

TOWN PLANNING BOARD

**TPB Paper No. 10260
For Consideration by the
Town Planning Board on 24.3.2017**

**DRAFT NORTH POINT OUTLINE ZONING PLAN NO. S/H8/25
CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/H8/25-1 TO 442
AND COMMENTS NO. TPB/R/S/H8/25-C1 TO C4**

**DRAFT NORTH POINT OUTLINE ZONING PLAN NO. S/H8/25
CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/H8/25-1 TO 442
AND COMMENTS NO. TPB/R/S/H8/25-C1 TO C4**

Subject of Representation⁽¹⁾ (Plans H-1a & H-2)	Representers (No. TPB/R/S/H8/25-)	Commenters (No. TPB/R/S/H8/25-)
<p>Amendment Item A - Rezoning of Tin Chiu Street Playground (TCSP) 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)”) with stipulation of building height restriction (BHR).</p>	<p>Total: 442</p> <p><u>Support (1)</u> R1: Individual</p> <p><u>Oppose (441)</u>⁽¹⁾ R2: Hon. Tanya Chan (Legislative Council Member)</p> <p>R3: Leung Siu Sun Patrick (Eastern District Council Member)</p> <p>R4: Pearl Tsang (Chairman of the Liberal Party Eastern District Branch Office)</p> <p>R5: Central & Western Concern Group</p> <p>R6: Green Sense</p> <p>R7: Alliance for a Beautiful Hong Kong</p> <p>R8 to R29: 22 individuals with representations of same content/format (Name of representers shown at Attachment A of Annex III)</p> <p>R30: Tat Cheng (Eastern District Council Member)</p> <p>R31: Incorporated Owners of Block A and D, Tung Fat Mansion</p> <p>R32 to R177: 146 individuals with representations made in standard format (Name of representers shown at Attachment A of Annex III)</p>	<p>Total: 4</p> <p><u>Oppose R1 and Support R2 to R442</u> C1: Green Sense</p> <p><u>Support R2</u> C2: Mok Kun Ki</p> <p><u>Related representation not specified</u> C3: Mary Mulvihill</p> <p>C4: Lai Ming Chuen Jan</p>

Subject of Representation ⁽¹⁾ (Plans H-1a & H-2)	Representers (No. TPB/R/S/H8/25-)	Commenters (No. TPB/R/S/H8/25-)
	<p>R178 to R321: 144 individuals with representations made in standard format (Name of representers shown at Attachment A of Annex III)</p> <p>R322 to R442: 121 individuals (Name of representers shown at Attachment A of Annex III)</p>	

Note:

- (1) While Amendment Item A is the main subject of all representations, there are some representations opposing to the whole draft North Point Outline Zoning Plan (OZP) No. S/H8/25, or the amendments to the Notes of the OZP. Please refer to paragraph 4.1 for details.
- (2) A CD-ROM containing all representers' and commenters' submissions is enclosed at **Annex IV** [for Board Members only]. The names of all representers and commenters can be found at **Attachments A and B of Annex III** respectively or at the Board's website at http://www.info.gov.hk/tpb/en/plan_making/S_H8_25.html. A full set of the representers' and commenters' submissions is also deposited at the Secretariat of the Board for Members' inspection.

1. Introduction

- 1.1 On 5.8.2016, the draft North Point Outline Zoning Plan (OZP) No. S/H8/25 (**Annex I**) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The amendments are set out in the Schedule of Amendments at **Annex II**. The draft OZP has incorporated the following zoning amendment:

Item A – Rezoning of TCSP at the junction of Java Road, Tin Chiu Street and Marble Road from “G/IC” to “R(A)” with stipulation of BHR of 110mPD

- 1.2 Besides, amendments have been made to the Notes of the OZP to incorporate ‘Art Studio (excluding those involving direct provision of services or goods)’ as a Column 1 use under Schedule II of the “Residential (Group E)” (“R(E)”) zone with corresponding amendment to replace ‘Place of Recreation, Sports or Culture’ under Column 2 by ‘Place of Recreation, Sports or Culture (not elsewhere specified)’, and to revise the plot ratio/gross floor area (GFA) exemption clause in the Remarks of various zones.
- 1.3 During the two-month exhibition period, a total of 442 representations were received. On 4.11.2016, the representations were published and, in the first three weeks of the publication period, four comments relating to the representations were received. On 20.1.2017, the Town Planning Board (the Board) agreed to consider the representations (**R1 to R442**) and comments (**C1 to C4**) collectively in one group. This paper is to provide the Board with

information for consideration of the representations and comments. The representers and commenters have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

2. **Background**

2.1 It was stated in the 2013 Policy Address that the Government would adopt a multi-pronged approach to build up land reserve with a view to meeting housing and other development needs. The Government has been carrying out land use reviews with a view to increasing housing land supply. In this regard, a “G/IC” site at the junction of Java Road, Tin Chiu Street and Marble Road (the site) was identified as one of the potential housing sites for public housing development (subsidised sale flats (SSF)). The site has an area of about 0.12 ha and is currently occupied by TCSP under management of the Leisure and Cultural Services Department (LCSD).

2.2 According to the Housing Department (HD), the proposed public housing development has the following parameters:

Development Parameters (for reference only, subject to detailed design)	
Site Area	0.12 ha (about)
Plot Ratio (PR)	10 (about)
No. of Blocks	1
No. of Storeys	34 including a 1-storey podium (about)
Building Height (BH)	Maximum 110mPD
No. of Flats	240 (about)
Design Population	630 (about)
Parking and Loading/unloading Facilities	Private car parking space: 11 Visitor car parking space: 2 Motorcycle parking space: 3 Loading/unloading bay: 1
Other Facilities	Recreational Facilities; Management Facilities

2.3 Assessments have been conducted by HD and relevant government departments have confirmed that the proposed public housing development would not cause insurmountable problems in visual, air ventilation, traffic, environmental, infrastructure and other technical terms. The site was proposed to be rezoned from “G/IC” to “R(A)” with the stipulation of a BHR of 110mPD to facilitate the proposed residential development.

2.4 The affected TCSP will be reprovisioned at the Drainage Services Department (DSD)’s temporary works area adjacent to the Tin Chiu Street Children’s Playground upon DSD’s vacation of the works area (**Plan H-2**). To enhance the recreational facilities in this locality, opportunity will be taken to upgrade the playground facilities by providing one standard size 5-a-side soccer pitch of about 38m (L) x 20m (W) and one standard size basketball court of about 28m (L) x 15m (W) with ancillary facilities including flood-light system, storage cages, garden bench, power sockets etc. at the new playground. The existing TCSP will not be closed before the new playground is open for public use.

- 2.5 On 19.4.2016, HD, LCSD and the Planning Department (PlanD) consulted the Planning, Works and Housing Committee (PWHC) of the Eastern District Council (EDC) on the proposed public housing development, reprovisioning proposal of TCSP and the proposed OZP amendments including the rezoning of TCSP from “G/IC” to “R(A)” (Amendment Item A).
- 2.6 In parallel, LCSD consulted the Harbourfront Commission’s Task Force on Harbourfront Developments on Hong Kong Island (TFHK) on the design of the reprovisioned playground on 25.5.2016. Relevant government departments have refined the playground design to take into account TFHK Members’ comments after the meeting.
- 2.7 The proposed OZP amendments together with the views of EDC were submitted to the Metro Planning Committee (MPC) of the Board for consideration on 15.7.2016. After considering the relevant factors, including housing policy, the imminent need for land supply, EDC’s views, as well as the technical comments from government departments concerned, MPC agreed to the proposed amendments.
- 2.8 The draft OZP was amended accordingly and exhibited on 5.8.2016 for public inspection. The relevant MPC Paper No. 9/16 and the minutes of the MPC meeting are deposited at the Board’s Secretariat for Members’ inspection. The MPC Paper and minutes are also available at the Board’s website.

3. Consultation with EDC

- 3.1 Prior to the exhibition of the draft OZP No. S/H8/25, EDC’s PWHC has been consulted on the proposed public housing development as mentioned in paragraph 2.5 above. PWHC members generally supported the proposal of increasing the housing supply to meet the community demand for housing, but were concerned about the BH and environmental impact of the proposed public housing development, its selling price, and traffic issues (including traffic impact on the road network in the area and pedestrian safety). In addition, PWHC members also raised concern on the provision of recreational facilities in the area and requested for compensation of a soccer pitch, which had already been converted to the Independent Commission Against Corruption Headquarters (ICAC HQ).
- 3.2 PWHC’s views were reported to MPC when the proposed amendments to the OZP were considered by MPC on 15.7.2016. MPC noted that the proposed public housing development would not cause significant adverse impact or insurmountable problems in visual, air ventilation, traffic, environmental, infrastructure and other technical terms, TCSP would be reprovisioned nearby, there was surplus in the open space provision for North Point and the specific types of open space facilities provided/to be provided in the open space sites are to be determined by LCSD taking account of the site characteristics and local context of individual sites, and the selling price of the SSF was not a land use consideration of the Board.
- 3.3 During the two-month OZP exhibition period, two EDC members have submitted their representations which are incorporated in paragraph 4 below.

4. The Representations

4.1 Subject of Representations

- 4.1.1 Among the total 442 representations, one representation (**R1**), which was submitted by an individual, supports Amendment Item A.
- 4.1.2 The remaining 441 representations (**R2 to R442**) are adverse representations submitted by a Legislative Councillor (Hon. Tanya Chan) (**R2**), two Eastern District Councillors (Mr Leung Siu Sun and Mr Tat Cheng) (**R3 and R30**), Chairperson of the Liberal Party Eastern District Branch Office (Ms Pearl Tsang) (**R4**), Central & Western Concern Group (**R5**), Green Sense (**R6**), Alliance for a Beautiful Hong Kong (**R7**), Incorporated Owners of Block A and D, Tung Fat Mansion (**R31**) and members of the public.
- 4.1.3 Amongst the 441 adverse representations, 24 representations object to the whole draft OZP No. S/H8/25 (**R326, R344, R345, R349, R350, R358, R359, R372 to R375, R377 to R380, R384, R385, R387, R388, R393, R402, R407, R424 and R427**). The remaining 417 representations object to Amendment Item A or the housing project (**R2 to R325, R327 to R343, R346 to R348, R351 to R357, R360 to R371, R376, R381 to R383, R386, R389 to R392, R394 to R401, R403 to R406, R408 to R423, R425, R426 and R428 to R442**), which include 15 representations also object to the amendments to the Notes relating to 'Art Studio' use for the "R(E)" zone and/or the plot ratio/GFA exemption clause for various zones (**R324, R325, R331, R332, R360, R361, R366 to R368, R405, R428 and R431 to R434**).
- 4.1.4 Some representations were submitted in the form of standard letters, involving a total of 3 types. Their views are summarised in the paragraphs below and a summary of the representations and PlanD's responses (in consultation with the relevant government departments) is at **Annex III**.

Amendment Item A

4.2 Supportive Representation

The major grounds of the supportive representation (**R1**) are summarised below:

- 4.2.1 There are objections from environmentalists against construction of housing, reclamation, and development of new towns and country parks which lead to high land price and rental cost.
- 4.2.2 Many people live in small flats or partitioned flats (劏房). They urgently need the Government to provide housing to tackle the long term housing supply problem.

4.3 Adverse Representations

The major grounds of the adverse representations (**R2 to R442**) are summarised below:

Housing Supply

- 4.3.1 Request for better quality of life has been ignored and scattered open spaces and “G/IC” sites in downtown areas have been rezoned in recent years for in-filling of residential buildings which cause harm to the environment, community and urban landscape. The Government should stop squeezing buildings into small spaces, but should tackle the housing problem at source by reviewing its population growth strategy.
- 4.3.2 The TCSP site is small in size. With only one residential block and 240 flats, the proposed residential development is neither cost-effective nor pragmatic. It cannot help address the housing shortage or high property price problem, but lead to community grievance. The Government should consider other sites for residential development (see paragraphs 4.3.27 and 4.3.28 below).

Air Ventilation/Environmental Aspects

- 4.3.3 The building layout of the redevelopment at the ex-North Point Estate (ex-NPE), which is located to the northwest of TCSP, has been revised during the planning application stage to reduce the wall effect and to maintain ventilation corridors including one at TCSP. The existing TCSP forms a ventilation corridor and does not affect sun light penetration to the area. The approval of a high-rise building at TCSP would violate this planning concept and damage the living environment of North Point.
- 4.3.4 The proposed building at TCSP site, together with the adjacent Customs Headquarters Building (CHQ) and the ex-NPE redevelopment, would form a wall of buildings. This would affect air ventilation, result in heat island effect and aggravate the air pollution/trap the vehicle emissions. The health of local residents, students and elderly in the area will be affected.
- 4.3.5 The Air Ventilation Assessment (AVA) Expert Evaluation (EE) conducted by HD has concluded 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”. This shows the EE has acknowledged that the proposed residential development will have adverse air ventilation impact to the surrounding area. Since the mitigation measures are not statutory or compulsory, the proposed residential development would cause blockage of ventilation corridor and sunlight penetration to the area.
- 4.3.6 The AVA EE uses the data of a wind tunnel test 8 years ago and does not include detailed calculations and figures. There is no analysis in the AVA EE to feature the recommendations in the Urban Climatic Map published

by PlanD. A comprehensive assessment using updated wind data on the proposal's implication on the surrounding environment, road temperature and dispersion of air pollutants is required.

- 4.3.7 Schools, residential developments and North Point Welfare Association Chan Shu Kui Hall are located nearby. The proposed public housing development would bring adverse air, noise and other pollution impacts.
- 4.3.8 Possible air pollution generated from the nearby sewerage treatment plant will threaten the health of residents. This should be assessed.

Provision of Open Space, Recreational Facilities and Government, Institution or Community (GIC) Facilities

- 4.3.9 North Point is a densely populated area where there is a shortage of recreational facilities/open space. TCSP is one of the rare open spaces and provides the only ball courts in the North Point downtown. TCSP is heavily used by the public. It is an important place for the local residents/children/youth/students/elderly for leisure, outdoor sports, exercise and releasing stress. The rezoning will further reduce the open space in the area and deprive the locals' right to enjoy the public open space.
- 4.3.10 The construction of CHQ and ICAC HQ have already taken away a considerable amount of open space and playground. The Government has yet to compensate for the residents' loss of the soccer pitch due to construction of ICAC HQ. The Government should first reprovide a soccer pitch before considering the reprovisioning of TCSP. The reprovisioned playground should be an addition to the existing TCSP, rather than a replacement.
- 4.3.11 The surplus in district open space provision (+10.15 ha) should not be used to offset the deficit in local open space (-4.49 ha). Victoria Park should not be regarded as an open space for North Point. It should be regarded as a regional open space that only 50% of it should be counted as open space for the North Point area. There are a lot of office developments in North Point but no additional open space is provided for the working population, which is not in line with the Hong Kong Planning Standards and Guidelines (HKPSG).
- 4.3.12 The proposed reprovisioning site for TCSP is farther away from the residential neighbourhood that residents would find it inconvenient to access. Even if there is no reduction in the size of the open space, its quality would obviously be downgraded.
- 4.3.13 The reprovisioning site for TCSP was intended by PlanD for open space use a long time ago. The proposed residential development would result in a net loss of existing/planned open space in the area.

Traffic Aspect

- 4.3.14 The TCSP site is located in an area having busy road traffic with buses

routing through Tin Chiu Street to the new bus terminal at the ex-NPE site. The traffic in the Marble Road and Java Road area is already very congested. Together with the redevelopment of ex-NPE, the proposed residential development would add burden to the existing transport network/system. The proposed residential development would aggravate the traffic congestion problem and the increase in traffic would threaten the safety of school students nearby.

- 4.3.15 There is a shortage of car parking spaces in the area. Illegal parking problem at Marble Road where there are a few recyclable waste collecting shops has posed risk to road users and caused traffic congestion. The ingress/egress of vehicles to/from the proposed development would worsen the existing traffic condition. Besides, there are always tourist coaches parking in the area. The proposed residential development will make the area more congested.
- 4.3.16 The average annual growth rate of population in the traffic impact assessment (TIA) conducted by HD is slightly decreasing but the planned population as stated in the Explanatory Statement (ES) of the OZP is increasing. The TIA conducted is not reliable.

BH/Visual Aspects

- 4.3.17 The proposed public housing development (110mPD) is taller than the adjacent private development (80mPD). It is excessively tall and incompatible with the surrounding buildings. The proposed development would block the view from the residences nearby and cause adverse visual impact to the local residents.
- 4.3.18 The relaxation of BHR for the site would destroy the beautiful coast of Victoria Harbour. There has been a strong request for restricting the buildings along the waterfront to 100mPD to achieve a stepped BH profile. Developments of more than 20 storeys are opposed. No more tall buildings should be built in the area. Land near the waterfront should only be used for low-rise development e.g. open space, community centre, and cultural/recreational uses.

Others

- 4.3.19 It is bad planning to give up the ex-NPE site which could have been redeveloped for public housing a few years ago but to take a small open space for public housing development now.
- 4.3.20 With reference to the private developments in the area, the property price and management fee of the proposed residential development would be high and may not be affordable to the general public/applicants of Home Ownership Scheme (HOS).
- 4.3.21 The Harbourfront Commission's TFHK has objected to the housing project. HD is unable to convince the public to proceed with the proposed development.

- 4.3.22 The rezoning has isolated the redevelopment potential of the adjacent North Point Welfare Association Chan Chui Kui Hall, which is underutilised and shows sign of aging, without considering the opportunity for comprehensive redevelopment of the two sites together.

Representers' Proposals

Proposals Relating to the TCSP Site

- 4.3.23 Some representers propose to withdraw/shelve the housing project, or withdraw/cancel the OZP amendments/draft OZP (**R324, R327, R328, R341, R351, R376, R394, R397, R399, R418, R424 and R431 to R434**).
- 4.3.24 A representer proposes to reconsider whether the site is suitable for public housing development from air ventilation, open space supply and traffic perspectives (**R2**).
- 4.3.25 Some representers propose to rezone TCSP to "O"; to retain TCSP as its original use or for open space/ recreational and sports facility/ playground/ leisure use (**R3, R8 to R11, R31, R155, R167, R299, R300, R302, R323 to R326, R329, R349, R350, R368, R396, R406, R414, R417, R425, R426, R428 and R436**); to convert TCSP to a park with facilities for stretching exercise (**R427**); or to renovate TCSP together with the adjacent North Point Welfare Association Chan Shu Kui Hall to improve the recreational facilities and public spaces in the district (**R429**).
- 4.3.26 Some representers propose to set the BHR of the TCSP site as 80m (**R339, R349 and R350**).

Proposals Not Relating to the TCSP Site

Housing supply related proposals

- 4.3.27 Some representers propose to identify sites at other locations for housing development e.g. Braemar Hill, Shau Kei Wan, Repulse Bay, the Peak, Kai Tak, Wang Chau, brownfields, new towns, the New Territories, outlying islands, or resuming old buildings (**R36, R250, R251, R333, R345, R348, R356, R372, R374 to R376, R396, R415 and R426**).
- 4.3.28 Some representers propose to use the land along the North Point waterfront which has been allocated to the developers for HOS development (**R405**); use the reprovisioning site for TCSP (**R333 and R379**) / the nearby Water Supplies Department (WSD) Hong Kong Regional Building at Man Hong Street (**R365**) for residential development; relocate CHQ and convert the CHQ site for residential use (**R323 and R364**); use the vacant flats at The Tanner Hill to address housing need (**R70 and R155**) / for public housing (**R354, R356 and R358**); or redevelop Model Housing Estate for provision of more residential units (**R70 and R393**).

Other proposals

- 4.3.29 A representer proposes to reinstate the pet garden near the North Point Ferry Pier (**R241**).
- 4.3.30 A representer proposes to convert the proposed reprovisioning site for TCSP into a sitting-out area which includes a memorial or plaque to the refugees and prisoners of war interred at the North Point refugee camp during World War II (**R406**).

Amendments to the Notes

- 4.4 Representation **R428** raises that ‘Art Studio’ and ‘Place of Recreation, Sports or Culture’ uses under private management cannot replace outdoor public space.

5. Comments on Representations

The four comments were submitted by Green Sense (**C1**) and 3 individual members of the public (**C2 to C4**). All of them oppose to Amendment Item A on similar grounds as the adverse representations. Comment No. **C3** also raises that the zoning amendment contradicts to the proposal under the Hong Kong 2030+ to adopt higher ratios of 3.5m² and 2.5m² per person for strategic planning of GIC facilities and open space land requirement respectively. A summary of the comments and PlanD’s responses is at **Annex III**.

6. Planning Considerations and Assessment

6.1 The Representation Site and Its Surrounding Areas (Plans H-1a, 1b, 2 to 5)

The Representation Site

- 6.1.1 TCSP (i.e. the representation site) is about 0.12 ha and located at the junction of Java Road, Tin Chiu Street and Marble Road. It is a piece of Government land providing a 5-a-side soccer pitch and a basketball court managed by LCSD.

The Surrounding Areas

- 6.1.2 To the northwest of the representation site across Java Road is the ex-NPE site which is zoned “Comprehensive Development Area (3)” (“CDA(3)”). Planning permission for a proposed comprehensive residential, commercial, public open space, GIC uses, public coach park and public transport terminus development was granted by the Board on 8.11.2013 under Application No. A/H8/419. The “CDA(3)” zone is currently under construction. North Point (East) and (West) Ferry Piers are located to the further northwest of the representation site.
- 6.1.3 To the immediately west of the representation site is the North Point Welfare Association which is zoned “G/IC”. Areas to the southwest of the representation site are mainly zoned “Commercial/Residential” (“C/R”)

which comprise residential, commercial and composite developments.

- 6.1.4 To the east of the representation site across Tin Chiu Street and to the south across Marble Road are GIC facilities which include CHQ, Chan's Creative School (Hong Kong Island) and Marble Road Telephone Exchange.
- 6.1.5 Open spaces are located to the northeast, southeast and further northeast of the representation site across Tin Chiu Street, namely Tin Chiu Street Children's Playground, King's Road Playground and North Point Ferry Concourse Promenade. The land between Tin Chiu Street Children's Playground and North Point Vehicular Ferry Pier is currently occupied by DSD's temporary works area of the Harbour Area Treatment Scheme (HATS) Stage 2A project which will be vacated in Q2 2017 tentatively.

6.2 Planning Intention

- 6.2.1 The "R(A)" 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.
- 6.2.2 The "G/IC" zone is intended primarily for the provision of 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, organisation providing social service to meet community needs, and other institutional establishments.

6.3 Responses to Grounds of Representations

Amendment Item A

Supportive Representation

- 6.3.1 The supportive views on Amendment Item A are noted.

Adverse Representations

Housing Supply

- 6.3.2 Housing is one of the most important livelihood concerns of the community. To achieve the housing supply target of 460,000 units in the coming 10 years under the Long Term Housing Strategy (LTHS), the Government has to continue to adopt a multi-pronged approach to make available sufficient supply of housing land. Land use reviews, including reviews on the government land currently vacant, under Short Term Tenancies or different short-term or government uses, as well as reviews on "G/IC" sites, etc., are the key measure with a view to identifying more suitable sites for residential use to increase housing land supply in short and medium term in view of the acute market demand.

- 6.3.3 The representation site has been identified as one of the potential housing sites to meet the housing demand in the short to medium term. HD has conducted relevant preliminary technical assessments and relevant government departments have already confirmed that the proposed residential development at the site would not result in significant adverse impacts or insurmountable technical problems on visual, air ventilation, traffic, environmental, infrastructure and other technical aspects. Provision of open space and major community facilities has also been duly assessed. It is considered that the representation site is feasible for public housing development and the rezoning is appropriate.
- 6.3.4 As land supply and development take a long lead time from planning to realise, the Government will also take forward a number of major land supply projects to increase land supply in the medium to long term, including but not limited to New Development Areas, extension of new town and New Territories North development, as well as studying brownfield sites. Besides, the Government is now working on its territorial development strategy (Hong Kong 2030+) to set out long term broad directions for land supply and town planning which has taken into account considerations including but not limited to Hong Kong's future population. However, to address the acute housing shortage problem, measures to increase land supply in short to medium term including Amendment Item A are still required.

Air Ventilation/Environmental Aspects

- 6.3.5 The representation site is separated from adjacent street blocks by Java Road, Tin Chiu Street and Marble Road, which have a width of not less than 17m and conducive to air and sunlight penetration. The proposed public housing development is generally aligned with the surrounding developments and does not reduce the width of Java Road/Tin Chiu Street/Marble Road.
- 6.3.6 An AVA EE has been carried out by HD to evaluate the wind performance of the site comparing scenarios under an OZP compliant scheme and the proposed public housing development in a qualitative way. According to the AVA EE, the annual wind directions are from N, ENE, E and ESE, while summer winds are from ENE, E, S, SW and WSW (**Drawings H-7 and H-8**). Under the N and S wind directions, the prevailing winds mainly flow along Tin Chiu Street. For ENE, E, SW, and WSW wind conditions, the prevailing winds would mainly flow along Marble Road and Java Road; while under ESE wind, the wind would flow along Marble Road. Although the proposed development would induce some localised impact at part of Java Road, Marble Road and Tin Chiu Street, the representation site is situated at the end of a street block and bounded by roads on three sides with a configuration facilitating provision of splayed street corners (**Drawing H-1**). The proposed design measures including a 2m setback from site boundary at the two splayed corners and provision of a ground floor empty bay of 3.5m (width) x 3m (height) abutting Tin Chiu Street could facilitate air flow. They could achieve the effect of reducing ground coverage, increasing building permeability and maintaining connectivity of air path as proposed under the "Urban

Climatic Map and Standards for Wind Environment – Feasibility Study” for improving urban climate. With these measures, the proposed development is not anticipated to have significant adverse air ventilation impact on the overall surrounding pedestrian wind environment as compared with the OZP compliant scheme.

- 6.3.7 The proposed design measures to enhance air ventilation performance will be incorporated in the planning brief of the proposed public housing development for implementation. HD will conduct an AVA Initial Study to further investigate quantitatively the proposed wind enhancement at the detailed design stage. Such a requirement will also be specified in the planning brief.
- 6.3.8 Regarding the wind data, the AVA EE for the proposed public housing development has considered three sets of wind data: (1) the wind availability of the development site from a wind tunnel experiment previously conducted in 2008 for the “Final Report for An Instructed project at the Ex-NPE Site, North Point, Hong Kong” by the CLP Power Wind/Wave Tunnel Facility at The Hong Kong University of Science and Technology; and (2) the mathematical models – RAMS from PlanD, and (3) the closest weather station – North Point Weather Station from the Hong Kong Observatory. The latest RAMS data have taken into account topography and building morphology in the area. As advised by the Chief Town Planner/Urban Design and Landscape (CTP/UD&L), the wind data adopted in the AVA EE are considered appropriate in determining the annual and summer prevailing winds available to the project site and in line with the general approach of conducting an AVA EE.
- 6.3.9 The proposed residential use is not a polluting use under HKPSG and would not cause long term pollution problem to the district. The short term potential noise and air pollution during construction phase will be controlled under different environmental control ordinances, including Noise Control Ordinance (Cap. 400) and Air Pollution Control Ordinance (APCO) (Cap. 311).
- 6.3.10 Regarding the concern on the possible air pollution from the North Point Preliminary Treatment Works, the representation site is more than 100m from the facility (**Plan H-1b**). According to the Environmental Impact Assessment study for the HATS Stage 2A project, with mitigation measures implemented, e.g. deodorisation system, the predicted odour levels at the representation site would be 1-2 odour units (OU), which is within the acceptable criterion (i.e. 5OU). Objectionable odour is also controlled under APCO.

Provision of Open Space/Recreational Facilities and GIC Facilities

- 6.3.11 In general, the overall provision of open space is assessed at a district council level with reference to the requirement under HKPSG. For the Eastern District with a planned population of about 538,600¹, there will be an overall surplus provision of 12.63 ha of open space (taking account of

¹ Including usual residents and mobile residents, but excluding transients.

53.34 ha of district open space and 67.01 ha of local open space). The assessment has not included Victoria Park in the calculation. As for the planning scheme area of North Point OZP (including the proposed residential development under Amendment Item A), there will be an overall surplus of 5.66 ha of open space (**Annex V**). North Point is a neighbourhood of mixed developments including residential and commercial buildings. All the open spaces are for public enjoyment including the residents and working population in North Point.

- 6.3.12 There is neither designated GIC use for the representation site nor request from the relevant government departments to use the site for standalone GIC facilities. The provision of major community facilities for the planning scheme area of North Point OZP has also been duly assessed (**Annex V**). Although there is shortfall of one sports centre, provision of recreational and sports facilities shall be considered by LCSD taking into account various factors including the demand for such facilities, usage of existing facilities, HKPSG, resources availability as well as views of the relevant district council. It should be noted that the representation site is too small (0.12 ha) to accommodate a standard sports centre (0.6 ha) and there is already a sports centre located nearby (i.e. Java Road Sports Centre) (**Plan H-1b**).
- 6.3.13 As stated in paragraph 2.4 above, TCSP will be reprovisioned at DSD's temporary works area adjacent to the Tin Chiu Street Children's Playground. The reprovisioning site for TCSP can be accessed via the footpath along Tin Chiu Street, which is within 5-minute walk from the representation site. Upgraded facilities including a standard size 5-a-side soccer pitch and a standard basketball court with ancillary facilities will be provided at the reprovisioned playground, which will be an enhancement to the existing TCSP with only non-standard ball courts. As the reprovisioned playground is located in the vicinity of residential buildings, its usage is expected to be high. The existing TCSP will remain open for public enjoyment until the reprovisioned playground is completed.
- 6.3.14 For the representers' concern on the loss of open space due to government developments, it should be noted that the CHQ site at Tin Chiu Street has all along been zoned "G/IC" on the OZP and was not intended for open space use, though part of it was once used as a basketball court on a temporary basis. Regarding compensation for the previous soccer pitch on the ICAC HQ site at Man Hong Street, it should be noted that when the said soccer pitch was rezoned from "O" to "G/IC" for the development of ICAC HQ in 2002, a site at Tong Shui Road was rezoned from "G/IC" to "O" for the development of a local open space (i.e. Tong Shui Road Garden) in return. Subsequent efforts have been made to increase the open space provision in the major redevelopment sites in North Point, including incorporating 1.5 ha and 3,530m² of public open space in the planning briefs for the redevelopments at the ex-NPE site and the ex-Government Supplies Department Depot at Oil Street respectively (**Plan H-1b**).
- 6.3.15 With regard to the representers' concern on the lack of open space/recreational facilities in the North Point downtown, it should be noted that

apart from the reprovisioned TCSP, there are several existing playgrounds and a sports centre (i.e. Java Road Sports Centre) located in the vicinity of the representation site. When the ex-NPE redevelopment to the northwest of TCSP is completed, 1.5 ha of public open space will also be available for public enjoyment (**Plan H-1b**).

- 6.3.16 The reprovisioning site for TCSP is zoned “G/IC” on the North Point OZP (**Plan H-2**). It was originally part of the North Point Vehicular Ferry Pier and was released for other uses in 2009. It has been subsequently taken up by DSD as temporary works area for the HATS Stage 2A project. Before it is agreed by relevant government departments for reprovisioning of the existing TCSP, there is no designated use for the site and it has not been counted towards open space provision for the area.

Traffic Aspect

- 6.3.17 As the proposed public housing development is well served by public transport services including Mass Transit Railway, franchised buses, minibuses and ferry and there is a new Public Transport Interchange at the ex-NPE redevelopment, residents are expected to take the public transport.
- 6.3.18 In accordance with the TIA carried out by HD, the traffic generation and attraction due to planned and committed developments in the vicinity of the site (e.g. ex-NPE redevelopment) have been considered. The Commissioner of Transport (C for T) points out that since the scale of the proposed development is small and its vehicular access will be at Marble Road, the disturbance to the existing traffic at Java Road would be minimal. The TIA also reveals that the proposed public housing development would not have adverse traffic impact on the road network (including Java Road and Tin Chiu Street) nearby.
- 6.3.19 Regarding the concern on shortage of car parking spaces in the area, it should be noted that car parking spaces will be provided in accordance with HKPSG within the ex-NPE redevelopment and the proposed public housing development at the representation site. To cope with the demand for coach parking spaces in the vicinity of Java Road, 30 public coach parking spaces will be provided in the ex-NPE redevelopment. The Transport Department will keep monitoring the traffic conditions and implement appropriate traffic management measures if necessary, while illegal parking will be enforced by the Hong Kong Police Force.
- 6.3.20 The population growth rate under the TIA and the planned population stated in the ES of the draft OZP cannot be compared directly as the assessment area under the TIA is different from the planning scheme area of the North Point OZP.

BH/Visual Aspects

- 6.3.21 The proposed public housing development is subject to a maximum BH of 110mPD, which generally follows the BH band for the street blocks between Java Road and King’s Road west of Tin Chiu Street. This is in line with the overall BH profile of the area stepping up from the

waterfront towards the inland area (**Plan H-1a**).

- 6.3.22 Some representers were concerned with the blockage of views of the existing residents. In the context of Hong Kong where development is taking place in a rapid pace, it is not practical to protect private views without stifling development opportunity and balancing other relevant considerations. In the interest of the public, it is far more important to protect public views, particularly those easily accessible and popular to the public or tourists.
- 6.3.23 Based on the photomontages (**Drawings H-3 to H-6**) and the visual appraisal conducted by HD, the proposed development will be comparable in scale and height to the surrounding area with predominantly high-rise residential buildings (e.g. Island Lodge) mingled with GIC uses (e.g. CHQ, Chan's Creative School (Hong Kong Island)). The proposed development will not affect views to the ridgelines or Victoria Harbour. Visual effect of the proposed development on medium range and long range is considered negligible. Views from close range will inevitably result in some loss of visual permeability. In overall terms, while the resultant visual impact is slightly adverse, the proposed development will not be incompatible with its surroundings.

Others

- 6.3.24 The eastern and western parts of the ex-NPE site were sold in 2012 and 2013 respectively and are now under construction in accordance with the planning permissions. In the ex-NPE redevelopment, 1.5 ha of public open space and a number of community facilities and transport facilities will be provided to meet local and district needs.
- 6.3.25 Future property price and management fees of the proposed residential development are not a land use related issue and fall outside the purview of the Board.
- 6.3.26 Harbourfront Commission's TFHK was consulted on the reprovisioning proposal of TCSP on 25.5.2016 by LCSD. TFHK Members raised concerns mainly on the design of the reprovisioned playground, and relevant government departments have suitably refined the design after the meeting taking into account TFHK Members' comments. TFHK Members did not raise specific objection to the rezoning of the existing TCSP site for public housing development at the meeting.
- 6.3.27 The adjacent North Point Welfare Association Building falls on a private lot. The rezoning of TCSP would not affect the redevelopment of the building on its own.

Representers' Proposals

Proposals Relating to the TCSP Site

(R2, R3, R8 to R11, R31, R155, R167, R299, R300, R302, R339, R323 to R329, R341, R349 to R351, R368, R376, R394, R396, R397, R399, R406, R414, R417, R418, R424 to R429, R431 to R434 and R436)

6.3.28 The responses in paragraphs 6.3.2 to 6.3.27 above are relevant.

Proposals Not Relating to the TCSP Site

(R36, R70, R155, R241, R250, R251, R323, R333, R345, R348, R354, R356, R358, R364, R365, R372, R374 to R376, R379, R393, R396, R405, R406, R415 and R426)

6.3.29 To achieve the housing supply target under LTHS, the Government has adopted a multi-pronged approach to make available sufficient supply of housing land in the short, medium and long term, and will continue the effort with a view to increasing land supply to meeting housing needs. In this regard, the responses in paragraphs 6.3.2 and 6.3.4 above are relevant.

6.3.30 According to the Landscape Master Plan under the approved planning Application No. A/H8/419 (i.e. the ex-NPE redevelopment), there will be a pet garden on the waterfront promenade to be constructed and the design of which would be subject to the satisfaction of LCSD.

Amendments to the Notes

6.3.31 The incorporation of ‘Art Studio (excluding those involving direct provision of services or goods)’ as a Column 1 use in Schedule II of the “R(E)” zone is meant to support art development, while the clarification of the plot ratio/GFA exemption clause for various development zones is to reflect the existing practice. These amendments are considered appropriate.

6.4 Responses to Grounds of Comments

6.4.1 Regarding the comment in respect of the proposed public open space and “G/IC” land provision targets under the Hong Kong 2030+, it should be noted that those targets are still under consultation and, if endorsed, may not be achieved all at once nor uniformly throughout the territory. The intention is that new development areas would be planned to meet those targets, whereas for the existing built up area, opportunities will be seized as far as practicable.

6.4.2 The remaining grounds raised by the commenters are largely similar to those raised in the representations. The responses to the representations in paragraph 6.3 above are relevant.

7. Consultation

7.1 The following government bureaux/departments have been consulted and their comments have been incorporated in the above paragraphs, where appropriate:

- (a) Secretary for Development
- (b) Secretary for Education
- (c) Secretary for Home Affairs
- (d) Director of Housing

- (e) C for T
- (f) Chief Highway Engineer/Hong Kong, Highways Department (HyD)
- (g) Major Works Project Management Office, HyD
- (h) Chief Engineer/Railway Development 2-2, HyD
- (i) Director of Leisure and Cultural Services
- (j) Antiquities and Monuments Office, LCSD
- (k) District Lands Officer/Hong Kong East, Lands Department
- (l) Chief Building Surveyor/Hong Kong East and Heritage, Buildings Department
- (m) Government Property Administrator
- (n) Director of Food and Environmental Hygiene
- (o) Commissioner of Police
- (p) District Officer (Eastern), Home Affairs Department
- (q) Chief Project Manager 302, Architectural Services Department (ArchSD)
- (r) Chief Architect/Central Management Division 2, ArchSD
- (s) Director of Agriculture, Fisheries and Conservation
- (t) Project Manager (Hong Kong Island & Islands), Civil Engineering and Development Department (CEDD)
- (u) Head of Geotechnical Engineering Office, CEDD
- (v) Chief Engineer/Land Works, CEDD
- (w) Chief Engineer/Construction, WSD
- (x) Chief Engineer/Hong Kong & Islands, DSD
- (y) Director of Social Welfare
- (z) Director of Environmental Protection
- (aa) Director of Electrical and Mechanical Services
- (bb) Director of Fire Services
- (cc) Director of Health
- (dd) Director-General of Trade and Industry
- (ee) Postmaster General
- (ff) Commissioner of Customs & Excise
- (gg) CTP/UD&L, PlanD

8. Planning Department's Views

8.1 The supportive views of **R1** are noted. Based on the assessment in paragraph 6 above, PlanD does not support **R2 to R442** and considers that the Plan should not be amended to meet the representations for the following reasons:

- (a) the Government has adopted a multi-pronged approach to make available sufficient supply of housing land with a view to identifying more suitable sites for residential use in the short and medium term in view of the acute market demand. Review on "G/IC" sites is one of the key measures of the government to increase the housing land supply. The representation site is considered suitable for residential development;
- (b) the proposed residential development at the representation site would not generate unacceptable adverse impacts on the surrounding areas in terms of traffic, environmental, air ventilation, visual and infrastructure;
- (c) there is no shortfall of open space as per HKPSG requirement in the area. The representation site is neither zoned "O" nor designated for any specific

GIC use. There is no request from the relevant government departments to use the site for standalone GIC facilities;

- (d) TCSP will be reprovisioned nearby with upgraded facilities for public enjoyment. The existing TCSP will only be closed after the new playground is in operation to ensure the continuity of the services to the public; and

For R324 to 326, R331, R332, R344, R345, R349, R350, R358 to R361, R366 to R368, R372 to R375, R377 to R380, R384, R385, R387, R388, R393, R402, R405, R407, R424, R427, R428 and R431 to R434 only

- (e) the amendments to the Notes of the OZP are to support art development in industrial buildings or industrial-office buildings and to reflect the existing practice of plot ratio/GFA exemption. They are considered appropriate.

9. Decision Sought

The Board is invited to give consideration to the representations and comments and decide whether to propose/not to propose any amendment to the Plan to meet/partially meet the representations.

Attachments

Annex I	Draft North Point Outline Zoning Plan No. S/H8/25 (reduced size)
Annex II	Schedule of Amendments to the Approved North Point Outline Zoning Plan No. S/H8/24
Annex III	Summary of Representations and Comments and PlanD's Responses Attachment A – List of Representers Attachment B – List of Commenters
Annex IV	CD-ROM of all representations and comments [<i>TPB Members only</i>]
Annex V	Provision of Open Space and Major Community Facilities for the Planning Scheme Area of North Point OZP
Drawings H-1 to 8	Layout plan, section plan and photomontages of the proposed residential development, and wind environment under annual wind condition and summer wind condition submitted by HD
Plans H-1a and 1b	Location Plans of Representation Site
Plan H-2	Site Plan of Representation Site
Plan H-3	Aerial Photo of Representation Site
Plans H-4 and 5	Site Photos of Representation Site

PLANNING DEPARTMENT
MARCH 2017

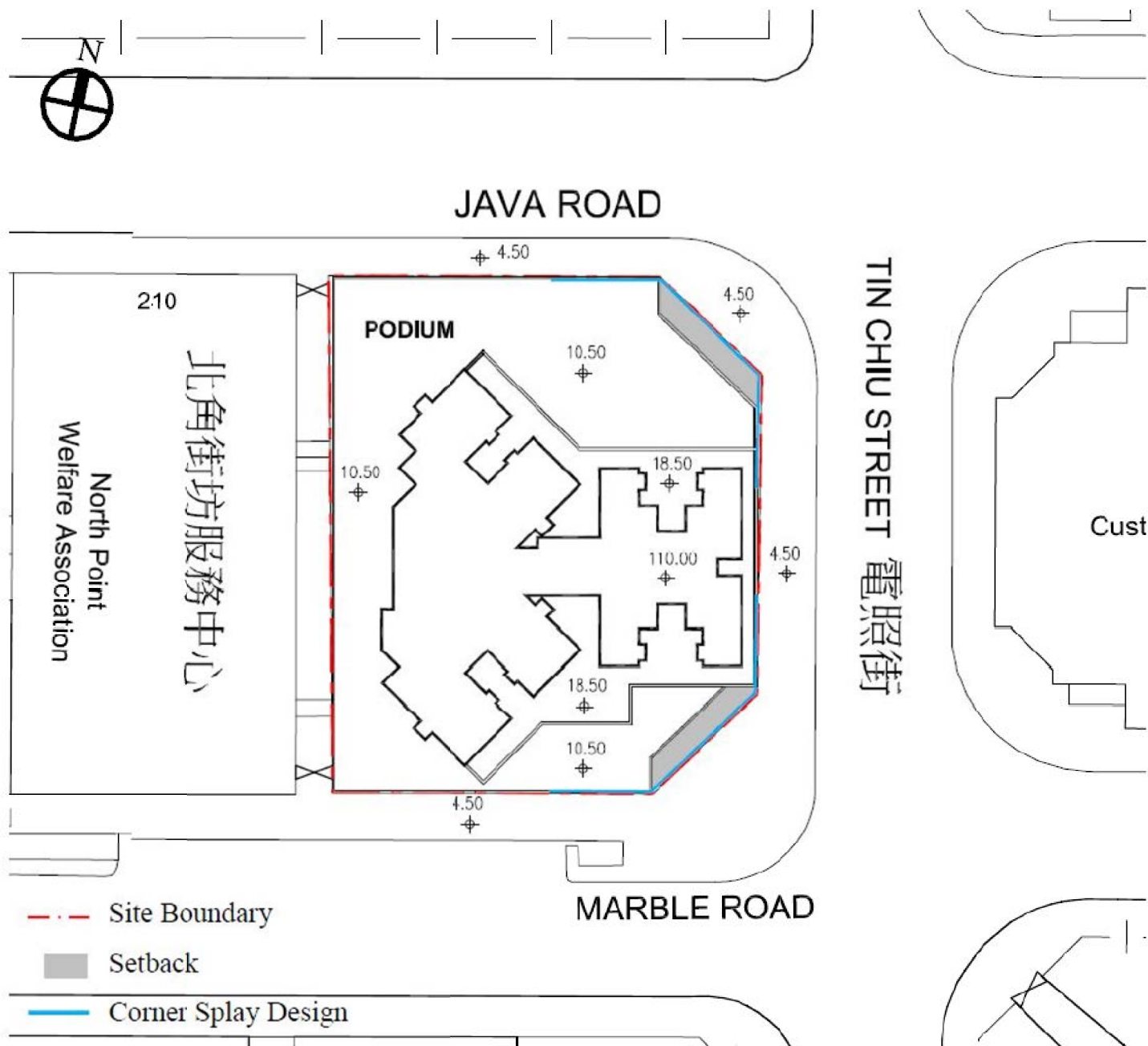
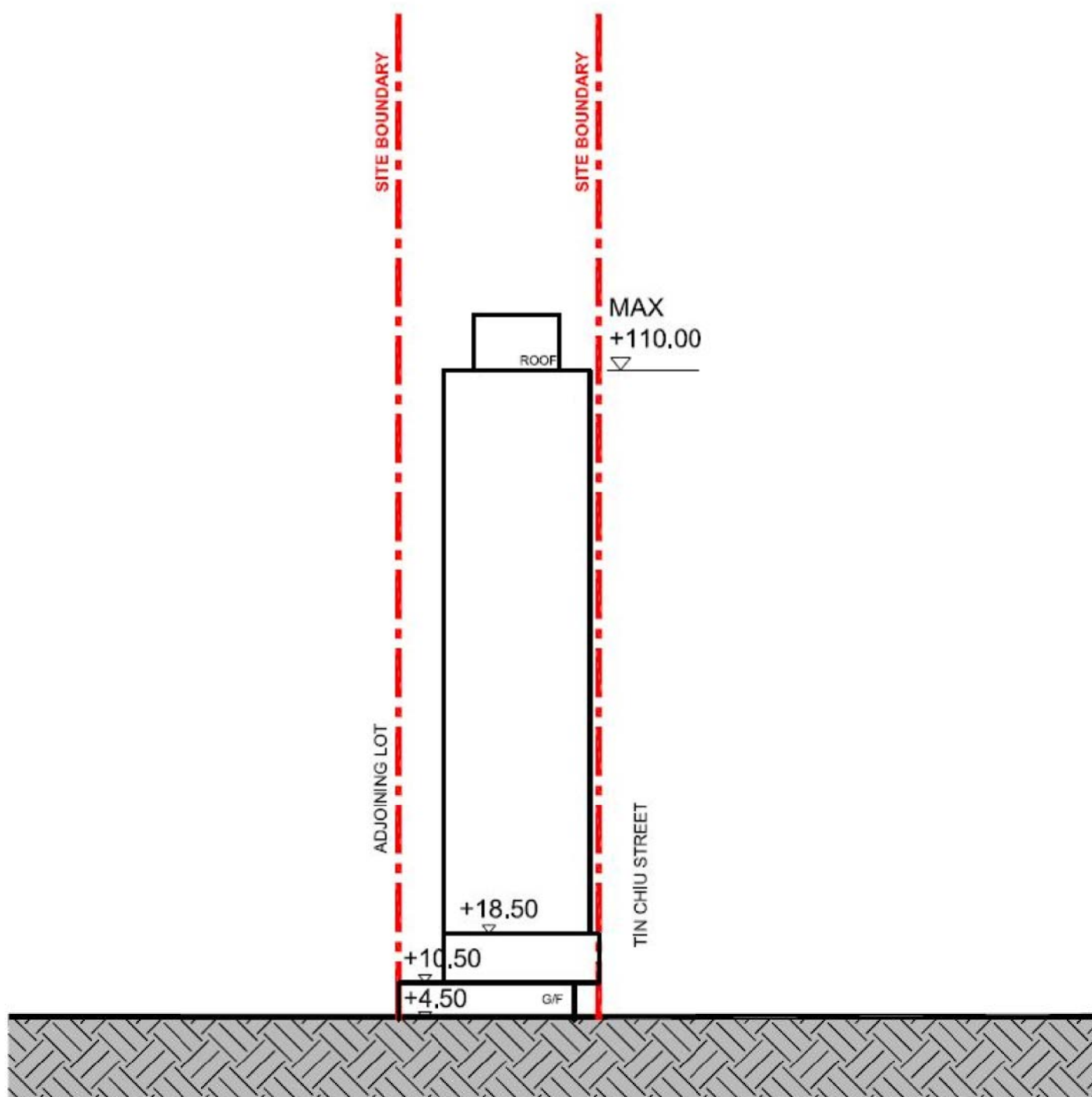


Figure 10 Site Layout Plan of the Development (site layout subject to detailed design)



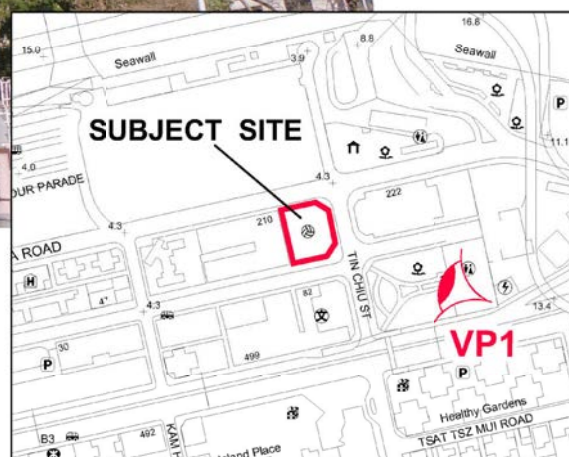
SCHEMATIC SECTION



**With
Existing
View**



**With
Proposed
Development**



**PHOTOMONTAGE AT VIEWPOINT (VP)1
(VIEW FROM KING'S ROAD PLAYGROUND)**



**HOUSING DEPARTMENT
PLANNING SECTION**

PLAN 1

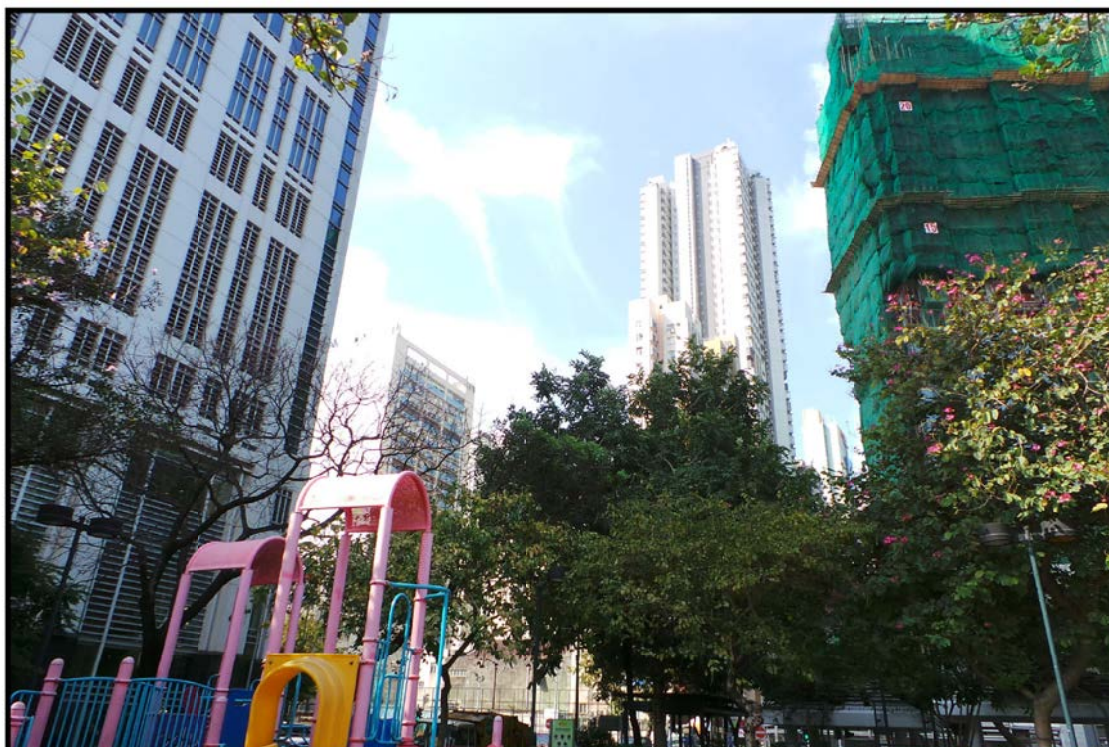
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SOURCE : HOUSING DEPARTMENT

參考編號
REFERENCE No.
R/S/H8/25

繪圖
DRAWING
H - 3



With
Existing
View



With
Proposed
Development



PHOTOMONTAGE AT VIEWPOINT (VP)2
(VIEW FROM TIN CHIU STREET
CHILDREN'S PLAYGROUND)



HOUSING DEPARTMENT
PLANNING SECTION

PLAN 2

DATE :
10. 3. 2016

16_0054HK_vp2B

資料來源：房屋署
SOURCE : HOUSING DEPARTMENT

參考編號
REFERENCE No.
R/S/H8/25

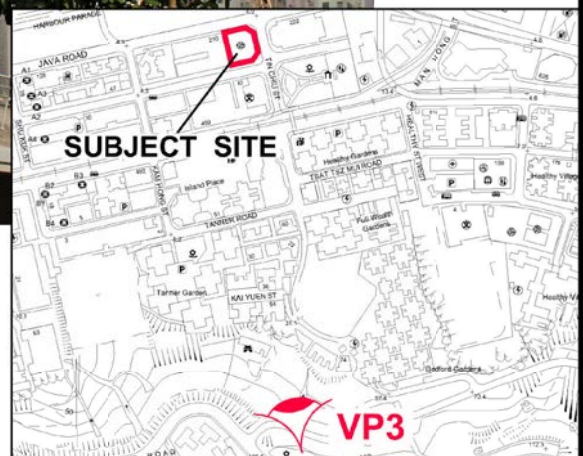
繪圖
DRAWING
H - 4



With
Existing
View



With
Proposed
Development



PHOTOMONTAGE AT VIEWPOINT (VP)3 (VIEW FROM TIN HAU TEMPLE ROAD PARK)



**HOUSING DEPARTMENT
PLANNING SECTION**

PLAN 3

**DATE :
10. 3. 2016**

16_0054HK_vp3

資料來源：房屋署
SOURCE : HOUSING DEPARTMENT

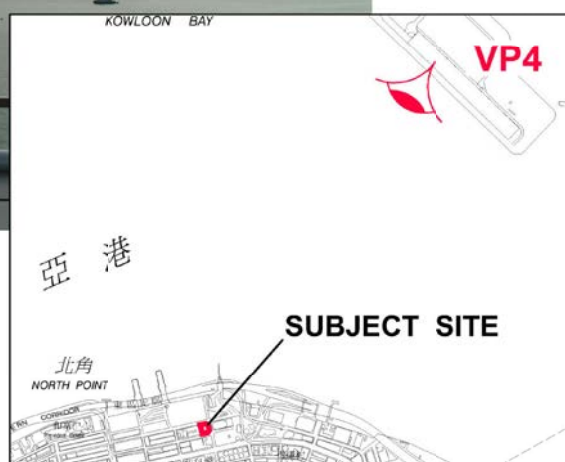
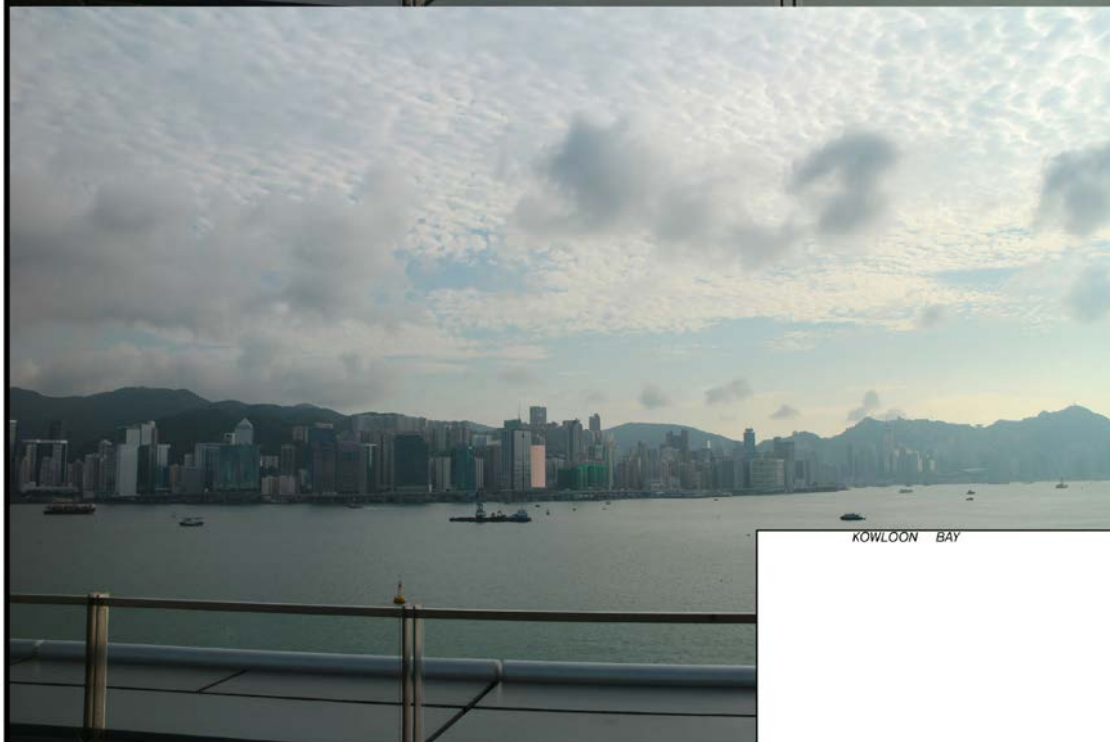
參考編號
REFERENCE No.
R/S/H8/25

繪圖
DRAWING
H - 5

With
Existing
View



With
Proposed
Development



**PHOTOMONTAGE AT VIEWPOINT (VP)4
(VIEW FROM ROOFTOP VIEWING DECK OF
KAI TAK CRUISE TERMINAL)**



**HOUSING DEPARTMENT
PLANNING SECTION**

PLAN 4

**DATE :
10. 3. 2016**

16_0054HK_vp4

資料來源：房屋署
SOURCE : HOUSING DEPARTMENT

參考編號
REFERENCE No.
R/S/H8/25

繪圖
DRAWING
H - 6

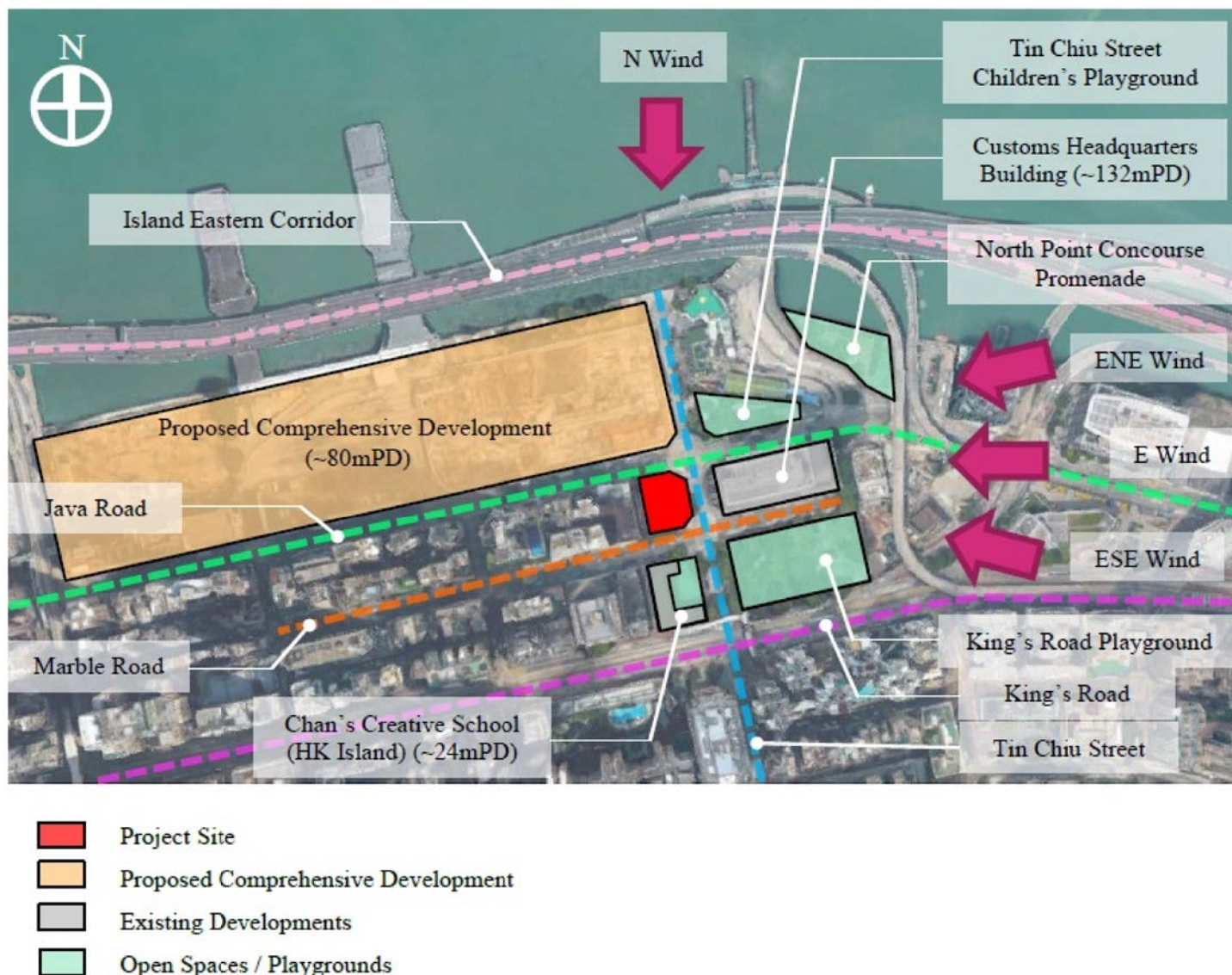
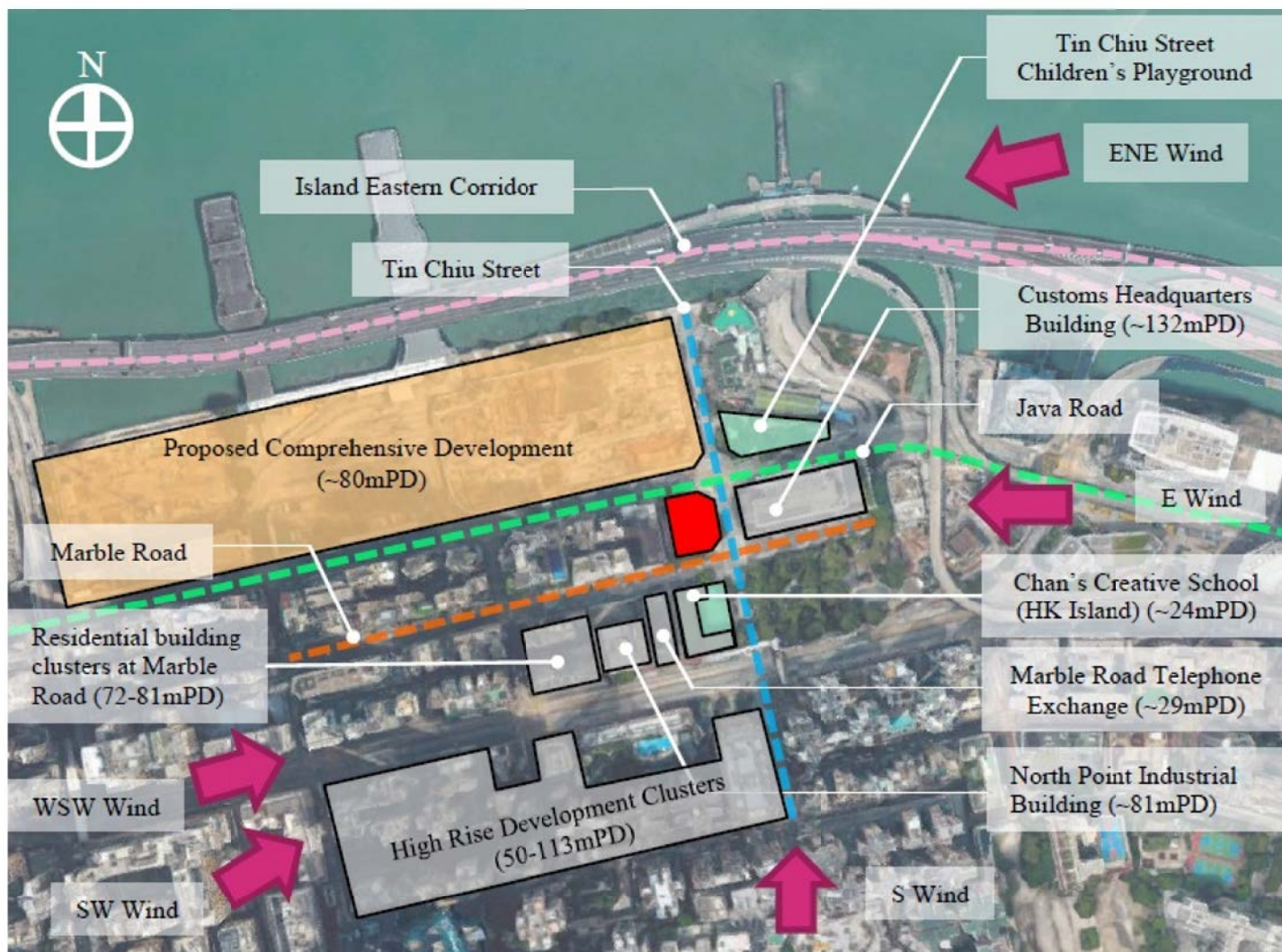


Figure 8 Wind Environment under Annual Wind Condition



- Project Site
- Proposed Comprehensive Development
- Existing Developments
- Open Spaces / Playgrounds

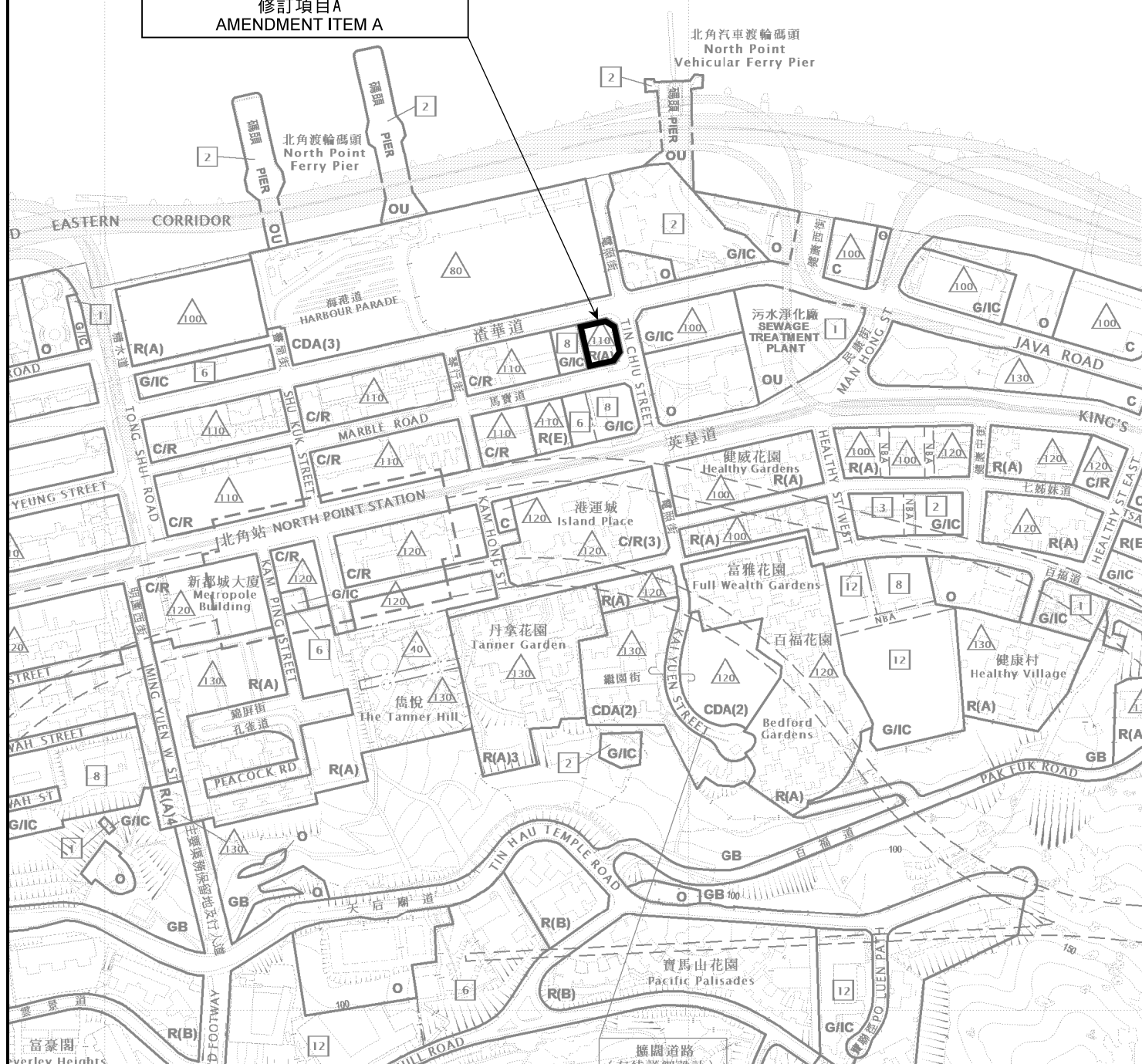
Figure 9 Wind Environment under Summer Wind Condition



申述個案編號R1-R442
REPRESENTATIONS No. R1-R442

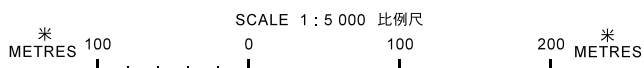
相關意見編號C1-C4
RELATED COMMENTS No. C1-C4

修訂項目A
AMENDMENT ITEM A



位置圖 LOCATION PLAN

就北角分區計劃大綱草圖編號S/H8/25提出的
申述個案編號R1-R442及相關意見C1-C4作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R442 AND
RELATED COMMENTS C1-C4
TO THE DRAFT NORTH POINT OUTLINE ZONING PLAN No. S/H8/25



規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H8/25

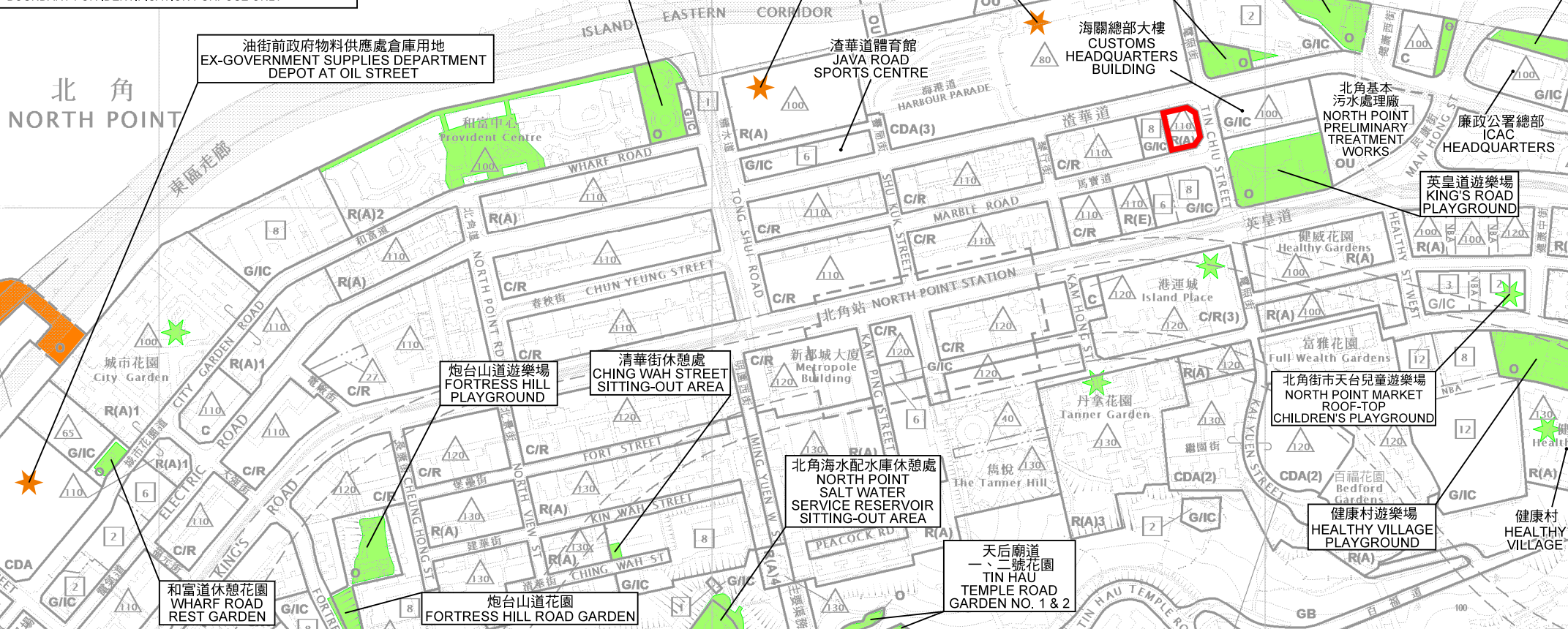
圖 PLAN
H - 1a

本摘要圖於2017年3月14日擬備，
所根據的資料為於2016年8月5日
展示的分區計劃大綱圖編號S/H8/25
EXTRACT PLAN PREPARED ON 14.3.2017
BASED ON OUTLINE ZONING PLAN No.
S/H8/25 EXHIBITED ON 5.8.2016

圖例 LEGEND

-  申述地點
REPRESENTATION SITE
-  現有休憩用地
EXISTING OPEN SPACE
-  發展內的現有休憩用地
EXISTING OPEN SPACE WITHIN DEVELOPMENT
-  已規劃的休憩用地
PLANNED OPEN SPACE
-  已規劃在發展內的休憩用地
PLANNED OPEN SPACE WITHIN DEVELOPMENT

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



位置圖 LOCATION PLAN

就北角分區計劃大綱草圖編號S/H8/25提出的
申述個案編號R1-R442及相關意見C1-C4作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R442 AND
RELATED COMMENTS C1-C4
TO THE DRAFT NORTH POINT OUTLINE ZONING PLAN No. S/H8/25

修訂項目A

AMENDMENT ITEM A

SCALE 1 : 5 000 比例尺

米 METRES 100 0 100 200 米 METRES

本摘要圖於2017年3月16日擬備，
所根據的資料為於2016年8月5日
展示的分區計劃大綱圖編號S/H8/25

EXTRACT PLAN PREPARED ON 16.3.2017
BASED ON OUTLINE ZONING PLAN No.
S/H8/25 EXHIBITED ON 5.8.2016

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

R/S/H8/25


圖 PLAN

H - 1b



申述個案編號R1-R442
REPRESENTATIONS No. R1-R442
相關意見編號C1-C4
RELATED COMMENTS No. C1-C4
修訂項目A
AMENDMENT ITEM A

圖例 LEGEND

 主題地點
SUBJECT SITE

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2017年2月24日擬備，
所根據的資料為地政總署於
2016年1月1日拍得的
航攝照片編號CS62133

PLAN PREPARED ON 24.2.2017
BASED ON AERIAL PHOTO No.
CS62133 TAKEN ON 1.1.2016
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

就北角分區計劃大綱草圖編號S/H8/25提出的
申述個案編號R1-R442及相關意見C1-C4作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R442 AND
RELATED COMMENTS C1-C4
TO THE DRAFT NORTH POINT OUTLINE ZONING PLAN No. S/H8/25

修訂項目A
AMENDMENT ITEM A

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H8/25

圖 PLAN
H - 3



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

就北角分區計劃大綱草圖編號S/H8/25提出的
申述個案編號R1-R442及相關意見C1-C4作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R442 AND
RELATED COMMENTS C1-C4
TO THE DRAFT NORTH POINT OUTLINE ZONING PLAN No. S/H8/25

修訂項目A
AMENDMENT ITEM A

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H8/25

圖 PLAN
H - 4

本圖於2017年2月14日擬備，所根據的
資料為2017年2月8日的實地照片

PLAN PREPARED ON 14.2.2017
BASED ON SITE PHOTOS
TAKEN ON 8.2.2017

嘉富大廈
Kar Fu Building

擬建海墘
Proposed Victoria Harbour

東區走廊
ISLAND EASTERN
CORRIDOR

電照街兒童遊樂場
Tin Chiu Street
Children's Playground

海關總部大樓
Customs
Headquarters
Building

北角街坊服務中心
North Point
Welfare Association

渣華道 JAVA ROAD

電照街
TIN CHIU STREET

馬寶道

MARBLE ROAD

3

申述個案編號R1-R442
REPRESENTATIONS No. R1-R442

相關意見編號C1-C4
RELATED COMMENTS No. C1-C4

修訂項目A
AMENDMENT ITEM A

海關總部大樓
Customs Headquarters Building

北角街坊服務中心
North Point
Welfare Association

電照街
TIN CHIU STREET

渣華道

JAVA ROAD

4

申述個案編號R1-R442
REPRESENTATIONS No. R1-R442

相關意見編號C1-C4
RELATED COMMENTS No. C1-C4

修訂項目A
AMENDMENT ITEM A

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

就北角分區計劃大綱草圖編號S/H8/25提出的
申述個案編號R1-R442及相關意見C1-C4作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R442 AND
RELATED COMMENTS C1-C4
TO THE DRAFT NORTH POINT OUTLINE ZONING PLAN No. S/H8/25
修訂項目A
AMENDMENT ITEM A

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H8/25

圖 PLAN
H - 5

本圖於2017年2月21日擬備，所根據的
資料為攝於2017年2月15日(上)
及2017年2月8日(下)的實地照片
PLAN PREPARED ON 21.2.2017
BASED ON SITE PHOTOS
TAKEN ON 15.2.2017 (UPPER)
AND 8.2.2017 (LOWER)