

OTHER SPECIFIED USES

For “Comprehensive Development and Wetland Enhancement Area” only

| 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 (Fish Pond Culture only) Nature Reserve Wetland Habitat | Eating Place Field Study/Education/Visitor Centre Flat Government Refuse Collection Point Government Use (not elsewhere specified) House (other than New Territories Exempted House) Nature Trail Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Religious Institution School Shop and Services Social Welfare Facility Utility Installation for Private Project |

Planning Intention

This zone is intended for conservation and enhancement of ecological value and functions of the existing fish ponds or wetland through consideration of application for development or redevelopment under the “private-public partnership approach”. Low-density private residential or passive recreational development within this zone in exchange for committed long-term conservation and management of the remaining fish ponds or wetland within the development site may be permitted subject to the “no-net-loss in wetland” principle and planning permission from the Town Planning Board. Any new building should be located farthest away from xxxxx/Deep Bay.*

OTHER SPECIFIED USES (cont'd)

For "Comprehensive Development and Wetland Enhancement Area" only (cont'd)

Remarks

- (a) Application for permission of use or development shall be in the form of a comprehensive development scheme with minimum pond filling and no decline in the wetland function of the fish ponds within and near the development site. An applicant shall prepare a layout plan and any other documents showing the following information for consideration of the Town Planning Board:
- (i) the proposed land uses, development parameters, the nature, position and heights of all buildings to be erected in the area;
 - (ii) a wetland conservation and enhancement scheme, including its detailed design, wetland buffer proposals, a long-term maintenance and management plan, and monitoring and implementation mechanism;
 - (iii) an environmental impact study report, including but not limiting to an ecological impact assessment and a visual impact assessment, to examine any possible environmental, ecological and visual problems that may be caused to or by the proposed development during construction and after completion and the proposed mitigation measures to tackle them;
 - (iv) landscape proposals;
 - (v) a traffic impact study report to examine any possible traffic problems that may be caused by the proposed development and the proposed measures to tackle them;
 - (vi) a drainage and sewerage impact study report to examine any possible flooding, drainage, sewerage and associated problems that may be caused to or by the proposed development and the proposed mitigation measures to tackle them;
 - (vii) programming, phasing and implementation schedule of each component of the proposed development (including the wetland conservation and enhancement scheme); and
 - (viii) such other information as may be required by the Town Planning Board.

OTHER SPECIFIED USES (cont'd)

For "Comprehensive Development and Wetland Enhancement Area" only (cont'd)

Remarks (cont'd)

- (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 *gross floor area/plot ratio* of (xxx).
- (c) In determining the maximum *plot ratio/gross floor area**, 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.
- (d) 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*