

Annex B

Replacement Page of the Draft Schedule of Uses for “R(C)2” Zone

RESIDENTIAL (GROUP C)2 (cont'd)

Planning Intention

This zone is intended primarily for *medium-rise* residential developments where commercial uses serving the residential neighbourhood *are permitted*.

Remarks

- (a) *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 1.53 amongst which is not less than 930m² (380m² for kindergarten and 550m² for elderly activity centre) for non-domestic uses and a maximum building height of 16 residential storeys (up to +59.85mPD at main roof level), excluding basement level(s), transfer plate and electrical and mechanical (E&M) floor(s), 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 for Mai Po and Fairview Park, whichever is the greater.*
- (b) *In determining the maximum plot ratio for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as GIC facilities, ~~or~~ as required by the Government, may be disregarded.*
- (c) In determining the maximum plot ratio and building heights for the purposes of paragraph (a) 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 and building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.