

HONG KONG PLANNING AREA NO. 8

APPROVED NORTH POINT OUTLINE ZONING PLAN NO. S/H8/19

Notes

Schedule of Uses

Explanatory Statement

## **HONG KONG PLANNING AREA NO. 8**

### **APPROVED NORTH POINT OUTLINE ZONING PLAN NO. S/H8/19**

(Being an Approved Plan for the Purposes of the Town Planning Ordinance)

#### **NOTES**

(N.B. These forms part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
  - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
  - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
  - (c) For the purposes of sub-paragraph (a) above, “existing use of any land or building” includes -
    - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
      - a use in existence before the publication of the first plan which has continued since it came into existence; or
      - a use approved under the Buildings Ordinance; and
    - (ii) after the publication of the first plan,
      - a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
      - a use approved under the Buildings Ordinance and permitted under a plan prevailing at the time when the use was approved under the Buildings Ordinance.

- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road junctions, alignments of roads and railway/tram tracks, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or buildings are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Notes of individual zones:
  - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/tram/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
  - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
  - (c) maintenance or repair of watercourse and grave.
- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:

on-street vehicle park, railway track and tram track.
- (9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (10) In these Notes, "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.

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**COMMERCIAL**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Use (not elsewhere specified) Hotel Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Market Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project	Broadcasting, Television and/or Film Studio Flat Government Refuse Collection Point Hospital Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Residential Institution

**Planning Intention**

This zone 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.

**COMPREHENSIVE DEVELOPMENT AREA**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel House Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Market Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Residential Institution School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project

Planning Intention

This zone is intended for comprehensive redevelopment of the area for residential, office, hotel, retail uses with the provision of open space and other supporting facilities. The zoning also facilitates appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

(Please see next page)

**COMPREHENSIVE DEVELOPMENT AREA (Cont'd)**

Remarks

- (1) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
  - (i) the areas of proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
  - (ii) the proposed total site area and gross floor areas for various uses, total number of flats and flat sizes, where applicable;
  - (iii) the details and extent of Government, institution or community and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
  - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
  - (v) the landscape and urban design proposals within the area;
  - (vi) programme of development in detail;
  - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
  - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
  - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
  - (x) such other information as may be required by the Town Planning Board.
- (2) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing condition of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of Government, institution or community, and recreational and open space facilities.
- (3) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 123,470m<sup>2</sup> of which a maximum GFA of 18,180m<sup>2</sup> shall be for office use.
- (4) In determining the maximum GFA for the purposes of paragraph (3) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

**COMPREHENSIVE DEVELOPMENT AREA (1)**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Government Use (not elsewhere specified) Hotel Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Market Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project

Planning Intention

This zone is intended for comprehensive redevelopment of the area for commercial, leisure and tourism related uses with the provision of open space and other supporting facilities. The zoning also facilitates appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

(Please see next page)



**COMPREHENSIVE DEVELOPMENT AREA (1) (Cont'd)**

Remarks

- (1) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area(1)" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
- (i) the areas of proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
  - (ii) the proposed total site area and gross floor areas for various uses, where applicable;
  - (iii) the details and extent of Government, institution or community and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
  - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
  - (v) the landscape and urban design proposals within the area;
  - (vi) programme of development in detail;
  - (vii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
  - (viii) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
  - (ix) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
  - (x) such other information as may be required by the Town Planning Board.

(Please see next page)

**COMPREHENSIVE DEVELOPMENT AREA (1) (Cont'd)**

Remarks (Cont'd)

- (2) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing condition of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of Government, institution or community, and recreational and open space facilities.
- (3) On land designated “Comprehensive Development Area (1)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height and/or plot ratio for different parts of the land, as demarcated by the thin pecked line on the Plan, set out below :
  - (a) a maximum building height of 165 metres above Principal Datum and a maximum plot ratio of 15 for the southern part; and
  - (b) a maximum building height of not exceeding the mean level of Island Eastern Corridor for the northern part.
- (4) In determining the maximum plot ratio for the purposes of paragraph (3) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (5) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (3)(a) above applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (3)(a) above may thereby be exceeded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction as stated in paragraph (3)(a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**COMMERCIAL/RESIDENTIAL**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Broadcasting, Television and/or Film Studio
Eating Place (not elsewhere specified)	Commercial Bathhouse/Massage Establishment
Exhibition or Convention Hall	Eating Place (Cooked Food Centre only)
Flat	Educational Institution
Government Use (not elsewhere specified)	Government Refuse Collection Point
Hotel	Hospital
House	Information Technology and Telecommunications Industries
Library	Institutional Use (not elsewhere specified)
Market (not elsewhere specified)	Market (Hawker Centre only)
Off-course Betting Centre	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Office	Petrol Filling Station
Place of Entertainment	Place of Recreation, Sports or Culture
Private Club	Public Convenience
Public Clinic	Public Transport Terminus or Station
Public Utility Installation	Recyclable Collection Centre
Public Vehicle Park (excluding container vehicle)	Religious Institution
Residential Institution	School (not elsewhere specified)
School (in free-standing purpose-designed school building, in a commercial building or in the purpose-designed non- residential portion® of an existing building only)	Shop and Services (Motor-vehicle Showroom and Printing, Publishing and Allied Industries only)
Shop and Services (not elsewhere specified)	Training Centre
Social Welfare Facility	
Utility Installation for Private Project	

- Excluding floors containing wholly or mainly car parking, loading/unloading bay and/or plant room

**Planning Intention**

This zone is intended primarily for commercial and/or residential development. Commercial, residential and mixed commercial/residential uses are always permitted.

(Please see next page)

**COMMERCIAL/RESIDENTIAL (Cont'd)**

Remarks

- (1) On land designated “Commercial/Residential (1)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area (GFA) of 32,531m<sup>2</sup> and a maximum non-domestic GFA of 13,503m<sup>2</sup> of which a GFA of not less than 577m<sup>2</sup> shall be provided for Government, institution or community facilities (including a public toilet of not less than 47m<sup>2</sup>). A public open space of not less than 1,080m<sup>2</sup> at Watson Road level shall be provided, of which an area of 275m<sup>2</sup> could be covered.
- (2) On land designated “Commercial/Residential (2)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic GFA of 72,600m<sup>2</sup> and a maximum non-domestic GFA of 45,375m<sup>2</sup> of which a GFA of not less than 3,150m<sup>2</sup> shall be provided for Government, institution or community facilities. A public open space of not less than 2,600m<sup>2</sup> at Fook Yum Road level shall be provided.
- (3) On land designated “Commercial/Residential (3)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic GFA of 59,310m<sup>2</sup> and a maximum non-domestic GFA of 58,030m<sup>2</sup>. In addition, a GFA of not less than 2,011m<sup>2</sup> shall be provided for Government, institution or community facilities of which a GFA of not less than 484m<sup>2</sup> shall be provided for a refuse collection point. A public open space of not less than 625m<sup>2</sup> at King’s Road level shall be provided.
- (4) In determining the maximum GFA for the purposes of paragraphs (1) to (3) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker’s office and caretaker’s quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA restrictions as stated in paragraphs (1) to (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**RESIDENTIAL (GROUP A)**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Commercial Bathhouse/Massage Establishment
Flat	Eating Place
Government Use (not elsewhere specified)	Educational Institution
House	Exhibition or Convention Hall
Library	Government Refuse Collection Point
Market	Hospital
Public Recreation, Sports or Culture	Hotel
Public Clinic	Institutional Use (not elsewhere specified)
Public Transport Terminus or Station (excluding open-air terminus or station)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Residential Institution	Office
School (in free-standing purpose-designed building only)	Petrol Filling Station
Social Welfare Facility	Place of Entertainment
Utility Installation for Private Project	Private Club
	Public Convenience
	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	School (not elsewhere specified)
	Shop and Services
	Training Centre

In addition, the following uses are always permitted  
(a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room :

- Eating Place
- Educational Institution
- Institutional Use (not elsewhere specified)
- Off-course Betting Centre
- Office
- Place of Entertainment
- Private Club
- Public Convenience
- Recyclable Collection Centre
- School
- Shop and Services
- Training Centre

Planning Intention

This 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.

(Please see next page)

**RESIDENTIAL (GROUP A) (Cont'd)**

Remarks

- (1) On land designated “Residential (Group A) 1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area (GFA) of 219,160m<sup>2</sup> and a maximum non-domestic GFA of 35,574m<sup>2</sup>. A public open space of not less than 5,420m<sup>2</sup> at City Garden Road level shall be provided.
- (2) On land designated “Residential (Group A) 2”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic GFA of 156,000m<sup>2</sup> and a maximum non-domestic GFA of 19,500m<sup>2</sup> of which a GFA of not less than 1,330m<sup>2</sup> shall be provided for Government, institution or community facilities. A public open space, including a 5m-wide waterfront promenade, of not less than 5,200m<sup>2</sup> at Wharf Road level shall be provided.
- (3) On land designated “Residential (Group A) 3”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic GFA of 62,820m<sup>2</sup> and a maximum non-domestic GFA of 2,740m<sup>2</sup>. A public open space of not less than 4,248m<sup>2</sup> shall be provided, of which 920m<sup>2</sup> shall be at Tanner Road level.
- (4) In determining the maximum GFA for the purposes of paragraphs (1) to (3) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker’s office and caretaker’s quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA restrictions as stated in paragraphs (1) to (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**RESIDENTIAL (GROUP B)**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Library Residential Institution School (in free-standing purpose-designed building only) Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Market Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School (not elsewhere specified) Shop and Services Social Welfare Facility Training Centre

Planning Intention

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

**RESIDENTIAL (GROUP B) (Cont'd)**

Remarks

- (1) On land designated “Residential (Group B)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5 and a maximum building height of 30 storeys including carports, or the plot ratio and the height of the existing building, whichever is the greater.
- (2) On land designated sub-areas of the “Residential (Group B)” zone, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) and a maximum building height specified for each sub-area as set out below:

<u>Sub-area</u>	<u>Restriction</u>
R(B)1	Maximum GFA of 120,774m <sup>2</sup> and a maximum building height of 30 storeys including carports
R(B)2	Maximum GFA of 9,775m <sup>2</sup> and a maximum building height of 20 storeys including carports
R(B)3	Maximum GFA of 13,150.75m <sup>2</sup> and a maximum building height of 20 storeys including carports
R(B)4	Maximum plot ratio of 5 and a maximum building height of 213m above Principal Datum

- (3) In determining the maximum plot ratio/GFA for the purposes of paragraphs (1) and (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker’s office and caretaker’s quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, GFA and building height restrictions in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.



**RESIDENTIAL (GROUP C)**

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Library Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Residential Institution School Shop and Services Social Welfare Facility Training Centre

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**Planning Intention**

This zone is intended primarily for low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

**RESIDENTIAL (GROUP C) (Cont'd)**

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio as specified for each class of site as set out below or the plot ratio of the existing building, whichever is the greater, and a maximum building height of 20 storeys including carports.

<u>Class of Site</u>	<u>Restriction</u>
Class A site	maximum plot ratio of 3.3
Class B site	maximum plot ratio of 3.75

(The definition of Class A and Class B sites shall be in accordance with the Buildings Ordinance.)

- (2) In determining the maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**RESIDENTIAL (GROUP E)**

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Schedule I: for open-air development or for building other than industrial or industrial-office building <sup>@</sup>	
Ambulance Depot Government Use (not elsewhere specified) Public Transport Terminus or Station (excluding open-air terminus or station) Utility Installation for Private Project	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Flat Government Refuse Collection Point Hospital Hotel House Institutional Use (not elsewhere specified) Library Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Market Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Residential Institution School Shop and Services Social Welfare Facility Training Centre

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(Please see next page)

**RESIDENTIAL (GROUP E) (Cont'd)**

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In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

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Eating Place  
Educational Institution  
Institutional Use (not elsewhere specified)  
Library  
Off-course Betting Centre  
Office  
Place of Entertainment  
Place of Recreation, Sports or Culture  
Private Club  
Public Clinic  
Public Convenience  
Recyclable Collection Centre  
School  
Shop and Services  
Social Welfare Facility  
Training Centre

(Please see next page)

**RESIDENTIAL (GROUP E) (Cont'd)**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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Schedule II: for existing industrial or industrial-office building<sup>@</sup>

<p>Ambulance Depot</p> <p>Cargo Handling and Forwarding Facility (not elsewhere specified)</p> <p>Eating Place (Canteen only)</p> <p>Government Refuse Collection Point</p> <p>Government Use (not elsewhere specified)</p> <p>Information Technology and Telecommunications Industries</p> <p>Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods<sup>△</sup>)</p> <p>Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only)</p> <p>Public Convenience</p> <p>Public Transport Terminus or Station</p> <p>Public Utility Installation</p> <p>Public Vehicle Park (excluding container vehicle)</p> <p>Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation</p> <p>Recyclable Collection Centre</p> <p>Research, Design and Development Centre</p> <p>Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)</p> <p>Utility Installation for Private Project</p> <p>Warehouse (excluding Dangerous Goods Godown)</p>	<p>Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)</p> <p>Educational Institution (ground floor only)</p> <p>Industrial Use (not elsewhere specified)</p> <p>Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level Other than Entrances</p> <p>Off-course Betting Centre</p> <p>Office (not elsewhere specified)</p> <p>Petrol Filling Station</p> <p>Place of Entertainment (ground floor only)</p> <p>Place of Recreation, Sports or Culture</p> <p>Private Club</p> <p>Religious Institution (ground floor only)</p> <p>Shop and Services (not elsewhere specified) (ground floor, any floor for Ancillary Showroom<sup>#</sup> only)</p> <p>Training Centre</p> <p>Vehicle Repair Workshop</p> <p>Wholesale Trade</p>
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**RESIDENTIAL (GROUP E) (Cont'd)**

<p>In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:</p>	<p>In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:</p>
<p>Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Institutional Use (not elsewhere specified) Library Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Religious Institution School (excluding kindergarten) Shop and Services Training Centre</p>	<p>Social Welfare Facility (excluding those involving residential care)</p>

- @ An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose respectively as approved by the Building Authority.
- △ Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).
- # Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

**Planning Intention**

This zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Town Planning Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem.

**GOVERNMENT, INSTITUTION OR COMMUNITY**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Correctional Institution
Cable Car Route and Terminal Building	Driving School
Eating Place (Canteen, Cooked Food Centre only)	Eating Place (not elsewhere specified)
Educational Institution	Flat
Exhibition or Convention Hall	Funeral Facility
Field Study/Education/Visitor Centre	Holiday Camp
Government Refuse Collection Point	Hotel
Government Use (not elsewhere specified)	House
Hospital	Marine Fuelling Station
Institutional Use (not elsewhere specified)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Library	Off-course Betting Centre
Market	Office
Pier	Petrol Filling Station
Place of Recreation, Sports or Culture	Place of Entertainment
Public Clinic	Private Club
Public Convenience	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Public Transport Terminus or Station	Refuse Disposal Installation (Refuse Transfer Station only)
Public Utility Installation	Residential Institution
Public Vehicle Park (excluding container vehicle)	Sewage Treatment/Screening Plant
Recyclable Collection Centre	Shop and Services
Religious Institution	Utility Installation for Private Project
Research, Design and Development Centre	Zoo
School	
Service Reservoir	
Social Welfare Facility	
Training Centre	
Wholesale Trade	

Planning Intention

This zone 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.

**OPEN SPACE**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area Zoo	Cable Car Route and Terminal Building Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

**Planning Intention**

This zone 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.



**OTHER SPECIFIED USES**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For “Cultural and/or Commercial, Leisure and Tourism Related Uses” Only

- Commercial Bathhouse/Massage Establishment
- Eating Place
- Exhibition or Convention Hall
- Government Use
- Hotel
- Library
- Market
- Off-course Betting Centre
- Office
- Pier
- Place of Entertainment
- Place of Recreation, Sports or Culture
- Private Club
- Public Clinic
- Public Convenience
- Public Transport Terminus or Station
- Public Utility Installation
- Public Vehicle Park (excluding container vehicle)
- Religious Institution
- Shop and Services
- Utility Installation for Private Project
- Utility Installation not Ancillary to the Specified Use

Planning Intention

This zone is intended primarily to provide land for culture, leisure and other tourism uses taking advantages of its waterfront setting.

Remarks

On land designated “Other Specified Uses” annotated “Cultural and/or Commercial, Leisure and Tourism Related Uses”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height exceeding the mean level of the Island Eastern Corridor.

(Please see next page)

**OTHER SPECIFIED USES (Cont'd)**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Pier" Only

Pier  
Government Use

Eating Place  
Exhibition or Convention Hall  
Flat  
Hotel  
Marine Fuelling Station  
Office  
Shop and Services (not elsewhere specified)

Planning Intention

This zone is primarily to reserve land intended for Government or public piers providing marine services in the harbour areas.

Remarks

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.

For All Other Sites (Not Listed Above)

As Specified on the Plan

Government Use  
Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances  
Private Club  
Utility Installation not Ancillary to the Specified Use

Planning Intention

This zone is intended primarily to provide/reserve land for specific purposes and uses.

**GREEN BELT**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Field Study/Education/Visitor Centre Flat Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp House Marine Fuelling Station Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution School Service Reservoir Social Welfare Facility Utility Installation for Private Project Zoo

**Planning Intention**

The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.

**HONG KONG PLANNING AREA NO. 8**

**APPROVED NORTH POINT OUTLINE ZONING PLAN NO. S/H8/19**

**EXPLANATORY STATEMENT**

## HONG KONG PLANNING AREA NO. 8

### APPROVED NORTH POINT OUTLINE ZONING PLAN NO. S/H8/19

#### EXPLANATORY STATEMENT

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## **HONG KONG PLANNING AREA NO. 8**

### **APPROVED NORTH POINT OUTLINE ZONING PLAN NO. S/H8/19**

(Being an Approved Plan for the Purposes of the Town Planning Ordinance)

#### **EXPLANATORY STATEMENT**

Note : For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

#### 1. INTRODUCTION

This explanatory statement is intended to assist an understanding of the approved North Point Outline Zoning Plan (OZP) No. S/H8/19. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the various land use zonings of the Plan.

#### 2. AUTHORITY FOR THE PLAN AND PROCEDURES

- 2.1 On 29 June 1956, the North Point Outline Development Plan No. LH8/15 was approved by the then Governor in Council. On 6 July 1956, the approved plan was exhibited under section 8 of the Town Planning Ordinance (the Ordinance). Since then, the plan had been amended many times to reflect the changing circumstances.
- 2.2 On 19 April 1988, the then Governor in Council, under section 9(1)(a) of the Ordinance, approved the draft North Point OZP, which was subsequently renumbered as Plan No. S/H8/4. On 24 October 1989, the then Governor in Council referred the approved OZP No. S/H8/4 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended five times and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.
- 2.3 On 23 May 2000, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft North Point OZP, which was subsequently renumbered as Plan No. S/H8/10. On 27 June 2000, the CE in C referred the approved OZP No. S/H8/10 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. Since then, the OZP had been amended six times and exhibited for public inspection under section 5 or 7 of the Ordinance to reflect the changing circumstances.
- 2.4 On 1 April 2003, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft North Point OZP, which was subsequently renumbered as S/H8/17. On 9 December 2003, the CE in C referred the approved North Point OZP No. S/H8/17 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 19 December 2003 under section 12(2) of the Ordinance.

- 2.5 On 19 March 2004, the draft North Point OZP No. S/H8/18 incorporating amendments to the Notes of the OZP in accordance with the revised Master Schedule of Notes to Statutory Plans endorsed by the Board, was exhibited for public inspection under section 5 of the Ordinance. During the exhibition period, no objection was received.
- 2.6 On 1 February 2005, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft North Point OZP, which was subsequently renumbered as S/H8/19. On 18 February 2005, the approved North Point OZP No. S/H8/19 (the Plan) was exhibited for public inspection under section 9(5) of the Ordinance.

### 3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings and major transport networks so that development and redevelopment within the Planning Scheme Area can be put under statutory planning control.
- 3.2 The Plan is to illustrate only the broad principles of development within the Planning Scheme Area. It is a small-scale plan and the transport alignments and boundaries between the land use zones may be subject to minor adjustments as detailed planning proceeds.
- 3.3 Since the Plan is to show broad land use zonings, there would be situations in which small strips of land not intended for building development purposes and carry no development right under the lease, such as the areas restricted as non-building area or for garden, slope maintenance and access road purposes, are included in the residential zones. The general principle is that such areas should not be taken into account in plot ratio and site coverage calculation. Development within residential zones should be restricted to building lots carrying development right in order to maintain the character and amenity of the North Point area and not to overload the road network in this area.

### 4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Planning Scheme Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

## 5. THE PLANNING SCHEME AREA

5.1 The Planning Scheme Area (the Area) is shown by a heavy broken line on the Plan. The Area covers about 274 hectares of land in the northern part of Hong Kong Island. It includes the existing built-up area on the northern shore and the well-wooded slope rising to the Sir Cecil's Ride in the south. To the west, the Area is bounded by Hing Fat Street/Gloucester Road/Wun Sha Street and to the east, by Mansion Street/Java Road/Hoi Yu Street.

5.2 There is a mixture of commercial and residential uses in the Area. Most of the commercial/residential buildings and public housing estates are found on both sides of King's Road and Java Road. Towards the mid-levels to the south of Tin Hau Temple Road, there is a blend of high-rise residential and educational developments. Government, institution or community (GIC) facilities are situated in different locations to meet local and district needs.

## 6. POPULATION

According to the 2001 Population Census, the population of the Area was about 185,000. It is estimated that the planned population of the Area would be about 188,000.

## 7. LAND USE ZONINGS

### 7.1 Commercial ("C") : Total Area 4.55 ha

7.1.1 This zone 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.

7.1.2 This zone covers two major shopping centres at Cloud View Road and Braemar Hill Road to provide retail facilities for residents in the area south of the Tin Hau Temple Road. The commercial sites on Whitfield Road, Electric Road and King's Road to the east of Kam Hong Street are intended for retail shop and office purposes. City Garden Hotel at City Garden Road is also included in this zone.

7.1.3 Although some of the "C" sites (on King's Road/Java Road near Healthy Street East and Watson Road) are currently occupied by industrial buildings, they are planned for commercial/office developments. The intention to include these sites in this zoning is to encourage their redevelopment to commercial/office uses.

### 7.2 Comprehensive Development Area ("CDA") : Total Area 1.18 ha

7.2.1 The "CDA" zone covers a site located at Oil Street which was previously occupied by the Government Supplies Department as headquarters and



storage depot. This zone is intended for comprehensive redevelopment of the site for a mix of residential, office, hotel, retail uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

- 7.2.2 Since the site is subject to development constraints, including the severe noise impact and the adverse air quality from the adjacent Island Eastern Corridor (IEC), the capacities of the existing infrastructure provisions such as the local road network and the drainage and sewerage systems, the development of the site requires comprehensive planning to take into account such factors. The designation of a “CDA” zoning for this site can achieve such purpose.
- 7.2.3 The maximum gross floor area (GFA) of this “CDA” site is specified in the Notes under the “CDA” zoning. A Master Layout Plan (MLP) submission for the Board’s approval is required for developments in the “CDA” site. A planning brief for guidance of prospective developers in preparing the MLP for the “CDA” site is available. It is the Board’s intention that building(s) within this zone should be in line with the building height restriction imposed on the southern part of the nearby “CDA(1)” zone.

7.3 Comprehensive Development Area (“CDA(1)”) : Total Area 1.84 ha

- 7.3.1 The “CDA(1)” zone covers three sites as demarcated by a chain-dotted line on the Plan. The one adjoining the “CDA” site at Oil Street is intended for retail, leisure and tourism related uses. The one at the junction of Oil Street and King Wah Road is intended to facilitate a proposed hotel development with cultural, commercial, leisure and tourism related uses on the waterfront. The one adjacent to the Harbour Heights at the junction of King Wah Road and Fook Yum Road is intended to encourage comprehensive development of similar nature.
- 7.3.2 Within the “CDA(1)” zone, a waterfront promenade with a minimum width of 10m should be provided. Further widening of the promenade, e.g. in the form of ground floor set-back of the adjoining building, if any, is also encouraged. The promenade should be connected to the one to be provided on the waterfront sites to its south-west.
- 7.3.3 In view of its waterfront location and the need to preserve public views to and from the harbour, the southern and northern parts within the “CDA(1)” zone, as demarcated by a thin pecked line on the Plan, are subject to different building height and/or plot ratio restrictions. Building(s) on the southern part is subject to a maximum building height of 165 metres above Principal Datum and a maximum plot ratio of 15. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction for the southern part of the site may be considered by the Board through the

planning permission system. Each proposal will be considered on its individual planning merits. Building(s) on the northern part is subject to a maximum building height of not exceeding the mean level of the IEC. Since the northern part is close to the IEC, non air-sensitive uses should be placed or appropriate air mitigation measures should be provided. The three sites within this zone demarcated by the chain-dotted line on the Plan are currently held under different ownership. In submitting a MLP to the Board for consideration, the MLP could cover the whole zone or either one of the three sites.

- 7.3.4 Planning applications to the Board in the form of MLP submissions are required for any developments within the “CDA(1)” zone. In considering such submission, the Board will take into account the compatibility of the proposed development with the existing and planned developments in the vicinity in terms of land use, scale, intensity, layout and design. For any scheme involving development underneath and abutting the IEC, due regard shall be given to the engineering and environmental constraints imposed by the IEC. The future widening of this section of the IEC shall also be taken into account. If pier use is proposed along the waterfront, a marine impact assessment to demonstrate that the proposal would not adversely affect the marine traffic shall be included in the submission.

7.4 Commercial/Residential (“C/R”) : Total Area 19.25 ha

- 7.4.1 This zone is intended primarily for commercial and/or residential development. Commercial, residential and mixed commercial/residential uses are always permitted.
- 7.4.2 This zone comprises a mixture of shops, restaurants, banks, offices and residential developments. The majority of the built-up areas along King’s Road, the southern parts of Electric Road and Java Road and the northern part of Fort Street have been zoned for this purpose to reflect the general character of the existing developments.
- 7.4.3 King’s Road is heavily trafficked generating adverse traffic noise impacts on the developments along the road. Therefore, mitigation measures should be considered for new residential developments along King’s Road to address the traffic noise impact and indirect mitigation measures, in the form of air-conditioning systems and insulation, should be considered as the last resort.
- 7.4.4 Three sites covering the comprehensive developments of Victoria Centre at Watson Road, Harbour Heights and Manulife Tower at Fook Yum Road as well as Island Place and Island Place Tower at Tin Chiu Street are designated “C/R(1)”, “C/R(2)” and “C/R(3)” respectively. Maximum domestic and non-domestic GFA as well as requirements for GIC facilities and public open space in accordance with the existing developments are stipulated in the Notes. Upon redevelopment, the building in the “C/R(2)” site should be set back from Electric Road. In

order to ensure the provision of breathing space for this congestion area, the extent of set-back should not be less than that of the existing building. These three sites were originally zoned “Other Specified Uses” annotated “Comprehensive Redevelopment Area” (“OU(CRA)”) with a restriction of maximum domestic plot ratio of 6 having regard to the traffic and infrastructure capacities/constraints and the existing and planned provisions of GIC facilities in the North Point area. The current restrictions on these sites are to reflect the existing developments. It is the planning intention to restrict the existing residential buildings for residential use and existing commercial buildings or non-domestic part of the commercial/residential buildings for commercial uses.

7.4.5 In order to provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the gross floor area restrictions as mentioned in paragraph 7.4.4 above may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

7.5 Residential (Group A) (“R(A)”) : Total Area 35.11 ha

7.5.1 This zone is intended primarily for high-density residential development. 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.

7.5.2 City Garden, Provident Centre and Tanner Garden are designated “R(A)1”, “R(A)2” and “R(A)3” respectively. Developments within these sub-areas are restricted to maximum domestic and non-domestic GFA as specified in the Notes. Requirements for public open space and/or GIC facilities are also stipulated in the Notes. These sites were originally zoned “OU(CRA)” with a restriction of maximum domestic plot ratio of 6. The current restrictions/requirements stipulated under “R(A)1”, “R(A)2” and “R(A)3” zones are to reflect the existing developments. However, to provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

7.5.3 This zone includes public housing estates, such as the Healthy Village Estate and Lai Tak Tsuen, as well as some private residential developments.

7.6 Residential (Group B) (“R(B)”) : Total Area 15.11 ha

7.6.1 This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. This zone includes residential developments at around Tin Hau Temple Road, Braemar Hill Road, Cloud View Road and Tai Hang Road.

- 7.6.2 For sites zoned “R(B)”, developments are restricted to a maximum plot ratio of 5 and a maximum building height of 30 storeys including carports, or the plot ratio and the building height of the existing building, whichever is the greater.
- 7.6.3 Four “R(B)” sites comprising Braemar Hill Mansions, Oxford Court, 7 Wai Tsui Crescent and Lai Sang Court are designated as “R(B)1”, “R(B)2”, “R(B)3” and “R(B)4” respectively. Development within each sub-area will be subject to specific maximum GFA or plot ratio and building height restrictions as stipulated under the Notes of the Plan.
- 7.6.4 The planning intention of the restriction on development intensity is to preserve the local character of the long-established medium-density residential development along Tin Hau Temple Road, Braemar Hill Road and Cloud View Road. It also helps prevent the local roads from being overloaded. The building height restriction is intended to preserve the existing coherent stepping building profile.
- 7.6.5 Application for minor relaxation of the stated restrictions may be made to the Board under section 16 of the Ordinance. Consideration of such application for minor relaxation would be on individual merits, taking into account site constraints, innovative architectural design and planning merits that would enhance the amenity of the locality.
- 7.7 Residential (Group C) (“R(C)”) : Total Area 0.80 ha
- 7.7.1 This zoning is intended primarily for low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. This zone covers the Comfort Terrace area where residential developments are restricted to a maximum plot ratio of 3.3 for Class A sites and 3.75 for Class B sites because of inadequate vehicular access. Buildings are also restricted to a maximum height of 20 storeys including carports to preserve the local character.
- 7.7.2 Application for minor relaxation of the stated restrictions may be made to the Board under section 16 of the Ordinance. Consideration of such application for minor relaxation would be on individual merits, taking into account site constraints, innovative architectural design and planning merits that would enhance the amenity of the locality.
- 7.8 Residential (Group E) (“R(E)”) : Total Area 0.43 ha
- 7.8.1 This zone covers five industrial buildings at King’s Road and Tsat Tsz Mui Road. This zoning is intended primarily for phasing out of the existing industrial uses through redevelopment (or conversion) for residential use on application to the Board. Residential development may be permitted with or without conditions on application to the Board. The developers will be required to submit adequate information to

demonstrate that the new residential development will be environmentally acceptable, and suitable mitigation measures, if required, will be implemented to address the potential industrial/residential (I/R) interface problems.

7.8.2 Under this zoning, existing industrial uses will be tolerated. Yet, new industrial development will not be permitted upon redevelopment in order to avoid the perpetuation or aggravation of the I/R interface problems with the new residential development during the redevelopment process. In existing industrial buildings, new developments involving offensive trades will not be permitted. Any modification of use from non-industrial to industrial uses within existing industrial buildings will also require the permission of the Board.

7.8.3 All of the existing industrial buildings in this zone are under multiple ownership. It is expected that the “R(E)” zones would contribute to phasing out these residual industrial lots by expediting their redevelopment for residential use.

7.9 Government, Institution or Community (“G/IC”): Total Area 29.74 ha

7.9.1 This zone is intended primarily for provision of various 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, organizations providing social services to meet community needs, and other institutional establishments. This zone includes sites for Government facilities, bus terminus, clinic, markets, ferry concourse, community centres and schools. Uses such as temple, church, electricity substation and telephone exchange also fall within this zone.

7.10 Open Space (“O”) : Total Area 33.1 ha

7.10.1 This zone is intended primarily for provision of outdoor open-air space for both active and/or passive recreational uses serving the needs of local residents as well as the general public.

7.10.2 Victoria Park is the largest open space in the Area. It provides a wide range of active and passive recreational facilities for residents within and outside North Point. Choi Sai Woo Park, which is the second largest open space in North Point, is located in close proximity to the residential and educational developments in the North Point mid-levels.

7.10.3 Open space sites, including sitting-out areas and rest gardens, are also provided in the immediate vicinity to meet the recreational needs of the local population and to serve as breathing space among high-rise buildings in the area. Local open spaces are also reserved within existing and new comprehensive developments although they do not fall within this zoning.

7.11 Other Specified Uses (“OU”) : Total Area 2.85 ha

7.11.1 This zone is intended to identify land reserved for purposes as specified on the plan including ferry piers, an existing funeral parlour and a sewage treatment plant. Apart from the above, the area at the waterfront near Harbour Heights is designated for “Cultural and/or Commercial, Leisure and Tourism Related Uses”, which is intended to encourage the development of this area for the specified uses such as cultural facilities, restaurants, retail shops and other leisure and recreational uses on the waterfront. In view of the prominent waterfront location, development is restricted to a maximum building height of not exceeding the mean level of the IEC. To ensure harmonious design along the waterfront, planning permission from the Board is required for development within this area. A waterfront promenade with a minimum width of 10m should be provided to link up with the proposed promenade at the adjoining “CDA(1)” zone. Further widening of the promenade, e.g. in the form of ground floor set-back of the adjoining building, if any, is encouraged. For any scheme involving development underneath and abutting the IEC, due regard shall be given to the engineering and environmental constraints imposed by the IEC. The future widening of this section of the IEC shall also be taken into account. If pier use is proposed along the waterfront, a marine impact assessment to demonstrate that the proposal would not adversely affect the marine traffic shall be included in the submission.

7.12 Green Belt (“GB”) : Total Area 84.81 ha

7.12.1 This zone covers areas in Braemar Hill, Lin Fa Kung Hill and areas south of Braemar Hill Mansion. The planning intention of this zoning is primarily for conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type developments and to provide additional outlets for passive recreational uses.

7.12.2 These areas are generally well-wooded hill-slopes forming a green backdrop to North Point. Where appropriate, passive recreational facilities such as walking trails and sitting-out areas are provided. There is a general presumption against development within this zoning to promote conservation of the natural environment.

8. COMMUNICATIONS

8.1 Roads

King’s Road and the IEC are the two major roads connecting North Point with the other parts of Hong Kong Island. Distributor road network for the northern coastal areas follows a grid pattern whilst that for the southern hilly areas follows the contour of the slopes.

8.2 Public Transport

- 8.2.1 The Area is served by various modes of public transport including Mass Transit Railway, buses, tram, public light buses, taxis and ferries.
- 8.2.2 Four Mass Transit Railway stations, namely Tin Hau, Fortress Hill, North Point and Quarry Bay in the vicinity provide easy access to the Area as well as to and from other districts. A significant portion of the Area is within reasonable walking distance from these stations. Passenger and vehicular ferry services are provided at the piers adjacent to the ex-North Point Estate site.

9. UTILITY SERVICES

- 9.1 The Area is well served with piped fresh water and salt water supply for potable and flushing purposes respectively.
- 9.2 The Area is served by two separate system drains and sewers. One is for the carriage and drainage of storm-water and the other for the collection of sewage from households and other premises. The Area is also adequately provided with other utilities such as electricity, gas and telephone services.

10. CULTURAL HERITAGE

There are three historical buildings in the Area, including a declared monument of Tin Hau Temple at Tin Hau Temple Road, and two graded historical buildings of Lin Fa Temple at Tai Hang and the former clubhouse of Royal Hong Kong Yacht Club at Oil Street. Prior consultation with the Antiquities and Monuments Office of the Leisure and Cultural Services Department should be made if any development or rezoning proposals might affect these historical buildings.

11. IMPLEMENTATION

- 11.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an “existing use right” should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.
- 11.2 The Plan provides a broad land use framework within which more detailed non-statutory plans for the Area are prepared by the Planning Department. These detailed plans are used as the basis for public works planning and site reservations within Government departments. Disposal of sites is undertaken by

the Lands Department. Public works projects are co-ordinated by the Civil Engineering and Development Department in conjunction with the client departments and the works departments, such as the Highways Department and the Architectural Services Department. In the course of implementation of the Plan, the Eastern District Council would also be consulted as appropriate.

- 11.3 Planning applications to the Board will be assessed on individual merits. In general, the Board's consideration of the planning applications will take into account all relevant planning considerations which may include the departmental outline development plans/layout plans and guidelines published by the Board. The outline development plans and layout plans are available for public inspection at the Planning Department. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

**TOWN PLANNING BOARD  
FEBRUARY 2005**