

Proposed Rezoning from "Residential (Group D)" to "Residential (Group C)" zone at Various Lots and Adjoining Government Land in D.D. 112, Kam Sheung Road, Shek Kong, Yuen Long, New Territories - S12A Amendment of Plan Application

Table 6.1: Proposed Development Controls on "R(C)" zone

ZONE	MAXIMUM PLOT RATIO	MAXIMUM BUILDING HEIGHT
R(C)	0.8 for Domestic	6 storeys

S/YL-SK/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
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)
Hotel
Institutional Use (not elsewhere specified)
Petrol Filling Station
Place of Recreation, Sports or Culture
Private Club
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

Planning Intention

The planning intention of this zone is primarily for low-rise and low-density residential developments.

(Please see next page)

Figure 6.2a: The Proposed Amendments to the Statutory Notes of the "R(C)" zone

S/YL-SK/9	
<u>RESIDENTIAL (GROUP C) (Cont'd)</u>	
<u>Remarks</u>	
(a)	On land designated "Residential (Group C), no new development, or addition, alternation 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, and a maximum building of height of 6 storeys, or the plot ratio and height of the existing building, 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 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.
(c)	Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/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.

Figure 6.2b: The Proposed Amendments to the Statutory Notes of the "R(C)" zone

6.1.3 In deriving the proposed zoning of the Site, reference has also been made to other "R(C)" zones with similar PR of 0.8 under the prevailing Approved/ Draft OZPs (i.e. Fanling/ Sheung Shui, Kam Tin North, Kam Tin South, Tai Po, Discovery Bay and South Lantau Coast) (**Table 5.2** refers). Taking into account of the other OZPs with PR 0.8 and the surrounding context, the proposed "R(C)" zone with a maximum PR of 0.8 and a maximum building height of 6 storeys is therefore deemed to be appropriate.

Table 6.2: Development Controls of "R(C)" zone in Statutory Outline Zoning Plan

OZP No.	ZONING	MAXIMUM PLOT RATIO	MAXIMUM SITE COVERAGE	MAXIMUM BUILDING HEIGHT
S/FSS/25	R(C)1	0.8	50%	3 storeys over 1 storey carpark
S/YL-KTN/9	R(C)1	0.8	40%	4 storeys (12m)
S/YL-KTS/15	R(C)	0.8	40%	4 storeys (12m)
S/TP/28	R(C)6	0.8		4 storeys
S/I-DB/4	R(C)4	110,784m ² in GFA ¹		Area B: 5 storeys and 64mPD
S/SLC/21	R(C)1	0.8	40%	3 storeys including carport

¹ The PR is about 0.88, which is calculated based on the maximum GFA divided by the total area of R(C)4