



Plan Reference

URA / DC PLAN
RELEASE 5/91E

100m²

Scale
0 30m

N

Legend

Terrace House up to 3 storeys

Drainage Reserve

Boundary of Control Area

STREET BLOCK PLAN :

THE JUNCTION OF FOWLIE ROAD / MARSHALL ROAD

The purpose of this release is to inform the public of an approved control plan for regulating the conventional housing form of development for the streetblock at junction of Fowlie Road/Marshall Road.

Note:
Where relevant, Envelope Control Guidelines for landed housing may be applicable. Please refer to the circular URA/PB/2015/02-DCG.

G u i d e l i n e s	
Planning Parameter	Requirement
Land Use	Residential
Building Form	Terrace houses (*)
Building Height	Up to 3 storeys [or up to 11.7m to be measured from the 1st storey level to the top level of the top most storey or springing line for the pitch-roof (**)]
Layout	All proposals have to comply with the prevailing conventional housing guidelines. There shall be no openings along the party wall abutting the common boundary of the intermediate terrace houses. For the drainage reserve, you are advised to consult Head (Drainage Dept) ENV for the exact drainage reserve requirements.
Footnote: (*) Semi-detached houses and bungalows are also permissible if they are proposed and they fit well into the subdivision layout, and they do not prejudice the development potential of the adjoining lots. (**) The guideline for storey height is 4.5m for 1st storey and 3.6m for the upper storeys. Variation in storey height can be permitted provided that it is not more than 5.0m per storey. The prescribed guidelines will not affect those proposals which have valid written permissions, and also those existing non-conforming housing types within an area built with past approvals.	