

CONSERVATION AREA

| 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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| Agricultural Use (other than Plant Nursery) Country Park** Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area* Wild Animals Protection Area | Barbecue Spot* Field Study /Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp* House (Redevelopment only) Pier* Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Tent Camping Ground* Utility Installation for Private Project* |

* *Add where appropriate*

** *Also add where appropriate but, if added, country park should be marked with * and the following remark should be added:*

* *Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.*

Planning Intention

This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Site of Special Scientific Interest or Country Park from the adverse effects of development.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the *interim/draft** development permission area plan.
- (b) Any *diversion of stream**, *filling of land/pond** or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (*except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding** works)*, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the *interim/draft** development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

* *Remarks in italics to be added where appropriate*