

## **Appendix I**

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*Extract of the Approved Nam Sang Wai Outline Zoning Plan  
No. S/YL-NSW/8*

OTHER SPECIFIED USES (Cont'd)

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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For "Comprehensive Development to include Wetland Restoration Area" only

Agricultural Use Barbecue Spot Field Study/Education/Visitor Centre Nature Trail On-Farm Domestic Structure Picnic Area Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Eating Place # Flat Golf Course Government Refuse Collection Point # Government Use (not elsewhere specified) # Holiday Camp Hotel * <u>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) #</u> 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 * <u>Wetland Habitat</u> Zoo
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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 wetlands. Any new building should be located farthest away from Deep Bay.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For “Comprehensive Development to include Wetland Restoration Area” only (Cont'd)

Remarks (Cont'd)

- (a) Application for permission of use or development, except as otherwise specified in paragraph (c) below, 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 or redevelopment 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 or redevelopment 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 or redevelopment and the proposed mitigation measures to tackle them;
  - (vii) programming, phasing and implementation schedule of each component of the proposed development or redevelopment (including the wetland restoration and/or creation scheme); and
  - (viii) such other information as may be required by the Town Planning Board.
- (b) Any application for permission of use or development on the “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” zone to the north of Shan Pui Road, except as otherwise specified in paragraph (c) below, should be in the form of a layout plan covering the whole zone.

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OTHER SPECIFIED USES (Cont'd)

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

Remarks (Cont'd)

- (c) 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 paragraph (a) above may be exempted.
- (d) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to a '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 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 plan, whichever is the greater.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (d) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (f) In determining the maximum plot ratio for the purposes of paragraph (d) 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.
- (g) Any 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 development always permitted under the covering Notes, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

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