

<u>OTHER SPECIFIED USES (Cont'd)</u>		S/FSS/28
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 "Innovation and Technology" Only</u>		
Eating Place Flat (Staff Quarters only) Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods <sup>Δ</sup> ) Information Technology and Telecommunications Industries Office Petrol Filling Station / Green Fuel Station Private Club Public Vehicle Park (excluding container vehicle) Public Utility Installation Research, Design and Development Centre Residential Institution Shop and Services Training Centre Utility Installation for Private Project Vehicle Repair Workshop Warehouse (excluding Dangerous Goods Godown)	Flat (not elsewhere specified) Helicopter Landing Pad Hotel Social Welfare Facility	
<p><sup>Δ</sup> <i>Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).</i></p>		
<u>Planning Intention</u>		
<p>This zone is intended primarily to provide development space for accommodating a variety of innovation and technology uses, including research and development, production activities, supporting staff/talent accommodation, commercial/business facilities and other complementary infrastructure.</p>		
<u>Remarks</u>		
<p>(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 plot ratio of 5.0 for a non-domestic building, or a plot ratio of 5.0 for a building that is partly domestic and partly non-domestic of which the domestic part of the building should not exceed a plot ratio of 1.5 and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the plot ratio/height of the existing building, whichever is the greater.</p> <p>(b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/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.</p>		

**Figure 6.2: Proposed Statutory Notes of "OU(I&T)" Zone**

**Previous s.12A Applications covering the Application Site (the Site)**

Rejected Applications

	<b>Application No.</b>	<b>Proposed Amendments</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
1.	Z/FSS/P5	Request for Amendment to the Approved Fanling and Sheung Shui Outline Zoning Plan No. S/FSS/8 from “Industrial” to “Comprehensive Development Area”	19.5.2000	(a)
2.	Y/FSS/7	Rezoning from “Industrial”, “Village Type Development” to “Commercial/Residential(1)”	4.11.2011	(b), (c), (d) (e), (f)
3.	Z/FSS/11	Rezoning from “Industrial” to “Comprehensive Development Area (1A)”, “Comprehensive Development Area (1B)”, “Residential (Group E)” and “Village Type Development”	16.3.2012	(c), (e), (g)

Reasons:

- (a) the site was under fragmented ownership and information and insufficient information had been provided in the submission to demonstrate that the proposed development would be implemented in a comprehensive and co-ordinated manner.
- (b) the proposed development intensity is excessive and incompatible with the surroundings.
- (c) there was insufficient information in the submission to demonstrate that the application would not have adverse impacts.
- (d) Part of the site was within the “V” zone and the village ‘environs’ of Wo Hop Shek Village which was reserved for village expansion. There was no strong justification for rezoning the site to facilitate the proposed development.
- (e) there is possible ‘industrial/residential’ (I/R) interface problem and the interface problem between the site and the major roads had not been satisfactorily addressed.
- (f) the approval of the application would set an undesirable precedent for similar applications in the area. The cumulative effect of approving such applications might result in adverse impacts on the surrounding areas.
- (g) failed to demonstrate the feasibility of implementing the proposed layout and vehicular access serving the site which would affect the prospect of developing comprehensive residential developments on the site.