

**PROPOSED AMENDMENTS TO
THE APPROVED NORTH POINT OUTLINE ZONING PLAN NO. S/H8/26**

1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved North Point Outline Zoning Plan (OZP) No. S/H8/26 (**Attachment I**) as shown on the draft OZP No. S/H8/26A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the draft OZP (**Attachment IV**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the draft OZP, and is suitable for exhibition together with the draft OZP and its Notes.

2. Status of the Current OZP

On 15.8.2017, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft North Point OZP No. S/H8/25, which was subsequently renumbered as S/H8/26. On 10.1.2023, the CE in C referred the approved North Point OZP to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 20.1.2023 under section 12(2) of the Ordinance.

3. Background

Redevelopment of the existing social services building at 210 Java Road for expanding and improving the provision of social services for the community

- 3.1 The site at 210 Java Road, with an area of about 954m², is currently occupied by the North Point Welfare Association (北角街坊服務中心), which is a 7-storey building providing various types of social services including women welfare activities and after-school tutorial program for students in the local community. It falls within an area zoned "Government, Institution or Community" ("G/IC") on the OZP with a building height restriction (BHR) of 8 storeys excluding basement(s). The site is situated in a mixed use setting and is surrounded by a mixture of old and new, medium-to-high rise residential developments, office buildings, school, open space and other government facilities in the vicinity.
- 3.2 The existing social services building is already nearly 50-years old and is unable to cope with the increasing demand of social services facilities in the North Point

Area. In September 2021, the Island Evangelical Community Church Limited (IECC) submitted a proposal with technical assessments to redevelop the existing building into a high-rise social services building for expanding and improving the provision of social services for the community. The proposal was supported in-principle by the Labour and Welfare Bureau (LWB) and Home and Youth Affairs Bureau (HYAB). To facilitate the redevelopment of the existing social services building at the site, it is proposed to amend the BHR of the site from 8 storeys to 110mPD (**Amendment Item A at Plan 1a**). The community services to be provided in the redevelopment shall be operated by non-government organisations including the North Point Kai-Fong Welfare Advancement Association (北角區街坊福利事務促進會), the Women's Welfare Club (Eastern District) Hong Kong (香港東區婦女福利會), and IECC.

- 3.3 The community services currently provided and the enhanced services to be provided at the subject site are summarised as below:

Services currently provided	Enhanced services to be provided
<ul style="list-style-type: none"> • community hall • women welfare activities / social and recreational centre for the elderly and women • community services and student services centre 	<ul style="list-style-type: none"> • community hall • women welfare activities / social and recreational centre for the elderly and women • community services and student services centre • social services for the disadvantaged • integrated children and youth services • integrated family services • religious hall • carer development and support services • carer hub – respite care and resources centre • services for ethnic minority

Reflecting the Completed Developments on the OZP

- 3.4 As agreed in the reviews of “Comprehensive Development Area” (“CDA”) sites by the Metro Planning Committee (the Committee), three completed commercial and composite developments at King Wah Road and Oil Street, which are known as 18 King Wah Road, Harbour Grand Hong Kong, and Harbour Glory which fall within areas zoned “CDA” and “CDA(1)” would be rezoned into suitable zonings with appropriate development restrictions to reflect their as-built conditions (**Amendment Item B, Items C1 to C4 at Plan 1b**).
- 3.5 Apart from the corresponding amendments to the Notes in connection with the above proposed amendments, technical amendments to other parts of the Notes of the OZP are proposed to incorporate the latest revision of the Master Schedule of Notes (MSN) to Statutory Plans.

4. Proposed Amendments to the OZP

Amendment Item A – Amending the BHR of a site at 210 Java Road (about 954m²), which falls within an area zoned “G/IC”, from 8 storeys to 110mPD (Plans 2 to 2b)

Amendment Item A

- 4.1 The site is located in a mixed use setting. To the north across Java Road is a comprehensive residential and commercial development with public open space, government institution and community uses, public coach park and public transport terminus development, namely Victoria Harbour, with a BH ranging from 66.4mPD to 79.8mPD on land zoned “CDA(3)”. To the east is the Home Ownership Scheme (HOS) development, namely Kei Wah Court (驥華苑), under construction with a BH of 110mPD on land zoned “Residential (Group A)” (“R(A)”). To the further east is the Customs Headquarters Building with a BH of about 138.6mPD on the land zoned “G/IC”. To the south are GIC uses including the Chan’s Creative School (Hong Kong Island) and Marble Road Telephone Exchange with BHs of 23.5mPD and 30.8mPD respectively, and the North Point Industrial Building with a BH of 80.5mPD on land zoned “Residential (Group E)” (“R(E)”) (**Plan 2**).
- 4.2 To facilitate the amendment of BHR, the project proponent has prepared an indicative scheme of the proposed social services building which provides a range of social services facilities including Integrated Children and Youth Services, North Point Kai Fong Community Services, ~~Volunteer Development and Support~~ **Carer** Services, etc. The schematic section plan is at **Drawing 1** and the major development parameters of the indicative scheme are as follows:

Development Parameters	Indicative Scheme*
Plot Ratio (PR)	Not more than 15
GFA	Not more than 14,493m ²
Site Coverage	G/F to M/F: Not more than 92% 3/F to 10/F: Not more than 70% 11/F to 19/F: Not more than 65%
No. of Block	1
Building Height (BH)	Not exceeding 110mPD (Main roof level)
No. of Storeys	20 (excluding 1 storey of basement)
No. of Car Parking Spaces	6 nos. of private car parking spaces (including 1 no. of accessible parking for persons with disabilities)
No. of Loading and Unloading (“L/UL”) Bay	1 no. of LGV L/UL Bay

*subject to further review in detailed design stage.

Technical Assessments

- 4.3 To ascertain the technical feasibility of the proposed development, various technical assessments have been conducted by the IECC including traffic impact assessment (TIA), visual impact assessment (VIA), air ventilation assessment (expert evaluation) (AVA (EE)), drainage impact assessment (DIA) and sewerage impact assessment (SIA). It is confirmed that the proposed development would not cause insurmountable problems on traffic, visual, air ventilation and

infrastructural capacity aspects. A summary of the technical assessments is at **Attachment V** and the findings are summarised in the following paragraphs.

Traffic Aspect

- 4.4 The TIA conducted by the project proponent has demonstrated that no insurmountable traffic impact would be induced by the development. In this regard, Commissioner for Transport has no comment on the proposed amendment from traffic engineering perspective.

Urban Design and Visual Aspect

- 4.5 The BH restrictions for the North Point area on the OZP has generally adopted a stepped height approach with BH generally increasing progressively from the waterfront to the inland area/ hillside having regard to the protection of ridgelines. The site is situated between Java Road and King's Road which has a BHR of 110mPD. To the further south across King's Road towards the foothill, commercial/residential developments are mainly restricted from 120mPD up to 130mPD. Chief Town Planner/Urban Design and Landscape of Planning Department (CTP/UD&L, PlanD) considers that the proposed BHR of 110mPD would generally maintain the stepped height profile of the area.
- 4.6 According to the VIA and the photomontages (**Drawings 2 to 6**), the visual impacts of the selected viewing points (VPs) are slightly adverse to negligible. The proposed development is considered compatible in terms of overall visual context and character within the existing community.

Air Ventilation Aspect

- 4.7 An AVA (EE) has been conducted to evaluate the air ventilation performance of the site with reference of the proposed redevelopment as compared with the existing condition. Since the site does not fall within all identified air paths, it is concluded that the overall air ventilation performance of the surrounding areas would not be significantly affected by the proposed redevelopment. CTP/UD&L, PlanD considers that no significant adverse impact on the pedestrian wind environment is anticipated.

Sewerage and Drainage Aspects

- 4.8 SIA and DIA have been conducted to review the drainage and sewerage impact due to the proposed redevelopment. The DIA and SIA concluded that no adverse impact is anticipated for the existing drainage system, and the capacity of the existing sewers serving the area would be sufficient to cater for the sewage generation from the proposed development and thus no upgrading works of the public sewerage network is required. In this regard, Director of Environmental Protection (DEP) and Chief Engineer/Hong Kong & Islands, Drainage Services Department (CE/HK&I, DSD) have no objection from environmental and drainage perspectives.

Amendment Items B and C1 to C4 – Rezoning of the “CDA” sites at King Wah Road and Oil Street to reflect the as-built developments (Plans 3a to 3d)

Amendment Item B

- 4.9 The site at King Wah Road is zoned “CDA(1)” on the OZP. The eastern and western portions of the site are currently occupied by a hotel development (Harbour Grand Hong Kong) and an office building (18 King Wah Road) which were completed in 2008 and 2017 respectively. In the 2011 and 2019 reviews of “CDA” sites, the Committee agreed to rezone the two portions of the “CDA(1)” site to reflect the existing developments.
- 4.10 In order to reflect the existing uses and statuses of the site, it is proposed to rezone the site from “CDA(1)” to “Commercial (2)” (“C(2)”) with stipulation of BHR of 110mPD and 165mPD, and maximum GFA of 30,635m² and 41,341m² to the western portion (sub area (a)) and eastern portion (sub area (b)) of the site respectively. Non-building area (NBA) with widths of 15m and 10m are also stipulated along the northern and western boundaries of the site respectively which is in accordance with the Planning Brief.

Amendment Items C1 to C4

- 4.11 The site at Oil Street is zoned “CDA” on the OZP and is intended for comprehensive redevelopment for residential and/or commercial uses with the provision of open space and other supporting facilities. The site is currently occupied by a comprehensive hotel, residential and open space development (Harbour Glory) which was completed in 2019. In the 2021 reviews of “CDA” sites, the Committee agreed to rezone the “CDA” site to reflect the existing development. Opportunity is also taken to review the land use zonings of the adjacent open space and art space developments at 12 Oil Street which is known as “Oi!”.
- 4.12 In order to reflect the existing use and the as-built conditions, it is proposed to rezone the Item C1 site from “CDA” to “Other Specified Uses” annotated “Commercial and Residential Development” (“OU(C&RD)”) with stipulation of a maximum GFA of 70,200m² (of which the hotel GFA shall not be less than 30,000m² and the office GFA shall not exceed 18,180m²) and BHR of 110mPD and 100mPD to the southern and northern portions of the site respectively. Items C2 and C4 (adjoining to Oil Street Art Space (Oi!)) are to tally with the land allocation boundaries to the Leisure and Cultural Services Department for the existing open space development and Oi!. Item C3 is to reflect the area being used as existing public road, while Item C4 (adjacent to the existing cul-de-sac at the end of the City Garden Road) is to rationalise the zoning boundary to tally with the City Garden Road.

Technical Amendments to the OZP

- 4.13 Apart from the corresponding amendments to the Notes in connection with the above proposed amendments, technical amendments to other parts of the Notes of the OZP have also been made, inter alia, to incorporate the latest revision of the MSN to Statutory Plans (details at paragraph 7.5 below).

Minor Boundary Adjustments

- 4.14 Opportunity has also been taken to rectify minor discrepancies on the OZP by slightly adjusting the zoning boundaries near the above amendment sites to reflect existing developments. These adjustments would not have any material implications on the land use zonings.

5. Provision of GIC Facilities and Open Space

- 5.1 The proposed amendments to the OZP are mainly for amending the BHR of a “G/IC” site and reflecting existing uses and as-built conditions of completed developments which do not induce increase in population in the area. The planned population (excluding the transients) of the North Point Planning Area as a whole would be about 154,200. As shown in the summary table (**Attachment VII**), the existing and planned provision of major GIC facilities are generally adequate, except for some facilities stated in paragraph 5.2 below, to meet the demand in accordance with the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG) and concerned bureaux/departments’ assessments.

GIC Facilities

- 5.2 According to the population-based planning standards for community facilities incorporated in the HKPSG, there will be a shortfall in the provision of child care centre, hospitals beds, some of the community care services facilities, residential care homes for the elderly and some rehabilitation facilities in the North Point Planning Area. However, the Health Bureau and Social Welfare Department adopt a wider spatial context/cluster in the assessment of provision for such facilities. Besides, the population-based planning standards for elderly services facilities, child care centres and rehabilitation services for persons with disabilities (including day rehabilitation, residential care services) standards were reinstated in the HKPSG in 2018, 2020 and 2022 respectively. The revised standards reflect the long-term target towards which the provision of elderly, child care and rehabilitation facilities would be adjusted progressively. The proposed social services building redevelopment at Amendment Item A shall provide a range of GIC facilities including Integrated Children and Youth Services, Integrated Family Services, Community Hall, women welfare facilities and services for ethnic minorities.

Open Space

- 5.3 Although there is a deficit of about 3.99ha of planned district open space within the North Point Planning Area, there is a surplus of about 10.55 ha planned local open space within the planning area. The overall provision of open space is considered generally adequate to meet the demand of the planned population.

6. Proposed Amendments to Matters Shown on the Plan

The proposed amendments as shown on the draft North Point OZP No. S/H8/26A (**Attachment II**) are as follows:

(a) Amendment Item A (about 954m²) (Plans 2 to 2b)

Amending the BHR of a site at 210 Java Road, which falls within an area zoned “G/IC”, from 8 storeys to 110mPD.

(b) Amendment Item B (about 7,002m²) (Plans 3 to 3b)

Rezoning a site at King Wah Road from “CDA(1)” to “C(2)” with maximum GFA of 30,635m² and BHR of 110mPD at sub-area (A) and maximum GFA of 41,341m² and BHR of 165mPD at sub-area (B), and designating of NBA along the northern and western boundaries of the site as stipulated on the Plan.

(c) Amendment Item C1 (about 7,888m²) (Plans 3 to 3a and 3c)

Rezoning a site at Oil Street from “CDA” to “OU(C&RD)” with maximum GFA of 70,200m² (of which the hotel GFA shall not be less than 30,000m² and the office GFA shall not exceed 18,180m²) and BHR of 110mPD and 100mPD to the southern and northern portions of the site.

(d) Amendment Item C2 (about 6,303m²) (Plans 3 to 3a and 3c)

Rezoning of a piece of land at the Oil Street Sitting-out Area and the open space at the Oil Street Art Space from “CDA”, “G/IC” and area shown as ‘Road’ to “O” to reflect the existing use.

(e) Amendment Item C3 (about 352m²) (Plans 3 to 3a and 3d)

Rezoning of a piece of land at the end of City Garden Road from “CDA” to area shown as ‘Road’ to reflect the existing cul-de-sac at the end of the City Garden Road.

(f) Amendment Item C4 (about 341m²) (Plans 3 to 3a and 3d)

Rezoning of two pieces of land to the immediate north of the Oil Street Art Space at 12 Oil Street and the immediate south of the existing cul-de-sac at the end of the City Garden Road from area shown as ‘Road’ to “G/IC” with BHR of 2 storeys to reflect the existing use of Oil Street Art Space and to rationalise the zoning boundary to tally with the City Garden Road respectively.

7. Proposed Amendments to the Notes of the OZP

7.1 Amendments to the Notes of the OZP are proposed as follows:

“C” zone

7.2 In relation to the Amendment Item B as mentioned in paragraph 6 above, the Remarks for “C” zone will be revised to incorporate new development restrictions for “C(2)” sub-area as mentioned in paragraph 4.12 above.

“CDA” zone

- 7.3 In relation to the Amendment Items B, C1 to C3 as mentioned in paragraph 6 above, the Notes and the Remarks for “CDA” and “CDA(1)” will be deleted.

“OU” zone

- 7.4 In relation to the Amendment Item C1 as mentioned in paragraph 6 above, the Notes and the Remarks for “OU” zone will be revised to incorporate the development restrictions for the new “OU(C&RD)” sub-zone.

Technical Amendments

- 7.5 On 11.1.2019, the Board has promulgated a revised set of MSN to Statutory Plans. Under the revised MSN, ‘Market’ use is being subsumed under ‘Shop and Services’ use. To effectuate such changes, updates have been made to the Notes of “C”, “CDA(2)”, “CDA(3)”, “Commercial/Residential”, “Residential (Group A)”, “Residential (Group B)”, “Residential (Group E)” and “G/IC” zones.
- 7.6 The proposed amendments to the Notes of the OZP (with additions in ***bold and italics*** and deletions in ~~‘crossed-out’~~) are at **Attachment III** for Members’ consideration.

8. Revision to the ES of the OZP

The ES of the OZP is proposed to be revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also taken to update the general information for various land use zones to reflect the latest status and planning circumstances of the OZP. The proposed amendments to the ES of the OZP (with additions in ***bold and italics*** and deletions in ~~‘crossed-out’~~) are at **Attachment IV** for Members’ consideration.

9. Plan Number

Upon exhibition for public inspection, the OZP will be renumbered as S/H8/27.

10. Consultation

Consultation with District Council

- 10.1 On 24.5.2022, IECC consulted the Planning, Works and Housing Committee (PWHC) of the Eastern District Council (EDC) regarding the proposed social services building redevelopment at Java Road (Amendment Item A). The proposal was supported by PWHC as it was considered that the construction of a social services building in North Point without using government resources would be beneficial to the residents of the Eastern District. The minutes of the PWHC meeting is at **Attachment VI**.

Departmental Consultation

10.2 The proposed amendments to the OZP together with the draft Notes and ES have been circulated to the relevant bureaux/departments for comment. No objection or adverse comments have been received and their comments (if any) have been incorporated into the proposed amendments to the OZP as appropriate. The bureaux/departments include:

- (a) Secretary for Development;
- (b) Secretary for Home and Youth Affairs;
- (c) Secretary for Labour and Welfare;
- (d) Secretary for Education;
- (e) Executive Secretary (Antiquities and Monuments), Development Bureau;
- (f) District Lands Officer/Hong Kong East, Lands Department;
- (g) Chief Building Surveyor/Hong Kong East and Heritage, Buildings Department;
- (h) Chief Architect/Central Management Division 2, Architectural Services Department;
- (i) Commissioner for Transport;
- (j) Chief Highway Engineer/Hong Kong, Highways Department;
- (k) DEP;
- (l) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department;
- (m) Project Manager (South), Civil Engineering and Development Department;
- (n) CTP/UD&L, PlanD;
- (o) CE/HK&I, DSD;
- (p) Chief Engineer/Construction, Water Supplies Department;
- (q) Director of Leisure and Cultural Services;
- (r) Director of Electrical and Mechanical Services;
- (s) Director of Food and Environmental Hygiene;
- (t) Director of Fire Services;
- (u) Commissioner of Police;
- (v) Director of Health;
- (w) Director of Social Welfare;
- (x) Director of Agriculture, Fisheries and Conservation;
- (y) Director of Home Affairs;
- (z) District Officer (Eastern), Home Affairs Department; and
- (aa) Government Property Administrator.

Public Consultation

10.3 If the proposed amendments are agreed by the Committee, the draft North Point OZP No. S/H8/26A (to be renumbered as S/H8/27 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP amendment to the Board during the two-month statutory public inspection period. The Eastern District Council will be informed as appropriate on the proposed amendments during the statutory exhibition period of the draft OZP.

11. **Decision Sought**

Members are invited to:

- (a) agree to the proposed amendments to the approved North Point OZP No. S/H8/26 as shown on the draft North Point OZP No. S/H8/26A at **Attachment II** (to be renumbered as S/H8/27 upon exhibition) and its Notes at **Attachment III** are suitable for exhibition for public inspection under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft North Point OZP No. S/H8/26A (to be renumbered as S/H8/27) 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.

12. **Attachments**

Attachment I	Approved North Point OZP No. S/H8/26 (reduced scale)
Attachment II	Draft North Point OZP No. S/H8/26A
Attachment III	Revised Notes of the draft North Point OZP No. S/H8/26A
Attachment IV	Revised ES of the draft North Point OZP No. S/H8/26A
Attachment V	Summary of technical assessments for the proposed social service building redevelopment at Java Road
Attachment VI	Minutes of EDC's PWHC Meeting on 24.5.2022
Attachment VII	Provision of Major GIC Facilities and Open Space in North Point Planning Area
Drawing 1	Schematic Section Plan of the Proposed Social Services Building at Amendment Item A
Drawings 2 to 6	Photomontages of the Proposed Social Services Building at Amendment Item A
Plans 1a to 1b	Comparison of Existing and Proposed Zonings on the North Point OZP
Plans 2 to 2b	Site Plan, Aerial Photo and Site Photos for Amendment Item A
Plans 3 to 3d	Site Plan, Aerial Photo and Site Photos for Amendment Items B, C1 to C4

PLANNING DEPARTMENT
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