

(資料來源：由申請人提供)
 (Source: Submitted by the applicant)

參考編號 REFERENCE No. M/H8/22/1	繪圖 DRAWING 1
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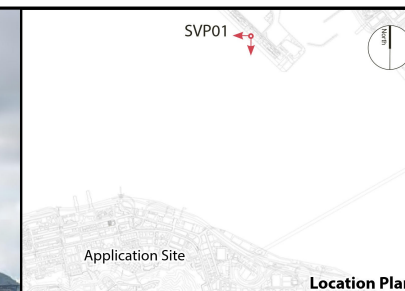
Strategic Vantage Point 01: View looking south west from the Kai Tak Cruise Terminal (Existing Situation)



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
CHECKED	CJF	DRAWN	BC
FIGURE NO.	Figure 9.4		REV
			-

SCENIC Landscape Studio Limited
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT

12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong
Telephone: 2468 2422
Facsimile: 2616 2422
Website: scenicstudiohk.com

(資料來源：由申請人提供)
(Source: Submitted by the applicant)

參考編號
REFERENCE No.
M/H8/22/1

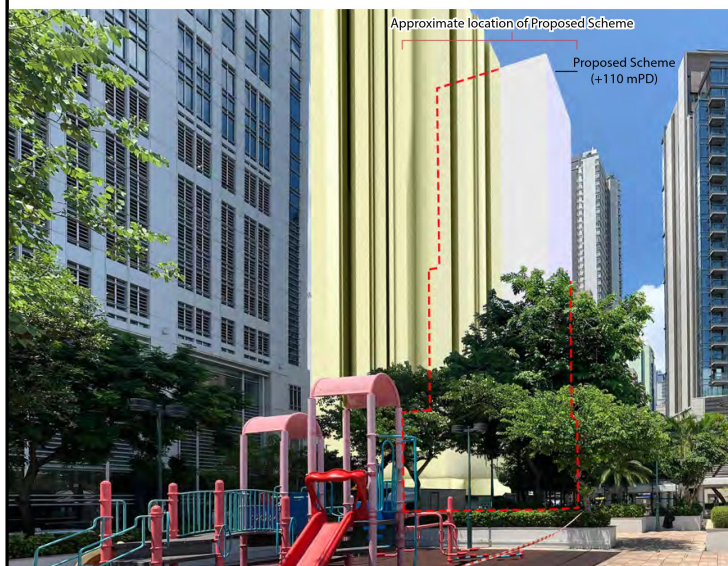
繪圖
DRAWING
2



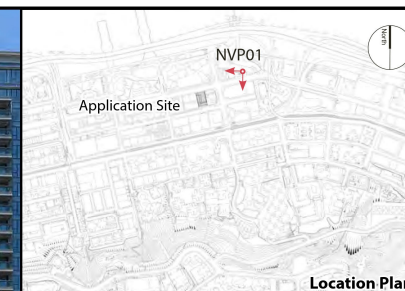
Neighbourhood Vantage Point 01: View looking south west from Tin Chiu Street Children's Playground (Existing Situation)



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

SCALE	N.T.S.	DATE	SEP 2021
CHECKED	CJF	DRAWN	BC
FIGURE NO.	Figure 9.5		REV
			-

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LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT

12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong
Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenicstudiohk.com

(資料來源：由申請人提供)
(Source: Submitted by the applicant)

參考編號
REFERENCE No.
M/H8/22/1

繪圖
DRAWING
3



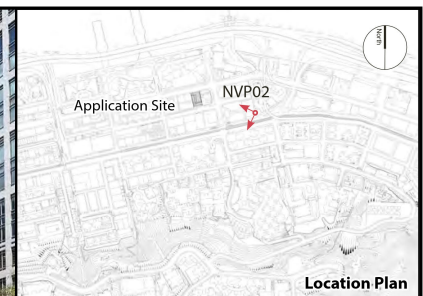
Neighbourhood Vantage Point 02: View looking north west from King's Road Playground (Existing Situation)



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

SCALE	N.T.S.	DATE	SEP 2021
CHECKED	CJF	DRAWN	BC
FIGURE NO.	Figure 9.6		REV
			-

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LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT

12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong
Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenicstudiohk.com

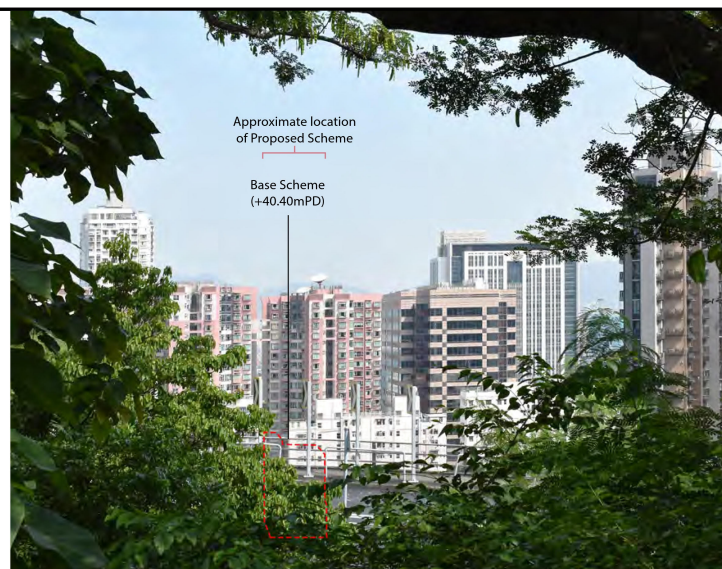
(資料來源：由申請人提供)
(Source: Submitted by the applicant)

參考編號
REFERENCE No.
M/H8/22/1

繪圖
DRAWING
4



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)

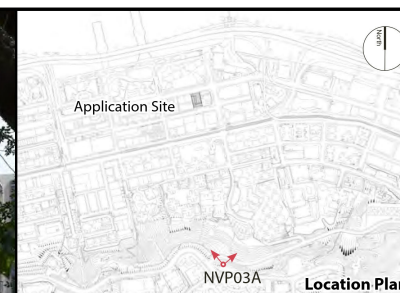


Neighbourhood Vantage Point 03A: View looking north from Tin Hau Temple Road Park (Proposed Scheme - with adjacent housing development)

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 9.7		REV
			-



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.



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LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong
Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenicstudiohk.com

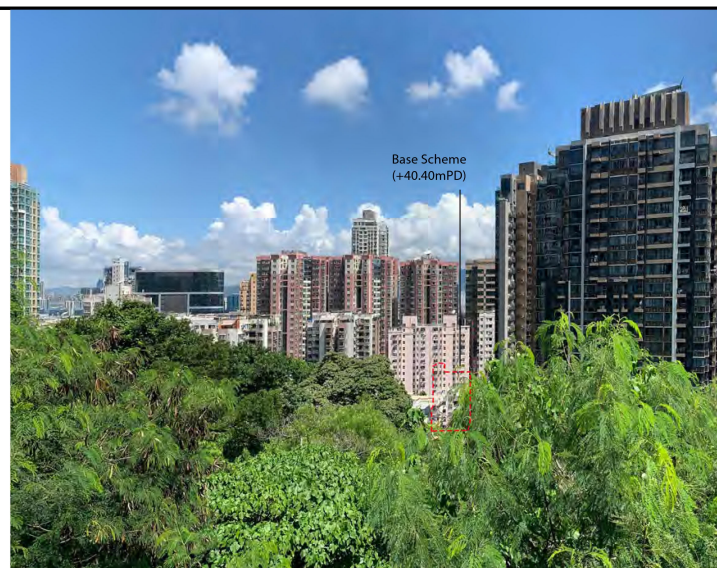
(資料來源：由申請人提供)
(Source: Submitted by the applicant)

參考編號
REFERENCE No.
M/H8/22/1

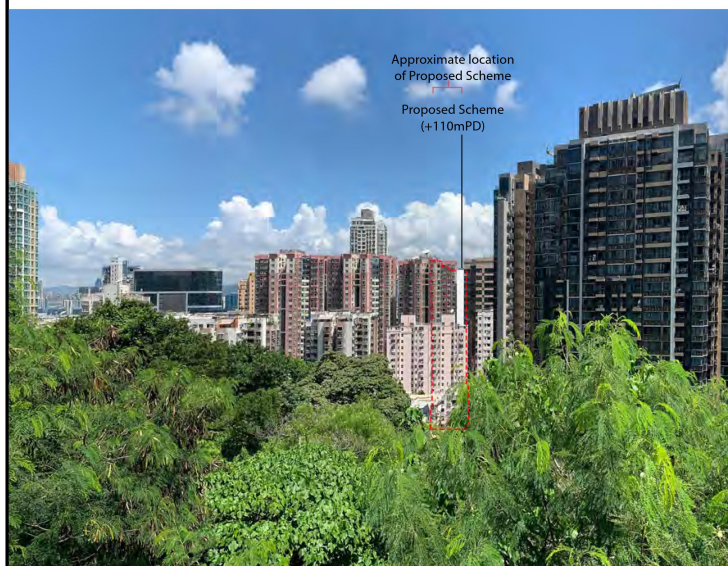
繪圖
DRAWING
5



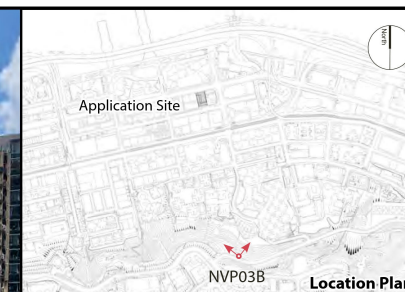
Neighbourhood Vantage Point 03B: View looking north from Pak Fuk Road (Existing Situation)



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
			-

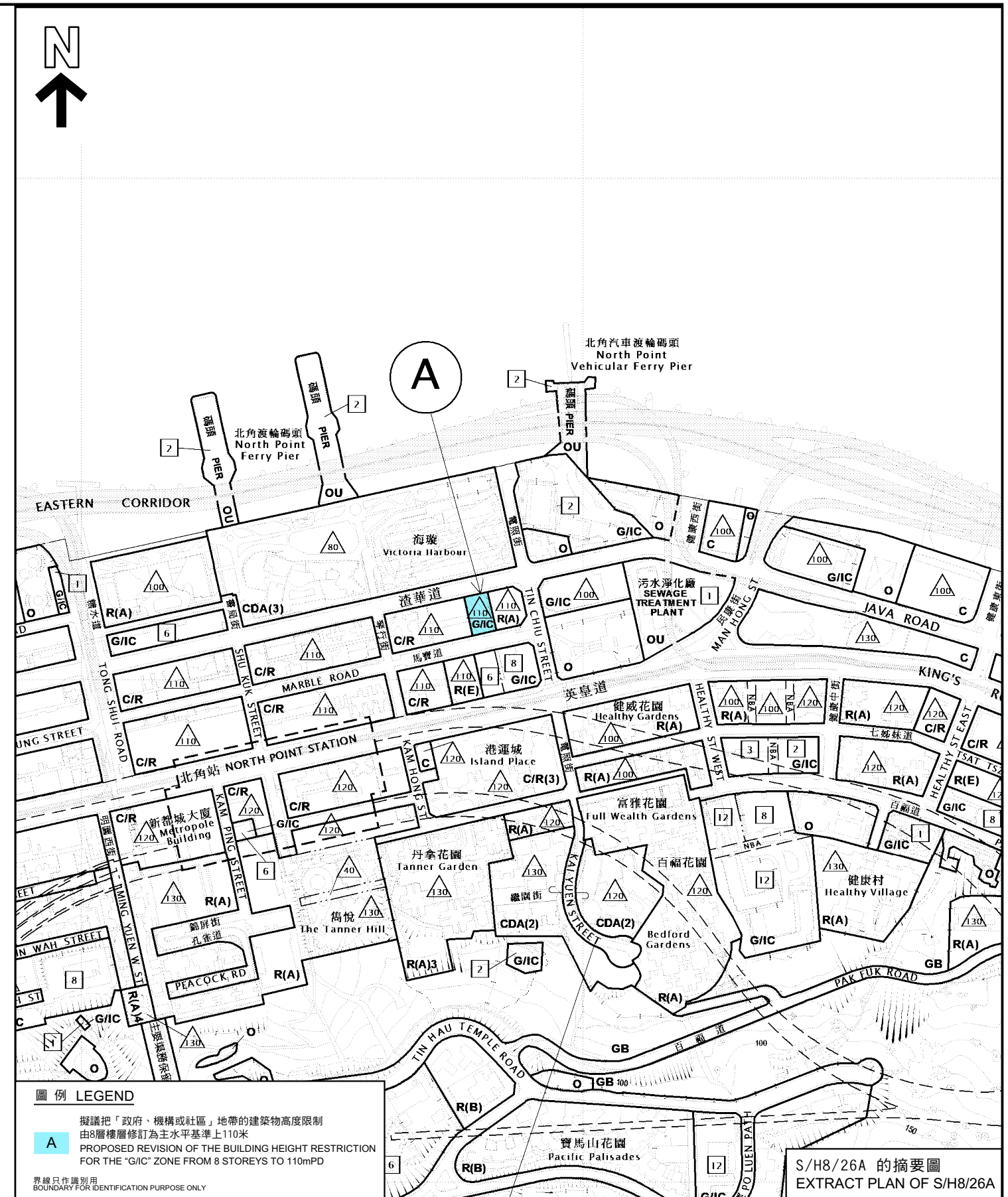
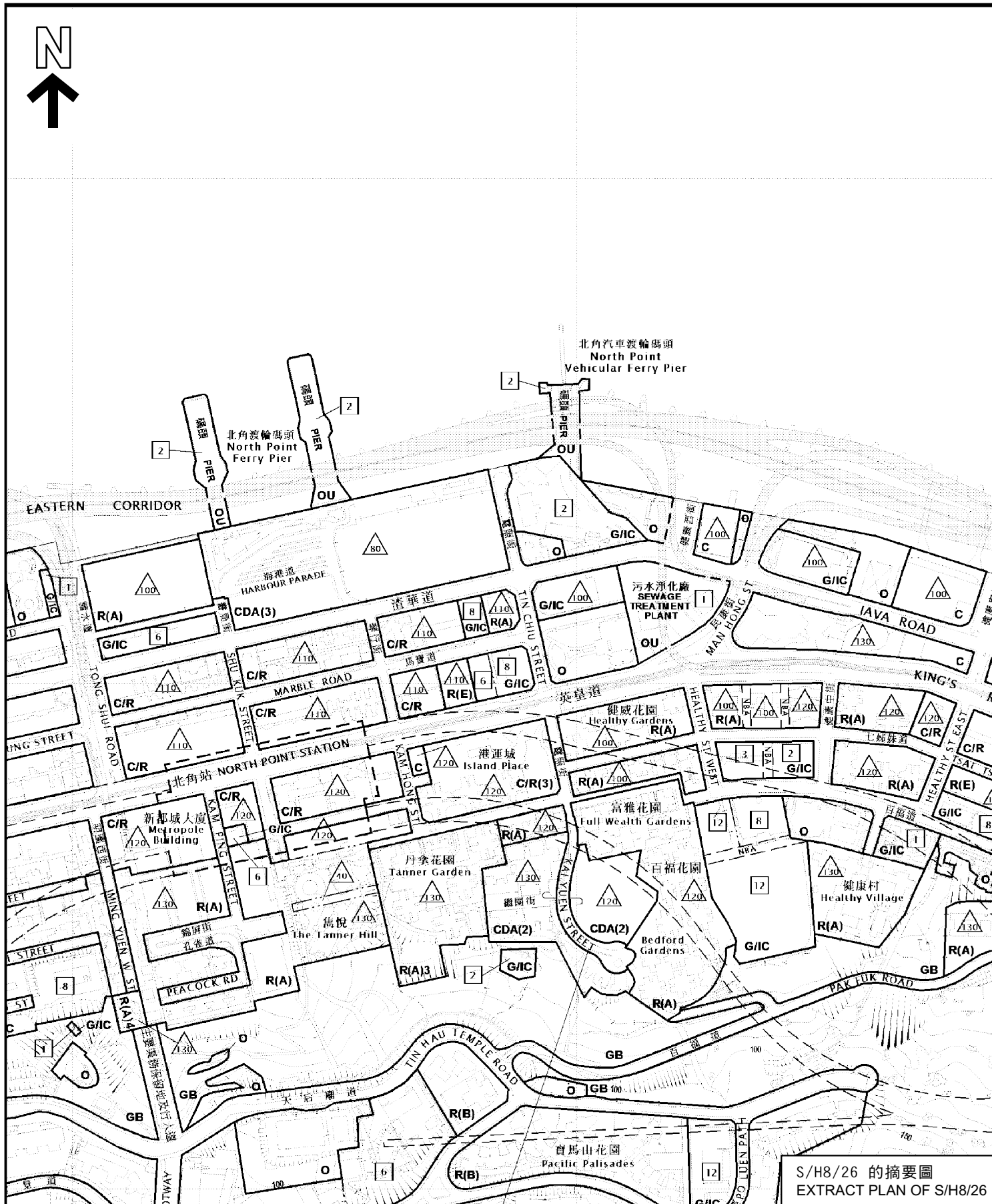
SCENIC Landscape Studio Limited
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT

12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong Telephone: 2468 2422 Facsimile: 2616 2422 Website: scenicstudiohk.com

(資料來源：由申請人提供)
(Source: Submitted by the applicant)

參考編號
REFERENCE No.
M/H8/22/1

繪圖
DRAWING
6



分區計劃大綱圖上現有與擬議用途地帶的比較
COMPARISON OF EXISTING AND PROPOSED ZONINGS ON THE OZP

北角分區計劃大綱核准圖編號S/H8/26的擬議修訂
(項目A)

PROPOSED AMENDMENTS TO
THE APPROVED NORTH POINT OUTLINE ZONING PLAN No. S/H8/26
(ITEM A)

SCALE 1:5 000 比例尺

米 100 0 100 200 300 400 米
METRES

本摘要圖於2023年2月23日擬備，
所根據的資料為於2017年8月15日
核准的分區計劃大綱圖編號 S/H8/26
EXTRACT PLAN PREPARED ON 23.2.2023
BASED ON OUTLINE ZONING PLAN No.
S/H8/26 APPROVED ON 15.8.2017

規劃署
PLANNING DEPARTMENT

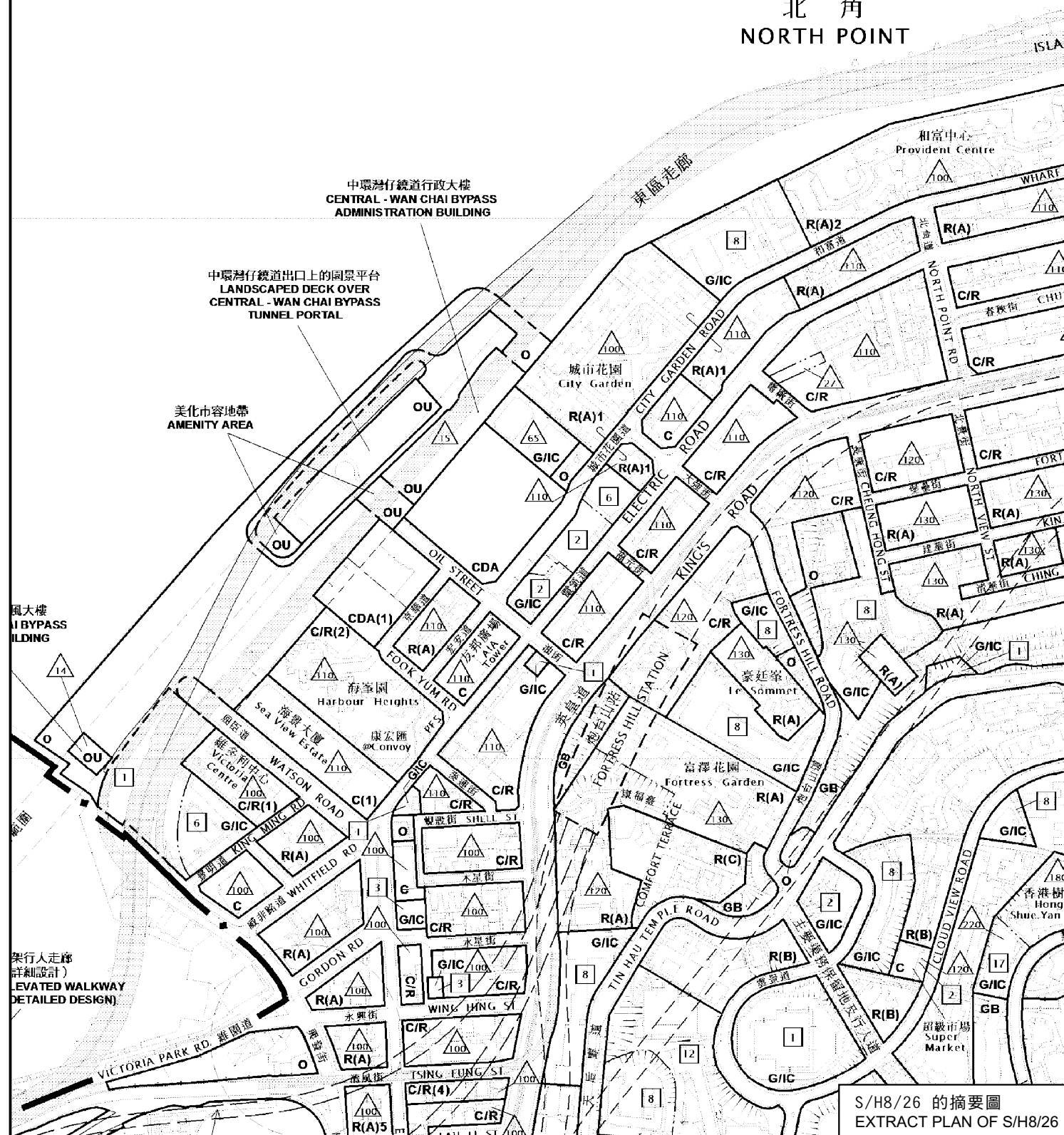


參考編號
REFERENCE No.
M/H8/22/1

圖 PLAN
1a



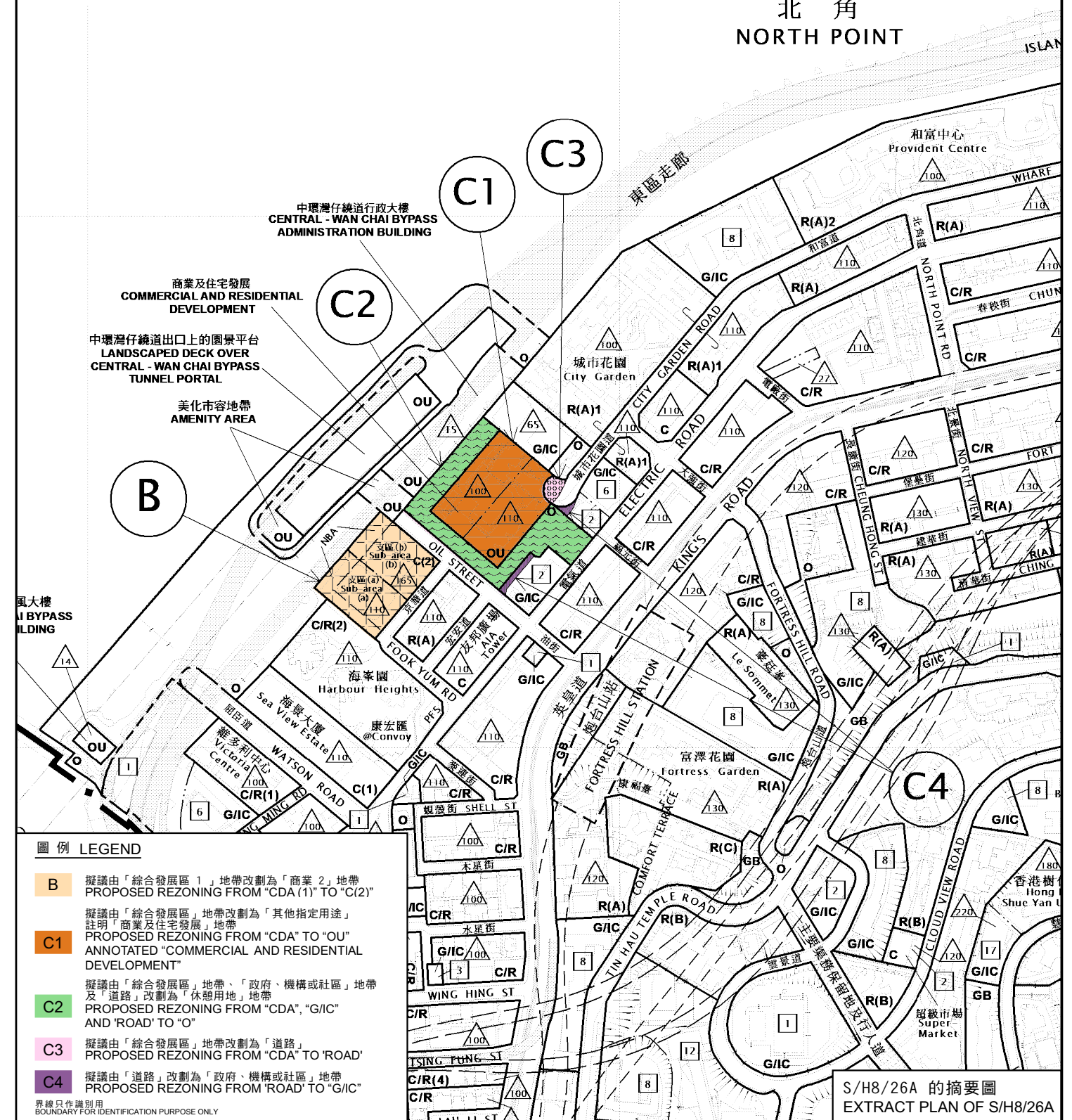
北角
NORTH POINT



S/H8/26 的摘要圖
EXTRACT PLAN OF S/H8/26



北角
NORTH POINT



S/H8/26A 的摘要圖
EXTRACT PLAN OF S/H8/26A

分區計劃大綱圖上現有與擬議用途地帶的比較
COMPARISON OF EXISTING AND PROPOSED ZONINGS ON THE OZP

北角分區計劃大綱核准圖編號S/H8/26的擬議修訂
(項目B、C1、C2、C3及C4)

PROPOSED AMENDMENTS TO
THE APPROVED NORTH POINT OUTLINE ZONING PLAN No. S/H8/26
(ITEMS B, C1, C2, C3 & C4)

SCALE 1:5 000 比例尺

米 100 0 100 200 300 400 米
METRES

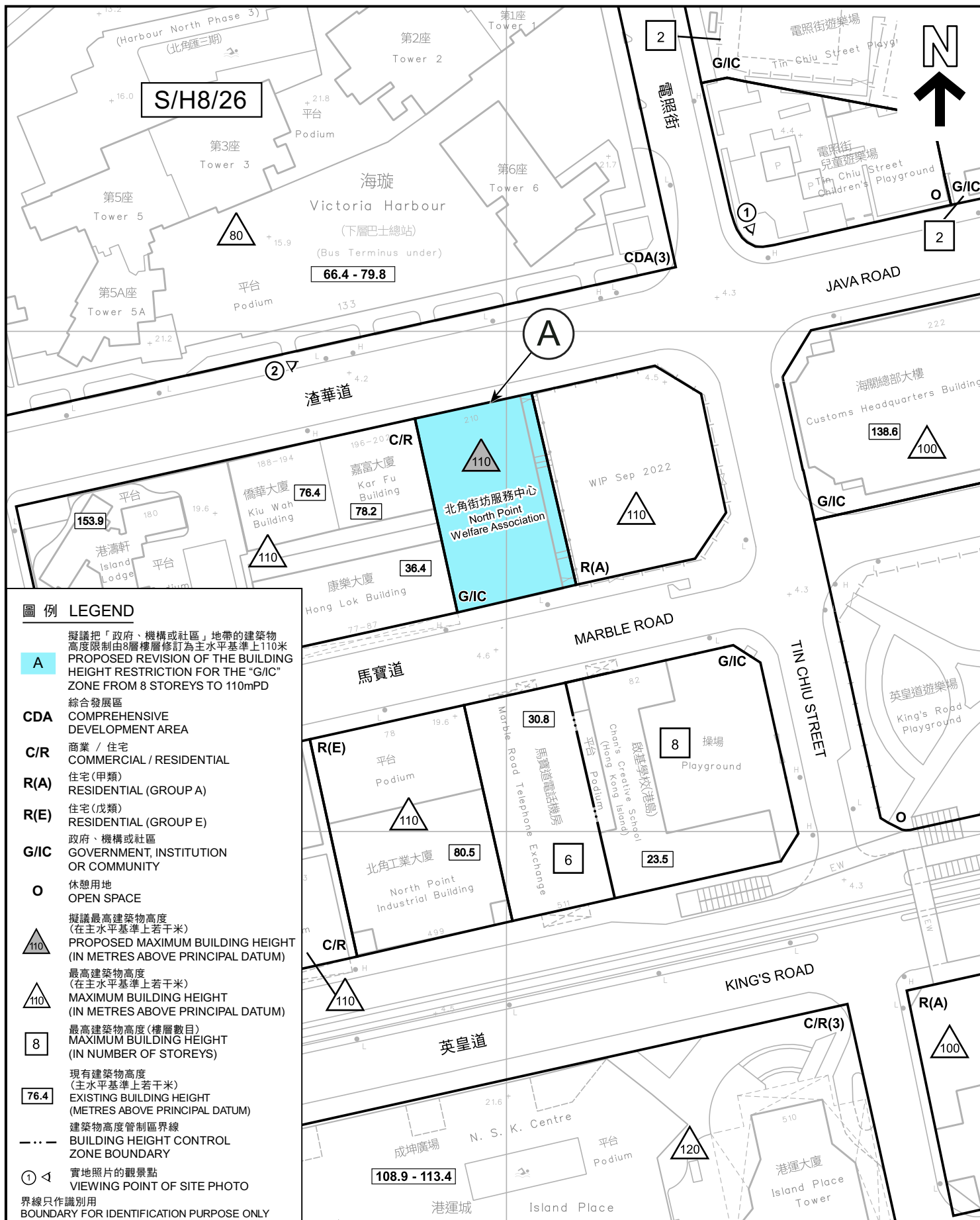
本摘要圖於2023年2月22日擬備，
所根據的資料為於2017年8月15日
核准的分區計劃大綱圖編號 S/H8/26
EXTRACT PLAN PREPARED ON 22.2.2023
BASED ON OUTLINE ZONING PLAN No.
S/H8/26 APPROVED ON 15.8.2017

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/H8/22/1

圖 PLAN
1b



平面圖 SITE PLAN

北角分區計劃大綱核准圖編號S/H8/26的擬議修訂
(項目A)

PROPOSED AMENDMENTS TO
THE APPROVED NORTH POINT OUTLINE ZONING PLAN No. S/H8/26
(ITEM A)

SCALE 1:1 000 比例尺

米 20 0 20 40 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H8/22/1

圖 PLAN
2

本摘要圖於2023年2月23日擬備，
所根據的資料為測量圖編號
11-SE-1D
EXTRACT PLAN PREPARED ON 23.2.2023
BASED ON SURVEY SHEET No.
11-SE-1D



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BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

航攝照片 AERIAL PHOTO

北角分區計劃大綱核准圖編號S/H8/26的擬議修訂
(項目A)

PROPOSED AMENDMENTS TO
THE APPROVED NORTH POINT OUTLINE ZONING PLAN No. S/H8/26
(ITEM A)

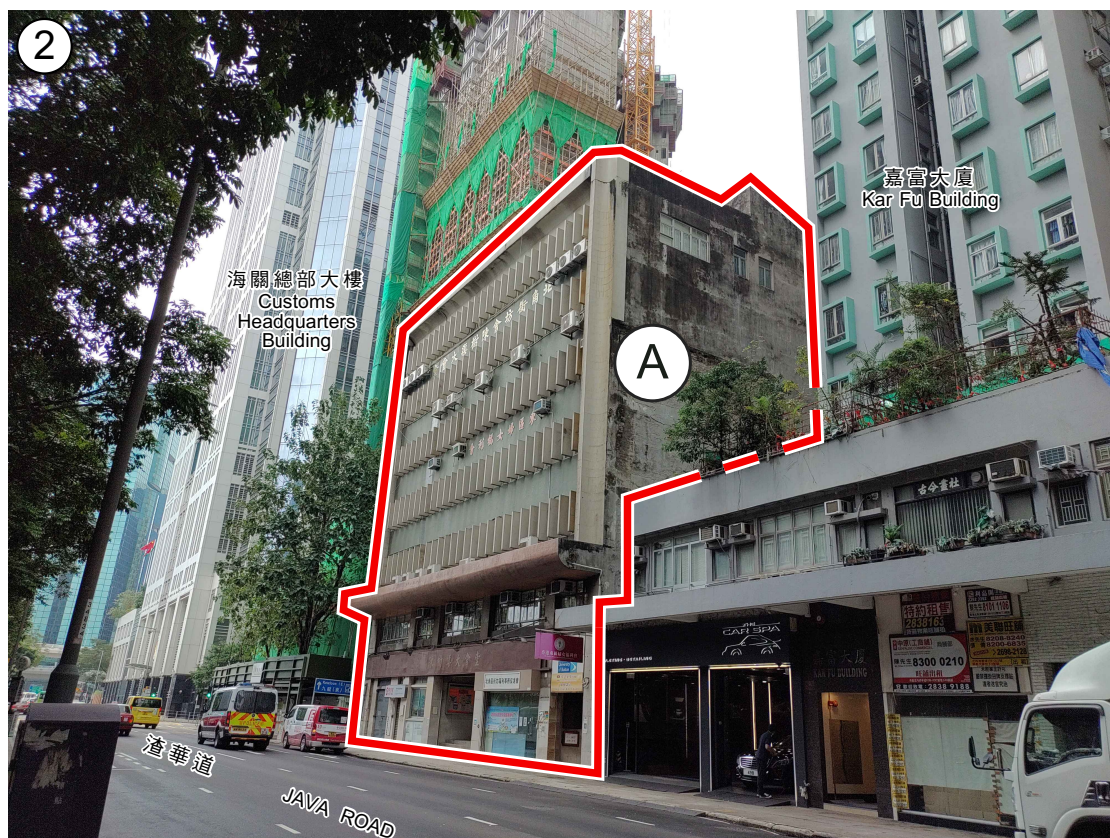
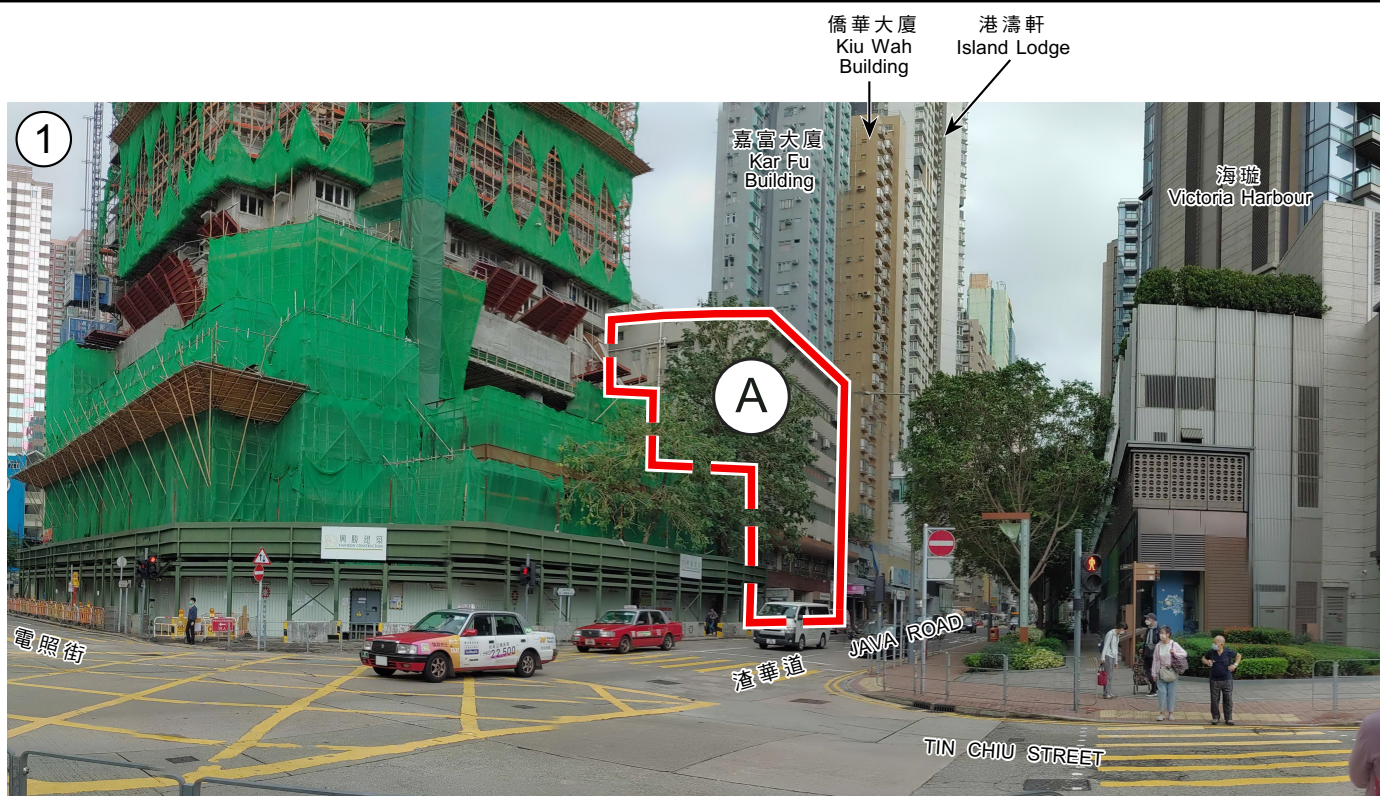
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H8/22/1

圖 PLAN
2a

本摘要圖於2023年2月2日擬備，
所根據的資料為地政總署於2022年1月11日
拍得的航攝照片編號 E145370C
EXTRACT PLAN PREPARED ON 2.2.2023
BASED ON AERIAL PHOTO No.
E145370C TAKEN ON 11.1.2022
BY LANDS DEPARTMENT



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實地照片 SITE PHOTOS

本圖於2023年2月2日擬備，
所根據的資料為攝於
2022年11月4日的實地照片
PLAN PREPARED ON 2.2.2023
BASED ON SITE PHOTOS
TAKEN ON 4.11.2022

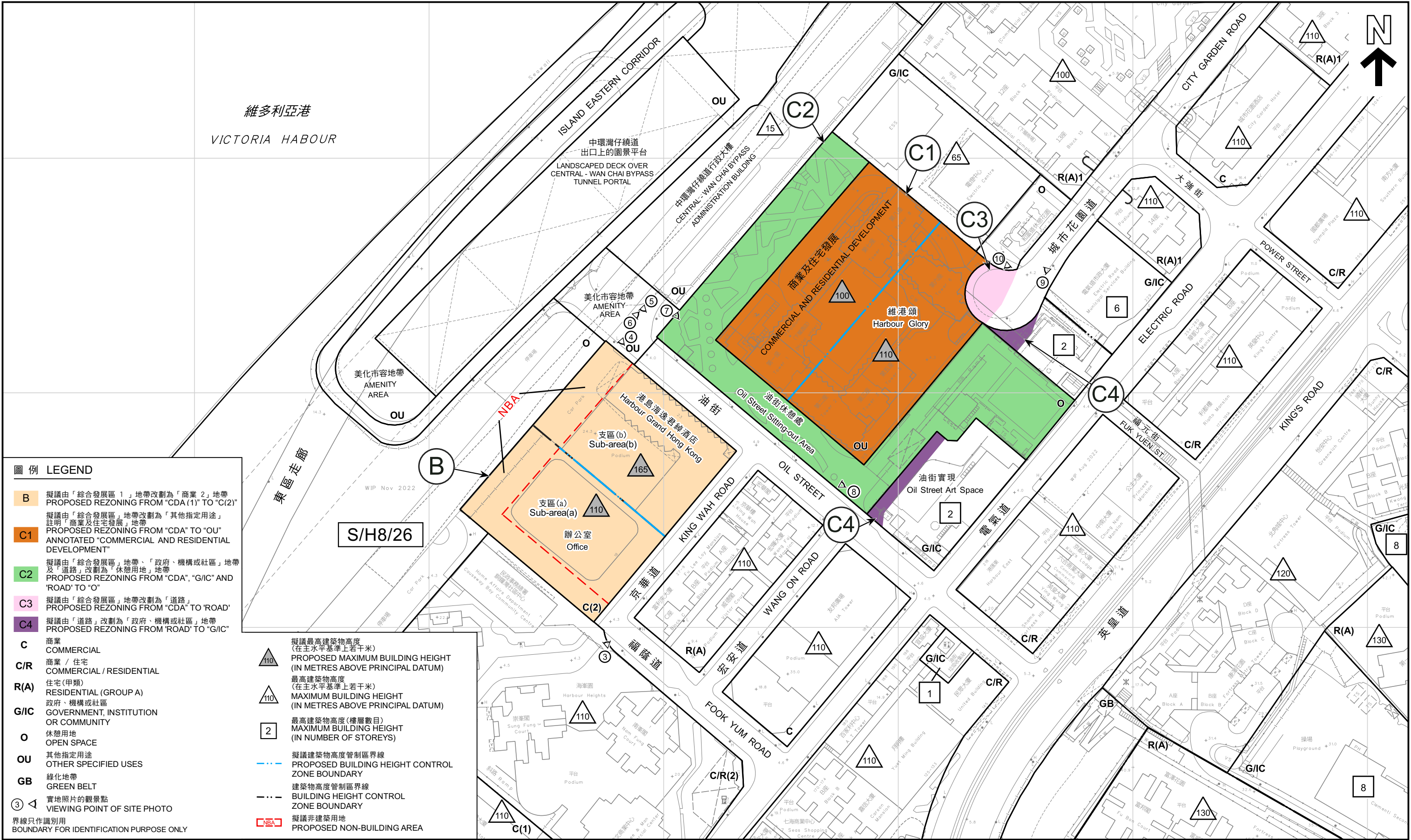
北角分區計劃大綱核准圖編號S/H8/26的擬議修訂
(項目A)
PROPOSED AMENDMENTS TO
THE APPROVED NORTH POINT OUTLINE ZONING PLAN No. S/H8/26
(ITEM A)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H8/22/1

圖 PLAN
2b



圖例

LEGEND

B

擬議由「綜合發展區 1」地帶改劃為「商業 2」地帶
PROPOSED REZONING FROM "CDA(1)" TO "C(2)"

C1

擬議由「綜合發展區」地帶改劃為「其他指定用途」
註明「商業及住宅發展」地帶
PROPOSED REZONING FROM "CDA" TO "OU"
ANNOTATED "COMMERCIAL AND RESIDENTIAL DEVELOPMENT"

C2

擬議由「綜合發展區」地帶、
「政府、機構或社區」地帶
及「道路」改劃為「休憩用地」地帶
PROPOSED REZONING FROM "CDA", "G/IC" AND "ROAD" TO "O"

C3

擬議由「綜合發展區」地帶改劃為「道路」
PROPOSED REZONING FROM "CDA" TO "ROAD"

C4

擬議由「道路」改劃為「政府、機構或社區」地帶
PROPOSED REZONING FROM "ROAD" TO "G/IC"

C

商業
COMMERCIAL

C/R

商業 / 住宅
COMMERCIAL / RESIDENTIAL

R(A)

住宅(甲類)
RESIDENTIAL (GROUP A)

G/IC

政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY

O

休憩用地
OPEN SPACE

OU

其他指定用途
OTHER SPECIFIED USES

GB

綠化地帶
GREEN BELT

③

實地照片的觀景點
VIEWING POINT OF SITE PHOTO

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▲110

擬議最高建築物高度
(在主水平基準上若干米)
PROPOSED MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)

▲110

最高建築物高度
(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)

2

最高建築物高度(樓層數目)
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)

擬議建築物高度管制區界線
PROPOSED BUILDING HEIGHT CONTROL
ZONE BOUNDARY

建築物高度管制區界線
BUILDING HEIGHT CONTROL
ZONE BOUNDARY

NEA

擬議非建築用地
PROPOSED NON-BUILDING AREA

平面圖 SITE PLAN

北角分區計劃大綱核准圖編號S/H8/26的擬議修訂
(項目B、C1、C2、C3及C4)
PROPOSED AMENDMENTS TO
THE APPROVED NORTH POINT OUTLINE ZONING PLAN No. S/H8/26
(ITEMS B, C1, C2, C3 & C4)

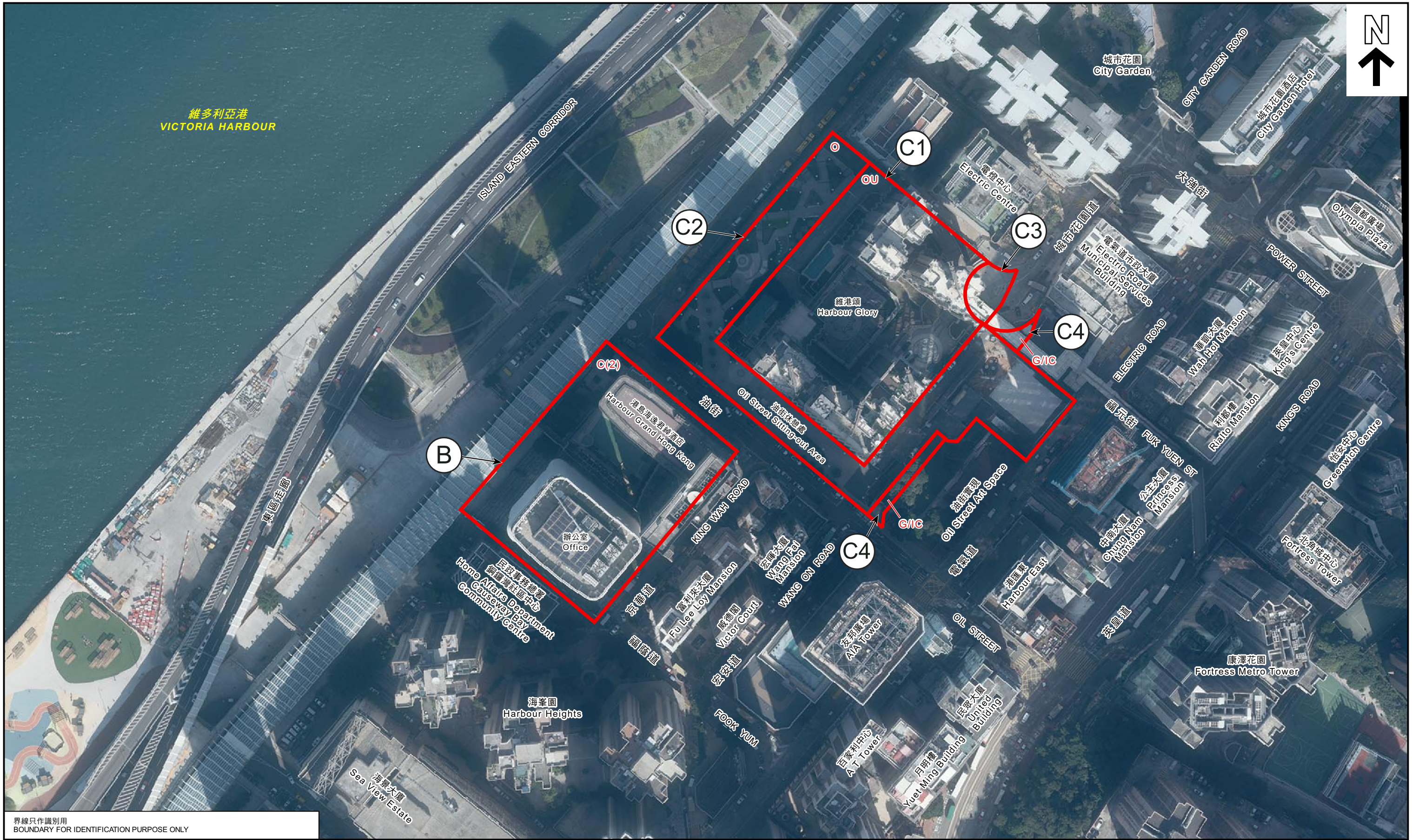
SCALE 1:1500 比例尺

米 METRES 20 0 20 40 60 80 100 120 米 METRES

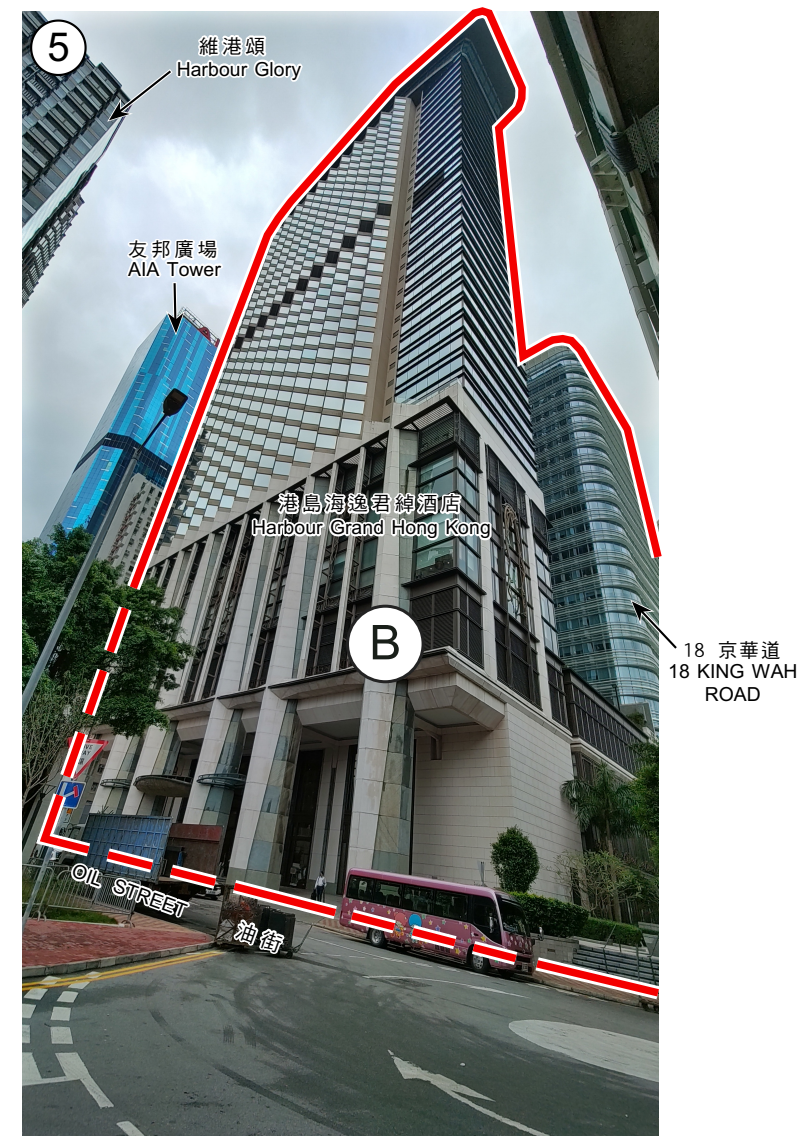
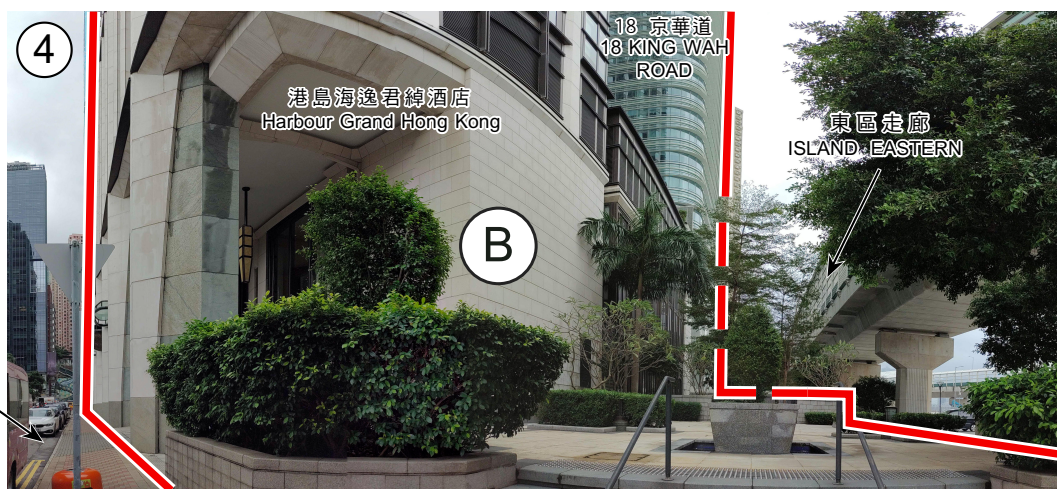
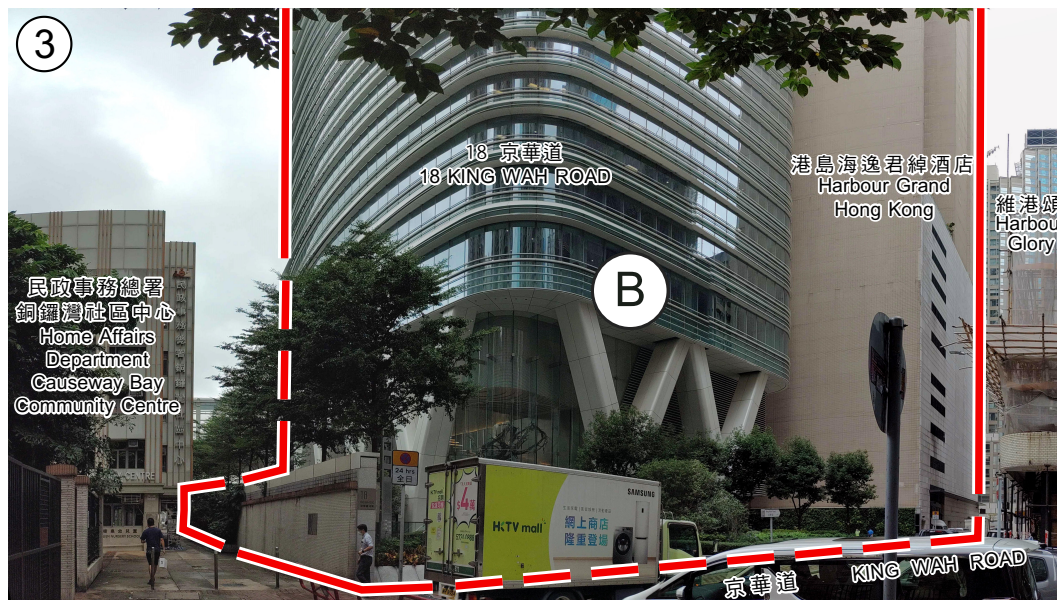
規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
M/H8/22/1

圖 PLAN
3



PLAN
3a



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實地照片 SITE PHOTOS

北角分區計劃大綱核准圖編號S/H8/26的擬議修訂
(項目B)

PROPOSED AMENDMENTS TO
THE APPROVED NORTH POINT OUTLINE ZONING PLAN No. S/H8/26
(ITEM B)

本圖於2023年2月2日擬備，
所根據的資料為攝於
2022年11月4日的實地照片
PLAN PREPARED ON 2.2.2023
BASED ON SITE PHOTOS
TAKEN ON 4.11.2022

規劃署
PLANNING
DEPARTMENT

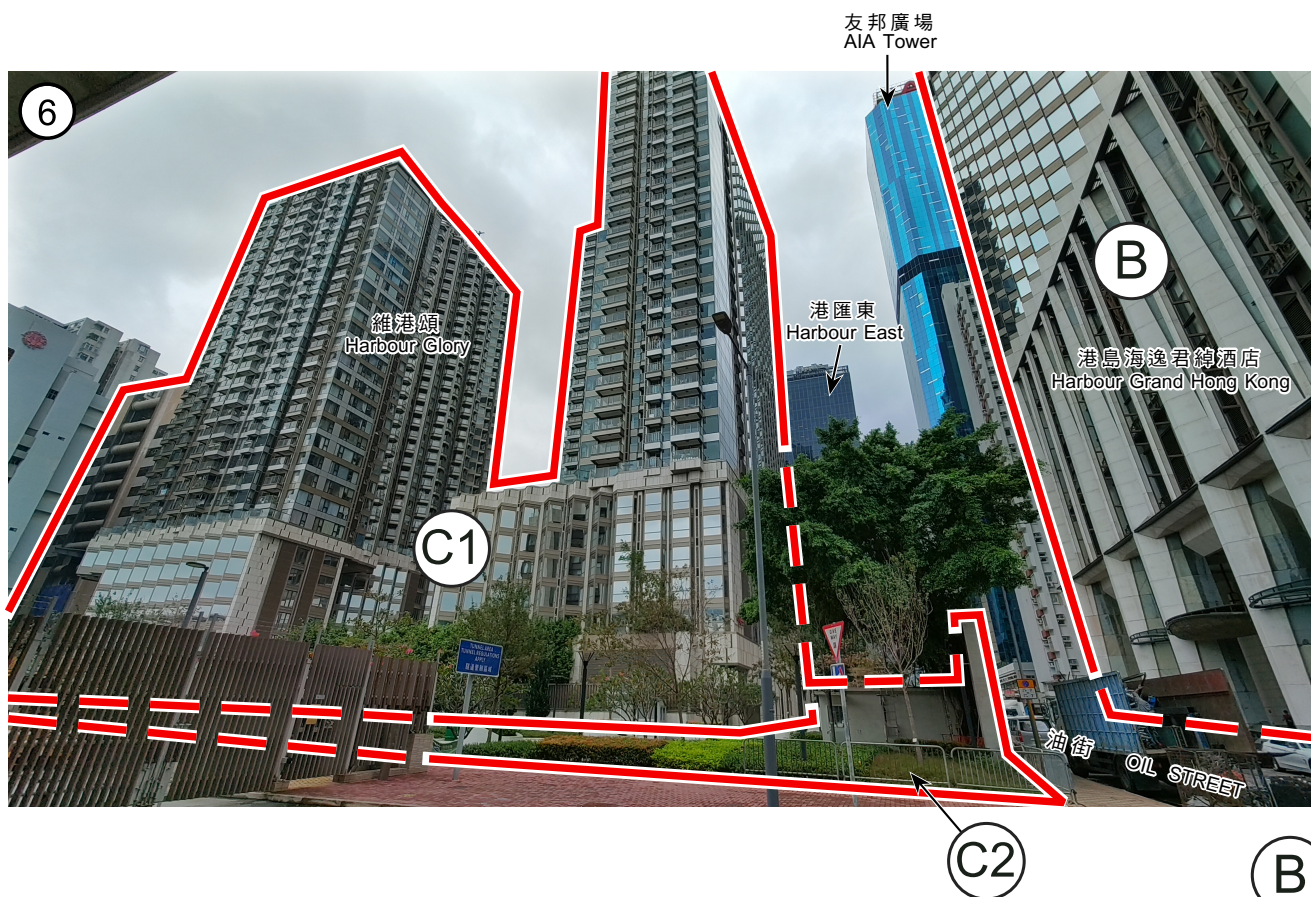


參考編號
REFERENCE No.

M/H8/22/1

圖 PLAN

3b



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實地照片 SITE PHOTOS

北角分區計劃大綱核准圖編號S/H8/26的擬議修訂
(項目B、C1、C2、C3及C4)
PROPOSED AMENDMENTS TO
THE APPROVED NORTH POINT OUTLINE ZONING PLAN No. S/H8/26
(ITEMS B, C1, C2, C3 & C4)

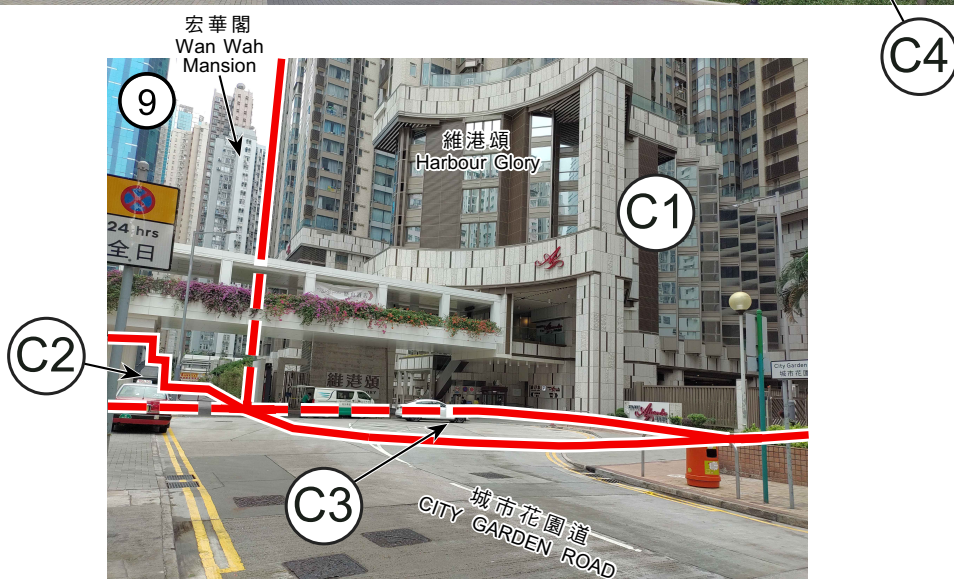
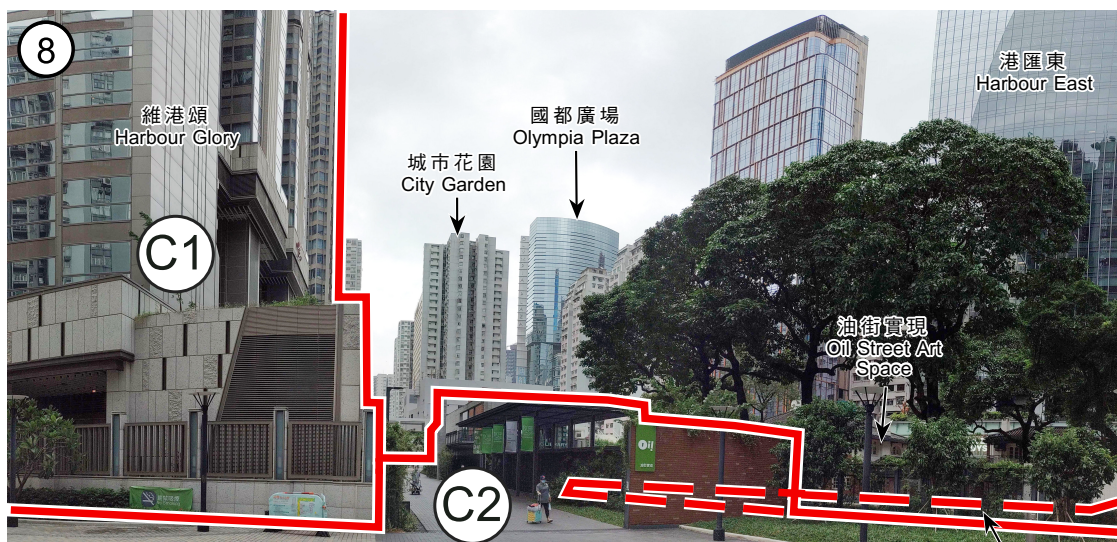
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H8/22/1

圖 PLAN
3c

本圖於2023年2月2日擬備，
所根據的資料為攝於2022年11月4日
的實地照片
PLAN PREPARED ON 2.2.2023
BASED ON SITE PHOTOS
TAKEN ON 4.11.2022



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

北角分區計劃大綱核准圖編號S/H8/26的擬議修訂
(項目B、C1、C2、C3及C4)
PROPOSED AMENDMENTS TO
THE APPROVED NORTH POINT OUTLINE ZONING PLAN No. S/H8/26
(ITEMS B, C1, C2, C3 & C4)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/H8/22/1

圖 PLAN
3d

本圖於2023年2月2日擬備，
所根據的資料為攝於2022年11月4日
和2023年1月3的實地照片
PLAN PREPARED ON 2.2.2023
BASED ON SITE PHOTOS
TAKEN ON 4.11.2022 AND 3.1.2023