

## **Appendix II**

*Draft Schedule of Uses under the OZP*

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RESIDENTIAL (GROUP B)

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)	Ambulance Depot Eating Place
House Public Vehicle Park (excluding container vehicle) (on land designated "R(B)6" only)	Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital
Library Residential Institution School (in free-standing purpose-designed building only)	Hotel Institutional Use (not elsewhere specified) Off-course Betting Centre Office
Social Welfare Facility (on land designated "R(B)6" only)	Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club
Utility Installation for Private Project	Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation
	Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution
	School (not elsewhere specified) Shop and Services Social Welfare Facility Training Centre

Planning Intention

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

RESIDENTIAL (GROUP B) (Cont'd)

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 the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) On land designated "R(B)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 3, or the plot ratio of the existing building, whichever is the greater.
- (c) On land designated "R(B)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 5, or the plot ratio of the existing building, whichever is the greater.
- (d) On land designated "R(B)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 gross floor area (GFA) of 8,910m<sup>2</sup>, or the GFA of the existing building, whichever is the greater.
- (e) On land designated "R(B)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 GFA of 15,500m<sup>2</sup>, or the GFA of the existing building, whichever is the greater.
- (f) On land designated "R(B)5", 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 3.6, or the plot ratio of the existing building, whichever is the greater.
- (g) On land designated "R(B)6", 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 10,189m<sup>2</sup> with a maximum building height restriction of 55.65mPD for the residential development. An on-site 'public vehicular park (excluding container vehicle)', a residential care homes for the elderly, and a co-shared passageway of 1.55m wide (open to public between 7:30a.m. and 8 :30p.m. daily) shall be included. A minimum building separation of 15m between the residential towers shall be maintained. The floor space to be used solely for the provision of PVP and RCHE in "R(B)6" shall be disregarded from GFA calculation. A field survey study on "CA" zoning to the immediate north of the subject site and an archaeological investigation within the subject site should be conducted to the satisfaction of relevant Government departments before any site engineering works commences. A revised traffic noise impact assessment and a revised swerage impact assessment shall be submitted to the satisfaction of relevant Government departments at detailed design stage.
- (h) In determining the maximum plot ratio/GFA for the purposes of paragraphs (b) to

(g) 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.

- (i) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and/or plot ratio/GFA restrictions stated in paragraphs (a) to (g) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.