

OTHER SPECIFIED USES

For "Mixed Use" Only

Column 1
Uses always permitted

Column 2
Uses that may be permitted with or
without conditions on application
to the Town Planning Board

Schedule I: for non-residential building or non-residential portion of a building upon development/redevelopment/conversion

Ambulance Depot	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/ Massage Establishment (in non-residential building only)*	Commercial Bathhouse/ Massage Establishment (not elsewhere specified+)
Eating Place	Flat
Educational Institution	Government Refuse Collection Point
Exhibition or Convention Hall	Hospital
Government Use (not elsewhere specified)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances*
Hotel	Petrol Filling Station
Information Technology and Telecommunications Industries	Residential Institution
Institutional Use (not elsewhere specified)	Social Welfare Facility (not elsewhere specified)
Library	
Off-course Betting Centre	
Office	
Place of Entertainment	
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	
School	
Shop and Services	
Social Welfare Facility (excluding those involving residential care)	
Training Centre	
Utility Installation for Private Project	
Wholesale Trade	

* *Add where appropriate*

+ *The remarks in brackets to be added only if corresponding Column 1 use is added*

OTHER SPECIFIED USES

For "Mixed Use" Only (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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**Schedule II: for residential building or residential portion of a building upon
development/redevelopment/conversion**

Flat	Eating Place
Government Use (Police Reporting Centre, Post Office only)	Educational Institution
House	Government Refuse Collection Point
Residential Institution	Government Use (not elsewhere specified)
Social Welfare Facility (residential care facility only)	Hotel
Utility Installation for Private Project	Institutional Use (not elsewhere specified)
	Library
	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances*
	Office
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	School
	Shop and Services
	Social Welfare Facility (not elsewhere specified)
	Training Centre

* Add where appropriate

OTHER SPECIFIED USES

For "Mixed Use" Only (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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Schedule III: for an existing building before redevelopment/conversion

Ambulance Depot Exhibition or Convention Hall Flat Government Use (not elsewhere specified) Hotel House Library Office Private Club Public Clinic Public Utility Installation Public Vehicle Park (excluding container vehicle) Residential Institution School (in a free-standing purpose-designed building only) Shop and Services (not elsewhere specified) Social Welfare Facility Utility Installation for Private Project	Broadcasting, Television and/or Film Studio Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Government Refuse Collection Point Hospital Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances* Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Public Convenience Public Transport Terminus or Station Recyclable Collection Centre Religious Institution School (not elsewhere specified) Shop and Services (Motor-vehicle Showroom and Printing, Publishing and Allied Industries only) Training Centre
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* *Add where appropriate*

OTHER SPECIFIED USES (cont'd)

For "Mixed Use" only (cont'd)

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of a building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Place of Entertainment
Place of Recreation, Sports or Culture
Public Convenience
Recyclable Collection Centre
Religious Institution
School
Training Centre

Planning Intention

This zone is intended primarily for mixed non-industrial land uses. Flexibility for the development/redevelopment/conversion of residential or other uses, or a combination of various types of compatible uses including commercial, residential, educational, cultural, recreational and entertainment uses, either vertically within a building or horizontally over a spatial area, is allowed to meet changing market needs. Physical segregation has to be provided between the non-residential and residential portions within a new/converted building to prevent non-residential uses from causing nuisance to the residents. Some commercial uses are always permitted in an existing mixed-use building before its redevelopment/conversion.

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 a maximum domestic plot ratio/gross floor area of [xxxxx] and a total plot ratio/gross floor area of [xxxxx], and a maximum building height of [xxxxx], or the plot ratio/gross floor area and height of the existing building, whichever is the greater*.
- (b) For a building that is partly domestic and partly non-domestic, the plot ratio for the domestic part of the building shall not exceed the product of the difference between the maximum permitted non-domestic plot ratio for the building and the actual non-domestic plot ratio proposed for the building and the maximum permitted domestic plot ratio for the building divided by the maximum permitted non-domestic plot ratio for the building.+

- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the *plot ratio/gross floor area** and building height restriction(s) stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*
- (d) Upon development/redevelopment/conversion of a building to a mixed use development, the residential and non-residential portions within a building shall be physically segregated through appropriate building design. The provision of residential and non-residential uses on the same floor will not be permitted. Under exceptional circumstances, relaxation of the requirement for physical segregation and no inter-mixing on the same floor may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**Remarks (a) and (c), and remarks in italics to be added where appropriate.*

+Remarks (b) to be added only when plot ratio restrictions are imposed.