

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

For “Eco-lodge” only

Nature Reserve
Nature Trail

Commercial Bathhouse/Massage Establishment
Eating Place
Field Study/Education/Visitor Centre
Government Refuse Collection Point
Government Use (not elsewhere specified)
Holiday Camp
Hotel
Place of Recreation, Sports or Culture
Public Utility Installation
Utility Installation for Private Project

Planning Intention

This zone is intended to provide for sustainable-based tourism in the form of an eco-lodge for development of low-rise, low-density resort-type accommodation. The proposed development shall not have adverse impact on the local environment and shall adopt best practice/green architecture/sustainable principles in design, construction and operation. Uses in support of the resort-type accommodation as well as active and/or passive recreational developments may be permitted subject to planning permission.

Remarks

- (a) Application for permission of use or development shall be in the form of a comprehensive development scheme within this zone. The proposed scheme shall adopt green architecture/sustainable principles with minimum site formation and minimal impact on the surrounding natural and ecological environment. 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, dimensions and heights of all buildings to be erected in the area;
 - (ii) a detailed submission, including its design, construction and operation proposals, demonstrating how the development meets the ecological enhancement and sustainable design principles;

(please see next page)

OTHER SPECIFIED USES (cont'd)

For "Eco-lodge" only (cont'd)

- (iii) the alignment, widths and levels of any roads proposed to be constructed within the area;
 - (iv) the landscaping and urban design proposals within the area;
 - (v) programming, phasing and implementation schedule of each component of the proposed development;
 - (vi) an environmental impact study report, including but not limiting to an ecological impact assessment and a landscape and visual impact assessment, 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;
 - (vii) 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;
 - (viii) 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
 - (ix) such other information as may be required by the Town Planning Board.
- (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 0.2 and a maximum building height of 1 storey.
- (c) In determining the maximum plot ratio for the purposes of paragraph (b) 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.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.