

Appendix 8

Proposed Notes to the OZP

{ Masterplan Limited }

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 "Marina" Only

Marina
Helicopter Landing Pad

Government Use
Public Utility Installation
Utility Installation for Private Project

Planning Intention

This zone is intended for a marina for the berthing of pleasure vessels.

Remarks

No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure) shall result in a total development and/or redevelopment in excess of a maximum building height of 6m, or the height of the existing building (including structure), whichever is the greater.

(please see next page)

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
<u>For "Sports and Recreation Club" Only</u>	
Place of Recreation, Sports or Culture	Dangerous Goods Godown (Liquefied Petroleum Gas Store only)
Private Club	Eating Place
Marine Fuelling Station	Government Refuse Collection Point
Boat Services Facilities	Government Use (not elsewhere specified)
Pier	Religious Institution
	Shop and Services
	Social Welfare Facility
	Utility Installation for Private Project

Planning Intention

This zone is intended to designate land for sports and recreation club development.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure) shall result in a total development and/or redevelopment in excess of the maximum gross floor area (GFA) and building height specified below, or the GFA, site coverage and height of the existing building (including structure), whichever is the greater:

<u>Sub-area</u>	<u>Maximum GFA</u> (m ²)	<u>Maximum Building Height</u>	
		Number of Storeys	Metres (m)
Sports and Recreation Club (1)	5,500	2	13
Sports and Recreation Club (2)	6,000	2	13
Sports and Recreation Club (3)	5,500	2	9
Sports and Recreation Club (4)	5,500 Area A	8	25
	Area B	5	15

- (b) In determining the relevant maximum GFA for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as plant room and caretakers' office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(please see next page)

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 only) House Utility Installation for Private Project Pier	Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Institutional Use (not elsewhere specified) Place of Recreation, Sports or Culture Private Club Public Convenience Public Utility Installation Recyclable Collection Centre Religious Institution Residential Institution School Shop and Services Social Welfare Facility

Planning Intention

This zone is intended primarily for low-density residential developments.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure) shall result in a total development and/or redevelopment in excess of the maximum gross floor area (GFA) and building height specified below, or the GFA, site coverage and height of the existing building (including structure), whichever is the greater, and provided that (insofar as is applicable) addition, alteration and/or modification to or redevelopment of an existing building (including structure) to the same height of the existing building (including structure) shall only be allowed if the existing GFA of the building (including structure) is not exceeded :

(please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks (Cont'd)

<u>Sub-area</u>	<u>Maximum GFA (m²)</u>	<u>Maximum Building Height</u>		
			Number of Storeys	Metres above Hong Kong Principal Datum (mPD) Metres (m)
R(C)1	117,438	Area A	25	114
		Area B	25	102
		Area C	24	116
		Area D	20	99
R(C)2	157,100	Area A	25	132
		Area B	15	95
		Area C	5	60
		Area D	18	94
R(C)3	30,643		22	112
R(C)4	110,784	Area A	22	120
		Area B	5	64
R(C)5	158,178	Area A	25	129
		Area B	25	123
		Area C	25	114
		Area D	18	103
		Area E	18	101
		Area F	13	65
		Area G	7	60
		Area H	2	38
R(C)6	24,319	Area A	19	74
		Area B	6	35
		Area C	2	20
R(C)7	135,684	Area A	18	75
		Area B	6	65
R(C)8	60,369	Area A	5	62
		Area B	5	40
		Area C	3	31
R(C)9	33,715	Area A	14	104
		Area B	6	74
R(C)10	49,543		3	64
R(C)11	5,000		2	9
R(C)12	21,600		18	128
R(C)13	14,100		18*	89
R(C)14	6,500		2	17
R(C)15	4,500		5	38

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RESIDENTIAL (GROUP C) (Cont'd)

Remarks (Cont'd)

*excluding maximum 2 storeys podium for plant rooms, ancillary facilities and/or other non-domestic uses permitted in this zone directly related to the development or redevelopment.

- (b) In determining the relevant maximum GFA for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as plant room, caretakers' office and caretakers' 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.

OTHER SPECIFIED USES (Cont'd)

S/I-DB/4

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Service Area with Residential Development Above"</u>	
Bus Depot	Government Use
Flat	Warehouse (excluding Dangerous
House	Goods Godown)
Petrol Filling Station	
Public Utility Installation	
Recyclable Collection Centre	
Refuse Disposal Installation	
Transport Terminus or Station	
Utility Installation for Private Project	
Vehicle and Golf Cart Depot	
Vehicle Repair Workshop	

Planning Intention

This zone is intended primarily for residential complex, with Service Area to serve the development and surrounding area.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure) shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area (GFA) of 36,100m², non-domestic GFA of 11,300m², and a maximum building height for residential building of 18 storeys not exceeding 89mPD (excluding maximum 2 storeys podium for plant rooms, ancillary facilities and/or other non-domestic uses permitted in this zone directly related to the development or redevelopment), or the GFA, site coverage and height of the existing building, whichever is the greater.
- (b) In determining the maximum GFA for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as plant room, caretaker/management staff's office, rest area, storage space, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.