

## **Appendix 8**

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*Draft Schedule of Uses and ES Paragraphs for “R(C)2” Zone*

RESIDENTIAL (GROUP C)2

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
<b>School</b>	Government Refuse Collection Point
<b>Social Welfare Facility</b>	Government Use (not elsewhere specified)
Utility Installation for Private Project	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
	Shops and Services
	Training Centre

(Please see next page)

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 1.51 amongst which is not less than 380m<sup>2</sup> 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.

9. LAND-USE ZONINGS

9.2 Residential (Group C) (“R(C)”) (Total Area 159.09 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.

9.2.2 Under this zoning, **on land designated “R(C)”**, residential developments are restricted to a maximum plot ratio of 0.4 and a maximum building height of 3 storeys (9m) including car park. All commercial developments within this zone are subject to the approval of the Board under the planning permission system. Development will be in accordance with an approved planning brief to ensure that the nature and scale of new development will be in keeping with the natural landscape of Inner Deep Bay Area and that the effluent and waste disposal will have no adverse impact on the water quality of the Inner Deep Bay Area. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the above restrictions may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.2.3 Residential sites within this 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 ***“R(C)2” zone is intended primarily for medium-rise residential development where Government, Institution or Community (G/IC) uses serving the neighbourhood, if any, are permitted as of right.***

9.2.5 ***On land designated “R(C)2”, residential development is restricted to a maximum domestic plot ratio of 1.5 and non-domestic plot ratio of 0.01 (for Kindergarten) and a maximum building height of 16 residential storeys (up to +59.85mPD at main roof level) excluding basement level(s), transfer plate and E&M floor(s). A minimum building separation of 15m between residential towers should be provided. A minimum north-south building setback from the site boundary line along Kam Pok Road respectively ranged from 22m to 30m should be provided.***