

Proposed Schedule of Uses for the Proposed “Commercial” Zone
submitted by the Applicants

COMMERCIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/Massage Establishment	Government Refuse Collection Point
Eating Place	Hospital
Education Institution	Office
Exhibition or Convention Hall	Petrol Filling Station
Government Use (not elsewhere specified)	
Information Technology and Telecommunications Industries	
Institutional Use (not elsewhere specified)	
Library	
Off-course Betting Centre	
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	
Training Centre	
Utility Installation for Private Project	

Planning Intention

This zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centre serving the neighbourhood.

COMMERCIAL (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 a maximum gross floor area (GFA) of 3,071m², a maximum site coverage of 33% and a maximum building height of 3 storeys, 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 car park, loading/unloading bay, plant room and caretaker's office, 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 GFA, site coverage and/or 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.

Previous Application

Rejected Application

Application No.	Proposed Use / Development	Date of Consideration	Rejection Reasons
A/NE-KTS/404	Proposed Petrol Filling Station with Ancillary Facilities including Office, Shop and Services, Public Toilet, Public Car Park and Excavation of Land	8.4.2016	R1 to R4

Rejection Reasons

- R1 not in line with the planning intention of the “GB” zone. There is no strong planning justification in the submission for a departure from the planning intention
- R2 not comply with the TPB Guidelines for Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance (TPB PG-No. 10) in that there are no exceptional circumstances to justify the application and the applicants have failed to demonstrate that the proposed development would not be the source of pollution
- R3 the applicants have failed to demonstrate that the proposed development would not cause adverse traffic, environmental, sewerage, landscape and fire safety impacts on the surrounding areas
- R4 setting an undesirable precedent for other similar applications within the “GB” zone. The cumulative effect of approving such similar applications would result in a general degradation of the natural environment, and adverse traffic, environmental, sewerage, landscape and fire safety impacts on the surrounding areas

