution or community facilities. A public open space, including a 5m wide waterfront promenade, of not less than 5,200m<sup>2</sup> at Wharf Road level shall be provided.
- (4) On land designated “Residential (Group A) 3”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic GFA of 62,820m<sup>2</sup> and a maximum non-domestic GFA of 2,740m<sup>2</sup>. A public open space of not less than 4,248m<sup>2</sup> shall be provided, of which 920m<sup>2</sup> shall be at Tanner Road level.
- (5) On land designated “Residential (Group A) 5”, a 1.5m wide non-building area fronting the southern side of Tsing Fung Street shall be provided.
- (6) In determining the maximum GFA for the purposes of paragraphs (2) to (4) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (7) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above and GFA restrictions as stated in paragraphs (2) to (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (8) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restrictions as stipulated on the Plan and/or stated in paragraph (5) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.



RESIDENTIAL (GROUP B)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat	Ambulance Depot
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House	Educational Institution
Library	Government Refuse Collection Point
Residential Institution	Government Use (not elsewhere specified)
School (in free-standing purpose- designed building only)	Hospital
Utility Installation for Private Project	Hotel
	Institutional Use (not elsewhere specified)
	<b>Market</b>
	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
	Off-course Betting Centre
	Office
	Petrol Filling Station
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Recyclable Collection Centre
	Religious Institution
	School (not elsewhere specified)
	Shop and Services
	Social Welfare Facility
	Training Centre

Planning Intention

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

RESIDENTIAL (GROUP B) (Cont'd)

Remarks

- (1) On land designated “Residential (Group B)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5 and a maximum building height of 30 storeys including carports, or the plot ratio and the height of the existing building, whichever is the greater.
- (2) On land designated sub-areas of the “Residential (Group B)” zone, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) and a maximum building height specified for each sub-area as set out below:

<u>Sub-area</u>	<u>Restriction</u>
R(B)1	Maximum GFA of 120,774m <sup>2</sup> and a maximum building height of 30 storeys including carports
R(B)2	Maximum GFA of 9,775m <sup>2</sup> and a maximum building height of 20 storeys including carports
R(B)3	Maximum GFA of 13,150.75m <sup>2</sup> and a maximum building height of 20 storeys including carports
R(B)4	Maximum plot ratio of 5 and a maximum building height of 213m above Principal Datum

- (3) In determining the maximum plot ratio/GFA for the purposes of paragraphs (1) and (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, GFA and building height restrictions stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Library Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Residential Institution School Shop and Services Social Welfare Facility Training Centre

Planning Intention

This zone is intended primarily for low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)



RESIDENTIAL (GROUP C) (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio as specified for each class of site as set out below or the plot ratio of the existing building, whichever is the greater, and a maximum building height of 20 storeys including carports.

<u>Class of Site</u>	<u>Restriction</u>
Class A site	Maximum plot ratio of 3.3
Class B site	Maximum plot ratio of 3.75

(The definition of Class A and Class B sites shall be in accordance with the Buildings Ordinance.)

- (2) In determining the maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

RESIDENTIAL (GROUP E)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Schedule I: for open-air development or for building other than industrial or industrial-office building®	
Ambulance Depot Government Use (not elsewhere specified) Public Transport Terminus or Station (excluding open-air terminus or station) Utility Installation for Private Project	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Flat Government Refuse Collection Point Hospital Hotel House Institutional Use (not elsewhere specified) Library Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances <b>Market</b> Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Residential Institution School Shop and Services Social Welfare Facility Training Centre

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RESIDENTIAL (GROUP E) (Cont'd)

Schedule I: for open-air development or  
for building other than industrial or industrial-office building® (Cont'd)

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In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

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Eating Place  
Educational Institution  
Institutional Use (not elsewhere specified)  
Library  
Off-course Betting Centre  
Office  
Place of Entertainment  
Place of Recreation, Sports or Culture  
Private Club  
Public Clinic  
Public Convenience  
Recyclable Collection Centre  
School  
Shop and Services  
Social Welfare Facility  
Training Centre

(Please see next page)



RESIDENTIAL (GROUP E) (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Schedule II: for existing industrial or industrial-office building <sup>@</sup>	
<p>Ambulance Depot</p> <p>Art Studio (excluding those involving direct provision of services or goods)</p> <p>Cargo Handling and Forwarding Facility (not elsewhere specified)</p> <p>Eating Place (Canteen only)</p> <p>Government Refuse Collection Point</p> <p>Government Use (not elsewhere specified)</p> <p>Information Technology and Telecommunications Industries</p> <p>Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods<sup>△</sup>)</p> <p>Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only)</p> <p>Public Convenience</p> <p>Public Transport Terminus or Station</p> <p>Public Utility Installation</p> <p>Public Vehicle Park (excluding container vehicle)</p> <p>Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation</p> <p>Recyclable Collection Centre</p> <p>Research, Design and Development Centre</p> <p>Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)</p> <p>Utility Installation for Private Project</p> <p>Warehouse (excluding Dangerous Goods<sup>△</sup> Godown)</p>	<p>Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)</p> <p>Industrial Use (not elsewhere specified)</p> <p>Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level Other than Entrances</p> <p>Off-course Betting Centre</p> <p>Office (not elsewhere specified)</p> <p>Petrol Filling Station</p> <p>Place of Recreation, Sports or Culture (not elsewhere specified)</p> <p>Private Club</p> <p>Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom<sup>#</sup> which may be permitted on any floor)</p> <p>Vehicle Repair Workshop</p> <p>Wholesale Trade</p>

(Please see next page)

RESIDENTIAL (GROUP E) (Cont'd)

Schedule II: for existing industrial or industrial-office building<sup>@</sup> (Cont'd)

In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:	In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:
Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Institutional Use (not elsewhere specified) Library Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Religious Institution School (excluding kindergarten) Shop and Services Training Centre	Social Welfare Facility (excluding those involving residential care)

- <sup>@</sup> An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose respectively as approved by the Building Authority.
- <sup>△</sup> Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).
- <sup>#</sup> Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

Planning Intention

This zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Town Planning Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem.

(Please see next page)

RESIDENTIAL (GROUP E) (Cont'd)

Remarks

- (1) On land designated "Residential (Group E)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or height of the existing building, whichever is the greater.
- (2) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Correctional Institution
Cable Car Route and Terminal Building	Driving School
Eating Place (Canteen, Cooked Food Centre only)	Eating Place (not elsewhere specified)
Educational Institution	Flat
Exhibition or Convention Hall	Funeral Facility
Field Study/Education/Visitor Centre	Holiday Camp
Government Refuse Collection Point	Hotel
Government Use (not elsewhere specified)	House
Hospital	Marine Fuelling Station
Institutional Use (not elsewhere specified)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Library	Off-course Betting Centre
Market	Office
Pier	Petrol Filling Station
Place of Recreation, Sports or Culture	Place of Entertainment
Public Clinic	Private Club
Public Convenience	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Public Transport Terminus or Station	Refuse Disposal Installation (Refuse Transfer Station only)
Public Utility Installation	Residential Institution
Public Vehicle Park (excluding container vehicle)	Sewage Treatment/Screening Plant
Recyclable Collection Centre	Shop and Services ( <i>not elsewhere specified</i> )
Religious Institution	Utility Installation for Private Project
Research, Design and Development Centre	Zoo
School	
Service Reservoir	
Social Welfare Facility	
Training Centre	
Wholesale Trade	

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents in the Area and, where appropriate, residents in the adjoining districts. 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.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

- (1) On land designated “Government, Institution or Community”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of number of storeys and/or metres above Principal Datum, as stipulated on the Plan, or height of the existing building, whichever is the greater.
- (2) On land designated “Government, Institution or Community (1)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of number of storeys and/or metres above Principal Datum, as stipulated on the Plan.
- (3) In determining the relevant maximum number of storey(s) for the purposes of paragraphs (1) and (2) above, any basement floor(s) may be disregarded except the site at Wai Tsui Crescent to the east of Hong Kong Shue Yan University Residential and Amenities Complex.
- (4) Based on individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (5) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restrictions as stipulated on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.



OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area Zoo	Cable Car Route and Terminal Building Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Amenity Area” Only

Amenity Area	Government Use Public Utility Installation Utility Installation for Private Project
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Planning Intention

This zone is intended for the provision of major roadside amenity areas and other landscape buffers.

For “Central – Wan Chai Bypass Administration Building” Only

Highways Administration Building	Government Use Public Utility Installation
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Planning Intention

This zone is intended primarily to reserve land for the development of an administration building for the Central – Wan Chai Bypass.

Remarks

- (1) The exterior design of any new development or redevelopment, or any change to the exterior design of an existing structure/building, including that for a use specified in Columns 1 and 2 above, requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure(s)) shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

For “Landscaped Deck over Central – Wan Chai Bypass Tunnel Portal” Only

Landscaped Deck	Government Use Public Utility Installation
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Planning Intention

This zone is intended primarily to reserve land for the development of a landscaped deck over the Central – Wan Chai Bypass tunnel portal.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Central – Wan Chai Bypass Ventilation Building” Only

Highways Ventilation Building

Government Use  
Public Utility Installation

Planning Intention

This zone is intended primarily to reserve land for the development of a ventilation building for the Central – Wan Chai Bypass.

Remarks

- (1) The exterior design of any new development or redevelopment, or any change to the exterior design of an existing structure/building, including that for a use specified in Columns 1 and 2 above, requires permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure(s)) shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

For “Landscaped Elevated Walkway” Only

Landscaped Elevated Walkway  
Government Use

Public Utility Installation

Planning Intention

This zone is intended for the provision of a landscaped elevated walkway to connect the Victoria Park with the waterfront.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Pier" Only

Pier Government Use	Eating Place Exhibition or Convention Hall Flat Hotel Marine Fuelling Station Office Shop and Services (not elsewhere specified)
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Planning Intention

This zone is primarily to reserve land intended for Government or public piers providing marine services in the harbour areas.

Remarks

- (1) On land designated "Other Specified Uses" annotated "Pier", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height exceeding the soffit level of the Island Eastern Corridor and in terms of number of storeys, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) Kiosks not greater than 10m<sup>2</sup> each in area and not more than 10 in number for uses as shop and services are considered as ancillary to "Pier" use.

For "Funeral Parlour" Only

Funeral Parlour	Government Use Utility Installation not Ancillary to the Specified Use
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Planning Intention

This zone is intended primarily for the provision of funeral parlour serving the needs of the general public.

Remarks

- (1) On land designated "Other Specified Uses" annotated "Funeral Parlour", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of number of storeys and metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storey(s) for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Sewage Treatment Plant" Only

Sewage Treatment/Screening Plant  
Pumping Station

Government Use (not elsewhere specified)  
Utility Installation not Ancillary to the Specified Use

Planning Intention

This zone is intended primarily for the provision of sewage treatment/screening plant and pumping station serving the needs of the general public.

Remarks

- (1) On land designated "Other Specified Uses" annotated "Sewage Treatment Plant", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of number of storeys, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) In determining the relevant maximum number of storey(s) for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.

(Please see next page)



**OTHER SPECIFIED USES (Cont'd)**

<b>Column 1</b> <b>Uses always permitted</b>	<b>Column 2</b> <b>Uses that may be permitted with or without conditions on application to the Town Planning Board</b>
<b><u>For “Commercial and Residential Development” Only</u></b>	
<p><i>Ambulance Depot</i></p> <p><i>Commercial Bathhouse/Massage Establishment</i></p> <p><i>Eating Place</i></p> <p><i>Educational Institution</i></p> <p><i>Exhibition or Convention Hall</i></p> <p><i>Flat</i></p> <p><i>Government Use (not elsewhere specified)</i></p> <p><i>Hotel</i></p> <p><i>House</i></p> <p><i>Library</i></p> <p><i>Off-course Betting Centre</i></p> <p><i>Office</i></p> <p><i>Place of Entertainment</i></p> <p><i>Place of Recreation, Sports or Culture</i></p> <p><i>Private Club</i></p> <p><i>Public Clinic</i></p> <p><i>Public Convenience</i></p> <p><i>Public Transport Terminus or Station</i></p> <p><i>Public Utility Installation</i></p> <p><i>Public Vehicle Park (excluding container vehicle)</i></p> <p><i>Religious Institution</i></p> <p><i>Residential Institution</i></p> <p><i>Recyclable Collection Centre</i></p> <p><i>School (in free-standing purpose-designed school building, in a commercial building or in the non-domestic part of a residential building only)</i></p> <p><i>Shop and Services (not elsewhere specified)</i></p> <p><i>Social Welfare Facility</i></p> <p><i>Utility Installation for Private Project</i></p>	<p><i>Broadcasting, Television and/or Film Studio</i></p> <p><i>Government Refuse Collection Point</i></p> <p><i>Institutional Use (not elsewhere specified)</i></p> <p><i>Mass Transit Railway Vent Shaft and/or Other</i></p> <p><i>Structure above Ground Level other than Entrances</i></p> <p><i>Petrol Filling Station</i></p> <p><i>School (not elsewhere specified)</i></p> <p><i>Shop and Services (Motor-vehicle Showroom only)</i></p>

(Please see next page)

**OTHER SPECIFIED USES (Cont'd)**

**For “Commercial and Residential Development” Only (Cont'd)**

**Planning Intention**

*This zone is intended primarily for high-density commercial and residential development.*

**Remarks**

- (1) *No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum gross floor area (GFA) of 70,200m<sup>2</sup>, of which the hotel GFA shall not be less than 30,000m<sup>2</sup> and the office GFA shall not exceed 18,180m<sup>2</sup>, and the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.*
- (2) *In determining the maximum GFA for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.*
- (3) *Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA and building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Field Study/Education/Visitor Centre Flat Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp House Marine Fuelling Station Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution School Service Reservoir Social Welfare Facility Utility Installation for Private Project Zoo

Planning Intention

The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.

**HONG KONG PLANNING AREA NO. 8**

**~~APPROVED DRAFT~~ NORTH POINT OUTLINE ZONING PLAN NO. S/H8/26A**

**EXPLANATORY STATEMENT**

HONG KONG PLANNING AREA NO. 8

**APPROVED DRAFT NORTH POINT OUTLINE ZONING PLAN NO. S/H8/26A**

EXPLANATORY STATEMENT

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## HONG KONG PLANNING AREA NO. 8

### **APPROVED DRAFT** NORTH POINT OUTLINE ZONING PLAN NO. S/H8/26A

(Being ~~an a~~ **Approved Draft** Plan for the Purposes of the Town Planning Ordinance)

#### EXPLANATORY STATEMENT

Note : For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

#### 1. INTRODUCTION

This explanatory statement is intended to assist an understanding of the ~~approved draft~~ North Point Outline Zoning Plan (OZP) No. S/H8/26A. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

#### 2. AUTHORITY FOR THE PLAN AND PROCEDURES

- 2.1 On 29 June 1956, the North Point Outline Development Plan No. LH8/15 was approved by the then Governor in Council. On 6 July 1956, the approved plan was exhibited under section 8 of the then Town Planning Ordinance (the Ordinance). Since then, the plan had been amended many times to reflect the changing circumstances.
- 2.2 On 19 April 1988, the then Governor in Council, under section 9(1)(a) of the Ordinance, approved the draft North Point OZP, which was subsequently renumbered as S/H8/4. On 24 October 1989, the then Governor in Council referred the approved OZP No. S/H8/4 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended five times and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.
- 2.3 On 23 May 2000, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft North Point OZP, which was subsequently renumbered as S/H8/10. On 27 June 2000, the CE in C referred the approved OZP No. S/H8/10 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended six times and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.
- 2.4 On 1 April 2003, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft North Point OZP, which was subsequently renumbered as S/H8/17. On 9 December 2003, the CE in C referred the approved North Point OZP No. S/H8/17 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended once to incorporate amendments to the

Notes of the OZP in accordance with the revised Master Schedule of Notes to Statutory Plans endorsed by the Board.

- 2.5 On 1 February 2005, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft North Point OZP, which was subsequently renumbered as S/H8/19. On 19 December 2006, the CE in C referred the approved North Point OZP No. S/H8/19 to the Board for amendment under the section 12(1)(b)(ii) of the Ordinance.
- 2.6 On 13 April 2007, under the power delegated by the Chief Executive, the then Secretary for Housing, Planning and Lands directed the Board, under section 3(1)(a) of the Ordinance, to extend the Planning Scheme Area of the North Point OZP to incorporate the reclamation for the construction of the Central – Wan Chai Bypass (CWB). Since then, the OZP had been amended twice and exhibited for public inspection under sections 5 or 7 of the Ordinance to incorporate amendments to stipulate building height restrictions for various zones and reflect the CWB and associated road works and facilities.
- 2.7 On 19 May 2009, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft North Point OZP, which was subsequently renumbered as S/H8/22. On 2 February 2010, the CE in C referred the approved North Point OZP No. S/H8/22 to the Board for amendments under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended once to reflect the changing circumstances.
- 2.8 On 30 November 2010, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft North Point OZP, which was subsequently renumbered as S/H8/24. On 10 December 2010, the approved North Point OZP No. S/H8/24 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.9 On 30 October 2012, the CE in C referred the approved North Point OZP No. S/H8/24 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 9 November 2012 under section 12(2) of the Ordinance.
- 2.10 On 5 August 2016, the draft North Point OZP No. S/H8/25 incorporating amendments mainly to rezone the Tin Chiu Street Playground at the junction of Java Road, Tin Chiu Street and Marble Road from “Government, Institution or Community” (“G/IC”) to “Residential (Group A)” (“R(A)”) and to incorporate ‘Art Studio (excluding those involving direct provision of services or goods)’ as Column 1 use in Schedule II of the “Residential (Group E)” (“R(E)”) zone, was exhibited for public inspection under section 5 of the Ordinance. **During the two-month plan exhibition period, a total of 442 representations were received. On 4 November 2016, the representations were published for three weeks for public comments, during which a total of 4 comments were received. After giving consideration to the representations and comments on 24 March 2017, the Board decided not to propose any amendment to the draft OZP to meet the representations under section 6B(8) of the Ordinance.**

- 2.11 On ~~15.8. August~~ 2017, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft North Point OZP, which was subsequently renumbered as S/H8/26. On ~~25.8. August~~ 2017, the approved North Point OZP No. S/H8/26 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.12 *On 10 January 2023, the CE in C referred the approved North Point OZP No. S/H8/26 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 20 January 2023 under section 12(2) of the Ordinance.*
- 2.13 *On XXX XXX 2023, the draft North Point OZP No. S/H8/27, mainly incorporating amendments to the building height restriction for a site at Java Road, to rezone a site at King Wah Road from “Comprehensive Development Area (1)” to “Commercial (2)”, and to rezone a site at Oil Street from “Comprehensive Development Area”, “Government, Institution or Community” and area shown as ‘Road’ to “Other Specified Uses” annotated “Commercial and Residential Development”, “Open Space”, “Government, Institution or Community” and area shown as ‘Road’, was exhibited for public inspection under section 5 of the Ordinance.*

### 3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings and major transport networks so that development and redevelopment within the Area can be put under statutory planning control.
- 3.2 The Plan is to illustrate only the broad principles of development within the Area. As it is a small-scale plan, the road and railway alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning and development proceed.
- 3.3 Since the Plan is to show broad land use zonings, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the North Point area and not to overload the road network in this area.

### 4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Planning Scheme Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission

under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.

- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

## 5. THE PLANNING SCHEME AREA

- 5.1 The Planning Scheme Area (the Area) is shown by a heavy broken line on the Plan. The Area covers about 277 hectares (ha) of land in the northern part of Hong Kong Island. It includes the reclamation for the CWB and existing built-up area on the northern shore and the well-wooded slope rising to the Sir Cecil's Ride in the south. To the west, the Area is bounded by Hing Fat Street/Gloucester Road/Wun Sha Street and to the east, by Mansion Street/Java Road/Hoi Yu Street.
- 5.2 There is a mixture of commercial and residential uses in the Area. Most of the commercial/residential buildings and public housing estates are found on both sides of King's Road and Java Road. Towards the mid-levels to the south of Tin Hau Temple Road, there is a mix of high-rise residential and educational developments. Government, institution or community (GIC) facilities are situated in different locations to meet local and district needs.
- 5.3 The Area covers land on the waterfront of Victoria Harbour. For any development proposal affecting such land, due regard shall be given to the Vision Statement for Victoria Harbour published by the Board and the requirements under the Protection of the Harbour Ordinance (Cap. 531).
- 5.4 At the northwestern part of the Area, there is reclamation with an area of about 3.3 ha intended to provide essential transport infrastructure, namely the CWB and associated road connections and for re-provisioning the affected facilities. Other than meeting infrastructure needs, harbourfront enhancement will be the main use on the land formed for the construction of the CWB.

## 6. POPULATION

Based on the ~~2011~~ 2016 Population ~~By-c~~Census, the population of the Area was estimated by the Planning Department as about ~~159,500~~ 164,350. It is estimated that the planned population of the Area would be about ~~181,300~~ 154,200.

## 7. BUILDING HEIGHT RESTRICTIONS

- 7.1 In order to provide better planning control on the development intensity and building height upon development/redevelopment and to meet public aspirations for greater certainty and transparency in the statutory planning system, a review

of the North Point OZP has been taken with a view to incorporating appropriate development restrictions including building height restrictions in the Notes for various development zones to guide future development/redevelopment. In the absence of building height control, tall buildings may proliferate at random locations and the scale may be out-of-context in the locality, resulting in negative impacts on the visual quality of the Area. In order to prevent excessively tall or out-of-context buildings, to preserve some key urban design attributes of the area (e.g. stepped building height from the waterfront) and to provide better control on building height profile of the Area, building height restrictions are imposed for the “Commercial” (“C”), “Commercial/Residential” (“C/R”), “R(A)”, “R(E)”, “G/IC” and “Other Specified Uses” (“OU”) zones on the Plan.

- 7.2 The building height restrictions are to preserve the views to the ridgelines from public viewpoints and to maintain a stepped building height concept recommended in the Urban Design Guidelines Study with lower buildings along the waterfront, taking into account the local area context, the findings of an Expert Evaluation on Air Ventilation Assessment (AVA EE) of wind circulation in the area, and the need to maintain visually compatible building masses in the wider setting. There are four height bands in general – 100 metres above Principal Datum (mPD), 110mPD, 120mPD and 130mPD in the Area for the “C”, “C/R”, “R(A)” and “R(E)” zones - increasing progressively from the waterfront to the inland and foothill areas. The proposed building height bands help preserve views to the ridgelines, achieve a stepped height profile for visual permeability and wind penetration and circulation, reduce the solidness of the Area and maintain a more intertwined relationship with the Victoria Harbour edge.
- 7.3 Specific building height restrictions for the “G/IC” and “OU” zones in terms of mPD and/or number of storeys, which mainly reflects the existing building heights of developments, have been incorporated into the Plan to provide visual and spatial relief to the high-density environment of the Area.
- 7.4 An AVA EE has been undertaken to assess the likely impact of the proposed building heights of development sites within the Area on the pedestrian wind environment. The building height bands shown on the Plan have taken the findings of the AVA EE into consideration. In order to provide detailed site specific assessments for proposing measures to improve the ventilation condition, a consultancy study on Wind Tunnel Testing of AVA for the Area (AVA WT) has also been undertaken to assess the air ventilation aspect quantitatively. As pointed out in the WT Report, the annual prevailing wind in the Area is mainly from the east, north and north-east directions. In general, the wind performance and ventilation condition is better in the eastern and northern portions of the Area where they are more receptive to the prevailing wind. The air ventilation is even better in the uphill area along Pak Fuk Road and Tin Hau Temple Road where developments are spaced out and cascaded uphill when compared with the more densely developed area along Java Road, Electric Road and King’s Road on flat land.
- 7.5 Both the AVA EE and WT have concluded that the building height restrictions on the Plan would ensure no major problems on the overall air ventilation. The

ventilation environment is generally maintained, except a few areas with planned or committed developments which would cause some reduction in the ventilation condition. This is mainly due to the development layout of buildings upon redevelopment. In order to minimize negative air ventilation impact, future developments are encouraged to adopt suitable design measures to minimize any possible adverse impact. These include lower podium height, greater permeability of podium, wider gap between buildings, non-building area to create air path for better ventilation and minimizing the blocking of air flow through positioning of building towers and podiums to align with the prevailing wind directions, as appropriate.

7.6 A minor relaxation clause in respect of the building height restrictions is incorporated into the Notes of the Plan in order to provide incentive for developments/redevelopments with design merits/planning gains. Each application of minor relaxation of building height restrictions will be considered on its own merits and the relevant criteria for consideration of such relaxation are as follows:

- (a) amalgamating smaller sites for achieving better urban design and local area improvements;
- (b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as a public passage/street widening;
- (c) providing better streetscape/good quality street level public urban space;
- (d) providing separation between buildings to enhance air and visual permeability;
- (e) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the Plan; and
- (f) other factors, such as need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality and would not cause adverse landscape and visual impacts.

7.7 However, for existing buildings with building heights already exceeding the building height restrictions in terms of mPD and/or number of storeys as shown on the Notes of the Plan and/or stipulated on the Plan, there is a general presumption against such application for minor relaxation unless under exceptional circumstances.

## 8. LAND USE ZONINGS

8.1 Commercial ("C") : Total Area ~~4.56~~ **5.26** ha



- 8.1.1 This zone is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as regional or district commercial/shopping centre(s). These areas are usually major employment nodes.
- 8.1.2 This zone covers two major shopping centres at Cloud View Road and Braemar Hill Road to provide retail facilities for residents in the area south of the Tin Hau Temple Road. The commercial sites on Whitfield Road, Electric Road and King's Road to the east of Kam Hong Street are intended for retail shop and office purposes. City Garden Hotel at City Garden Road, *an office development on King Wah Road and hotel development at Harbour Grand Hong Kong on King Wah Road* ~~are-is~~ also included in this zone.
- 8.1.3 Although some of the "C" sites (on King's Road/Java Road near Healthy Street East) and the "C(1)" site at Watson Road are currently occupied by industrial buildings, they are planned for commercial/office developments. The intention to include these sites in this zoning is to encourage their redevelopment to commercial/office uses.
- 8.1.4 Developments and redevelopments in the "C" sites and the "C(1)" sites are subject to a maximum building height in terms of mPD and/or number of storeys as stipulated on the Plan.
- 8.1.5 At the "C(1)" site on Watson Road, the development or redevelopment is subject to a maximum gross floor area (GFA) of 109,120m<sup>2</sup> to reflect the maximum GFA permitted under the existing leases and Building (Planning) Regulations.
- 8.1.6 *At the "C(2)" site on King Wah Road, the development or redevelopment is subject to a maximum GFA of 30,635m<sup>2</sup> at sub-area (a) and a maximum GFA of 41,341m<sup>2</sup> at sub-area (b) to reflect the existing developments.*
- ~~8.1.6~~ 8.1.7 In order to provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the GFA and building height restrictions as mentioned above may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 8.1.8 *Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restrictions on land as stipulated on the Plan and/or in the Notes may be considered by the Board through the planning permission system. Each proposal will be considered on its individual merits.*

**8.2 — Comprehensive Development Area ("CDA") : Total Area 1.19 ha**

~~8.2.1 The “CDA” zone covers a site located at Oil Street which was previously occupied by the Government Supplies Department as headquarters and storage depot. This zone is intended for comprehensive redevelopment of the site for a mix of residential, office, hotel, retail uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.~~

~~8.2.2 Since the site is subject to development constraints, including the severe noise impact and the adverse air quality from the adjacent Island Eastern Corridor (IEC) and the proposed CWB, the capacities of the existing infrastructure provisions such as the local road network and the drainage and sewerage systems, the development of the site requires comprehensive planning to take into account such factors. The designation of a “CDA” zoning for this site can achieve such purpose.~~

~~8.2.3 A Master Layout Plan (MLP) submission for the Board’s approval is required for developments in the “CDA” site. In the MLP submission, the development intensity, building heights and open space provision of the future development should be in line with those set out in the planning brief prepared for the “CDA” site.~~

~~8.3 Comprehensive Development Area (“CDA(1)”) : Total Area 0.69 ha~~

~~8.3.1 The “CDA(1)” zone covers two sites as demarcated by a chain-dotted line on the Plan. The one at the junction of Oil Street and King Wah Road is intended to facilitate a hotel development on the waterfront. The one adjacent to Harbour Heights at 14-30 King Wah Road is intended to encourage comprehensive development with possible incorporation of residential element.~~

~~8.3.2 To maintain a buffer between the IEC and the developments within the “CDA(1)” zone, the southern and northern parts of the zone, as demarcated by a thin pecked line on the Plan, are subject to different building height and/or plot ratio restrictions. Building(s) on the southern part is subject to a maximum building height of 165mPD and a maximum plot ratio of 15. For the site at 14-30 King Wah Road, the applicant should also submit a visual impact assessment, in addition to the assessments as required under the Notes of the “CDA(1)” zone, to demonstrate that the development intensity and building height of any proposed development is acceptable to the Board.~~

~~8.3.3 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction for the southern part of the site may be considered by the Board through the planning permission system. Each~~

~~proposal will be considered on its individual merits. Building(s) on the northern part is subject to a maximum building height of not exceeding the soffit level of the IEC. Since the northern part is close to the IEC and CWB, non air-sensitive uses should be placed or appropriate air mitigation measures should be provided. For any scheme involving development underneath or abutting the IEC, due regard shall be given to the engineering and environmental constraints imposed by the IEC. The widening of this section of the IEC shall also be taken into account. The two sites within this zone demarcated by the chain-dotted line on the Plan are currently held under different ownership. In submitting a MLP to the Board for consideration, the MLP could cover the whole zone or either one of these two sites.~~

~~8.3.4 Planning applications to the Board in the form of MLP submissions are required for any developments within the “CDA(1)” zone. In the MLP submission for the “CDA(1)” site at 14-30 King Wah Road, the development intensity, building height and non-building area restrictions of the future development should be in line with those set out in the planning brief prepared for the site.~~

8.4 Comprehensive Development Area (“CDA(2)”) : Total Area 1.53 ha

8.4.1 The “CDA(2)” zone covers the residential sites served by Kai Yuen Street. A MLP submission for the Board’s approval is required for developments within the “CDA(2)” zone. Since the area is subject to traffic constraints primarily due to the existing substandard conditions of the local street, development or redevelopment in the area could be allowed only if the required traffic/road improvement works, including road widening and provision of pedestrian facilities, are in place to address the possible increase in vehicular and pedestrian traffic arising from the redevelopment. In order to improve the traffic conditions and to ensure pedestrian safety for the area, comprehensive development of the sites is therefore encouraged to cater for realignment of the road and provision of pedestrian facilities to meet current standards. Subject to the implementation of relevant traffic and road improvement measures, no development/redevelopment within this zone shall result in a total development/redevelopment in excess of a maximum plot ratio of 8. Developments and redevelopments within this zone are subject to two building height restrictions, with a maximum building height of 120mPD and 130mPD for the areas located respectively to the east and west of Kai Yuen Street.

8.4.2 Within the “CDA(2)” zone, there are at least three major development sites or building platforms. These sites might be held under different ownership. In order not to jeopardize redevelopment of private lots readily acquired for amalgamation, future development within the “CDA(2)” zone may be implemented by phases. However, the development potential of different phases of the redevelopment would be taken into account on a pro-rata basis, such that redevelopment

implemented at an earlier phase will not take up the development potential of the later phases.

- 8.4.3 In submitting a MLP to the Board for consideration, an air ventilation assessment will be required along with other relevant technical assessments to address any possible impacts for development proposals with a total GFA exceeding 100,000m<sup>2</sup>. In addition, the applicant(s) will be required to address the traffic issues and to demonstrate that the road conditions of Kai Yuen Street could be improved in order to support for a development intensity up to a maximum plot ratio of 8 upon redevelopment. Unless otherwise approved by the Government, the upper section of the existing Kai Yuen Street should be improved to the TPDM standards i.e. the provision of a 7.3m carriageway and 2.75m footpaths on both sides of the road. Notwithstanding that the alignment for road improvement / widening for the upper section of Kai Yuen Street is shown on the Plan, it is only tentative and subject to detailed design including its alignment, gradient, width and curvature. Subject to Government's approval, the applicant(s) may also propose in the MLP an alternative road alignment, demonstrating that the traffic concerns arising from the redevelopment proposal are properly addressed. Moreover, the Kai Yuen Street upon improvement will continue to serve as a public road in the area as well as providing emergency access to the adjacent development of Bedford Gardens.
- 8.4.4 To facilitate the upgrading of Kai Yuen Street and to provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the plot ratio and building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual merits.

8.5 Comprehensive Development Area ("CDA(3)") : Total Area 2.92 ha

- 8.5.1 The "CDA(3)" zone covers the major part of the ex-North Point Estate site. This zone is intended for comprehensive redevelopment of the site for residential and/or commercial uses with the provision of open space, GIC uses and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.
- 8.5.2 The site is subject to a maximum domestic GFA of 53,680m<sup>2</sup> and a maximum non-domestic GFA of 29,995m<sup>2</sup> of which a GFA of not less than 5,155m<sup>2</sup> shall be provided for GIC facilities, a maximum site coverage of 60% (excluding basement(s)), and a maximum building height of 80mPD. A public open space of not less than 12,680m<sup>2</sup> including a 20m wide waterfront promenade shall be provided. Since the site is subject to development constraints, including the severe noise impact and the adverse air quality from the adjacent IEC, the capacities of the existing infrastructure provisions such as the local road network and the drainage and sewerage systems, the development of the site

requires comprehensive planning to take into account such factors. The designation of a “CDA(3)” zoning for this site can achieve such purpose.

- 8.5.3 A MLP submission for the Board’s approval is required for developments in the “CDA(3)” site. In the MLP submission, the future development should comply with the requirements set out in the planning brief prepared for the “CDA(3)” site.

8.6 Commercial/Residential (“C/R”) : Total Area 19.25 ha

- 8.6.1 This zone is intended primarily for commercial and/or residential development. Commercial, residential and mixed commercial/residential uses are always permitted.
- 8.6.2 This zone comprises a mixture of shops, restaurants, banks, offices and residential developments. The majority of the built-up areas along King’s Road, the southern parts of Electric Road and Java Road and the northern part of Fort Street have been zoned for this purpose to reflect the general character of the existing developments.
- 8.6.3 King’s Road is heavily trafficked generating adverse traffic noise impacts on the developments along the road. Therefore, mitigation measures should be considered for new residential developments along King’s Road to address the traffic noise impact and indirect mitigation measures, in the form of air-conditioning systems and insulation, should be considered as the last resort.
- 8.6.4 Three sites covering the comprehensive developments of Victoria Centre at Watson Road, Harbour Heights and @Convoy at Fook Yum Road as well as Island Place and Island Place Tower at Tin Chiu Street are designated as “C/R(1)”, “C/R(2)” and “C/R(3)” respectively. Maximum domestic and non-domestic GFA as well as requirements for GIC facilities and public open space in accordance with the existing developments are stipulated in the Notes. Upon redevelopment, the building in the “C/R(2)” site should be set back from Electric Road. In order to ensure the provision of breathing space for this congested area, the extent of set-back should not be less than that of the existing building. These three sites were originally zoned “Other Specified Uses” annotated “Comprehensive Redevelopment Area” (“OU(CRA)”) with a restriction of maximum domestic plot ratio of 6 having regard to the traffic and infrastructure capacities/constraints and the existing and planned provisions of GIC facilities in the North Point area. The current GFA restrictions/requirements stipulated in the Notes on these sites are to reflect the existing developments. It is the planning intention to restrict the existing residential buildings for residential use and existing commercial buildings or non-domestic part of the commercial/residential buildings for commercial uses.

- 8.6.5 Developments and redevelopments in the “C/R”, “C/R(1)”, “C/R(2)” and “C/R(3)” sites are subject to maximum building heights of 100mPD, 110mPD and 120mPD as stipulated on the Plan.
- 8.6.6 The AVA WT study identified that the wind performance in the area bounded by Electric Road, King’s Road, North Point Road and Fuk Yuen Street as well as the area bounded by Electric Road, King’s Road, Shell Street and Lau Sin Street is comparatively low. In order to improve the situation, future developments are strongly encouraged to adopt suitable design measures including lower podium height, greater permeability of podium, wider gap between buildings, and aligning building towers with the prevailing wind directions.
- 8.6.7 Specifically, a 10m wide strip of land with a maximum building height of 27mPD, after taking account of the site level, is demarcated in an east-west direction on the State Theatre site for better ventilation. Also, a 1.5m wide non-building area is imposed on an area designated as “C/R(4)” on the Plan fronting the southern side of Tsing Fung Street to improve air penetration, the streetscape and environmental conditions upon redevelopment. Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restriction on land designated “C/R(4)” may be considered by the Board through the planning permission system. Each proposal will be considered on its individual merits.
- 8.6.8 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the GFA/building height restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual merits.

8.7 Residential (Group A) (“R(A)”) : Total Area 31.97 ha

- 8.7.1 The “R(A)” zone is intended primarily for high-density residential development. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building, except in the “R(A)4” zone. This zone includes public housing estates, such as the Healthy Village Estate and Lai Tak Tsuen, as well as some private residential developments.
- 8.7.2 City Garden, Provident Centre and Tanner Garden are designated “R(A)1”, “R(A)2” and “R(A)3” respectively. Developments within these sub-areas are restricted to the maximum domestic and non-domestic GFA as specified in the Notes. Requirements for public open space and/or GIC facilities are also stipulated in the Notes. These sites were originally zoned “OU(CRA)” with a restriction of maximum domestic plot ratio of 6. The current GFA restrictions/requirements stipulated under “R(A)1”, “R(A)2” and “R(A)3” zones are to reflect the existing developments.

- 8.7.3 The “R(A)4” zone is intended primarily for high-density residential developments. As the zone is located at the end of Ming Yuen Western Street, which is a steep and narrow private street, uses that may cause traffic circulation problem are not permitted.
- 8.7.4 Developments and redevelopments in the “R(A)” sites are subject to a maximum building height of 100mPD, 110mPD, 120mPD and 130mPD as stipulated on the Plan. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the GFA/building height restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual merits.
- 8.7.5 According to the AVA WT Study, a strip of land within the Model Housing Estate site is designated as a 10m wide non-building area to provide an east-west open corridor connecting the open space at Hoi Chak Street with Tsat Tsz Mui Road for better ventilation. Two strips of Government land of about 8m wide which are currently open corridors between the developments of Ruby Court, Elegance House and La Place de Victoria are also designated as non-building areas to maintain the existing north-south air flow.
- 8.7.6 The AVA WT Study has also identified that the wind performance in the area around Kam Ping Street, Ming Yuen Western Street, Fort Street and Kin Wah Street are affected by developments lying in a north-south direction blocking the prevailing easterly wind, especially those along Ming Yuen Western Street and Kam Ping Street. In order to improve the situation and to provide east-west air corridor, future developments are strongly encouraged to adopt suitable design measures including lower podium height, greater permeability of podium, wider gap between buildings, and aligning building towers with the prevailing wind directions. Specifically, a 8m wide strip of land with a maximum building height of 40mPD after taking account of the site level is demarcated in an east-west direction on The Tanner Hill elderly housing site for better ventilation.
- 8.7.7 Besides, a 1.5m wide non-building area is imposed on area designated “R(A)5” fronting the southern side of Tsing Fung Street to improve air penetration, the streetscape and environmental conditions upon redevelopment.
- 8.7.8 An AVA EE (2016) has been carried out for the “R(A)” site at the junction of Java Road, Tin Chiu Street and Marble Road. It is found that design measures including corner splays design with setbacks from the site boundary and a ground floor empty bay would facilitate wind flow and alleviate the potential ventilation impact to the surrounding area. The requirement for these measures will be incorporated in the planning brief for implementation. Should the project proponent wish to make any changes to these measures, a quantitative AVA should be carried out to



demonstrate that no unacceptable pedestrian level air ventilation impact in the vicinity would be resulted.

- 8.7.9 Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restrictions on land as stipulated on the Plan and/or in the Notes may be considered by the Board through the planning permission system. Each proposal will be considered on its individual merits.

8.8 Residential (Group B) ("R(B)") : Total Area 15.11 ha

- 8.8.1 This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. This zone includes residential developments around Tin Hau Temple Road, Braemar Hill Road, Cloud View Road and Tai Hang Road.
- 8.8.2 For sites zoned "R(B)", developments are restricted to a maximum plot ratio of 5 and a maximum building height of 30 storeys including carports, or the plot ratio and the building height of the existing building, whichever is the greater.
- 8.8.3 Four "R(B)" sites comprising Braemar Hill Mansions, Oxford Court, Braemar Heights, and Serenade are designated as "R(B)1", "R(B)2", "R(B)3", and "R(B)4" respectively. Development within each sub-area will be subject to specific maximum GFA or plot ratio and building height restrictions as stipulated under the Notes of the Plan.
- 8.8.4 The planning intention of the restriction on development intensity is to preserve the local character of the long-established medium-density residential development along Tin Hau Temple Road, Braemar Hill Road and Cloud View Road. It also helps prevent the local roads from being overloaded. The building height restriction is intended to preserve the existing coherent stepping building profile.
- 8.8.5 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the PR/GFA/building height restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual merits.

8.9 Residential (Group C) ("R(C)") : Total Area 0.80 ha

- 8.9.1 This zoning is intended primarily for low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. This zone covers the Comfort Terrace area where residential developments are restricted to a maximum plot ratio of 3.3 for Class A sites and 3.75 for Class B sites because of inadequate vehicular access. Buildings are also

restricted to a maximum height of 20 storeys including carports to preserve the local character.

- 8.9.2 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the PR/building height restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual merits.

8.10 Residential (Group E) (“R(E)”) : Total Area 0.43 ha

8.10.1 This zone covers four industrial buildings at King’s Road and Tsat Tsz Mui Road. This zoning is intended primarily for phasing out of the existing industrial uses through redevelopment (or conversion) for residential use on application to the Board. Residential development may be permitted with or without conditions on application to the Board. The developers will be required to submit adequate information to demonstrate that the new residential development will be environmentally acceptable, and suitable mitigation measures, if required, will be implemented to address the potential industrial/residential (I/R) interface problems.

8.10.2 Under this zoning, existing industrial uses will be tolerated. Yet, new industrial development will not be permitted upon redevelopment in order to avoid the perpetuation or aggravation of the I/R interface problems with the new residential development during the redevelopment process. In existing industrial buildings, new developments involving offensive trades will not be permitted. Any modification of use from non-industrial to industrial uses within existing industrial buildings will also require the permission of the Board.

8.10.3 All of the existing industrial buildings in this zone are under multiple ownership. It is expected that the “R(E)” zones would contribute to phasing out these residual industrial lots by expediting their redevelopment for residential use.

8.10.4 Developments and redevelopments in the “R(E)” sites are subject to a maximum building height of 110mPD and 120mPD as stipulated on the Plan. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual merits.

8.11 Government, Institution or Community (“G/IC”): Total Area ~~27.49~~ 27.41 ha

8.11.1 This zone is intended primarily for the provision of various GIC facilities serving the needs of the local residents in the Area and, where appropriate, residents in the adjoining districts. 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. This zone includes sites for Government facilities, bus terminus, clinic, markets, ferry concourse, community centres and schools. Uses such as temple, church, electricity substation and telephone exchange also fall within this zone.

- 8.11.2 Developments and redevelopments in the “G/IC” sites are subject to a maximum building height in terms of mPD and/or number of storeys as stipulated on the Plan. Building height restriction for most of the “G/IC” sites is stipulated in terms of number of storeys while office-type “G/IC” developments are controlled in terms of mPD. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restrictions may be considered by the Board through the planning permission system. Each application will be considered on its individual merits.
- 8.11.3 This zone covers the Hong Kong Shue Yan University site with four major developments. The building height restrictions of a maximum of 13 storeys and not exceeding 180mPD for the Lady Lily Shaw Hall and a maximum of 17 storeys and not exceeding 220mPD for the Library Complex are to reflect the existing height of the buildings. The proposed extension of Hong Kong Shue Yan University for the Research and Hostel Complex is subject to a building height restriction of 20 storeys and not exceeding 210mPD to ensure that the building height will be compatible with the surrounding developments.
- 8.11.4 The 31-storey Residential and Amenities Complex of the Hong Kong Shue Yan University is considered out-of-context and visually prominent with overwhelming and dwarfing effects on the surrounding developments which have a general building height of 20 storeys. It is zoned “G/IC(1)” with the intention to restrict the building height of the Complex to a maximum of 20 storeys and not exceeding 210mPD upon redevelopment to be in line with the surrounding buildings and to lessen the adverse visual impact on the ridgeline.
- 8.11.5 According to the AVA WT Study, the existing footpath between the Anne Black Health Centre and the North Point Market is recommended to be widened and designated as a 10m wide non-building area to improve the north-south air flow. A 10m wide strip of land lying in an east-west direction within the ex-Tanner Hill Police Married Quarters site is also designated as non-building area to maintain an open corridor connecting the open space at Pak Fuk Road to the Bedford Gardens area.
- 8.11.6 Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restrictions as stipulated on the Plan may be considered by the Board through the planning permission system. Each proposal will be considered on its individual merits.

8.12 Open Space (“O”) : Total Area ~~34.36~~ **34.99** ha

- 8.12.1 This zone is intended primarily for the provision of outdoor open-air space for both active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 8.12.2 Victoria Park is the largest open space in the Area. It provides a wide range of active and passive recreational facilities for residents within and outside North Point. Choi Sai Woo Park, which is the second largest open space in North Point, is located in close proximity to the residential and educational developments in the North Point mid-level.
- 8.12.3 A major open space will be provided in the reclamation formed for the CWB project. Access to the open space will be via Hing Fat Street, Watson Road, Fook Yum Road and Oil Street. Other open space sites, including sitting-out areas and rest gardens, are also provided to meet the recreational needs of the local population and to serve as breathing space among high-rise buildings in the area. Local open spaces are also reserved within existing and new comprehensive developments although they do not fall within this zoning.

8.13 Other Specified Uses (“OU”) : Total Area ~~3.55~~ 4.34 ha

- 8.13.1 This zone covers land reserved for purposes as specified on the Plan including ferry piers, an existing funeral parlour, a sewage treatment plant, the planned landscaped deck over the CWB tunnel portal, CWB ventilation building, CWB administration building and the adjacent amenity areas, ~~and~~ the planned landscaped elevated walkway extending from Victoria Park to Causeway Bay Typhoon Shelter, ***and a commercial and residential development at Oil Street.***
- 8.13.2 Except for the “OU(Amenity Area)”, “OU(Landscaped Deck over Central – Wan Chai Bypass Tunnel Portal)” and “OU(Landscaped Elevated Walkway)” sites, developments and redevelopments in the “OU” sites are subject to a maximum building height in terms of mPD and/or number of storeys as stipulated on the Plan and/or in the Notes.
- 8.13.3 To provide flexibility for innovative design, minor relaxation of the building height restriction for the “OU(Central – Wan Chai Bypass Administration Building)” and “OU(Central – Wan Chai Bypass Ventilation Building)” zones may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 8.13.4 The “OU(Central – Wan Chai Bypass Administration Building)” and “OU(Central – Wan Chai Bypass Ventilation Building)” zones are located at the waterfront. In addition to the building height restrictions, the exterior design of any new development or redevelopment, or any change to the exterior design of an existing structure/building, including that for a use specified in Columns 1 and 2 of the Notes, requires permission from the Board under section 16 of the Ordinance.

8.14 Green Belt (“GB”) : Total Area 87.88 ha

- 8.14.1 This zone covers areas in Braemar Hill, Lin Fa Kung Hill and areas south of Braemar Hill Mansions. The planning intention of this zoning is primarily for conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type developments and to provide additional outlets for passive recreational uses.
- 8.14.2 These areas are generally well-wooded hill-slopes forming a green backdrop to North Point. Where appropriate, passive recreational facilities such as walking trails and sitting-out areas are provided. There is a general presumption against development within this zoning to promote conservation of the natural environment.

9. COMMUNICATIONS

9.1 Roads

- 9.1.1 King’s Road and the IEC are the two major roads connecting North Point with the other parts of Hong Kong Island. Distributor road network for the northern coastal areas follows a grid pattern whilst that for the southern hilly areas follows the contour of the slopes.
- 9.1.2 The CWB is a dual three-lane road tunnel of approximately 3.7km in length between Central and North Point. The tunnel portal in North Point will be located near Oil Street and will be covered by a landscaped deck to enhance the visual amenity and provide noise mitigation. The CWB will be connected with the IEC and sections of the IEC will be realigned. The eastbound lanes immediately east of Hing Fat Street will be diverted to the north before merging with the eastbound lanes of the CWB. The westbound lanes of the IEC north of City Garden will be connected to the CWB and the existing section of IEC. In the northeastern part of Victoria Park, a westbound slip road will be built for connection to the submerged CWB.

9.2 Public Transport

- 9.2.1 The Area is served by various modes of public transport including Mass Transit Railway, buses, tram, public light buses, taxis and ferries.
- 9.2.2 Four Mass Transit Railway stations, namely Tin Hau, Fortress Hill, North Point and Quarry Bay in the vicinity provide easy access to the Area as well as to and from other districts. A significant portion of the Area is within reasonable walking distance from these stations. Passenger and vehicular ferry services are provided at the piers adjacent to the ex-North Point Estate site.

10. UTILITY SERVICES

- 10.1 The Area is well served with piped fresh water and salt water supply for potable and flushing purposes respectively.
- 10.2 The Area is served by two separate system drains and sewers. One is for the carriage and drainage of storm-water and the other for the collection of sewage from households and other premises. The Area is also adequately provided with other utilities such as electricity, gas and telephone services.

11. CULTURAL HERITAGE

- 11.1** There are currently two declared monuments, namely Tin Hau Temple at Tin Hau Temple Road and Lin Fa Temple at Tai Hang, and ~~three~~ **four** historic buildings, namely the ~~former~~ **Former** State Theatre at the junction of King's Road and Tin Chong Street (Grade 1), the former Clubhouse of Royal Hong Kong Yacht Club (Grade 2) at Oil Street which has been converted to an arts promotion venue (known as Oi!), ~~and~~ the Hong Kong Red Swastika Society Building (Grade 2) at Dragon Road, *and the Tunnel Portal of Water Mains from No. 5 Dam, Former Braemar Reservoir of Taikoo Sugar Refinery, Choi Sai Woo Park at Braemar Hill Road (Grade 2). The declared monuments are protected under the Antiquities and Monuments Ordinance (Cap. 53). The graded historic buildings/structures mentioned are worthy of preservation.*
- 11.2** *On 19 March 2009, the Antiquities Advisory Board (AAB) released the list of 1,444 historic buildings, and accorded grading to some buildings/structures. There are also a number of new items in addition to the list of 1,444 historic buildings which are subject to grading assessment by the AAB.*
- 11.3** Prior consultation with the Antiquities and Monuments Office (AMO) ~~of the Leisure and Cultural Services Department~~ should be made if any *works*, development or rezoning proposals *which* may affect *the above these* declared monuments, graded historic buildings/structures, *new items pending grading assessment by AAB, Government Sites identified by AMO, as well as any other historic buildings/structures with potential heritage value identified* and their immediate environs.
- 11.4** *Information of the declared monuments, graded historic buildings, new items pending grading assessment, and government historic sites identified by AMO are available on the website of AMO (<https://www.amo.gov.hk/en/historic-buildings/hia/index.html>).*

12. IMPLEMENTATION

- 12.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for

the interpretation of existing use in the urban and new town areas. Any person who intends to claim an “existing use right” should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.

- 12.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservations within Government departments. Disposal of sites is undertaken by the Lands Department. Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works departments, such as the Highways Department and the Architectural Services Department. In the course of implementation of the Plan, the Eastern District Council and Wan Chai District Council would also be consulted as appropriate.
- 12.3 Planning applications to the Board will be assessed on individual merits. In general, the Board’s consideration of the planning applications will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans and guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board’s website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board’s website and are available from the Secretariat of the Board, the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

**Amendment of Plan (Approved North Point  
Outline Zoning Plan No. S/H8/26) for  
Relaxation of Building Height Restriction from  
8 storeys to 110mPD on “Government,  
Institution or Community” Zone for a  
Proposed Social Services Building at 210 Java  
Road, North Point, Hong Kong**

**Summary of Traffic Impact Assessment Report**

**February 2023**





## SUMMARY

### (i) Vehicle Access Arrangement

There is a vehicular access at Marble Road for the existing building based on the Record Plan from Buildings Department.

Upon the completion of this development at 210 Java Road, a run-in/out is remained at Marble Road to serve for this social service building. The development traffic will be operated via a right-in/ right-out traffic arrangement at Marble Road.

Currently 9 nos. of motorcycle parking spaces, 2 nos. of traffic sign and 1 no. of street lamp pole (ID:16635) located outside Marble Road will be permanently relocated and agreed with Transport Department (TD) and Highways Department (Lighting/HyD) for the relocation and associated works at later stage.

### (ii) Parking and Loading/Provision

There are 6 nos. of car parking space within the site for the existing building based on the Record Plan from the Buildings Department. The proposed parking and loading/unloading provisions for this development are summarized below:

<b>Parking Facilities</b>	<b>Dimension</b>	<b>Proposed Provision</b>
Car Parking Space	5m x 2.5m	5
Accessible Parking Space	5m x 3.5m	1
LGV L/UL Bay	7m x 3.5m	1
<b>Total</b>	<b>-</b>	<b>7</b>

A total of 6 private car parking spaces (including 1 accessible parking space) and 1 LGV loading/ unloading bay will be provided to satisfy end-users' operational need.

Adequate manoeuvring spaces are provided within the site for the design vehicles (i.e. 5m Private Car and 7m LGV) manoeuvre into/out of the site at G/F. All the development related vehicles will not queue back outside the site to cause unnecessary traffic disturbance and congestion at Marble Road.

### (iii) Public Transportation

The subject site is well accessed with convenient public transport services. There are numerous franchised buses, green minibus along King's Road and Java Road. A North Point Pier Public Transport Interchange (PTI) is located at Java Road opposite to the Site and tram service is provided at King's Road. In addition, ferry service is provided at North Point Pier. The North Point MTR Station (Entrance A1) is also located at Java Road and falls within a 230m walking distance from the site. These convenient public transport facilities in the vicinity can reduce reliance on the private car usage demand by the staff/ visitors/ church fellows. The staff/visitors/ church fellows are expected to travel by public transport but not by private car to the subject site.

(iv) Traffic Assessment

A vehicular traffic count survey was conducted at the 10 concerned junctions on a typical weekday in 2021 and a pedestrian count survey was conducted at a section of Java Road footpath on a typical Sunday in 2021.

These concern road junctions and footpath section in the vicinity of the proposed development building have been assessed in Year 2029 (i.e. 3 years upon completion for full intake and operation). All these concern road junctions can operate satisfactorily in Design Year 2029 and the concern footpath section can also operate with Level of Service (LOS) A in Design Year 2029 to accommodate the future pedestrian demands.

(v) Conclusion

The findings of this TIA study demonstrated that the local road network and footpath along Java Road will not be affected by the proposed development in 2029. This proposed development is therefore supported from the traffic engineering point of view with no further comments from Transport Department.

**Amendment of Plan (Approved North Point Outline Zoning Plan  
No. S/H8/26) for Relaxation of Building Height Restriction from 8 storeys  
to 110mPD on “Government, Institution or Community” Zone for a  
Proposed Social Services Building at 210 Java Road,  
North Point, Hong Kong**

**Summary of Visual Impact Assessment**

**3<sup>rd</sup> February 2023**

Prepared By:

**SCENIC Landscape Studio Limited**



<b>Project Title</b>	Amendment of Plan (Approved North Point Outline Zoning Plan No. S/H8/26) for Relaxation of Building Height Restriction from 8 storeys to 110mPD on “Government, Institution or Community” Zone for a Proposed Social Services Building at 210 Java Road, North Point, Hong Kong
<b>Report Title</b>	<b>Summary of Visual Impact Assessment</b>

Revision	Date	Complied by:	Checked by:	Approved by:	Description
-	20230203	Brendan Chan	Chris Foot	Chris Foot	Final to Client

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Figures 6.4	Visual Envelope and Visually Sensitive Receivers
Figures 9.1	Location of Photomontage Vantage Points
Figures 9.4 - 9.8	Visual Impact Assessment: Photomontages

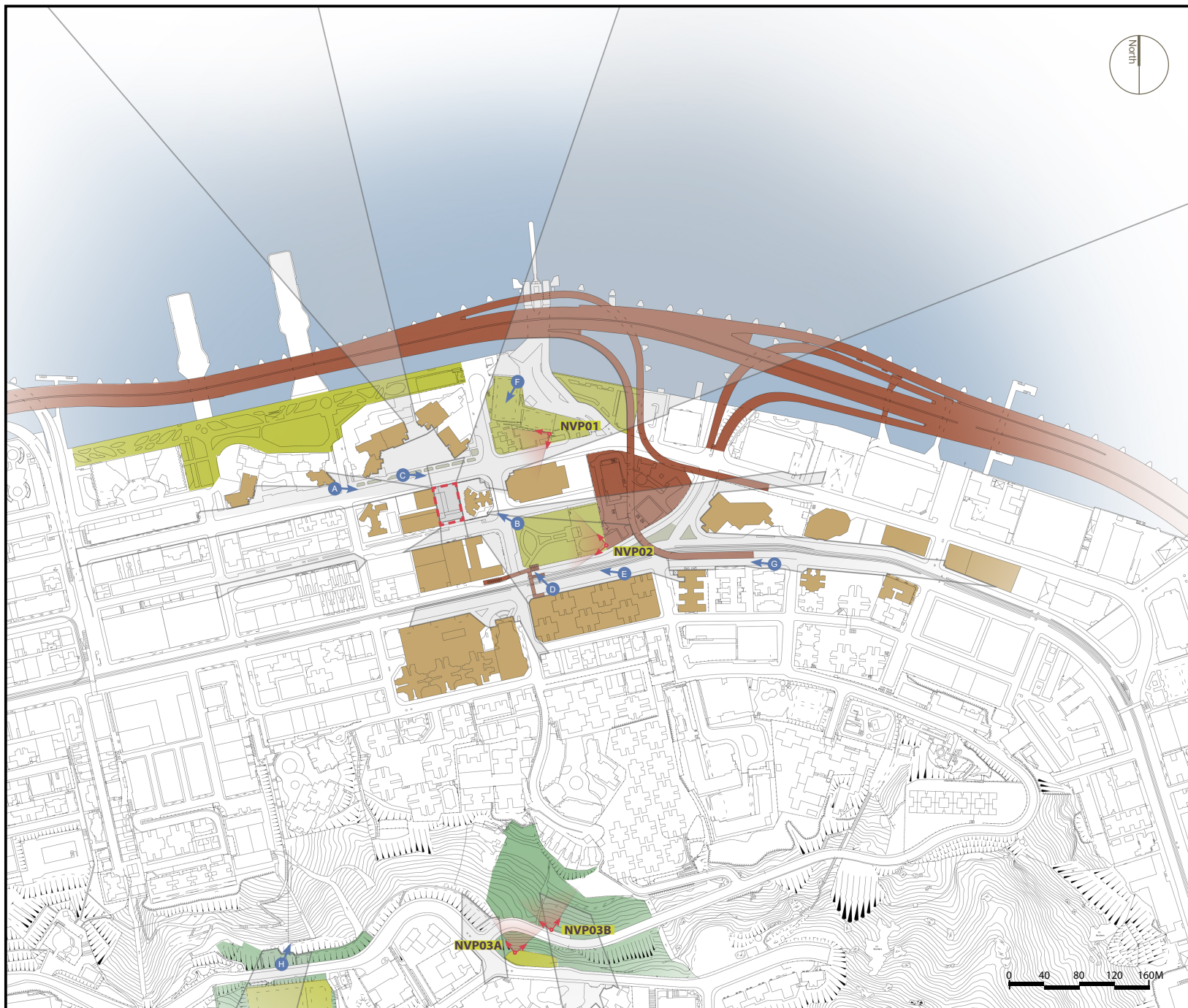
## 1.0 Visual Impact Assessment Summary

- 1.1 The proposed development is located within highly urbanised landscape and visual context. The Application Site is located in North Point and replaces an existing medium-rise development located amongst existing and currently being constructed high-rise developments. These include the residential clusters such as the Island Lodge (+154mPD) to the west, the public housing development (PHD) (+110mPD) on the adjacent site immediately to the east, and the Customs Headquarters Building (+132mPD) east of Tin Chiu Street. Other developments located in close proximity include a number of waterfront residential developments with a maximum Building Height (BH) of +80 mPD including Harbour North Phases 1 to 3. To the south of Marble Road is the primary school, namely, Chan's Creative School (+24mPD) and a mixed-use development at Island Place (+108 – 113mPD).
- 1.2 The proposed development consists of a one block of 20-storey block with a BH of approximately + 110 mPD and the Base Scheme is a block of 8 storeys. The design of the Proposed Scheme responds to its future urban context through a combination of its massing and configuration with the adoption of measures such as the 3.2m setback at G/F from Marble Road, the creation of two landscaped terraces on the 3/F facilitated through the stepping back of the tower footprint facing Marble Road and the articulation of the Java Road façade creating a more open view for the northern frontage of the Kar Fu Building located to the west of the Application Site; another terrace on the 11/F facing Marble Road; and the creation of an extensive green roof on the R/F. It is envisaged that much of this landscape will be visible from surrounding areas. The BH is compatible with the precedents established in the immediate area including the Public Housing Development which is currently being constructed on the adjacent site.
- 1.3 Although the Assessment Area for the assessment is normally delineated according to the Town Planning Board Guidelines No. 41, as being around three times the overall BH of the proposed development the actual Visual Envelope (VE) provides a more accurate picture of the locations which will have a view of the proposals and how much of the proposed development can be seen. The VE is mainly shaped by a combination of the existing high and medium-rise development immediately adjacent to the Application Site. To the north the VE is also largely contained at street level by residential developments to the north of Java Road although at more elevated levels there are filtered views between the towers at Harbour North to Victoria Harbour and the Kowloon Peninsula. Figure 6.1 & 6.4 shows the extent of the VE.
- 1.4 The Vantage Points (VPs) are identified as views from key strategic and popular local vantage points. For the purposes of this assessment and in accordance with current approaches the VPs are based on publicly accessible and popular locations. Priority is given during the selection to public view points, open spaces and key pedestrian routes.
- 1.5 For the purposes of this assessment the Strategic Vantage Point (SVP) is based on Hong Kong Planning Standards and Guidelines Chapter 11 Urban Design Guidelines and the Neighbourhood Vantage Points (NVPs) considered key local open spaces including those used for the development on the adjacent site although some have been modified to avoid mature vegetation. It should be noted that the VPs are the same as those used for the Visual Appraisal prepared for the PHD (MPC Paper No. 9/16). These vantage points include:
- Strategic Vantage Point 01: View looking south west from the Kai Tak Cruise Terminal Park (SVP 01);
  - Neighbourhood Vantage Point 01: View looking south west from Tin Chiu Street Children's Playground (NVP 01);
  - Neighbourhood Vantage Point 02: View looking north west from King's Road Playground (NVP 02), and;
  - Neighbourhood Vantage Point 03B: View looking north from Pak Fuk Road (NVP 03B).











- 1.6 Figure 9.1 shows the locations of SVP 1, NVP 01, NVP 03 and NVP 03B. Figures 9.4 to Figure 9.8 show the existing and proposed situation photomontages of the proposed development for comparison.
- 1.7 Based on the selected viewing points discussed above, the proposed development is considered as compatible in terms of overall visual context and character within the existing community. In the majority of locations views of the proposals are partially obscured by the intervening development and to a lesser extent mature tree growth. In the many locations views of the proposals are partial or glimpsed with a small part (often the upper portion and roofs) of the scheme being visible. From the assessment of the sensitivity of the key public viewers, it is observed that the effect of visual changes from key public viewing points with direct sightlines to the proposed development are graded qualitatively from negligible to slightly adverse.
- 1.8 The proposed development would not cause any major visual obstruction to any harbour view or existing surrounding buildings envelope outline in the visual backdrop of the proposed development. No significant negative visual impact would result on the public viewers. The photomontages demonstrate that the Proposed Scheme, which will be located within a largely urban environment with a similar density and scale, fits comfortably within its context. This 'comfortable fit' is in part due to the architectural design of the Proposed Scheme which have been described above and partly due to its setting, the scale of adjacent developments and the lack of visual access. In addition, high-rise developments such the PHD and Customs Headquarters Building have established a new baseline for the BH of developments in the immediate vicinity of the Application Site.
- 1.9 The proposed development in overall term has some visual effects to the identified key public viewing points but still fully compatible with its surrounding context. Recent developments in the local area have established a precedent for the proposed BH. Given the factors described above the proposed development is considered to be visually compatible with their existing and future context. Taking into the account of the aforementioned mitigation measures, the resultant overall impact is therefore concluded as negligible.

## Visual Impact Assessment Figures





## LEGEND

-  Approximate location of Rezoning Site
-  Proposed Scheme
-  Application Site Boundary
-  Key Public Vantage Points
-  Location of photographs of Visual Elements
-  Height in mPD
-  Visual Envelope
-  Water Body (Victoria Harbour)
-  Hillside Woodland / Plantation
-  Publicly Accessible Open Space / Amenity Areas
-  Key Buildings (Shaping Visual Envelope)
-  Visually Distracting Elements

## Neighbourhood Vantage Points

**Neighbourhood Vantage Point 01:** View looking south west from Tin Chiu Street Children's Playground (NVP 01)

**Neighbourhood Vantage Point 02:** View looking north west from King's Road Playground (NVP 02)

**Neighbourhood Vantage Point 03A:** View looking north from Tin Hau Temple Road Park (NVP 03A)

**Neighbourhood Vantage Point 03B:** View looking north from Pak Fuk Road (NVP 03B)

FIGURE TITLE Amendment of Plan (Approved North Point Outline Zoning Plan No. S/H8/26) for Relaxation of Building Height Restriction from 8 storeys to 110mPD on "Government Institution or Community" Zone for a Proposed Social Service Building at 210 Java Road, North Point, Hong Kong

## Visual Elements

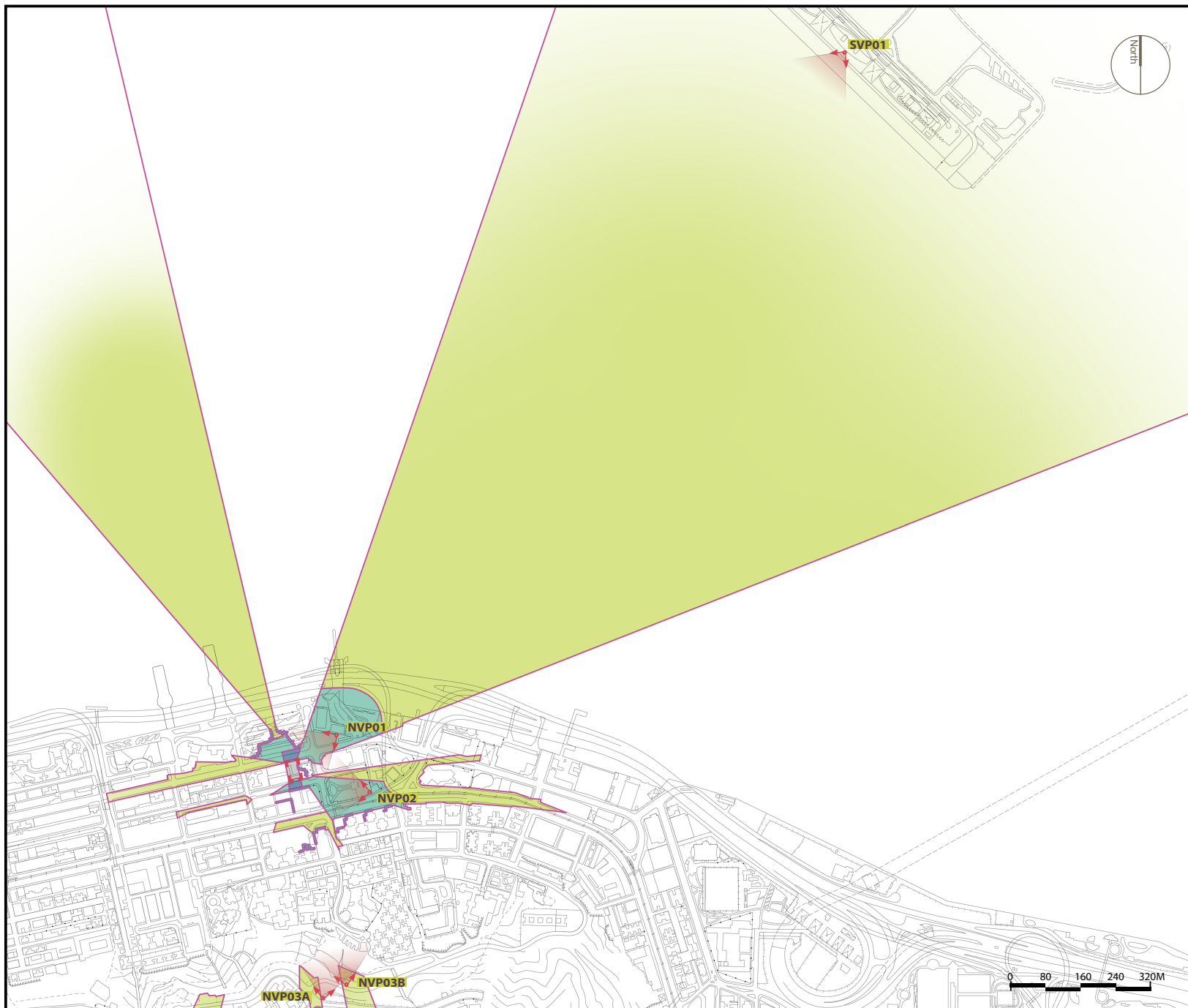
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## LEGEND

- Application Site Boundary
- Zone of Visual Influence
- VP
 Representative vantage points (VPs) and angle of main view
- Primary ZVI – Area from which the majority of the development can be seen. Largely contained within the Application Site boundary owing to the proximity and scale of the existing landform, mature tree growth and elements of built development.
- Secondary ZVI – Area with more limited visibility of the Indicative Scheme due to intervening obstacles including buildings, mature vegetation and landform. Visible part of the proposal largely limited to the upper portions of the proposed scheme.
- Tertiary ZVI – For the most part views of the Indicative Scheme are obscured or screened by intervening visual obstacles including the landform and built development. The locations are distanced and therefore limited to glimpsed views of the upper portion of the some of the proposed scheme.
- Buildings where the façade facing the Application Site will overlook the proposed development. These locations often in the higher floors of the buildings will offer partial and glimpsed views of the upper portion of the proposed development. These buildings also serve to contain the visual envelopment.

## Neighbourhood Vantage Points

**Strategic Vantage Point 01:** View looking south west from Kai Tak Cruise Terminal Park (SVP 01)

**Neighbourhood Vantage Point 01:** View looking south west from Tin Chiu Street Children's Playground (NVP 01)

**Neighbourhood Vantage Point 02:** View looking north west from King's Road Playground (NVP 02)

**Neighbourhood Vantage Point 03A:** View looking north from Tin Hau Temple Road Park (NVP 03A)

**Neighbourhood Vantage Point 03B:** View looking north from Pak Fuk Road (NVP 03B)

FIGURE TITLE

Amendment of Plan (Approved North Point Outline Zoning Plan No. S/H8/26) for Relaxation of Building Height Restriction from 8 storeys to 110mPD on "Government Institution or Community" Zone for a Proposed Social Service Building at 210 Java Road, North Point, Hong Kong

## Visual Envelope and Visually Sensitive Receivers

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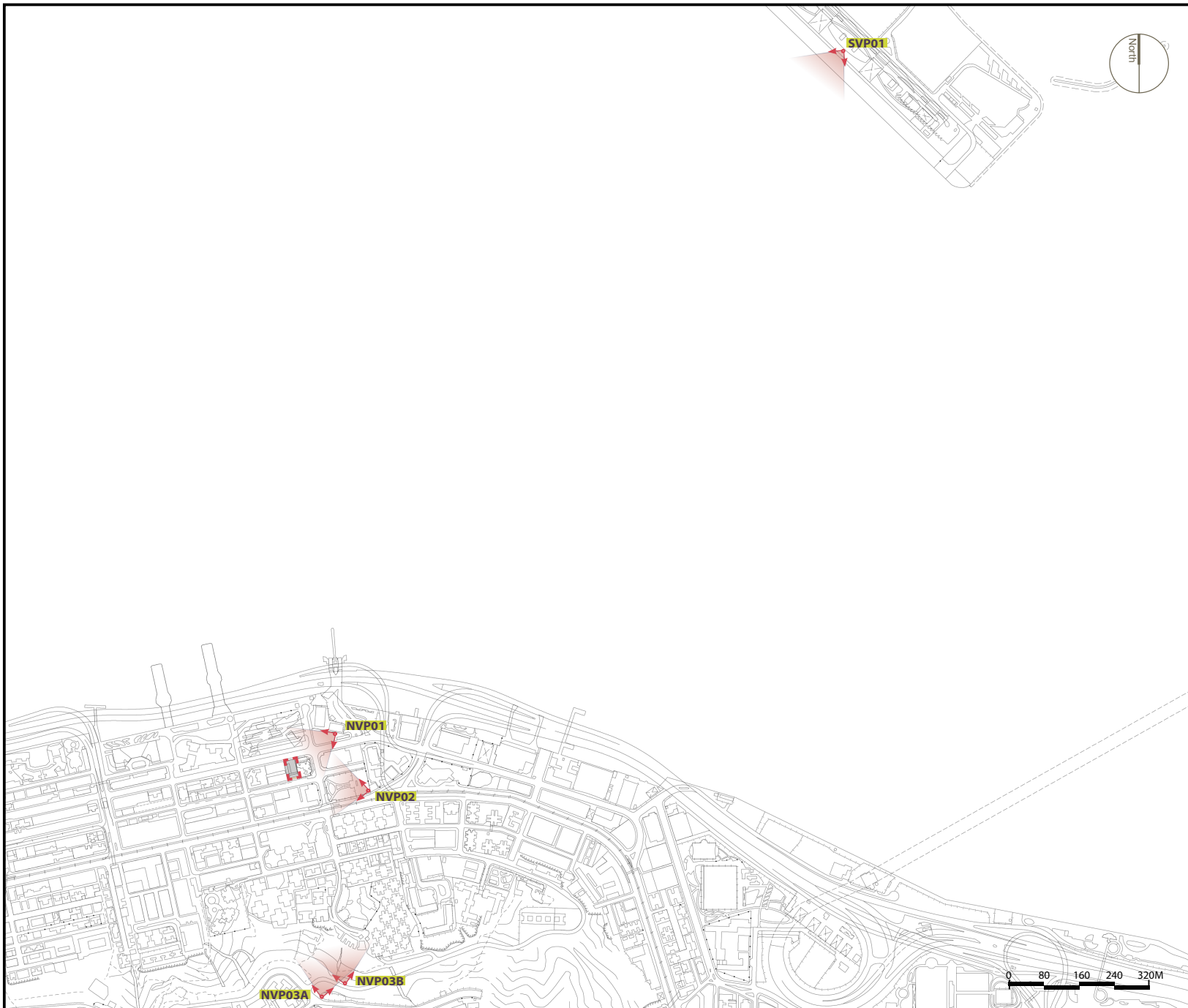


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## LEGEND

- Application Site Boundary
- VP
 Representative vantage points (VPs) and angle of main view
- Proposed Scheme
 Proposed Scheme

## Neighbourhood Vantage Points

**Strategic Vantage Point 01:** View looking south west from Kai Tak Cruise Terminal Park (SVP 01)

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**Neighbourhood Vantage Point 02:** View looking north west from King's Road Playground (NVP 02)

**Neighbourhood Vantage Point 03A:** View looking north from Tin Hau Temple Road Park (NVP 03A)

**Neighbourhood Vantage Point 03B:** View looking north from Pak Fuk Road (NVP 03B)

FIGURE TITLE

Amendment of Plan (Approved North Point Outline Zoning Plan No. S/H8/26) for Relaxation of Building Height Restriction from 8 storeys to 110mPD on "Government Institution or Community" Zone for a Proposed Social Service Building at 210 Java Road, North Point, Hong Kong

## Location of Photomontage Vantage Points

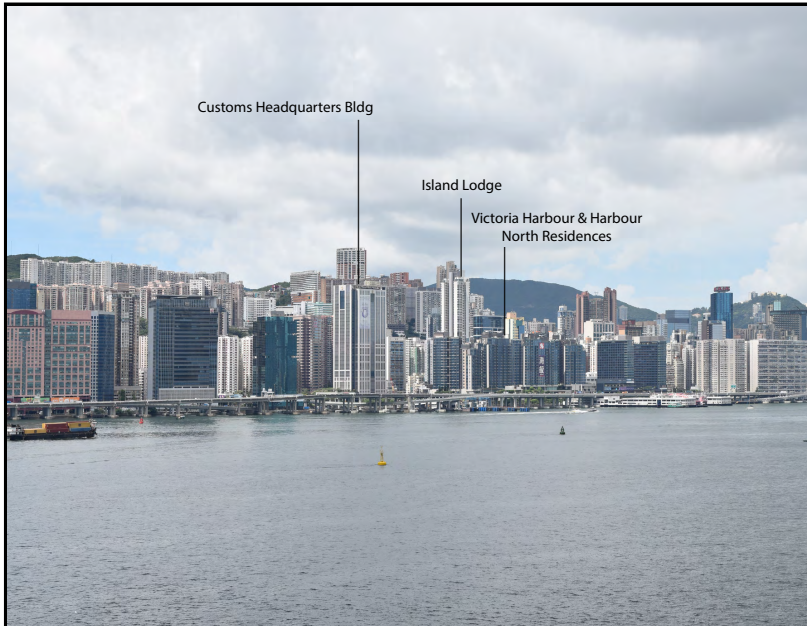
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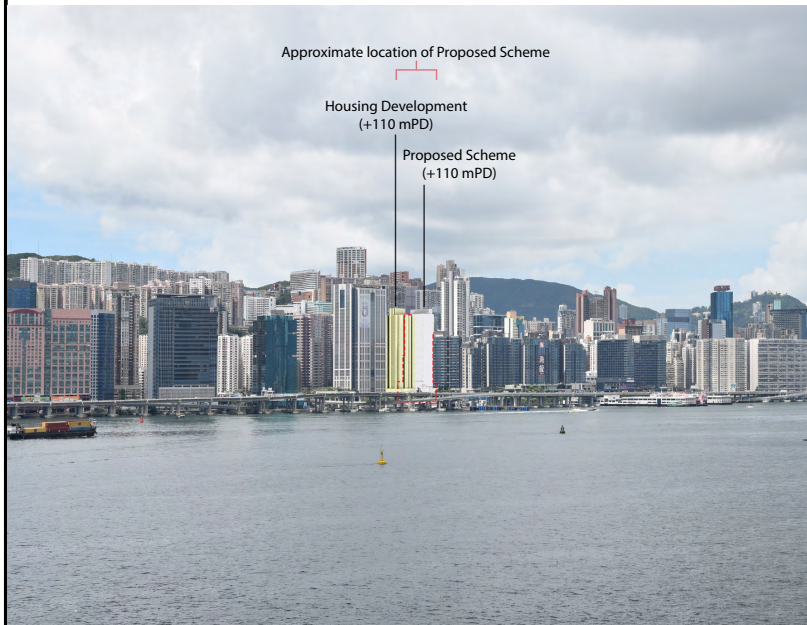
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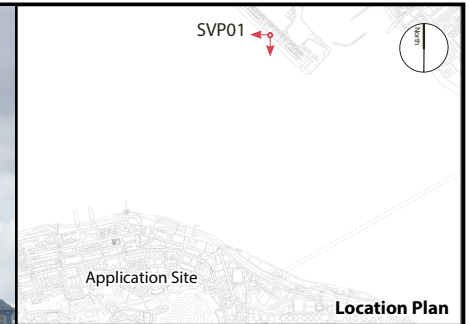
**Strategic Vantage Point 01: View looking south west from the Kai Tak Cruise Terminal (Existing Situation)**



**Strategic Vantage Point 01: View looking south west from the Kai Tak Cruise Terminal (Base Scheme - with adjacent housing development)**



**Strategic Vantage Point 01: View looking south west from the Kai Tak Cruise Terminal (Proposed Scheme - with adjacent housing development)**



### Strategic Vantage Point 01 (SVP01)

Vantage point elevation: +29.0 mPD  
Viewing distance: 1,870 m  
Maximum height of Base Scheme: +40.40 mPD  
Maximum height of Proposed Development: +110 mPD

Note: Red dashed line indicates the areas that are not visible from this location.

FIGURE TITLE  
Amendment of Plan (Approved North Point Outline Zoning Plan No. S/H8/26) for Relaxation of Building Height Restriction from 8 storeys to 110mPD on "Government Institution or Community" Zone for a Proposed Social Service Building at 210 Java Road, North Point, Hong Kong

### Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	SEP 2021
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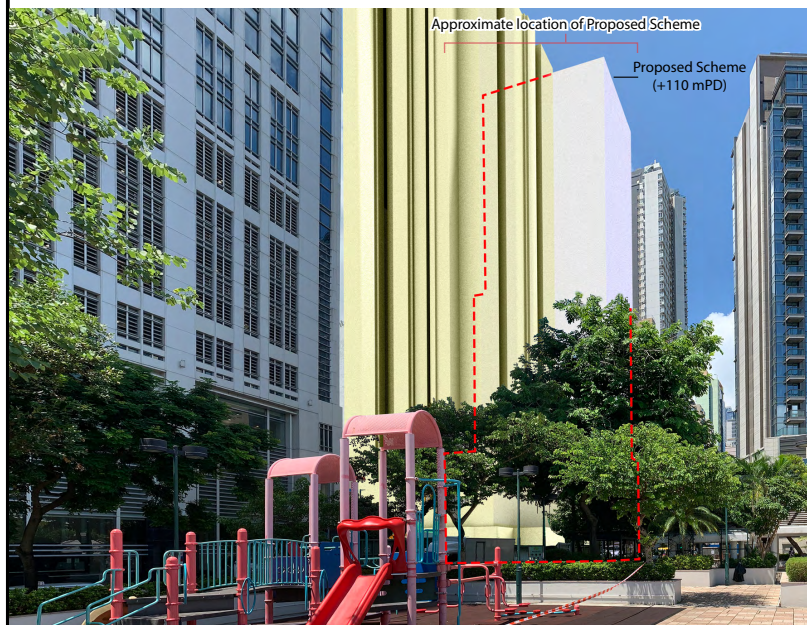




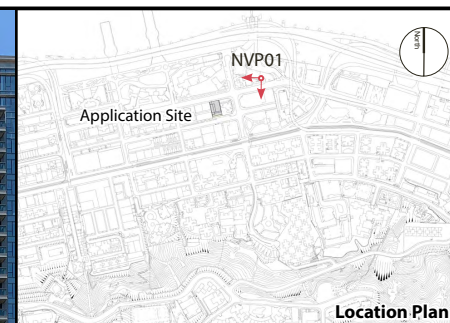
**Neighbourhood Vantage Point 01: View looking south west from Tin Chiu Street Children's Playground (Existing Situation)**



**Neighbourhood Vantage Point 01: View looking south west from Tin Chiu Street Children's Playground (Base Scheme - with adjacent housing development)**



**Neighbourhood Vantage Point 01: View looking south west from Tin Chiu Street Children's Playground (Proposed Scheme - with adjacent housing development)**



### Neighbourhood Vantage Point 01 (NVP01)

Vantage point elevation: +4.2 mPD  
 Viewing distance: 90 m  
 Maximum height of Base Scheme: +40.40 mPD  
 Maximum height of Proposed Development: +110 mPD

Note: Red dashed line indicates the areas that are not visible from this location.

FIGURE TITLE Amendment of Plan (Approved North Point Outline Zoning Plan No. S/H8/26) for Relaxation of Building Height Restriction from 8 storeys to 110mPD on "Government Institution or Community" Zone for a Proposed Social Service Building at 210 Java Road, North Point, Hong Kong

### Visual Impact Assessment: Photomontages

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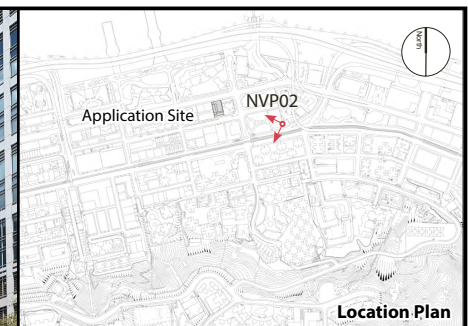
**Neighbourhood Vantage Point 02: View looking north west from King's Road Playground (Existing Situation)**



**Neighbourhood Vantage Point 02: View looking north west from King's Road Playground (Base Scheme - with adjacent housing development)**



**Neighbourhood Vantage Point 02: View looking north west from King's Road Playground (Proposed Scheme - with adjacent housing development)**



### Neighbourhood Vantage Point 02 (NVP02)

Vantage point elevation: +4.2 mPD  
 Viewing distance: 120 m  
 Maximum height of Base Scheme: +40.40 mPD  
 Maximum height of Proposed Development: +110 mPD

Note: Red dashed line indicates the areas that are not visible from this location.

FIGURE TITLE Amendment of Plan (Approved North Point Outline Zoning Plan No. S/H8/26) for Relaxation of Building Height Restriction from 8 storeys to 110mPD on "Government Institution or Community" Zone for a Proposed Social Service Building at 210 Java Road, North Point, Hong Kong

### Visual Impact Assessment: Photomontages

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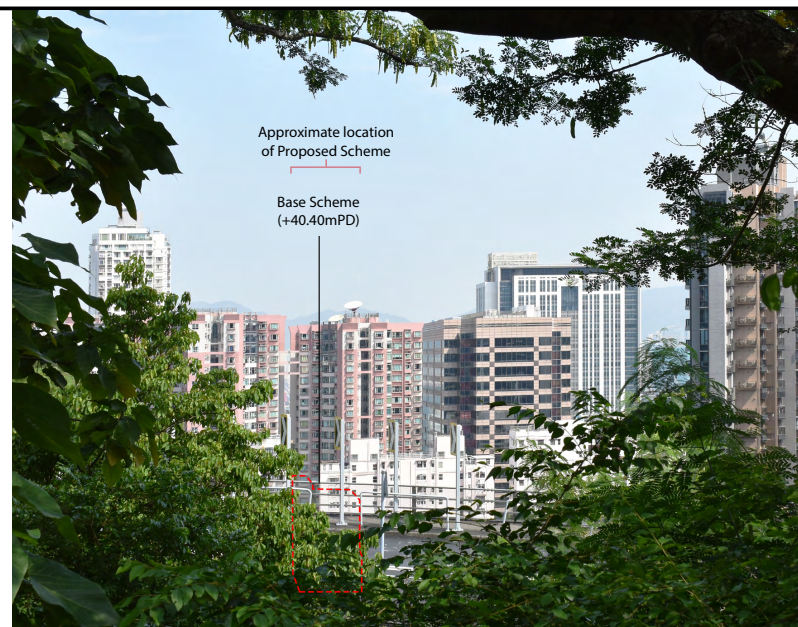


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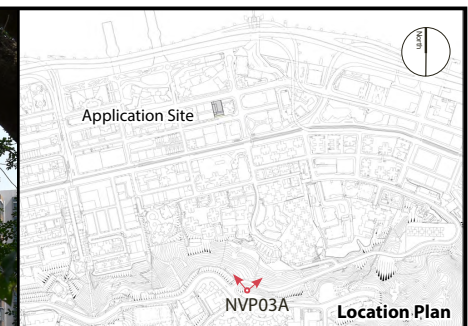
**Neighbourhood Vantage Point 03A: View looking north from Tin Hau Temple Road Park (Existing Situation)**



**Neighbourhood Vantage Point 03A: View looking north from Tin Hau Temple Road Park (Base Scheme - with adjacent housing development)**



**Neighbourhood Vantage Point 03A: View looking north from Tin Hau Temple Road Park (Proposed Scheme - with adjacent housing development)**



**Neighbourhood Vantage Point 03A (NVP03A)**

Vantage point elevation: +102.0 mPD  
 Viewing distance: 480 m  
 Maximum height of Base Scheme: +40.40 mPD  
 Maximum height of Proposed Development: +110 mPD

Note: Red dashed line indicates the areas that are not visible from this location.

FIGURE TITLE Amendment of Plan (Approved North Point Outline Zoning Plan No. S/H8/26) for Relaxation of Building Height Restriction from 8 storeys to 110mPD on "Government Institution or Community" Zone for a Proposed Social Service Building at 210 Java Road, North Point, Hong Kong

**Visual Impact Assessment: Photomontages**

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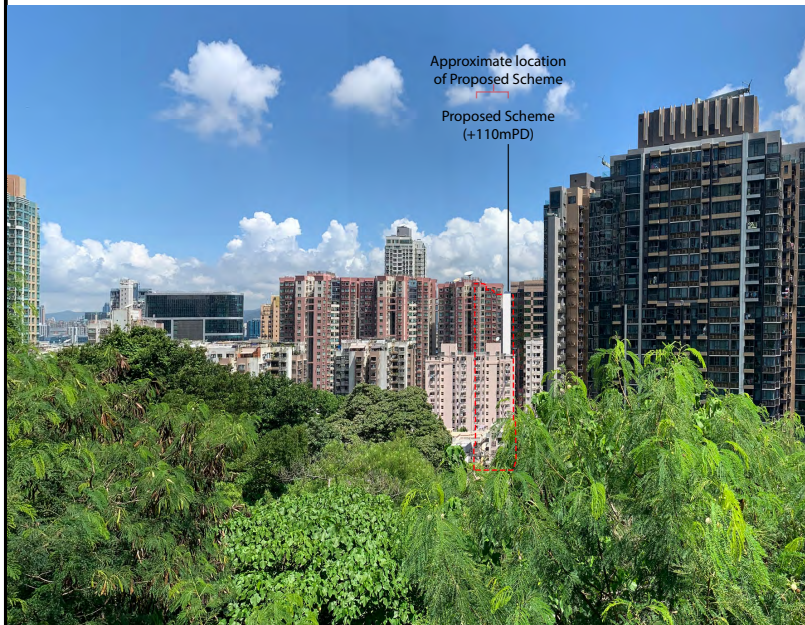




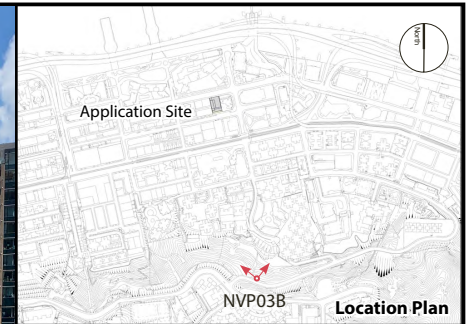
**Neighbourhood Vantage Point 03B: View looking north from Pak Fuk Road (Existing Situation)**



**Neighbourhood Vantage Point 03B: View looking north from Pak Fuk Road (Base Scheme - with adjacent housing development)**



**Neighbourhood Vantage Point 03B: View looking north from Pak Fuk Road (Proposed Scheme - with adjacent housing development)**



**Neighbourhood Vantage Point 03B (NVP03B)**

Vantage point elevation: +93.0 mPD  
Viewing distance: 420 m  
Maximum height of Base Scheme: +40.40 mPD  
Maximum height of Proposed Development: +110 mPD

Note: Red dashed line indicates the areas that are not visible from this location.

FIGURE TITLE Amendment of Plan (Approved North Point Outline Zoning Plan No. S/H8/26) for Relaxation of Building Height Restriction from 8 storeys to 110mPD on "Government Institution or Community" Zone for a Proposed Social Service Building at 210 Java Road, North Point, Hong Kong

**Visual Impact Assessment: Photomontages**

SCALE	N.T.S.	DATE	SEP 2021
CHECKED	CJF	DRAWN	BC
FIGURE NO.	Figure 9.8		REV
			-



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**AMENDMENT OF PLAN (APPROVED NORTH POINT OUTLINE ZONING PLAN NO. S/H8/26) OF RELAXATION OF BUILDING HEIGHT RESTRICTION FROM 8 STOREYS TO 110MPD FOR A SOCIAL SERVICES BUILDING DEVELOPMENT AT 210 JAVA ROAD, NORTH POINT, HONG KONG**

**Summary of Air Ventilation Assessment – Expert Evaluation**

Prepared for:

**Island Evangelical Community Church Limited**

Prepared by:

**Ramboll Hong Kong Limited**

Date:

**February 2023**

# 1. Summary

## 1.1 Air Ventilation Assessment – Expert Evaluation

- 1.1.1** The annual prevailing winds are mainly from the northerly and easterly quadrants. N, ENE, E and ESE winds are the most dominant annual winds. On the other hand, the major summer prevailing winds come from SW and E.
- 1.1.2** A 3.2m width setback along Marble Road is provided in the Proposed Scheme. It is noted that the Proposed Development incorporated one floor religious hall serving the community. Thus, additional staircases is required for the fire safety. Together with the carparking space and E&M space and due to small site areas, it is not feasible to provided additional setback/ air path at the ground floor of the Subject Site.
- 1.1.3** The identified air path of the study area would be along Tin Chiu Street, Kam Hong Street, Java Road and Marble Road. Since the Subject Site does not fall within all identified air paths, it is anticipated that the overall ventilation performance of the surrounding areas would not be significantly affected by the Proposed Scheme.



**AMENDMENT OF PLAN (APPROVED NORTH POINT OUTLINE ZONING PLAN NO. S/H8/26) OF RELAXATION OF BUILDING HEIGHT RESTRICTION FROM 8 STOREYS TO 110MPD FOR A SOCIAL SERVICES BUILDING DEVELOPMENT AT 210 JAVA ROAD, NORTH POINT, HONG KONG**

**Summary of Drainage and Sewerage Impact Assessment**

Prepared for:

**Island Evangelical Community Church Limited**

Prepared by:

**Ramboll Hong Kong Limited**

Date:

**February 2023**

# **1. Summary**

## **1.1 Drainage Impact Assessment**

- 1.1.1** Based on the Drainage Record Plans from Drainage Services Department (DSD), there are existing public storm water manholes located along the Subject Site.
- 1.1.2** According to the current design, there will be about 28 sq.m. greenery area at G/F to be provided within the Subject Site. The greenery area would have soil for absorbing some of the rain water, and so help to temporality store some rainwater and reduce the amount of storm water to be discharged into the public drainage system.
- 1.1.3** As the hard-paved areas of existing and Proposed Development are comparable, surface runoff of existing and Proposed Development's conditions will be likely to be similar. The storm water from the Proposed Development will be discharged to the existing government manhole SMH7022883. It is anticipated that the Proposed Development would not affect the drainage path or lead to any changes in the runoff behaviour, no adverse impact on the existing drainage system for storm water due to the Proposed Development on the local area is anticipated.

## **1.2 Sewerage Impact Assessment**

- 1.2.1** The potential sewerage impact due to the Proposed Development has been quantitatively addressed. The average sewage flow rate from the Proposed Development is approximately 92.9 m<sup>3</sup>/day and the peak flow is ~ 8.6 litre/sec.
- 1.2.2** The sewage from the whole Proposed Development will be discharged to the public sewage system via the government manhole FMH7021304. The assessment results show that the sewage from the proposed development and the surrounding catchment is about 75% of the capacity of the public sewerage networks serving them. Therefore, there will have sufficient capacity of the sewerage network for catering the proposed redevelopment. No upgrading work of the existing sewerage network is required.

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**I. Election of Temporary Chairman of the Planning, Works and Housing Committee**

Mr Kenny YUEN nominated Ms Annie LEE as a candidate for the office of the Temporary Chairlady of the Planning, Works and Housing Committee (PWHC). As only one candidate had been nominated, Ms Annie LEE was elected uncontested as the Temporary Chairlady. The Temporary Chairlady took over the chair of the subsequent parts of the meeting and welcomed all Members and government representatives to the meeting.

**II. Confirmation of the Draft Minutes of the 11th Meeting of PWHC**

2. The PWHC confirmed the above draft minutes without amendment.

**III. Proposed Redevelopment of the Social Service Building at 210 Java Road in North Point**

(PWHC Paper No. 1/22)

3. The Temporary Chairlady welcomed Mr NG Kwok-tim, Senior Town Planner/Hong Kong (2), of the Planning Department (PlanD), Dr Rosanna WONG, Representative, Ms Karen KWOK, Representative, Ms Theresa YEUNG, Consultant, Mr Vincent NG, Consultant, of the Island Evangelical Community Church Limited (IECC), Mr Vincent MA, Representative, of the North Point Kai-Fong Welfare Advancement Association (NPKFWAA) and Ms Annie LEUNG, Representative, of the Women's Welfare Club (Eastern District) Hong Kong (WWCEDHK) to the meeting. Mr NG Kwok-tim of the PlanD and Dr Rosanna WONG of the IECC briefed Members on Paper No. 1/22.

4. The Temporary Chairlady said that since Mr KWOK Wai-keung declared that he was the director of the NPKFWAA which was an executive capacity, he should be silent during the discussion and abstain from decision-making of the agenda item.

5. The views and enquiries of Members about the agenda item were summarised as follows:

- (a) Mr Kenny YEUN asked the representatives of the organisations to give a preliminary introduction on the proposed building.

## Action

- (b) Mr CHOW Cheuk-ki enquired whether the community hall at B1/F and the multi-purpose religious hall (the religious hall) at 2/F to M/F would be open for public use. He also enquired whether the IECC would bear all the planning and construction fees of the proposed building and whether the government or other organisations had to bear other fees. He remarked that the project had not been approved by the Town Planning Board (TPB) yet and would like the organisations to provide the information on the expected time and details required by the TPB to process the application.
- (c) Mr Kenny YEUN enquired whether the religious hall of the proposed building was an auditorium and could serve for other purposes such as a performance venue. Besides, he said that illegal parking near the proposed building was serious and was concerned that the situation would be aggravated if parking spaces were insufficient for the building users. He enquired whether parking spaces were reserved to cope with community needs during the planning of the building.
- (d) The Temporary Chairlady enquired whether the IECC would consider opening the community hall, religious hall and meeting rooms for hiring by other organisations. She also said that flow of people would increase after the completion of the 20-storey building, hence suggested the organisations consider the traffic arrangement and provide more parking spaces at B1/F.
- (e) Mr Kenny YUEN said that the land was originally granted at nil premium to the NPKFWAA and WWCEDHK by the government and enquired whether the land lease would be granted to the two organisations under the original arrangement after the redevelopment. Besides, he remarked that certain storeys of the proposed building would be allocated for integrated children and youth services, volunteer development and support services, and carer development and support services, etc. Therefore, he would like to know whether there were any free services for the public.
- (f) The Temporary Chairlady enquired whether the proposed building only served the Eastern residents. In addition, she enquired whether the organisations had put in place a membership scheme and whether the activities would be exclusive to members only. She hoped that



## Action

members would not be charged expensive membership fee if such scheme would be put in place in future.

- (g) Mr Kenny YUEN reiterated that there was a lack of multi-purpose activity space in the Eastern District, such as halls, meeting rooms and performing venues, etc. He appealed to the organisations to open the facilities such as the religious hall and community hall for use by different organisations after the completion of the building so as to address the community pressing demand.

6. Dr Rosanna WONG of the IECC, Mr Vincent MA of the NPKFWAA and Ms Annie LEUNG of the WWCEDHK responded to the views and enquiries of Members as follows:

- (a) The stacking diagram for the 20 storeys had been provided in the Paper. The NPKFWAA had been providing community services, hence a community hall was included in the project for its community activities. The WWCEDHK would prefer to provide an elderly centre. The IECC would provide a diversity of services, which included youth and family services (such as integrated family service centre). In addition, service for carers and ethnic minorities would also be provided in the building in response to the service demand in the Eastern District. The carer services would provide training for carers to learn from and share their experience with one another.
- (b) The proposed building was an open complex which aimed to allow more public use of the services. At present, the NPKFWAA Dr Seaker Chan Shu Kui Hall was open for hire by organisations or community members, and organisations were also allowed to use its hall to organise activities jointly with committees of the Eastern District or the Eastern District Office (EDO) etc. The weekly utilisation rate of the facilities was relatively high. Therefore, the proposed community hall at B1/F of the NPKFWAA would remain open to the public as per its previous arrangement whereas the religious hall would be available for public hiring except for the time used by the church. In addition, the funding for the redevelopment was entirely raised by the IECC without any government subsidy but the IECC had discussed the project with various government departments. The IECC would submit the project to the TPB and seek their advice on the land and height restriction of the

## Action

building after consulting the Eastern District Council (EDC) and discussing again with government departments. Regarding parking spaces, the land area of the redevelopment project was limited with the site area of around 966 m<sup>2</sup> and the preliminarily estimated gross floor area of around 14 493 m<sup>2</sup>. There was insufficient space for providing a carpark for more parking spaces as the NPKFWAA would have to provide the community hall at B1/F. The IECC could only provide few parking spaces for the use of the church, loading and unloading activities and people with disabilities but could not provide public parking spaces.

- (c) The current site of the proposed community service building was jointly used by the NPKFWAA and WWCEDHK at present as the government granted the land to them in the early days. The land would be granted to the NPKFWAA, WWCEDHK and IECC by way of surrender and regrant of land for the redevelopment and use of the proposed building if the application was approved. The land would still be designated as the “Government, Institution or Community” zone for non-profit-making purposes. Besides, all three organisations were non-profit making with majority of the services were provided free of charge to the public. At present, the organisations could not specify the service items that were free of charge but their services were not intended for profit-making. Even when some services were chargeable, only basic fees would be charged at cost-recovery basis. Members of the public could apply to the organisations for waiver if they could not afford the fee.
- (d) The Eastern residents would be accorded with service priority but residents from other districts would not be prohibited from enjoying the services while the actual situation would be subject to the demand. At present, the IECC had no membership scheme in place and its activities were open to all, and there was no discussion about launching a membership scheme yet. The WWCEDHK had a membership scheme in place with majority of the members being the elderly residing in the Eastern District for long. Its elderly club (elderly recreation centre) did not charge any membership fee. The Wai Kwan Centre currently charged an annual membership fee of \$40 and members could enrol in all kinds of activities and courses. Some courses charged competitive fees, such as the fitness and singing courses charged \$20 to \$50 per session at present. The NPKFWAA also had a membership scheme in

## Action

place with virtually all members being the elderly. Besides, it also provided various services for non-member youth, with a view to providing suitable services to groups with different needs as far as possible.

PlanD/IECC/  
NPKFWAA/  
WWCEDHK

7. After discussion, the Temporary Chairlady considered that the construction of the inter-generational service building in North Point using no government resources would be beneficial to the Eastern residents. All Members expressed support towards the project and believed the organisations would act in the interest of the public.

### **IV. “Public Open Space at East Coast Park Precinct” Project**

(PWHC Paper No. 2/22)

8. The Temporary Chairlady welcomed Mr William LEUNG, Assistant Secretary (Harbour)<sup>1</sup>, Mr Peter MOK, Project Manager (Harbour)SD, of the Development Bureau (DEVB), Mr David KWAN, Chief Leisure Manager (Hong Kong East), Ms Winly LEE, District Leisure Manager (Eastern), of the Leisure and Cultural Services Department (LCSD), Miss Monica LAM, Senior Project Manager 135, of the Architectural Services Department (ArchSD) and Mr Eugene SHUM, Director, of the Ronald Lu & Partners (Hong Kong) Ltd (RLP) to the meeting. Mr William LEUNG of the DEVB and Mr Eugene SHUM of the RLP briefed Members on Paper No. 2/22.

9. The views and enquiries of Members about the agenda item were summarised as follows:

- (a) Ms CHAU Hui-yan generally supported the project and enquired whether the skatepark was located near the Harbour Glory. She indicated that more people played balance bikes and skateboards after the opening of the East Coast Park (the Park). Frequent complaints were received from residents near Watson Road and Harbour Heights that skateboards were played in the early morning, which caused noise nuisance and affected their rest. In this connection, she enquired about the department’s handling and regulation of the issue. Besides, she remarked that the echo was relatively loud as the open skatepark was located underneath the Island Eastern Corridor (IEC). Hence, she

**Provision of Major Government, Institution or Community Facilities and Open Space  
in North Point**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons <sup>#</sup>	15.42ha	10.44ha	11.43ha	-3.99ha
Local Open Space	10 ha per 100,000 persons <sup>#</sup>	15.42ha	23.33ha	25.97ha	+10.55ha
Sports Centre	1 per 50,000 to 65,000 persons <sup>#</sup>  (assessed on a district basis)	2	1	1	-1
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons <sup>#</sup>  (assessed on a district basis)	0	0	0	0
Swimming Pool Complex – standard	1 complex per 287,000 persons <sup>#</sup>  (assessed on a district basis)	0	1	1	+1
District Police Station	1 per 200,000 to 500,000 persons  (assessed on a regional basis)	0	1	1	+1
Divisional Police Station	1 per 100,000 to 200,000 persons  (assessed on a regional basis)	0	1	1	+1
Magistracy (with 8 courtrooms)	1 per 660,000 persons  (assessed on a regional basis)	0	0	0	0
Community Hall	No set standard	N.A.	3	3	N.A.
Library	1 district library for every 200,000 persons <sup>π</sup>  (assessed on a district basis)	0	2	2	+2

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6 <sup>#</sup>	39 classrooms	174 classrooms	174 classrooms	+135 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 <sup>#</sup>  (assessed by EDB on a district/school network basis)	154 classrooms	233 classrooms	233 classrooms	+79 classrooms
Secondary School	1 whole-day classroom for 40 persons aged 12-17 <sup>#</sup>  (assessed by EDB on a territorial-wide basis)	151 classrooms	329 classrooms	329 classrooms	+178 classrooms
Hospital	5.5 beds per 1,000 persons  (assessed by Hospital Authority on a regional/cluster basis)	948 beds	0 beds	0 beds	-948 Beds <sup>^</sup>
Clinic/Health Centre	1 per 100,000 persons  (assessed on a district basis)	1	1	1	0
Child Care Centre	100 aided places per 25,000 persons <sup>#</sup>  (assessed by SWD on a local basis)	616 places	750 places	750 places	+134 places <sup>@</sup>  (A long-term target assessed on a wider spatial context by SWD <sup>@</sup> )
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 <sup>#</sup>  (assessed by SWD on a local basis)	1	3	4	+3
Integrated Family Services Centre	1 for 100,000 to 150,000 persons <sup>#</sup>	1	3	5	+4

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
	(assessed by SWD on a service boundary basis)				
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above <sup>#</sup>  (assessed by SWD)	N.A.	1	1	N.A.
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing <sup>#</sup>  (assessed by SWD)	N.A.	3	3	N.A.
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above <sup>#*</sup>  (assessed by SWD on a district basis)	858 places	360 places	360 places	-498 places <sup>@</sup>  (A long-term target assessed on a wider spatial context by SWD <sup>@</sup> )
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above <sup>#</sup>  (assessed by SWD on a cluster basis)	1,063 beds	238 beds	238 beds	-825 beds <sup>@</sup>  (A long-term target assessed on a wider spatial context by SWD <sup>@</sup> )
Pre-school Rehabilitation Services	23 subvented places per 1,000 children aged 0 – 6 <sup>#</sup>  (assessed by SWD on a district basis)	61 places	105 places	135 places	+74 places <sup>@</sup>  (A long-term target assessed on a wider spatial context by SWD <sup>@</sup> )

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG) Requirements	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Day Rehabilitation Services	23 subvented places per 10,000 persons aged 15 or above <sup>#</sup>  (assessed by SWD on a district basis)	279 places	0 places	0 places	-279 places <sup>@</sup>  (A long-term target assessed on a wider spatial context by SWD <sup>@</sup> )
Residential Care Services	36 subvented places per 10,000 persons aged 15 or above <sup>#</sup>  (assessed by SWD on a cluster basis)	437 places	0 places	0 places	-437 places <sup>@</sup>  (A long-term target assessed on a wider spatial context by SWD <sup>@</sup> )
Community Rehabilitation Day Centre	1 centre per 420,000 persons <sup>#</sup>  (assessed by SWD on a district basis)	0	0	0	0
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons <sup>#</sup>  (assessed by SWD on a district basis)	0	0	0	0
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons <sup>#</sup>  (assessed by SWD on a district basis)	0	0	0	0

**Note:**

The planned resident population is about 172,400 (the planned population excluding transient is about 154,200). All population figures have been adjusted to the nearest hundred.

**Remarks:**

<sup>#</sup> The requirements exclude planned population of transients.

<sup>^</sup> The deficit in provision is based on OZP planned population while the Hospital Authority plans its services on a cluster basis, and takes into account a number of factors in planning and developing various public healthcare services. The shortfall of hospital beds in the area can be catered for by the surplus of hospital beds in the surrounding area, in particular in the Chai Wan area.

<sup>\*</sup> Consisting of 40% centre-based CCS and 60% home-based CCS.



@ The deficit in provision is based on OZP planned population while the Social Welfare Department (SWD) adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.

π Small libraries are counted towards meeting the HKPSG requirement.

**March 2023**