

圖例
NOTATION

ZONES

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)	RB(B)	住宅 (乙類)
RESIDENTIAL (GROUP C)	RC(C)	住宅 (丙類)
RESIDENTIAL (GROUP E)	RE(E)	住宅 (戊類)
GOVERNMENT, INSTITUTION OR COMMUNITY	Q/C	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

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

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 (在主水平基準上以米計)
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	5.26	1.90	商業
COMPREHENSIVE DEVELOPMENT AREA	4.46	1.61	綜合發展區
COMMERCIAL / RESIDENTIAL	16.25	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	27.41	9.90	政府、機構或社區
OPEN SPACE	34.99	12.64	休憩用地
OTHER SPECIFIED USES	4.33	1.56	其他指定用途
GREEN BELT	87.88	31.74	綠化地帶
MAJOR ROAD ETC.	44.98	16.24	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

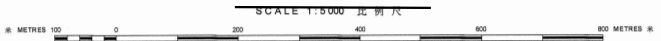
AMENDMENT ITEM A	修訂項目 A 項
AMENDMENT ITEM B	修訂項目 B 項
AMENDMENT ITEM C1	修訂項目 C 1 項
AMENDMENT ITEM C2	修訂項目 C 2 項
AMENDMENT ITEM C3	修訂項目 C 3 項
AMENDMENT ITEM C4	修訂項目 C 4 項

(參看附表)
(SEE ATTACHED SCHEDULE)

2023年3月24日 按照城市規劃條例第5條展示的
核准圖編號 S/H8/26 的修訂
AMENDMENTS TO APPROVED PLAN No. S/H8/26 EXHIBITED
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON
24 MARCH 2023

C. K. YIP
C. K. YIP
SECRETARY
TOWN PLANNING BOARD
葉子季
城市規劃委員會秘書

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



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/H8/27

**SCHEDULE OF AMENDMENTS TO
THE APPROVED NORTH POINT OUTLINE ZONING PLAN NO. S/H8/26
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Revision to the building height restriction of a site zoned “Government, Institution or Community” at 210 Java Road from 8 storeys to 110 metres above Principal Datum.
- Item B – Rezoning of a site at King Wah Road from “Comprehensive Development Area (1)” (“CDA(1)”) to “Commercial (2)” (“C(2)”) and stipulating Sub-areas on the Plan with stipulation of building height restrictions and designation of a non-building area.
- Item C1 – Rezoning of a site at Oil Street from “CDA” to “Other Specified Uses” annotated “Commercial and Residential Development” (“OU(C&RD)”) with stipulation of building height restrictions.
- Item C2 – Rezoning of a site occupied by the Oil Street Sitting-out Area and the open space at the Oil Street Art Space from “CDA”, “Government, Institution or Community” (“G/IC”) and an area shown as ‘Road’ to “Open Space” (“O”).
- Item C3 – Rezoning of a piece of land at the existing cul-de-sac of City Garden Road from “CDA” to an area shown as ‘Road’.
- Item C4 – Rezoning of two pieces of land to the immediate north of the Oil Street Art Space and the immediate south of the existing cul-de-sac of City Garden Road from areas shown as ‘Road’ to “G/IC” with stipulation of building height restriction.

The completed Mass Transit Railway (East Rail Line) (formerly annotated as Shatin-to-Central Link) authorized under the Railways Ordinance (Chapter 519) and the Central-Wan Chai Bypass (Tunnel) authorized under the Roads (Works, Use and Compensation Ordinance (Chapter 370) respectively, that shall be deemed to be approved pursuant to section 13A of the Town Planning Ordinance, are shown on the Plan for information.

The updated proposed North Island Line railway reserve is annotated on the Plan for information.

II. Amendments to the Notes of the Plan

- (a) Revision to the Remarks for the “C” zone to incorporate “C(2)” sub-areas with development restrictions and minor relaxation clauses.

- (b) Incorporation of minor relaxation clause of non-building area restrictions in the Remarks of the Notes for “C” zone.
- (c) Deletion of the set of Notes and Remarks for the “CDA” and “CDA(1)” zones.
- (d) Addition of the “OU(C&RD)” zone in the Notes with the incorporation of a new set of Schedule of Uses and Remarks, with development restrictions and minor relaxation clauses.
- (e) Deletion of ‘Market’ or ‘Market (not elsewhere specified)’ from Column 1 of “C” and “Commercial/Residential” zones.
- (f) Deletion of ‘Market’ from Column 2 of “CDA(2)”, “CDA(3)”, “Residential (Group B)” and “Residential (Group E)” zones.
- (g) Revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ under Column 2 of “R(A)” and “G/IC” zones.

Town Planning Board

24 March 2023

申述人名單

List of Representers

意見編號 Comment No.	提意見人名稱 Name of ‘Commenter’
TPB/R/S/H8/27-R1	William Brett Hilliard
TPB/R/S/H8/27-R2	Chandra Jiffriy
TPB/R/S/H8/27-R3	Leung Jackie
TPB/R/S/H8/27-R4	Chan Sin Yi Smy
TPB/R/S/H8/27-R5	Phillip Paul Chin
TPB/R/S/H8/27-R6	Lincoln Venancio
TPB/R/S/H8/27-R7	Leung Alan Siu Lun
TPB/R/S/H8/27-R8	Chan Tsz Wai Joyce
TPB/R/S/H8/27-R9	Terese Choi
TPB/R/S/H8/27-R10	Jessica Richmond
TPB/R/S/H8/27-R11	Eric William Farmer
TPB/R/S/H8/27-R12	David James Wong
TPB/R/S/H8/27-R13	Lau, Kevin Chung Hang
TPB/R/S/H8/27-R14	Wong Chun Tat
TPB/R/S/H8/27-R15	Sylvain Ruel
TPB/R/S/H8/27-R16	Angela Heng Miang Hoon
TPB/R/S/H8/27-R17	Marco Jorge
TPB/R/S/H8/27-R18	Karlson Wong
TPB/R/S/H8/27-R19	Wei Chi Edlyn Cheng
TPB/R/S/H8/27-R20	Stephen Scott Birkett
TPB/R/S/H8/27-R21	Chiu Yue Sing Malcolm
TPB/R/S/H8/27-R22	Karen Lo
TPB/R/S/H8/27-R23	Au Yuen Lap Tony
TPB/R/S/H8/27-R24	Pui Ting Lian Tsang
TPB/R/S/H8/27-R25	Nelson Yau Sang Lung
TPB/R/S/H8/27-R26	Lau Shuk Yu
TPB/R/S/H8/27-R27	Wommelsdorff Yeung Hiu Fun Chris
TPB/R/S/H8/27-R28	Yum Mei Fun
TPB/R/S/H8/27-R29	Yip Hang Wai
TPB/R/S/H8/27-R30	Yong Hah Pik
TPB/R/S/H8/27-R31	Ma Wai Ngor
TPB/R/S/H8/27-R32	Lee Wun

意見編號 Comment No.	提意見人名稱 Name of ‘Commenter’
TPB/R/S/H8/27-R33	Chu Kit Lai Noel
TPB/R/S/H8/27-R34	Mary Mulvihill

提意見人名單

List of Commenters

意見編號 Comment No.	提意見人名稱 Name of ‘Commenter’
TPB/R/S/H8/27-C1	Karen Kwok
TPB/R/S/H8/27-C2	Island Evangelical Community Church
TPB/R/S/H8/27-C3	Mary Mulvihill

~~[The Chairman thanked Ms Jessica Y.C. Ho, STP/TWK, and Mr Ringe Y.W. Young, TP/TWK, for their attendance to answer Members' enquiries. They left the meeting at this point.]~~

Hong Kong District

Agenda Item 6

Section 16 Application

[Open Meeting]

Proposed Amendments to the Approved North Point Outline Zoning Plan No. S/H8/26
(MPC Paper No. 1/23)

17. The Secretary reported that the proposed amendments involved revision of building height restriction (BHR) of a site at 210 Java Road to facilitate the redevelopment of an existing social services building and rezoning of two sites at King Wah Road and Oil Street to reflect the as-built developments under CK Asset Holdings Limited (CKAHL). The following Members have declared interests on the item:

Ms Trevina C.W. Kung - her spouse being an employee of CKAHL;
(as Assistant Director
(Regional 1), Lands
Department)

Mr Ricky W.Y. Yu - co-owning with spouse a property in North Point, and he being the Director and Chief Executive Officer of Light Be which rented a residential unit in North Point; and

Ms. Bernadette W.S. Tsui - co-owning with spouse a property in North Point and her spouse being a director of a company which owned a property in North Point.

18. The Committee noted that Mr Ricky W.Y. Yu had tendered an apology for not being able to attend the meeting. As the proposed amendments to the outline zoning plan (OZP) in relation to the King Wah Road and Oil Street sites were only to reflect the as-built developments, the interests of Ms Trevina C.W. Kung would only needed to be recorded and she could stay in the meeting. As the property co-owned by Ms. Bernadette W.S. Tsui and the property owned by her spouse's company had no direct view of the amendment sites, the Committee agreed that she could stay in the meeting.

Presentation and Question Sessions

19. The following representatives from PlanD were invited to the meeting at this point:

PlanD

Mr Mann M.H. Chow - District Planning Officer/Hong Kong (DPO/HK)

Mr K.T. Ng - Senior Town Planner/Hong Kong (STP/HK)

20. With the aid of a PowerPoint presentation, Mr K.T. Ng, STP/HK, briefed Members on the background of the proposed amendments to the OZP, technical considerations, consultation conducted and departmental comments as detailed in the Paper. The proposed amendments were as follows:

- (a) Amendment Item A - revision of the BHR for a "Government, Institution or Community" ("G/IC") site at 210 Java Road from 8 storeys to 110mPD, to facilitate the redevelopment of an existing social services building;
- (b) Amendment Item B - rezoning a site at King Wah Road from "Comprehensive Development Area(1)" ("CDA(1)") to "Commercial (2)" with stipulation of BHRs of 110mPD and 165mPD and designation of non-building areas along the northern and western boundary of the amendment site, to reflect the completed developments;

- (c) Amendment Item C1 - rezoning a site at Oil Street from “CDA” to “Other Specified Uses” annotated “Commercial and Residential Development” with stipulation of BHRs of 110mPD and 100mPD, to reflect the completed developments; and
- (d) Amendment Items C2 to C4 - rezoning of four pieces of land from “CDA”, “G/IC”, and area shown as ‘Road’ to “Open Space”, “G/IC” and area shown as ‘Road’ to reflect the existing uses of the Oil Street Sitting-out Area, the Oil Street Art Space, and the existing cul-de-sac at the end of City Garden Road.

[Mr Franklin Yu joined the meeting during the presentation session.]

21. As the presentation by PlanD’s representative had been completed, the Chairman invited questions from Members.

22. Some Members raised the following questions:

- (a) the open space provision in the North Point planning area; and
- (b) the development programmes for the proposed social services building under Amendment Item A and the Home Ownership Scheme (HOS) development to the immediate east.

23. In response, Mr Mann M.H. Chow, DPO/HK, made the following main points:

- (a) the overall provision of existing and planned open space including the planned East Coast Park Precinct within the planning area was generally adequate; and
- (b) the HOS development (i.e. Kei Wah Court) and the proposed social services building under Amendment Item A were targeted for completion by 2024 and 2026 respectively.

24. Referring to the aerial photo (Plan 3a of the Paper), a Member enquired whether there was building/structure on the Amendment Item C3 site. In response, Mr Mann M.H. Chow, DPO/HK, said the concerned area was an existing cul-de-sac at the end of the City Garden Road and there was no building/structure thereat.

25. The Chairman recapitulated that Amendment Item A was to facilitate a privately initiated redevelopment proposal for a new social services building. The redevelopment proposal was in line with the government policy of “single site, multiple use” and supported by relevant bureaux. The remaining items were mainly to reflect completed developments and as-built conditions and to rationalise the zoning boundaries.

26. After deliberation, the Committee decided to :

- “(a) agree to the proposed amendments to the approved North Point Outline Zoning Plan (OZP) No. S/H8/26 as shown on the draft North Point OZP No. S/H8/26A at Attachment II of the Paper (to be renumbered as S/H8/27 upon exhibition) and its Notes at Attachment III of the Paper are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance; and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft North Point OZP No. S/H8/26A (to be renumbered as S/H8/27 upon exhibition) as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP; and the revised ES will be published together with the OZP.”

27. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Town Planning Ordinance. Any major revision would be submitted for the Board’s consideration.

[The Chairman thanked Mr Mann M.H. Chow, DPO/HK, and Mr K.T. Ng, STP/HK, for their attendance to answer Members’ enquiries. They left the meeting at this point.]

**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 [#]	15.42ha	22.50ha	25.97ha	+10.55ha
Local Open Space	10 ha per 100,000 persons [#]	15.42ha	10.44ha	11.43ha	-3.99ha
Sports Centre	1 per 50,000 to 65,000 persons [#] (assessed on a district basis)	2	1	1	-1
Sports Ground/ Sport Complex	1 per 200,000 to 250,000 persons [#] (assessed on a district basis)	0	0	0	0
Swimming Pool Complex – standard	1 complex per 287,000 persons [#] (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 ^π (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 [#]	39 classrooms	174 classrooms	174 classrooms	+135 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 [#] (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 [#] (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 [^]
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 [#] (assessed by SWD on a local basis)	616 places	750 places	750 places	+134 places [@] (A long-term target assessed on a wider spatial context by SWD [@])
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24 [#] (assessed by SWD on a local basis)	1	3	4	+3
Integrated Family Services Centre	1 for 100,000 to 150,000 persons [#]	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 [#] (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 [#] (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 ^{#*} (assessed by SWD on a district basis)	858 places	360 places	360 places	-498 places [@] (A long-term target assessed on a wider spatial context by SWD [@])
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a cluster basis)	1,063 beds	238 beds	238 beds	-825 beds [@] (A long-term target assessed on a wider spatial context by SWD [@])
Pre-school Rehabilitation Services	23 subvented places per 1,000 children aged 0 – 6 [#] (assessed by SWD on a district basis)	61 places	105 places	135 places	+74 places [@] (A long-term target assessed on a wider spatial context by SWD [@])

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 [#] (assessed by SWD on a district basis)	279 places	0 places	0 places	-279 places [@] (A long-term target assessed on a wider spatial context by SWD [@])
Residential Care Services	36 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a cluster basis)	437 places	0 places	0 places	-437 places [@] (A long-term target assessed on a wider spatial context by SWD [@])
Community Rehabilitation Day Centre	1 centre per 420,000 persons [#] (assessed by SWD on a district basis)	0	0	0	0
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons [#] (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 [#] (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:

[#] The requirements exclude planned population of transients.

[^] 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.

^{*} 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.

October 2023