

## OTHER SPECIFIED USES

For “Comprehensive Development to include Wetland Restoration 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
Agricultural Use	Eating Place#
Barbecue Spot	Flat
Field Study/Education/Visitor Centre	Golf Course
Nature Trail	Government Refuse Collection Point#
On-Farm Domestic Structure	Government Use (not elsewhere specified)#
Picnic Area	Holiday Camp
Religious Institution (Ancestral Hall only)*	Hotel
Rural Committee/Village Office	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)#
	Nature Reserve
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic #
	Public Convenience #
	Public Transport Terminus or Station
	Public Utility Installation #
	Religious Institution (not elsewhere specified)
	Residential Institution
	School #
	Shop and Services #
	Social Welfare Facility #
	Tent Camping Ground #
	Theme Park
	Utility Installation for Private Project
	Wetland Habitat
	Zoo*

\* Add where appropriate

### Planning Intention

*This zone is intended to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include wetland restoration area. It is also intended to phase out existing sporadic open storage and port back-up uses on degraded wetland. Any new building should be located farthest away from xxxxx/Deep Bay\*.*

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

For "Comprehensive Development to include Wetland Restoration Area" only (cont'd)

Remarks

- (a) Application for permission of use or development, except as otherwise specified in (b), shall be in the form of a comprehensive development scheme to include wetland restoration proposal. An applicant shall prepare a layout plan and 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 restoration and/or creation 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 restoration and/or creation scheme);  
and
  - (viii) such other information as may be required by the Town Planning Board.

## **OTHER SPECIFIED USES** (cont'd)

### For “Comprehensive Development to include Wetland Restoration Area” only

- (b) For application for uses annotated with #, if developed individually and not forming part of a comprehensive development scheme, the requirement of the provision of wetland restoration proposal and the submission of layout plan as required under (a) above may be exempted.
- (c) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to ‘New Territories Exempted House’) shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4 and a maximum building height of 6 storeys including carport or the plot ratio and height of the building 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, whichever is the greater.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (b) above may be considered by the Town Planning Board on application under the section 16 of the Town Planning Ordinance.
- (e) In determining the maximum plot ratio, 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.
- (f) 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*