

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/H8/442**

|                                                |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------------------------------------|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>Applicant</u></b>                        | : | Fortune Ferry Company Limited                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b><u>Premises</u></b>                         | : | Shop A of Upper Deck and Shops B, C, D & E of Lower Deck, North Point (East) Ferry Pier, North Point, Hong Kong                                                                                                                                                                                                                                                                                                                                            |
| <b><u>Total Floor Area of the Premises</u></b> | : | About 335.1m <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b><u>Land Status</u></b>                      | : | Government Property under Tenancy Agreement No. GPA H963                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b><u>Plan</u></b>                             | : | Approved North Point Outline Zoning Plan (OZP) No. S/H8/28                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b><u>Zoning</u></b>                           | : | “Other Specified Uses” annotated “Pier” (“OU(Pier)”) <ul style="list-style-type: none"><li>- a maximum building height not exceeding the soffit level of the Island Eastern Corridor and 2 storeys, or the height of the existing building, whichever is the greater; and</li><li>- kiosks not greater than 10m<sup>2</sup> each in area and not more than 10 in number for uses as shop and services are considered as ancillary to “Pier” use.</li></ul> |
| <b><u>Application</u></b>                      | : | Proposed Shop and Services                                                                                                                                                                                                                                                                                                                                                                                                                                 |

**1. The Proposal**

- 1.1 The applicant seeks planning permission to use portion of the lower and upper decks of North Point (East) Ferry Pier (the Pier) for proposed shop and services use. The application premises (the Premises) fall within an area zoned “OU(Pier)” on the approved North Point OZP No. S/H8/28 (**Plan A-1**). According to the Notes of the OZP for “OU(Pier)” zone, ‘Shop and Services (not elsewhere specified)’ use is a Column 2 use which requires planning permission from the Town Planning Board (the Board).
- 1.2 The eastern portion of the Pier is currently providing ferry services between North Point, Kwun Tong and Kai Tak. The Premises are located at the eastern portion of the upper (Shop A) and lower (Shops B to E) decks of the Pier (**Plan A-2**) and are currently vacant. According to the applicant, the total floor area of the Premises is about 335.1m<sup>2</sup>. The opening hours of the proposed business are from 8:00 a.m. to 8:00 p.m. daily. The floor plan of the Premises submitted by the applicant is at **Drawing A-1**.

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

- (a) Application Form with attachments received on **(Appendix I)** 18.9.2025
- (b) Replacement Pages of the Application Form received **(Appendix Ia)** on 22.9.2025
- (c) Further Information (FI) received on 23.10.2025\* **(Appendix Ib)**

*\*accepted and exempted from publication and recounting requirements*

## 2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in Part 10 of the Application Form and FI (**Appendices Ia and Ib**), which are summarised as follows:

- (a) the proposed use is intended to provide convenient services to ferry passengers, local residents and visitors using the Pier and the adjoining waterfront area;
- (b) the non-farebox revenue generated can help cross-subsidise ferry operations; and
- (c) the proposed use is unlikely to cause obstruction to passenger circulation or affect ferry operations/services at the Pier.

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

As the Premises involve Government land only, the “owner’s consent/notification” requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) are not applicable to the application.

## 4. **Previous Applications**

- 4.1 The Premises are the subject of eight previous applications covering different areas of the Pier’s upper and lower decks (**Plan A-1**) which were all submitted by the same applicant as the current one. Seven applications were either approved, partially approved or approved on a temporary basis with conditions by the Committee between 2005 and 2023, while one application (No. A/H8/357) for a proposed restaurant (barbecue area) and a retail shop at the lower deck was rejected by the Metro Planning Committee of the Board (the Committee) in 2002 due to insufficient information to demonstrate that the proposed uses would not cause adverse environmental nuisance to pier passengers.

- 4.2 Four applications (No. A/H8/371, A/H8/405, A/H8/422 and A/H8/427) for proposed eating place and/or shop and services uses were approved with conditions by the Committee between 2005 and 2017 mainly on the considerations that the proposed uses were not incompatible with the existing pier use and unlikely to cause disruption to the pier operation and passenger circulation. Application No. A/H8/402 for proposed office, exhibition hall, convention hall, shop and services and eating place uses was partially approved on 12.2.2010. The Committee approved the proposed shop, eating place, and exhibition and sale areas on similar considerations as the above applications, but rejected the proposed office, conference room, and Chinese medical clinic as these uses were not related to or compatible with the pier use and the waterfront areas, and were considered more suitable to be located in properly designed commercial or office buildings. There is no valid planning permission that covers the application premises.
- 4.3 Applications No. A/H8/433 (proposed office at lower deck) and A/H8/436 (proposed office at the lower and upper decks) were approved with conditions on a temporary basis for five years on 28.1.2022 and 17.2.2023 respectively, mainly on the considerations that the proposed offices would unlikely generate additional traffic in the area or adversely affect the pier operation, and temporary approval could encourage better utilization of the Premises without jeopardizing the long-term planning intention of the “OU(Pier)” zone. While the proposed offices are not yet in operation, the planning permissions for Applications No. A/H8/433 and A/H8/436 are valid until 28.1.2027 and 17.2.2028 respectively.

## 5. Similar Applications

- 5.1 There are 12 similar applications involving different types of commercial use (including retail shop, office, etc.) within the “OU(Pier)” zone in the North Point Area (**Plan A-1**). Nine were approved and 3 were rejected. Details of these applications are summarised in **Appendix II**.
- 5.2 All applications related to shop and services uses (No. A/H8/127, A/H8/154, A/H8/364, A/H8/381 and A/H8/434) were approved with or without conditions by the Committee between 1987 and 2022, mainly on the grounds that the proposed uses were considered not incompatible with the existing pier use as they would provide convenient services to ferry passengers, local visitors and tourists, and would not adversely affect the circulation of ferry passengers. The considerations of the three rejected applications (No. A/H8/185, A/H8/192 and A/H8/380) are not relevant to the current application as the applied uses included uses other than shop and services and a substantial part of two applications also fell within “Government, Institution or Community” zone.

## 6. The Premises and Its Surrounding Areas (Plans A-1 and A-2 and photos on Plans A-3 and A-4)

- 6.1 The Premises:

- (a) are located at the eastern portion of the upper and lower decks of the Pier; and
- (b) are currently vacant.

6.2 The Pier:

- (a) is a two-storey structure, comprising a lower deck and an upper deck, and is accessible via the North Point waterfront promenade;
- (b) the eastern portion is operated by the applicant, providing ferry services between North Point, Kwun Tong and Kai Tak. The passenger entrance/exit is located on the lower deck, which also houses ancillary facilities such as toilets and lockers; and
- (c) the western portion is operated by another company providing harbour cruise service.

6.3 The surrounding areas have the following characteristics:

- (a) the North Point (West) Ferry Pier, located about 80m west of the Pier, provides ferry services between North Point, Hung Hom and Kowloon City. It includes shops/stalls selling fresh seafood, a retail shop, a fast food shop, and a property agency, all with planning permissions granted under Applications No. A/H8/364, A/H8/381 and A/H8/434 (**Plan A-1**); and
- (b) to the south of the Pier is Victoria Harbour/Harbour North, a comprehensive residential and commercial development with public open space, government, institution or community facilities, public coach park and public transport terminus.

7. **Planning Intention**

The “OU(Pier)” zone is primarily to reserve land intended for Government or public piers providing marine services in the harbour areas.

8. **Comments from Relevant Bureau/Government Departments**

- 8.1 The following government bureau(x)/departments (B/Ds) have been consulted and their views on the application are summarised as follows:

**Policy**

8.1.1 Comments of the Secretary for Transport and Logistics (STL):

The application is supported on the condition that all the revenue to be generated will be included into the non-farebox revenue to cross-subsidize the ferry operations, and normal ferry operations will not be adversely affected.

### **Harbour Planning**

#### 8.1.2 Comments of the Harbour Office (HO), Development Bureau (DEVB):

- (a) the subject application was circulated to members of the Harbourfront Commission's Task Force on Harbourfront Developments on Hong Kong Island, and no comments were received from members; and
- (b) from the harbourfront enhancement perspective, the HO generally welcomes proposals/initiative that introduce or facilitate the provision of commercial facilities (including retail facilities) at Victoria harbourfront areas, as this aligns with DEVB's initiative to make good use of harbourfront resources for enhancing vibrancy and bringing better experience to harbourfront visitors. In view that the East Coast Boardwalk has been gradually opened for public enjoyment since early 2025, the applicant is advised to explore how the proposed development could better blend with the overall planning of the North Point harbourfront development to enhance its attractiveness and diversity.

### **Land Administration**

#### 8.1.3 Comments of the District Lands Officer/Hong Kong East, Lands Department (DLO/HKE, LandsD):

The Premises fall within the North Point (East) Ferry Pier which is not administered by DLO/HKE, LandsD. Comments from Transport Department (TD) and Government Property Agency (the Agency) should be sought.

### **Property Management**

#### 8.1.4 Comments of the Government Property Administrator (GPA):

- (a) no comment on the application;
- (b) the Pier is under the purview of TD. TD is statutorily empowered to give consent to the ferry operators under Regulation 15 of Ferry Services Regulations (Cap. 104A) to sublet the surplus space at the piers for purpose other than the operation of a licenced service during the validity period of their ferry service licences;
- (c) the Agency acts as a leasing facilitator for TD to prepare and execute the Tenancy Agreement (T/A) No. GPA H963 in accordance with TD's requirements with Fortune Ferry Company Limited (the Tenant) (i.e. the applicant) for the purpose of a passenger ferry terminal for the embarkation and disembarkation of passengers of the ferry services from North Point to Kwun Tong and vice versa operated by the Tenant and

the transshipment of such goods and baggage as may be permitted by the Director of Marine and the Commissioner for Transport (C for T);

- (d) in accordance with the aforesaid T/A, the Tenant may sublet part of the Pier within the tenancy boundary by way of commercial concession for purposes other than the ferry services use with the Agency's approval upon receipt of no objection or adverse comment from relevant B/Ds; and
- (e) if the Board approves the current application, the Tenant shall submit application for commercial concession for the Agency's consideration under the mechanism in the existing tenancy to implement the proposal. Such application, if received, will be circulated to relevant B/Ds (including Fire Services Department (FSD)) for consideration and upon receipt of no adverse comments from all relevant B/Ds, approval may be given subject to terms and conditions based on the comments received.

#### **Ferry Operation and Traffic**

##### 8.1.5 Comments of the C for T:

###### Traffic Engineering (HK) Division

- (a) no comment from traffic engineering point of view;

###### Ferry and Paratransit Division

- (b) supports the application from ferry operation point of view;
- (c) based on the submitted documents from the applicant, the proposed subletting would not affect the ferry operation;
- (d) all of the revenue to be generated from the proposed commercial concession has to be included into the non-fare box revenue for cross-subsidising the licensed ferry service of "North Point – Kwun Tong – Kai Tak" and improving its financial sustainability; and
- (e) written consent dated 29.8.2024 has been given to the applicant to extend the use of the Pier to sublet the surplus spaces for commercial concession in accordance with Regulation 15 of the Ferry Services Regulations (Cap. 104A).

#### **Pier Maintenance**

##### 8.1.6 Comments of the Chief Engineer/Port Works (CE/PW), Civil Engineering and Development Department (CEDD):

No objection in principle to the application from pier sub-structure maintenance point of view provided that the application would not

cause any adverse impact to the structural integrity and stability of the existing pier sub-structure and would not affect their regular inspection and maintenance of the existing pier sub-structure.

### **Environmental**

#### 8.1.7 Comments of the Director of Environmental Protection (DEP):

- (a) no objection to the application from environmental planning perspective in view that the existing toilets are connected to public sewers and for staff use only, and there is no other sewage generation apart from the existing toilets; and
- (b) since there are two air pollution sources, i.e. ship emissions from ferry piers and vehicle emissions from Island Eastern Corridor, in the vicinity of the Premises, the applicant is advised to install air conditioning system with fresh air intakes at the northern end of the Pier as far as practicable to minimise the potential air nuisances from the said pollution sources.

### **Fire Safety**

#### 8.1.8 Comments of the Director of Fire Services (D of FS):

- (a) no objection to the application; and
- (b) detailed fire services requirements will be formulated upon receipt of a formal submission of short-term tenancy/short-term waiver, general building plans or referral of application via relevant licensing authority.

#### 8.2 The following government departments have no objection to/no comment on the application:

- (a) Chief Architect/Advisory and Statutory Compliance and Assistant Director (Property Services), Architectural Services Department (AD(PS), ArchSD);
- (b) Chief Highway Engineer/Hong Kong, Highways Department;
- (c) Chief Engineer/Hong Kong & Islands, Drainage Services Department (CE/HK&I, DSD);
- (d) Chief Engineer/Construction, Water Supplies Department;
- (e) Commissioner of Police;
- (f) Director of Food and Environmental Hygiene;
- (g) Director of Marine;
- (h) Project Manager (South and Sustainable Lantau) (PM(SSL)), CEDD;
- (i) Director of Electrical and Mechanical Services; and
- (j) District Officer (Eastern), Home Affairs Department.

## **9. Public Comment Received During Statutory Publication Period**

During the statutory publication period, no public comment was received.

## **10. Planning Considerations and Assessments**

- 10.1 The application is to seek planning permission for proposed shop and services use at the Premises which fall within an area zoned “OU(Pier)” on the OZP. The “OU(Pier)” zone is primarily to reserve land intended for Government or public piers providing marine services in the harbour areas. According to the applicant, the Premises within the North Point (East) Ferry Pier have been vacant since 31.8.2024.
- 10.2 The proposed shop and services use, which is intended to provide convenient services to ferry passengers, local residents as well as visitors using the Pier, the waterfront promenade and the newly opened East Coast Boardwalk (Western Section), is considered not incompatible with the pier use. Although the proposed shop and services use at the Premises is not entirely in line with the planning intention of the “OU(Pier)” zone, it could be considered as a beneficial use to better utilise limited land resources. HO of DEVB generally welcomes proposals/initiatives that introduce or facilitate the provision of commercial facilities (including retail facilities) at Victoria Harbourfront areas, as this aligns with their initiative to make good use of harbourfront resources for enhancing vibrancy and bringing better experience to harbourfront visitors.
- 10.3 As the Premises have excluded the pedestrian circulation and passenger waiting areas for ferry services, the proposed use would unlikely cause disruption to pier operations and passenger circulation and hence would not undermine the planning intention of the “OU(Pier)” zone. STL and C for T support the application as the proposed use would generate non-fare box revenue for cross-subsidising the ferry operations and improve financial sustainability without affecting the ferry service at the Pier. Other relevant government departments, including D of FS, GPA, AD(PS) of ArchSD, DEP, CE/HK&I of DSD, CE/PW and PM(SSL) of CEDD, have no objection to or no adverse comments on the application.
- 10.4 As outlined in paragraphs 4 and 5 above, all previous and similar applications for shop and services use within the subject “OU(Pier) zone were approved with or without conditions by the Committee between 1987 and 2023. Given the planning circumstances have remained similar over the years, approval of the current application is consistent with the Committee’s previous decisions.

## **11. Planning Department’s Views**

- 11.1 Based on the assessments made in paragraph 10, the Planning Department has no objection to the application.
- 11.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 7.11.2029, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following advisory clauses for the application are suggested for Members’ reference:

Advisory clauses

The recommended advisory clauses are attached at **Appendix III**.

11.3 There is no strong reason to recommend rejection of the application.

**12. Decision Sought**

12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.

12.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.

12.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

**13. Attachments**

|                          |                                                                 |
|--------------------------|-----------------------------------------------------------------|
| <b>Appendix I</b>        | Application Form with Attachments received on 18.9.2025         |
| <b>Appendix Ia</b>       | Replacement Pages of the Application Form received on 22.9.2025 |
| <b>Appendix Ib</b>       | FI received on 23.10.2025                                       |
| <b>Appendix II</b>       | Similar Applications                                            |
| <b>Appendix III</b>      | Recommended Advisory Clauses                                    |
| <b>Drawing A-1</b>       | Floor Plan submitted by the Applicant                           |
| <b>Plan A-1</b>          | Location Plan                                                   |
| <b>Plan A-2</b>          | Site Plan                                                       |
| <b>Plans A-3 and A-4</b> | Site Photos                                                     |

**PLANNING DEPARTMENT  
NOVEMBER 2025**