
Appendix A

**Extract of the Notes and Explanatory Statement
of the Draft Mai Po and Fairview Park OZP**

No. S/YL-MP/9

RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat	Ambulance Depot
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House	Educational Institution
Utility Installation for Private Project	Government Refuse Collection Point
	Government Use (not elsewhere specified)
	Hospital
	Hotel
	Institutional Use (not elsewhere specified)
	Library
	Petrol Filling Station
	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
	Residential Institution
	Rural Committee/Village Office
	School
	Shop and Services
	Social Welfare Facility
	Training Centre

On land designated “R(C)1”, the following uses are always permitted in the free-standing purpose-designed non-domestic building or purpose-designed non-domestic portion of a building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

Eating Place
Place of Recreation, Sports or Culture
Private Club
Public Transport Terminus or Station
School
Shop and Services
Social Welfare Facility

(Please see next page)

RESIDENTIAL (GROUP C) (cont'd)

Planning Intention

This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board. On land designated “Residential (Group C)1”, selected commercial uses serving the residential neighbourhood are always permitted in the free-standing purpose-designed non-domestic building or purpose-designed non-domestic portion of a building.

Remarks

- (a) On land designated “Residential (Group C)”, 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 0.4 and a maximum building height of 3 storeys (9m) including car park, or the plot ratio, site coverage 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 development permission area (IDPA) plan for Mai Po and Fairview Park, whichever is the greater.
- (b) On land designated “Residential (Group C)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 domestic plot ratio of 1.5 and maximum non-domestic plot ratio of 0.09, and a maximum building height in terms of metres above Principal Datum as stipulated on the Plan, 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 IDPA plan for Mai Po and Fairview Park, whichever is the greater. An open space of not less than 2,100m² for public use and transport lay-by facilities with a gross floor area of not less than 2,400m² shall be provided. Government, institution and community facility, as required by the Government, shall also be provided.
- (c) In determining the maximum plot ratio for the purposes of paragraphs (a) and (b) 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.
- (d) 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 Government, institution and community facilities, as required by the Government, may also be disregarded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and/or building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

low-rise residential developments, temporary structures, open storage and workshop uses. Commercial uses such as eating places, estate agents and stores are also found. Some commercial uses are on the lower floors of buildings while the upper floors are for residential use.

9.2 Residential (Group C) (“R(C)”) (Total Area 166.74 ha)

- 9.2.1 This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. On land designated “R(C)1”, selected commercial uses serving the residential neighbourhood are always permitted in the free-standing purpose-designed non-domestic building or purpose-designed non-domestic portion of a building.
- 9.2.2 On land designated “R(C)”, residential developments are restricted to a maximum PR of 0.4 and a maximum BH of 3 storeys (9m) including car park. All commercial developments within this zone are subject to the approval of the Board on application under section 16 of the Ordinance. The nature and scale of developments should be in keeping with the natural landscape of Inner Deep Bay Area and that the effluent and waste disposal should have no adverse impact on the water quality of the Inner Deep Bay Area.
- 9.2.3 Residential sites within this “R(C)” zone are located in the southern and eastern parts of the Area. They are the existing Fairview Park, Palm Springs and Royal Palms.
- 9.2.4 A site zoned “R(C)1” on Kam Pok Road is subject to a maximum domestic PR of 1.5 and a maximum non-domestic PR of 0.09, and a maximum BH of 60 metres above Principal Datum (mPD) as stipulated on the Plan, or the PR and BH of the building which was in existence on the date of the first publication in the Gazette of the notice of the IDPA plan for Mai Po and Fairview Park, whichever is the greater. The PR control under “R(C)1” sub-zone is regarded as being stipulated in a ‘new or amended statutory plan’ according to the Joint Practice Note (JPN) No. 4 on ‘Development Control Parameters PR/Gross Floor Area (GFA)’, and shall be subject to the streamlining arrangements stated therein.
- 9.2.5 Development within the “R(C)1” site should provide a stepped BH profile descending from south-east to north-west, with low-rise non-domestic blocks located along NTM DC; building separations between residential blocks; building setback from the site boundary; and a landscape pond of about 0.5 ha along NTM DC, to respect the surrounding neighbourhood setting. An open space of not less than 2,100m² for public use at the south-eastern part of the “R(C)1” zone for reasonable hours per day should be provided. To serve the future population of the proposed residential development as well as the existing population in the neighbourhood, transport lay-by facilities with GFA of not less than 2,400m² shall be provided and included in GFA

calculations. Besides, Government, institution and community (GIC) facilities, including a Neighbourhood Elderly Centre, shall also be provided within the development subject to further liaison with relevant bureaux/departments on the exact type(s) and size(s). In addition, a 6-classroom kindergarten shall be provided and included in GFA calculations. Requirements of the aforementioned design merits and facilities, with relevant technical assessments, would be taken forward through contractual and/or administrative measures.

9.3 Residential (Group D) (“R(D)”) (Total Area 5.44 ha)

9.3.1 The planning intention of this zone is primarily to improve and upgrade the existing temporary structures within the rural area to permanent buildings. Replacement housing for temporary structures shall not result in a total redevelopment in excess of a maximum building area of 37.2m² and a maximum BH of 2 storeys (6m).

9.3.2 Apart from the intention of residential upgrading, low-rise and low-density residential development may be permitted on application under section 16 of the Ordinance to the Board. To be in line with the development intensity of existing domestic accommodation in the area, residential development other than New Territories Exempted House shall not result in a total development in excess of a PR of 0.2 and a maximum BH of 2 storeys (6m). Generally, the applicant has to prove to the Board that the proposed development would have no or minimal adverse impact on the environment.

9.3.3 As filling of land/pond and excavation of land may cause adverse drainage impacts on the areas and adverse impacts on the environment, permission from the Board is required for such activities.

9.3.4 The area under this zone lies between Chuk Yuen Tsuen to the east and Fairview Park to the west. It consists of a mixture of fallow agricultural land and scattered temporary structures.

9.4 Village Type Development (“V”) (Total Area 35.91 ha)

9.4.1 The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application under section 16 of the Ordinance to the Board.