

TOWN PLANNING BOARD

**TPB Paper No. 10931
For Consideration by the
Town Planning Board on 20.10.2023**

DRAFT NORTH POINT OUTLINE ZONING PLAN NO. S/H8/27

**CONSIDERATION OF
REPRESENTATIONS NO. TPB/R/S/H8/27-R1 TO R34
AND COMMENTS NO. TPB/R/S/H8/27-C1 TO C3**

DRAFT NORTH POINT OUTLINE ZONING PLAN NO. S/H8/27

**CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/H8/27-R1 TO R34
AND COMMENTS NO. TPB/R/S/H8/27-C1 TO C3**

Subject of Representations (Amendment Items)	Representers (No. TPB/R/S/H8/27-)	Commenters (No. TPB/R/S/H8/27-)
<p><u>Item A</u> Amending the building height restriction (BHR) of a site zoned “Government, Institution or Community” (“G/IC”) at 210 Java Road from 8 storeys to 110mPD.</p> <p><u>Item B</u> Rezoning a site at King Wah Road from “Comprehensive Development Area (1)” (“CDA(1)”) to “Commercial (2)” (“C(2)”) with stipulation of Sub-areas and BHRs, and designation of non-building area.</p> <p><u>Item C1</u> Rezoning of a site at Oil Street from “CDA” to “Other Specified Uses” annotated “Commercial and Residential Development” (“OU(C&RD)”) with stipulation of BHRs.</p> <p><u>Item C2</u> Rezoning of a site occupied by the Oil Street Sitting-out Area and the open space at the Oil Street Art Space from “CDA”, “G/IC” and an area shown as ‘Road’ to “Open Space” (“O”).</p> <p><u>Item C3</u> Rezoning of a piece of land at the existing cul-de-sac of City Garden Road from “CDA” to an area shown as ‘Road’.</p> <p><u>Item C4</u> Rezoning of two pieces of land to the immediate north of the Oil Street Art Space and the immediate south of the existing cul-de-sac of City Garden Road from areas shown as ‘Road’ to “G/IC” with stipulation of BHR.</p>	<p>Total: 34</p> <p><u>Support Item A (33)</u> R1 to R33: Individuals</p> <p><u>Oppose Items A, C2 and Provide Views on Items B, C1, C3 and C4 (1)</u> R34: Individual</p>	<p>Total: 3</p> <p><u>Support Item A (1)</u> C1 : Individual</p> <p><u>Provides Comments to R34 (1)</u> C2: Island Evangelical Community Church</p> <p><u>Provides Comments to Item A (1)</u> C3: Individual (R34)</p>

Notes: The names of all representers and commenters are attached at **Annex III**. Soft copy of their submissions is sent to the Town Planning Board (the Board) Members via electronic means; and is also available for public inspection at the Board’s website at https://www.info.gov.hk/tpb/en/plan_making/S_H8_27.html and the Planning Enquiry Counters of the Planning Department (PlanD) in North Point and Sha Tin. A set of hard copy is deposited at the Board’s Secretariat for Members’ inspection.

1. **Introduction**

- 1.1 On 24.3.2023, the draft North Point Outline Zoning Plan (OZP) No. S/H8/27 (the Plan) at **Annex I** was exhibited for public inspection under section 5 of the pre-amended Town Planning Ordinance (the pre-amended Ordinance)¹. The Schedule of Amendments setting out the amendments to the OZP and its Notes is at **Annex II** and the locations of the amendment items are shown on **Plan H-1**.
- 1.2 During the two-month statutory exhibition period, 34 representations were received. On 9.6.2023, the representations were published for public comments. Upon expiry of the publication period, three comments on the representations were received.
- 1.3 On 7.9.2023, the Board agreed to consider all the representations and comments of the Plan collectively in one group.
- 1.4 This Paper is to provide the Board with information for consideration of the representations and comments. The lists of representers and commenters are at **Annex III**. The representers and commenters have been invited to attend the meeting in accordance with section 6B(3) of the pre-amended Ordinance².

2. **Background**

Item A – Redevelopment of the existing social services building at 210 Java Road for expanding and improving the provision of social services for the community (about 954m²)

- 2.1 The site 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.
- 2.2 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 and to relocate IECC at 633 Java Road to the subject site. 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, the BHR of the site which was zoned “G/IC”, was amended from 8 storeys to 110mPD (**Plans H-1 to H2**). 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 (NPKFAA) (北角區街坊福利事務促進會), the Women’s Welfare Club (Eastern District) Hong Kong (WWC) (香港東區婦女福利會), and IECC.

¹ The “pre-amended Ordinance” refers to the Town Planning Ordinance as in force immediately before 1.9.2023.

² Pursuant to sections 29(1) and 29(3) of the Town Planning Ordinance currently in force (the Ordinance), sections 6 and 6A to 6H of the pre-amended Ordinance applies to the draft OZP.

Items B and C1 to C4 – Reflecting the Completed Developments at King Wah Road and Oil Street (about 2.19ha)

- 2.3 In the reviews of “Comprehensive Development Area” (“CDA”) sites by the Metro Planning Committee (MPC) between 2011 and 2021, 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, within areas zoned “CDA” and “CDA(1)” were agreed to rezone to suitable zonings with appropriate development restrictions to reflect their as-built conditions as detailed in paragraphs 4.1.3 to 4.1.5 below (**Plans H-1 and H3**).

Amendments to the Notes of the OZP

- 2.4 In relation to the above amendment items, the Notes of the OZP have been revised accordingly. Opportunity is also taken to incorporate other technical amendments into the Notes of OZP for reflecting the latest revision of the Master Schedule of Notes to Statutory Plans.

Amendments to the OZP

- 2.5 On 3.3.2023, the MPC of the Board agreed that the above amendments to the approved North Point OZP No. S/H8/26 were suitable for exhibition under section 5 of the pre-amended Ordinance. The relevant MPC Paper No. 1/23 is available at the Board’s website³ and the Secretariat for Members’ inspection, while the extract of the minutes of the MPC meeting is at **Annex IV**. Subsequently, the draft North Point OZP No. S/H8/27 was gazetted on 24.3.2023.

3. Local Consultations

Prior to Submission of the Proposed Amendments to MPC

- 3.1 Prior to the submission of the proposed amendments for consideration by MPC, 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 on 24.5.2022 (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.

Upon Gazettal of the Draft OZP

- 3.2 During the statutory exhibition period of the draft OZP, EDC members were invited to submit views on the amendments in writing to the Secretary of the Board. No representation or comment from members of EDC was received.

³ The MPC Paper No. 1/23 and the attachments are available at the Board’s website at https://www.info.gov.hk/tpb/en/meetings/MPC/Agenda/714_mpc_agenda.html

4. **The Representation Sites and their Surrounding Areas**

4.1 **The Representation Sites and their Surrounding Areas**

Representation Site under Item A

4.1.1 Representation site under Item A (about 954m²) is zoned “G/IC” with a BHR of 110mPD to facilitate the redevelopment of the existing social services building at the site (**Plans H-2 to H-2b**). 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 Government, institution or community (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)”). To the west are residential developments including Kar Fu Building, Kiu Wah Building, Hong Lok Building and Island Lodge with BHs ranging from 36.4mPD to 153.9mPD.

4.1.2 According to IECC, a wide range of social services facilities including Integrated Children and Youth Services, Integrated Family Services, North Point Kai Fong Community Services, Carer Services, services for ethnic minorities etc. will be provided in the redevelopment. Other than the social services mentioned above, one level of religious hall will also be provided. The indicative scheme of the proposed development is shown in **Drawing H-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
BH	Not exceeding 110mPD (main roof level)
No. of Storey	20 (excluding 1 storey of basement)
No. of Car Parking Space	6 private car parking spaces (including 1 accessible parking for persons with disabilities)
No. of Loading and Unloading (“L/UL”) Bay	1 LGV L/UL Bay

* subject to further review in detailed design stage

Representation Site under Item B

- 4.1.3 Representation site under Item B (about 0.70ha) is zoned “Commercial (2)” (“C(2)”) with stipulation of BHR of 110mPD and 165mPD and maximum GFA of 30,635m² and 41,341m² for sub area (a) and sub area (b) of the site respectively in order to reflect the existing uses of the site, which are an office building (18 King Wah Road) and a hotel development (Harbour Grand Hong Kong). Non-building area (NBA) with widths of 15m and 10m are also stipulated along the northern and western boundaries of the site respectively in accordance with the Planning Brief (**Plans H-3 to H-3b**).

Representation Sites under Items C1 to C4

- 4.1.4 Representation site under Item C1 (about 0.79ha) is zoned “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 for the south-eastern and north-western portions of the site respectively, in order to reflect the existing use and the as-built conditions (i.e. a comprehensive hotel, residential and open space development) (**Plans H-3, H-3a, H-3c & H-3d**).
- 4.1.5 Representation site under Item C2 (about 0.63ha) is zoned “O” to tally with the land allocation boundaries to the Leisure and Cultural Services Department (LCSD) for the existing open space development and Oil Street Art Space (Oi!)⁴. Representation site under Item C3 (about 0.04ha) is shown as ‘Road’ to reflect the area being used as existing public road, while representation sites under Item C4 (about 0.03ha) (an area adjacent to the existing cul-de-sac at the end of the City Garden Road and another area within the boundary of Oi!) are zoned “G/IC” to rationalise the zoning boundary to tally with the City Garden Road and Oi! (**Plans H-3, H-3a, H-3c & H-3d**).

4.2 Planning Intentions

The planning intentions of the zones in relation to the above representation sites are as follows:

- (a) The “G/IC” zone under Items A and C4 is intended primarily for the provision of Government, institution or community 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, organizations providing social services to meet community needs, and other institutional establishments.
- (b) The “C” zone under Item B is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as regional or district commercial/shopping centre(s). These areas are usually major employment nodes.

⁴ A small portion (about 275m² or equivalent to 7% of the Oil Street Sitting-out Area) is designated as an EVA for Harbour Glory (**Plan H-3**)

- (c) The “OU(C&RD)” zone under Item C1 is intended primarily for high-density commercial and residential development.
- (d) The “O” zone under Item C2 is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

5. The Representations

5.1 Subject of Representations

- 5.1.1 Among the 34 representations submitted by individuals, 33 (**R1 to R33**) support Item A, while the remaining one (**R34**) opposes Items A, C2 and provides comments on Items B, C1, C3 and C4.
- 5.1.2 The major grounds of representations as well as their major suggestions, and PlanD’s responses, in consultation with the relevant government bureaux/departments (B/Ds), are summarised in paragraph 5.2 below.

5.2 Supportive Representations

5.2.1 **Item A**

Major Supportive Ground(s) / View(s)		Representations
(1)	The proposed development could provide more and a diverse range of social services to the community, which are much needed/relatively rare in the North Point/Quarry Bay areas.	R1 to R33
(2)	The existing development at the site is old and should be replaced. The proposed development could rejuvenate the area and enhance the neighbourhood.	R1 to R4, R6 and R15
(3)	The project proponent IECC has been contributing to the community for over two decades, while both the NPKFAA, the WWC have a strong history in contributing to the society.	R6 and R13
(4)	The site is located at a prime and convenient location for provision of social services.	R7 and R13
(5)	The proposed development, which provides a multi-scope services, would benefit those needing assistance across different needs and bring the local community together.	R7 and R16
(6)	The proposed development is at a comparable height to the public housing building to its immediate east.	R10
Response		
The supportive views are noted.		

5.3 Adverse Representations

5.3.1 Item A

Major Grounds/Comment(s)/Suggestion(s)		Representations				
Land Use						
(1)	Lack of justification in providing land for religious purpose.	R34				
(2)	Large floor areas are devoted to religious use, which is not acceptable considering there are deficit in community services including Community Care Services (CCS) Facilities, Residential Care Homes for the Elderly (RCHE), Day Rehabilitation Services and Residential Care Services.					
(3)	The community hall (proposed at basement) should be in the space designated for religious use (proposed at 2/F).					
Responses						
(a)	<p>In response to (1) and (2):</p> <p>The community services currently provided and the enhanced services to be provided at the subject site are summarised as below:</p> <table><tr><th>Services currently provided and to be reprovisioned</th><th>Additional services to be provided</th></tr><tr><td><ul style="list-style-type: none">community hallwomen welfare activities/social and recreational centre for the elderly and womencommunity services and student services centre</td><td><ul style="list-style-type: none">social services for the disadvantagedintegrated children and youth servicesintegrated family servicesreligious hallcarer development and support servicescarer hub – respite care and resources centreservices for ethnic minority</td></tr></table> <p>Representation Site A is to facilitate a privately-initiated redevelopment proposal within a private lot for a 20 storeys (excluding basement) social services building with one storey for religious hall. The subject site is zoned “G/IC” in which ‘social welfare facility’ and ‘religious institution’ are always permitted. The redevelopment proposal is in line with the government policy of “single site, multiple use” and enables a significant increase in provision of a wide range of social services facilities which is considered beneficial to the community. The GFA of the site is significantly increased from about 2,589m² of the existing development to</p>		Services currently provided and to be reprovisioned	Additional services to be provided	<ul style="list-style-type: none">community hallwomen welfare activities/social and recreational centre for the elderly and womencommunity services and student services centre	<ul style="list-style-type: none">social services for the disadvantagedintegrated children and youth servicesintegrated family servicesreligious hallcarer development and support servicescarer hub – respite care and resources centreservices for ethnic minority
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	<p>about 14,490m² of the proposed redevelopment, of which most of the GFA shall be used for different types of social services.</p> <p>As for the proposed one storey religious hall, according to the project proponent (i.e. IECC), it will be operated by IECC for carrying out of worshipping, religious and other activities on Sundays and special occasions such as Christmas Eve. On top of that, the religious hall will also be opened as public booking venue for NPKFAA, WWC and other non-governmental organisations (NGOs) partners to host training and seminars from Mondays to Saturdays. It is regarded as a type of GIC facility which provides services to the community, and such provision is supported by HYAB.</p> <p>IECC, NPKFAA and WCC have duly consulted the Social Welfare Department (SWD) in formulating the proposed social welfare facilities and subsequently obtained policy support from LWB. Regarding the deficits in some elderly, child care, community care and rehabilitation services/facilities, the standards set for these services/facilities are a long-term goal and the actual provision would be subject to the consideration of SWD in the planning and development process as appropriate.</p>
(b)	<p>In response to (3):</p> <p>While the proposed uses and facilities are supported by the LWB and HYAB, the exact location of the proposed facilities shall be subject to the design consideration of the project proponent and the operational requirement/need of individual facilities, which shall be reviewed in the detailed design stage.</p>

Major Grounds/Comment(s)/Suggestion(s)		Representations
Technical Concerns (Traffic, Air Ventilation and Visual)		
(4)	Only a very limited number of parking spaces are provided. It could lead to further illegal parking and congestion issues in the district.	R34
(5)	The relocation of the Tin Chiu Street Playground (the site is being developed as subsidized housing, Kei Wah Court) and the redevelopment of the site has a significant negative impact on air ventilation.	
(6)	The proposed setback cannot compensate for the wall and shadow effect of a much bulkier building, reduced ventilation, reduction in natural light to the street, loss of view of the sky, increase in traffic, and the loss of privacy for the adjoining subsidized housing development.	
Responses		
(c)	In response to (4):	

	<p>According to the Transport Department (TD), the subject site has good accessibility with various types of public transport services in the vicinity. The traffic impact assessment (TIA) report submitted by the applicant anticipated that most of the arrival and dispersal transport arrangement of staff/visitors/church fellows of the proposed redevelopment will be by public transport and walking, which is the same for the existing IECC's facilities at 633 King's Road. The assessment also made reference to the traffic of similar GIC facilities and demonstrated that no significant traffic impacts onto the local road network and footpath along Java Road would be brought by the proposed redevelopment.</p> <p>According to the indicative scheme, 6 private car parking spaces (including 1 accessible parking for persons with disabilities) and 1 L/UL for light goods vehicle will be provided at G/F. TD has no objection to the TIA and the proposed provision of car parking and L/UL facilities.</p>
(d)	<p>In response to (5):</p> <p>Regarding air ventilation, an air ventilation assessment (expert evaluation) (AVA(E)) 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.</p>
(e)	<p>In response to (6):</p> <p>Paragraphs 4.3 to 4.7 of the MPC Paper No. 1/23 on the technical assessments are relevant. To recap, various technical assessments including TIA, VIA, AVA(E) have been conducted, and it was confirmed that the proposed development would not cause insurmountable problems on traffic, visual and air ventilation aspects. According to the project proponent, the indicative scheme of the redevelopment proposal also complies with relevant provisions of the Sustainable Building Design Guidelines (PNAP APP-152). Relevant B/Ds consulted including TD and CTP/UD&L of PlanD have no adverse comment on the proposed redevelopment.</p> <p>In the highly developed context of Hong Kong, 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 tourist.</p>

Major Grounds/Comment(s)/Suggestion(s)		Representations
<i>Others</i>		
(7)	Many of the services to be provided are funded by tax payers and the Community Chest or Jockey Club.	R34

	This is effectively subvention of religious groups as they manage how the money is disbursed.
Response	
(f)	<p>In response to (7):</p> <p>As mentioned above, the redevelopment proposal is privately-initiated for a new social services building within a private lot. According to the project proponent, the project and its redevelopment cost will be self-financed. The uses as proposed in the indicative scheme including a wide range of social welfare facilities and the religious hall were supported by both LWB and HYAB under their respective purviews. Besides, the future operation of the social welfare facilities shall be subject to the scrutiny of relevant authorities under the established mechanism.</p>

5.3.2 Item C2

Major Ground(s)		Representation
(1)	The section facing Oil Street is not genuinely open space, but only pavement with planters which is to serve as an EVA for Harbour Glory.	R34
Responses		
(a)	<p>In response to (1):</p> <p>Item C2 is to tally with the land allocation boundaries to the LCSD for the existing open space developments currently known as Oil Street Sitting-out Area and Oi!. While part of the open space (about 275m² or 7% of the Oil Street Sitting-out Area) also serves as the EVA for Harbour Glory, it remains an integral part of the open space development for public enjoyment (Plan H-3), and the concerned portion shall only be used for EVA under emergency situations.</p> <p>Besides, the existing Oil Street Sitting-out Area will be enhanced by the Government under the development of “Further Development of the Public Open Space at East Coast Park Precinct”. The proposed enhancement of the Oil Street Sitting-out Area is generally supported by the Eastern District Council and the Harbourfront Commission when they were consulted in May 2022 in terms of improving public enjoyment and better serving the function of both public open space and EVA/public passageway.</p>	

5.4 Representation Providing Views

5.4.1 Items B, C1, C3 & C4

Major Comment(s)		Representation
(1)	These items are to reflect the existing developments which is housekeeping work of the Board.	R34
Responses		
(a)	The view is noted.	

6. Comments on Representations

- 6.1 The three comments on representations received are submitted by IECC (C2) and two individuals (C1 and C3). C1 supports Amendment Item A. C2 provides responses to the concerns raised by R34 on Amendment Item A. C3 (R34), provides further comments on Amendment Item A. The major concerns raised in the comments, which have not been mentioned in the representations above, are summarised below:

6.1.1 Item A

Major Comments		Comments
<i>Funding Arrangement and Land Allocation</i>		
(1)	IECC would self-finance the entire development and become one of the grantee in the future Private Treaty Grant together the existing grantees NPKFAA and WCC. The future land share allocation for the 3 parties would reflect the proportional operation and services provided within the social services building.	C2
<i>Technical Concern(s)</i>		
(2)	Various technical assessments such as TIA, AVA (EE), VIA, drainage impact assessment and sewerage impact assessment have been conducted to ascertain that the proposed development would not cause insurmountable problems on traffic, visual, air ventilation and infrastructural capacity issues. Relevant government departments have no adverse comments on the technical assessments. .	C2
<i>Other Concerns</i>		
(3)	The community using the existing services have reservations about being subject to the ‘auspices’ of a religious organisation but would have no idea to object.	C3
Response		
(a)	C2’s responses to R34 are noted.	
(b)	<p>In response to (3):</p> <p>The statutory and administrative procedures in consulting the public on the OZP amendments have been duly followed. The draft North Point OZP No. S/H8/27 was exhibited under section 5 of the pre-amended Ordinance on 24.3.2023. The PWHC of the EDC had been consulted regarding the proposal on 24.5.2022, and 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.</p> <p>Responses in paragraph 5.3.1(a) above are relevant. Besides, ‘Religious Institution’ is a Column 1 use within the “G/IC” zone, and is in line with the planning intention of the “G/IC” zone.</p>	

7. Departmental Consultation

The following government B/Ds have been consulted and their comments have been incorporated in the above paragraphs, where appropriate:

- (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) Director of Environmental Protection;
- (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) Chief Engineer/Hong Kong & Island, Drainage Services Department;
- (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.

8. Planning Department's Views

8.1 The supportive views of **R1** to **R33** are noted.

8.2 Based on the assessments in paragraph 5 above, PlanD does not support representation **R34** and considers that the OZP should not be amended to meet the representation for the following reasons:

Item A

- (a) It is considered appropriate to amend the building height restriction of the site from 8 storeys to 110mPD taking into consideration the planning context of the area and that the proposed development would not induce insurmountable impacts in respect of traffic, visual, air ventilation, and environmental aspects as confirmed by relevant technical assessments. The proposed

redevelopment shall provide enhanced and a wider range of GIC facilities serving the community with the support by LWB and HYAB (**R34**).

Item C2

- (b) It is considered appropriate to rezone the site from “CDA”, “G/IC” and area shown as ‘Road’ to “O” to tally with the land allocation boundaries for the existing public open space. While a small portion of item C2 is currently serving the function of an EVA, it remains an integral part of the open space development for public enjoyment (**R34**).

9. Decision Sought

- 9.1 The Board is invited to give consideration to the representations and comments taking into consideration the points raised in the hearing session, and decide whether to propose/not to propose any amendment to the Plan to meet/partially meet the representations.
- 9.2 Should the Board decide that no amendment should be made to the Plan to meet the representations, Members are also invited to agree that the Plan, together with its Notes and updated Explanatory Statement, are suitable for submission under section 8(1)(a) and 29(8) of the Ordinance to the Chief Executive in Council for approval.

10. Attachments

Annex I	Draft North Point OZP No. S/H8/27 (reduced size)
Annex II	Schedule of Amendments to the Approved North Point OZP No. S/H8/27
Annex III	List of Representers and Commenters
Annex IV	Extract of the Minutes of MPC Meeting held on 3.3.2023
Annex V	Provision of Major GIC Facilities and Open Space in North Point Area
Drawing H-1	Schematic Section Plan of the Proposed Social Services Building at Amendment Item A
Plan H-1	Location Plan of Representation Sites
Plans H-2 to H-2b	Site Plan, Aerial Photo and Site Photos of Item A
Plans H-3 to H-3d	Site Plan, Aerial Photo and Site Photos of Item B to C4

**PLANNING DEPARTMENT
OCTOBER 2023**