

Draft North Point Outline Zoning Plan approved

The Chief Executive in Council has approved the draft North Point Outline Zoning Plan (OZP).

"The approved OZP provides a statutory land use planning framework to guide the development and redevelopment in the North Point area," a spokesman for the Town Planning Board said today (April 19).

The planning scheme area covers about 277 hectares of land in the northern part of Hong Kong Island. It includes the reclamation area for the Central – Wan Chai Bypass and the existing built-up area on the northern shore and the well-wooded slope rising to the Sir Cecil's Ride in the south. It is also bounded by Hing Fat Street, Gloucester Road and Wun Sha Street to the west, and Mansion Street, Java Road and Hoi Yu Street to the east.

The approved OZP has incorporated amendments shown on the draft North Point OZP No. S/H8/27, which mainly involve (i) revision to the building height restriction of a site zoned "Government, Institution or Community" at 210 Java Road from eight storeys to 110 metres above Principal Datum, to facilitate the redevelopment of an existing social services building; (ii) rezoning two sites from "Comprehensive Development Area (CDA)" and "CDA(1)" to "Other Specified Uses" annotated "Commercial and Residential Development" and "Commercial (2)" respectively to reflect the completed composite and commercial developments; and (iii) other zoning amendments to reflect the current uses and as-built conditions of various sites.

The Notes and Explanatory Statement of the OZP are amended to take into account the above amendments. Opportunity is also taken to update the general information of various land use zones and the planning circumstances, where appropriate.

The approved North Point OZP No. S/H8/28 is available for public inspection during office hours at (i) the Secretariat of the Town Planning Board, (ii) the Planning Enquiry Counters, (iii) the Hong Kong District Planning Office, (iv) the Eastern Home Affairs Enquiry Centre and (v) the Wan Chai Home Affairs Enquiry Centre.

Copies of the approved OZP are available for sale at the Map Publications Centres in North Point and Yau Ma Tei. The electronic version of the OZP can be viewed at the Town Planning Board's website (www.tpb.gov.hk).