

Figure 5.2: Proposed Amendments to the Statutory Notes of the “R(C)” Zone

For illustration only
S/YL-KTN/12

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<u>RESIDENTIAL (GROUP C)</u>	
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 Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Institutional Use (not elsewhere specified) Library 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
<u>Planning Intention</u> 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.	

Figure 5.3: Proposed Amendments to the Remarks of the “R(C)” Zone

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<u>RESIDENTIAL (GROUP C) (cont'd)</u>		
<u>Remarks</u>		
(a)	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 plot ratio of 0.8, a maximum site coverage of 40% and a maximum building height of 4 storeys (12m), 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.	
(b)	On land designated “Residential (Group C)2”, 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 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.	
(c)	On land designated “Residential (Group C)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 a maximum plot ratio of 0.5 and a maximum building height of 2 storeys (12m) including car park, or the plot ratio and height of the existing building, whichever is the greater.	
(d)	On land designated "Residential (Group C)4", 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 GFA of 8,580m ² , a maximum building height of 6 storeys (29mPD) including car park (excluding underground utility and basement), or the GFA and height of the existing building, whichever is the greater.	
(e)	Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, GFA , site coverage and/or building height restrictions stated in paragraphs (a), (b), (c) and (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, GFA and/or site coverage for the purposes of paragraphs (a), (b), (c) and (d) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office, 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.	

Detailed Comments from Relevant Government Departments

1. Sewerage and Drainage Aspects

Comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD):

- (i) regarding the drainage impact assessment, the applicants shall review construction details of the proposed stormwater terminal manhole TDM as the proposed manhole type T2 is only applicable when the proposed connection pipes are in diameter equal to or greater than 450 mm. The terminal manhole should be of Type T1_1, T2_1, T3_1, T4_1 or T10_1 as appropriate and in accordance with current DSD standard drawings; and
- (ii) the applicants shall employ a qualified engineer (Registered Professional Engineer in the Civil Engineering discipline) to prepare for drainage submission. The drainage submission should be signed and certified by a qualified engineer.

2. Landscape Aspect

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- (i) the applicants shall be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. Application for any tree works should be submitted to relevant departments for approval;
- (ii) for compliance of site coverage of greenery requirements under Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers No. APP-152, submission should be made to Buildings Department (BD) for comments and approval; and
- (iii) the applicants are advised to consult the relevant departments for detailed technical advice and compliance regarding the lighting proposal.

3. Water Supply Aspect

Comments of the Chief Engineer/Construction, Water Supplies Department (WSD):

- (i) existing water mains (**Plan A-2a**) will be affected. The cost of any necessary diversion shall be borne by the proposed development;
- (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water mains shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies and their contractor to carry out construction, inspection, operation, maintenance and repair works;

- (iii) no trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water mains; and
- (iv) the Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the application sites (the Sites).

4. Aviation Safety Aspect

Comments of the Director-General of Civil Aviation:

- (i) the Sites are in close vicinity of Shek Kong Airfield, which is a military airfield of the Hong Kong Garrison. It is also envisaged that, during the construction period the Sites may have construction machinery and equipment parked and operated, potentially reaching a maximum operating level close to or exceeding the height restriction requirements associated with Shek Kong Airfield operations (i.e. 69mPD). The applicants shall be reminded that no part of any structures and equipment used during construction or for maintenance after the completion of the construction works shall be able to exceed the height restriction limits associated with Shek Kong Airfield operations; and
- (ii) although the helicopter operations at the Shek Kong Airfield may not demonstrate a regular pattern, due to the quiet ambience of the Sites and relatively lower flying altitude of those helicopter operations, helicopter noise may be experienced and have an impact on nearby residential areas. In addition, the Sites will be close to certain main flight paths of the Hong Kong International Airport (HKIA), it is thus possible that aircraft noise associated with operations to/from the HKIA will be audible to the future residents at Site 1. Appropriate noise mitigation measures (e.g. using acoustic insulation/double-glazed windows, etc.) should be implemented by the applicants to enhance the indoor living environment. Also, the future residents shall be alerted of the potential aircraft operations at the HKIA/Shek Kong Airfield.

5. Building Matters

Comments of the Chief Building Surveyor/New Territories West, BD:

Site 1

- (i) before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (ii) emergency vehicular access shall be provided for all the buildings to be erected on the Site in accordance with the requirement under the Regulation 41D of the Building (Planning) Regulations (B(P)R);

- (iii) the Site abuts a specified street (Kam Tin Road) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of the B(P)R at the building plan submission stage;
- (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO;
- (v) the Site do not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- (vi) detailed checking under the BO will be carried out at building plan submission stage; and

Site 2

- (vii) it is noted that the Site to be implemented by the Government, the BO shall not be applicable.