



Appendix 1

Extract of OZP



RESIDENTIAL (GROUP B)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Library Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility (on land designated “R(B)1” only) Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School (not elsewhere specified) Shop and Services Social Welfare Facility (not applicable to land designated “R(B)1”) Training Centre

Planning Intention

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

RESIDENTIAL (GROUP B) (Cont'd)

Remarks

- (1) On land designated "Residential (Group 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 5.0, or the plot ratio of the existing building, whichever is the greater.
- (2) On land designated "Residential (Group B)1", 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 of 37,500m². In determining the maximum gross floor area for the purposes of this paragraph, in addition to the floor spaces mentioned in paragraph (4) below, any floor space that is constructed or intended to be occupied by social welfare facilities may also be disregarded.
- (3) 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 the maximum building heights in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (4) In determining the relevant maximum plot ratio/gross floor area for the purposes of paragraphs (1) and (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and 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.
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/gross floor area/building height restrictions stated in paragraphs (1) to (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

Appendix 2

Location Plan



Appendix 3

Schematic Development Layout Plan

Project : Proposed Redevelopment of No. 42 Grampian Road, Kowloon, Hong Kong

Site Area	=	345.131 sm
Class of Site	=	A
Mean Street Level	=	16.525 mpd
Restriction under Lease	=	Private Residential
Height Restriction under OZP	=	80 mpd
Permitted Use under OZP	=	Residential (B)

Proposed Redevelopment

For Building Height over 61 m

Permitted Domestic Plot Ratio under Building Planning Reg.	=	8
Permitted Non Domestic Plot Ratio under Building Planning Reg.	=	15
Permitted Domestic Site Coverage over 61 m	=	33.33%
Permitted Non Domestic Site Coverage below 15 m	=	100%
Under PNAP - APP 132 Setback Approach, Permitted Domestic Site Coverage over 61 m	=	40%
Proposed Building Height	=	63.3 m
Proposed Total Domestic Gross Floor Area	=	2070.684 sm
Proposed Domestic Plot Ratio	=	$2070.684 \text{ sm} \div 345.131 \text{ sm}$ $= \underline{6} < 8$
Proposed Domestic Site Coverage	=	$(133.46 \text{ sm/FL} \div 345.131 \text{ sm}) \times 100\%$ $= \underline{38.67\%} < 40\%$

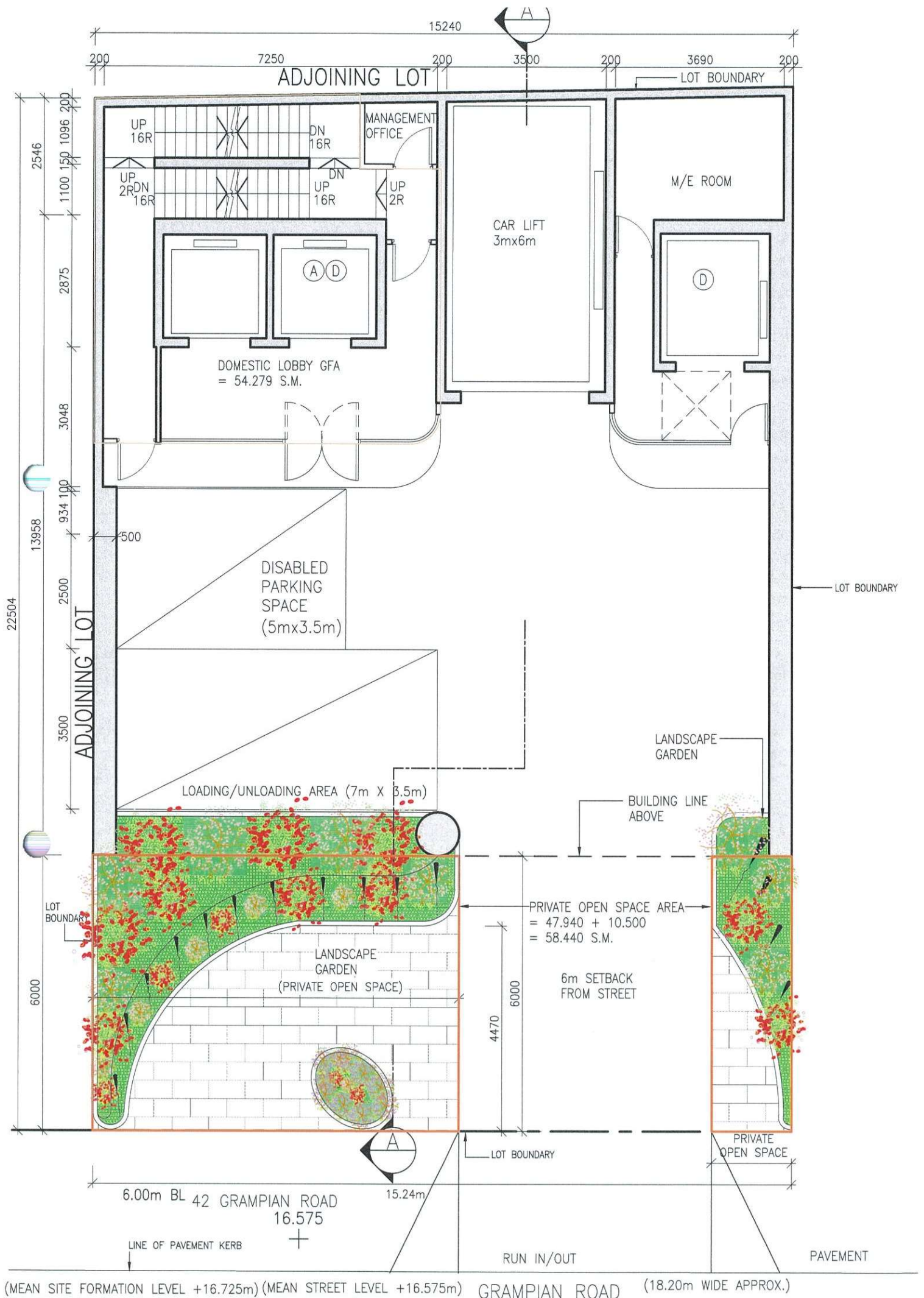
Proposed Schedule of Accommodation

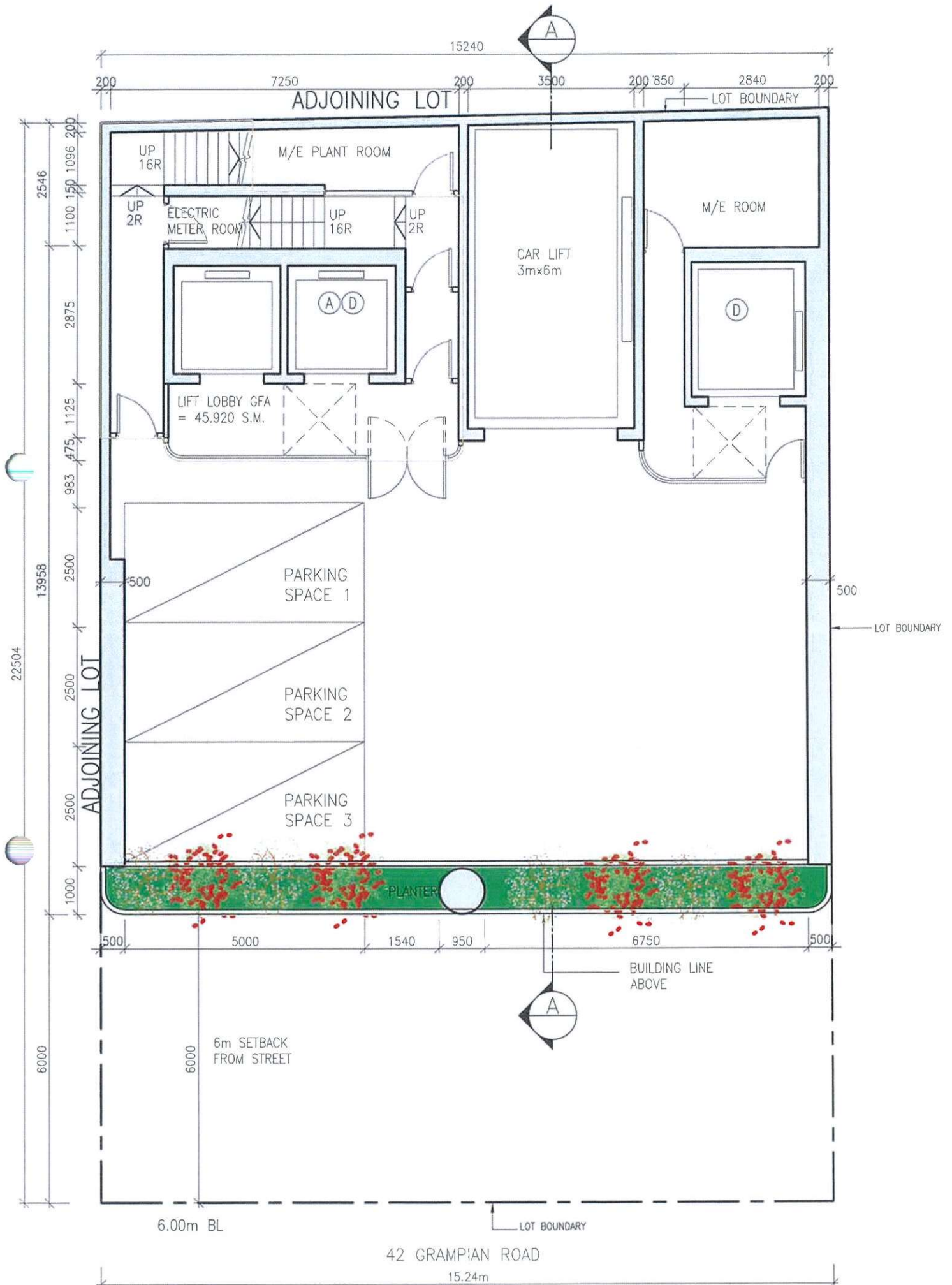
Floor	Use	GFA
G/F	Entrance Lobby	54.279 sm
	Carpark / M/E Plant Room	/
1/F	Lift Lobby + Staircase	49.920 sm
	M/E Plant Room / Carpark Carlift	/
2/F	Lift Lobby + Staircase	49.920 sm
	M/E Plant Room	/
3/F	Lift Lobby + Staircase	48.125 sm
	M/E Plant Room	/
4/F	Flats, Lift Lobby + Staircase	133.46 sm
5/F - 17/F	Flats, Lift Lobby + Staircase	133.46 sm/FL x 13FL = 1734.981 sm
Total GFA		<u>2070.685 sm</u>

Proposed Non Domestic Site Coverage below 15 m = $(16.5 \times 15.24) \text{ sm} \div 345.131 \text{ sm} \times 100\%$
= 73%

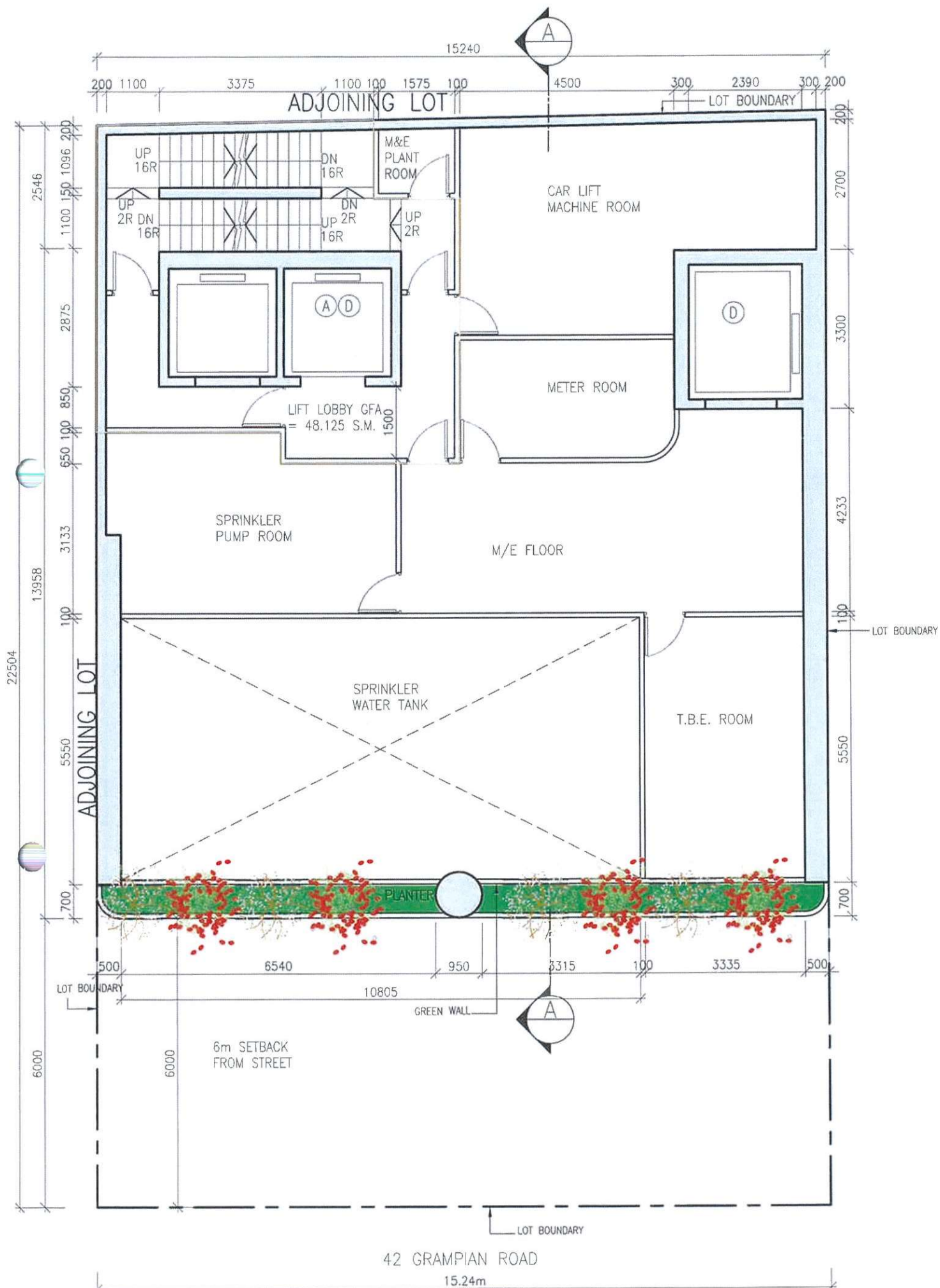
Proposed Domestic Site Coverage above 15 m = $136.364 \text{ sm} \div 345.131 \text{ sm} \times 100\%$
= 39.51%

Proposed Domestic Plot Ratio = $2070.685 \text{ sm} \div 345.131 \text{ sm}$
= 6

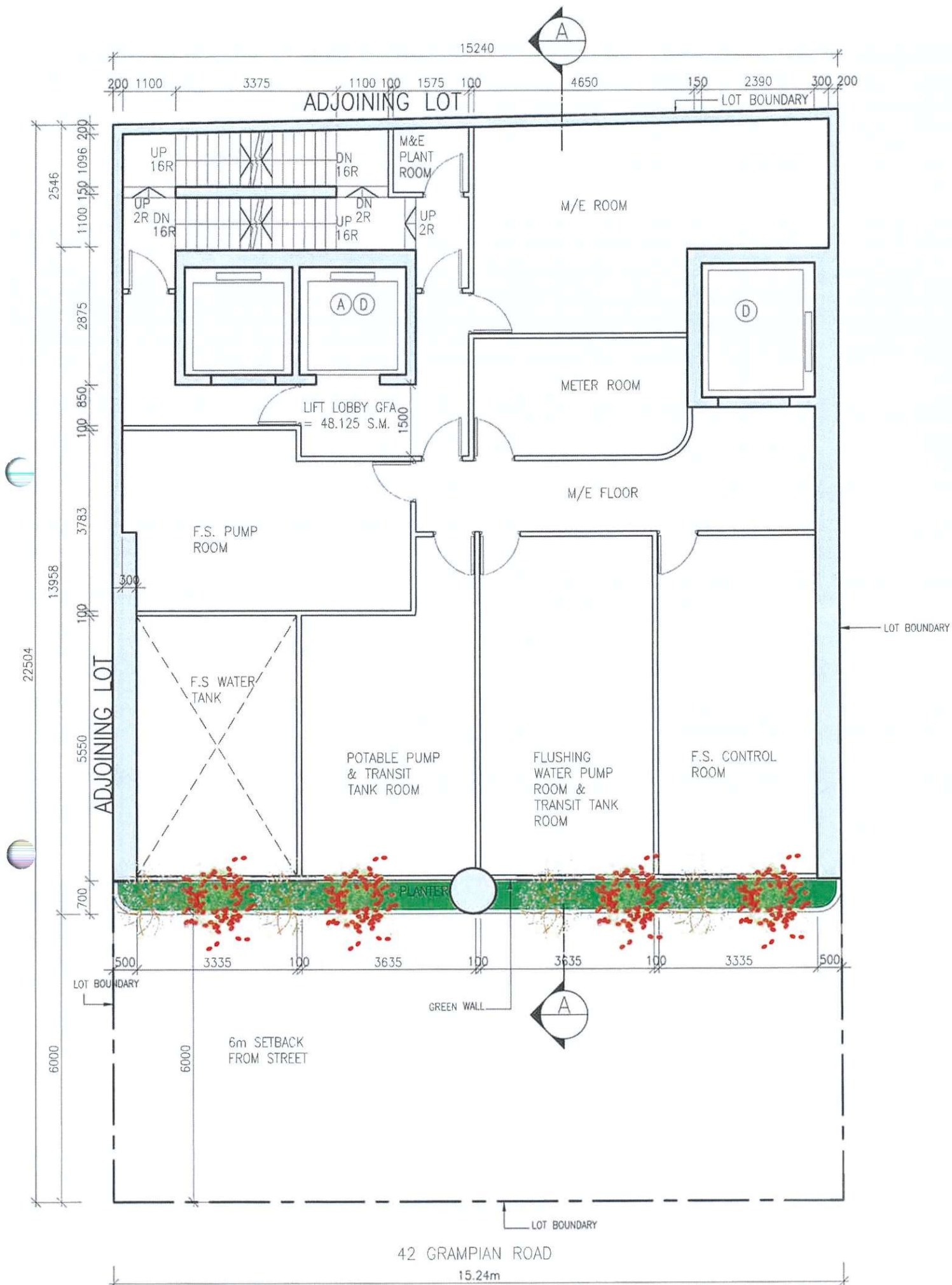




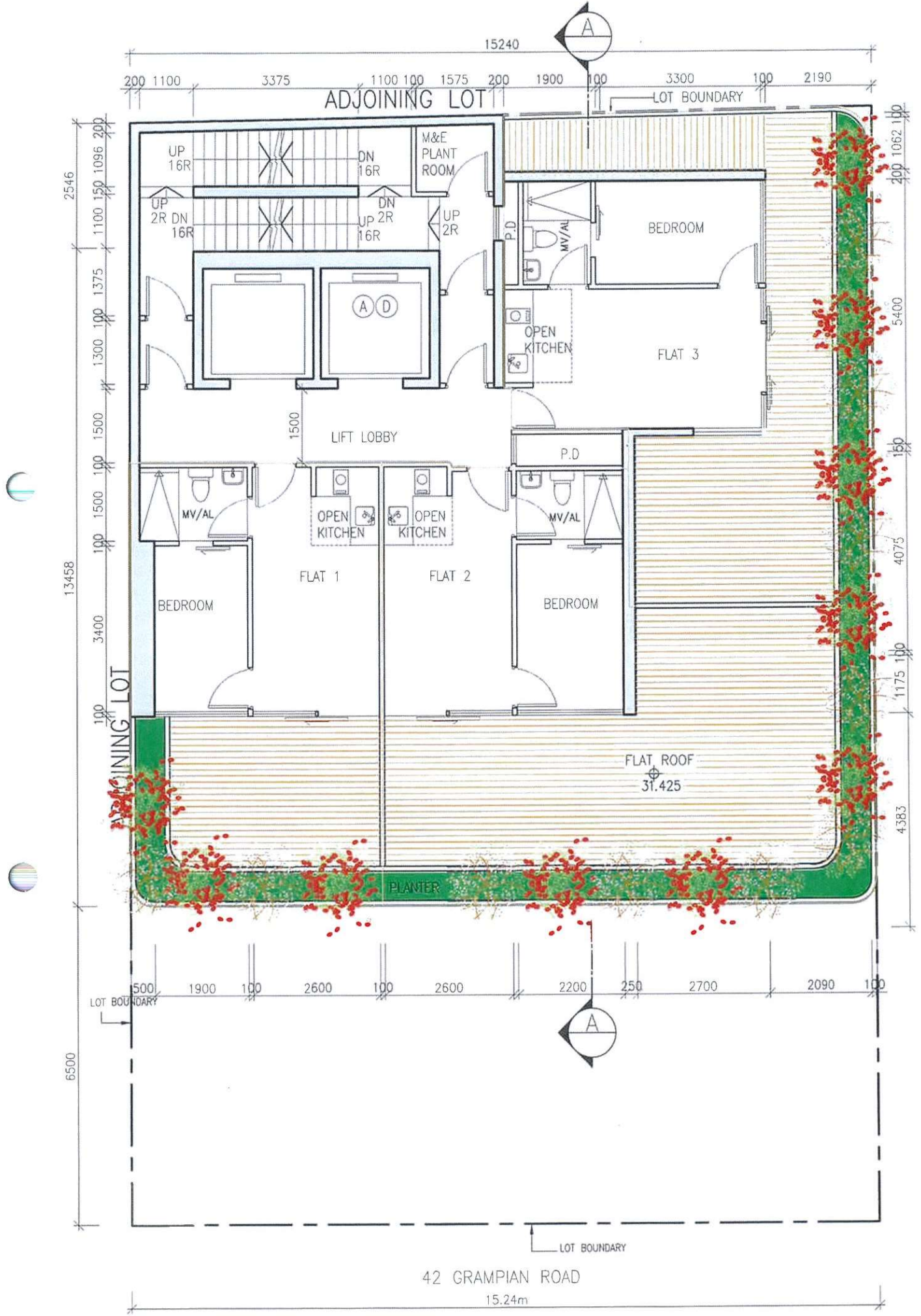
1ST FLOOR PLAN (A4 1:100)



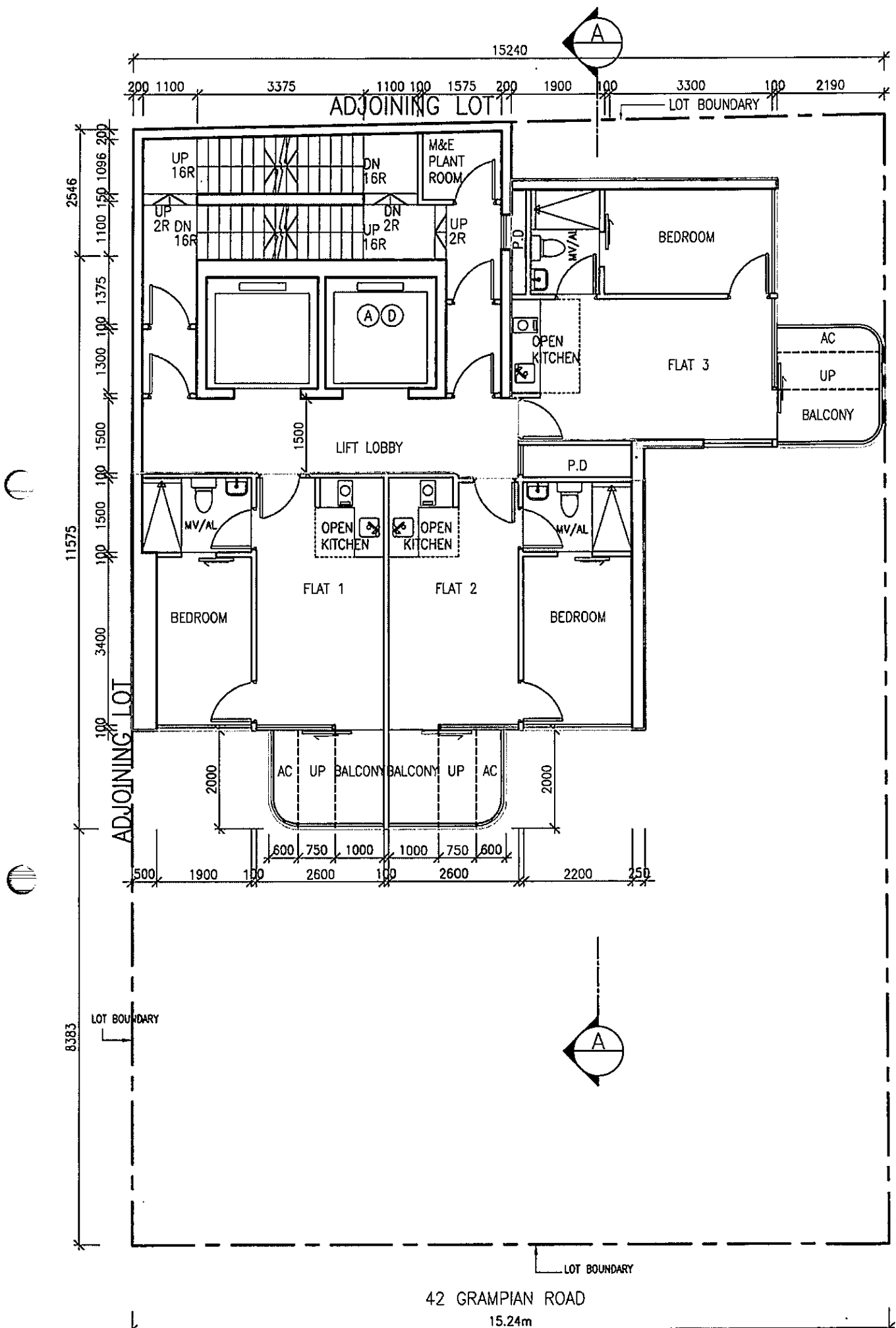
2ND FLOOR PLAN (A4 1:100)



3RD FLOOR PLAN (A4 1:100)



4 FLOOR PLAN (A4 1:100)



5-17 FLOOR PLAN (A4 1:100)

