Proposed Amendments to the Master Schedule of Notes to Statutory Plans in relation to the covering Notes and the Notes for the "Commercial", "Other Specified Uses" annotated "Business", "Residential (Group A)" and "Residential (Group B)" Zones and Addition of a New User Schedule for the "Other Specified Uses" annotated "Pier" Zone

Standard Master Schedule of Notes to Statutory Plans
[For areas not previously covered by IDPA/DPA plans]

Draft/Approved Outline Zoning Plan No. S/ /

(Being a Draft/an Approved Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N.B. These form part of the Plan)

(1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.

(2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.

(3) (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.

(b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.

(c) For the purposes of subparagraph (a) above, "existing use of any land or building" means –

(i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as 'the first plan'),

- a use in existence before the publication of the first plan which has continued since it came into existence; or

- a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and

(ii) after the publication of the first plan,

- a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or

- a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.

(4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.

(5) Road junctions*, alignments of roads and railway/tram tracks*, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.

(6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.

(7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (8) in relation to areas zoned "Site of Special Scientific Interest"* or "Conservation Area"* or "Coastal Protection Area"*:

(a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/light rail*/tram*/public light bus/***smart and green mass transit system*** stop or lay-by, cycle track, light rail track*, Mass Transit Railway station entrance*, Mass Transit Railway structure below ground level*, taxi rank, ***small unmanned aircraft take-off and landing facilities*,*** nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;

(b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and

(c) maintenance or repair of watercourse and grave.

(8)* In areas zoned "Site of Special Scientific Interest"* or "Conservation Area"* or "Coastal Protection Area"*,

(a) the following uses or developments are always permitted:

(i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave; and

(ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks

(excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and

(b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

(9) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:

toll plaza*, on-street vehicle park, railway track* and tram track*.

(10)* In the "Undetermined" zone, all uses or developments except those specified in paragraph (7) above require permission from the Town Planning Board.

(11) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

(12) In these Notes, "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

or *[applicable to new town OZPs covering "V" zones only]*

(12) *In these Notes,*

"existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

"New Territories Exempted House" means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as 'Shop and Services' or 'Eating Place', the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

(13) ***(a) Any development and/or redevelopment involving the transfer of the gross floor area or plot ratio (hereinafter referred to as 'TPR'), as the case may be, from one or more site(s) (hereinafter referred to as 'sending site(s)') on the Plan and/or other statutory plan(s) to other site(s) (hereinafter referred to as 'receiving site(s)') on the Plan and/or any other statutory plan(s) shall require permission from the Town Planning Board.***

(b) For the purposes of subparagraph (a) above –

(i) sending site(s) may be site(s) on the Plan and/or other statutory plan(s) the Notes of which specify that sending site(s) may be site(s) on such other

statutory plan(s), and receiving site(s) may be site(s) on the Plan and/or other statutory plan(s); and

(ii) 'other statutory plan(s)' means those plan(s) prepared under the Town Planning Ordinance, the Notes of which have incorporated a paragraph to provide for TPR.

[applicable to OZPs within the designated areas as defined in the Schedule to the Land (Compulsory Sale for Redevelopment) (Specification of Lower Percentage) Notice (Cap. 545A) only]

or

(13)* (a) Any development and/or redevelopment involving the transfer of the gross floor area or plot ratio (hereinafter referred to as 'TPR'), as the case may be, from one or more site(s) (hereinafter referred to as 'sending site(s)') on statutory plan(s) other than the Plan to other site(s) (hereinafter referred to as 'receiving site(s)') on the Plan and/or any other statutory plan(s) shall require permission from the Town Planning Board.

(b) For the purposes of subparagraph (a) above –

(i) sending site(s) may be site(s) on other statutory plan(s) the Notes of which specify that sending site(s) may be site(s) on such other statutory plan(s), and receiving site(s) may be site(s) on the Plan and/or other statutory plan(s); and

(ii) 'other statutory plan(s)' means those plan(s) prepared under the Town Planning Ordinance, the Notes of which have incorporated a paragraph to provide for TPR.

[applicable to OZPs not within the designated areas as defined in the Schedule to the Land (Compulsory Sale for Redevelopment) (Specification of Lower Percentage) Notice (Cap. 545A) only]

** Add where appropriate*

Standard Master Schedule of Notes to Statutory Plans
[For areas previously covered by DPA plans]

Draft/Approved Outline Zoning Plan No. S/ /

(Being a Draft/an Approved Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N.B. These form part of the Plan)

(1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.

(2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.

(3) No action is required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of the (interim development permission area plan/draft development permission area plan)* conform to this Plan, provided such use has continued since it came into existence. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.

[If the planning scheme area of the plan has been extended, the following should be adopted as paragraph (3).]

No action is required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of a draft plan including (interim development permission area plan/draft development permission area plan) covering any such land or building conform to this Plan, ……*

(4) A use or development of any land or building permitted under an earlier draft or approved plan including (interim development permission area plan/development permission area plan)* for the area and effected or undertaken during the effective period of that plan is always permitted under this Plan. Any material change of such use or any other development (except minor alteration and/or modification to the completed development of the land or building which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.

(5) Except to the extent that paragraph (3) or (4) applies, any use or development falling

within the boundaries of the Plan and also within the boundaries of the (interim development permission area plan/draft development permission area plan)*, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the (interim development permission area plan/draft development permission area plan)* without permission from the Town Planning Board.

(6)* Any use or development of land or building falling within the boundaries of the Plan but not within the boundaries of the (interim development permission area plan/draft development permission area plan)*, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of (the first/this)* draft outline zoning plan without permission from the Town Planning Board.

[Note :Paragraph (6) is relevant if the planning scheme area of the OZP *has been extended once to cover areas not previously covered by IDPA/DPA Plans. Corresponding amendments to the "Remarks" column for the respective zones are required. If the area of OZP has been extended more than once, the following should be adopted as paragraph (6).]*

"Except to the extent that paragraph (4) applies, any use or development of land or building falling within the boundaries of the Plan but not within the boundaries of (the interim development permission area plan/draft development permission area plan), unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date when such land or building was first included within the boundaries of the Plan or an earlier draft or approved outline zoning plan published by notice in the Gazette without permission from the Town Planning Board."*

(7) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.

(8) Road junctions*, alignment of roads and railway tracks*, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.

(9) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (10) in relation to areas zoned "Site of Special Scientific Interest"* or "Conservation Area"* or "Coastal Protection Area"* or "Other Specified Uses" annotated "Comprehensive Development and Wetland Enhancement Area"*:

(a) maintenance, repair or demolition of a building;

(b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, bus/public light bus/light rail/***smart and green mass transit system**** stop or lay-by, cycle track, taxi rank, ***small unmanned aircraft take-off and landing facilities*,*** public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;

(c) maintenance or repair of road, railway track*, watercourse, nullah, sewer and drain;

(d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities and waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;

(e) rebuilding of New Territories Exempted House;

(f) replacement of an existing domestic building i.e. a domestic building which was in existence on the date of the first publication in the Gazette of the notice of the (interim development permission area plan/draft development permission area plan)*, by a New Territories Exempted House; and

[If the planning scheme area of the plan has been extended, the following should be adopted as paragraph (9)(f).]

replacement of an existing domestic building, i.e. a domestic building which was in existence on the date of the first publication in the Gazette of the notice of a draft plan including (interim development permission area plan/development permission area plan) covering such building, by a New Territories Exempted House; and*

(g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government.

(10)* In areas zoned "Site of Special Scientific Interest"* or "Conservation Area"* or "Coastal Protection Area"* or "Other Specified Uses" annotated "Comprehensive Development and Wetland Enhancement Area"*,

(a) the following uses or developments are always permitted:

(i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave;

(ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and

(iii) provision of amenity planting by Government; and

(b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting (other than by Government), sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

(11) In any area shown as 'Road', all uses or developments except those specified in paragraphs (9)(a) to (9)(d) and (9)(g) above and those specified below require permission from the

Town Planning Board:

road, toll plaza*, on-street vehicle park, railway station* and railway track*.

(12) (a) Except in areas zoned "Site of Special Scientific Interest"* or "Coastal Protection Area"* or "Conservation Area"* or "Other Specified Uses" annotated "Comprehensive Development and Wetland Enhancement Area"*, temporary use or development of any land or building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:

structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.

(b) Except as otherwise provided in paragraph (12)(a), and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned "Site of Special Scientific Interest"* or "Conservation Area"* or "Coastal Protection Area"* or "Other Specified Uses" annotated "Comprehensive Development and Wetland Enhancement Area"*, temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.

(c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

(13) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

(14)* In the "Undetermined" zone, all uses or developments except those specified in paragraphs (9) and (12)(a) above require permission from the Town Planning Board.

(15) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

"Existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

"New Territories Exempted House" means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as 'Shop and Services' or 'Eating Place', the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

(16) ***(a) Any development and/or redevelopment involving the transfer of the gross floor area or plot ratio (hereinafter referred to as 'TPR'), as the case may be, from one or more site(s) (hereinafter referred to as 'sending site(s)') on the Plan and/or other statutory plan(s) to other site(s) (hereinafter referred to as 'receiving site(s)')***

on the Plan and/or any other statutory plan(s) shall require permission from the Town Planning Board.

(b) For the purposes of subparagraph (a) above –

(i) sending site(s) may be site(s) on the Plan and/or other statutory plan(s) the Notes of which specify that sending site(s) may be site(s) on such other statutory plan(s), and receiving site(s) may be site(s) on the Plan and/or other statutory plan(s); and

(ii) 'other statutory plan(s)' means those plan(s) prepared under the Town Planning Ordinance, the Notes of which have incorporated a paragraph to provide for TPR.

[applicable to OZPs within the designated areas as defined in the Schedule to the Land (Compulsory Sale for Redevelopment) (Specification of Lower Percentage) Notice (Cap. 545A) only]

or

(16)* (a) Any development and/or redevelopment involving the transfer of the gross floor area or plot ratio (hereinafter referred to as 'TPR'), as the case may be, from one or more site(s) (hereinafter referred to as 'sending site(s)') on statutory plan(s) other than the Plan to other site(s) (hereinafter referred to as 'receiving site(s)') on the Plan and/or any other statutory plan(s) shall require permission from the Town Planning Board.

(b) For the purposes of subparagraph (a) above –

(i) sending site(s) may be site(s) on other statutory plan(s) the Notes of which specify that sending site(s) may be site(s) on such other statutory plan(s), and receiving site(s) may be site(s) on the Plan and/or other statutory plan(s); and

(ii) 'other statutory plan(s)' means those plan(s) prepared under the Town Planning Ordinance, the Notes of which have incorporated a paragraph to provide for TPR.

[applicable to OZPs not within the designated areas as defined in the Schedule to the Land (Compulsory Sale for Redevelopment) (Specification of Lower Percentage) Notice (Cap. 545A) only]

* *Add where appropriate*

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~~
Broadcasting, Television and/or Film Studio	Flat
Commercial Bathhouse/ Massage Establishment	~~Government Refuse Collection Point~~
Creative Industries	Hospital
Eating Place	House* (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes+)
Educational Institution	
Exhibition or Convention Hall	
Government Refuse Collection Point^	
Government Use (not elsewhere specified)	
Hotel	
Information Technology and Telecommunications Industries	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances*
Institutional Use (not elsewhere specified)	Petrol Filling Station
Library	Residential Institution
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	
Research, Design and Development Centre^	
Rural Committee/Village Office*	
School	
Shop and Services	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project	
Wholesale Trade*	

** Add where appropriate*

+ The remarks in brackets to be added in rural OZPs only

^ If there are concerns about infrastructure capacity or local context considerations, it should be placed in Column 2

COMMERCIAL (cont'd)

Planning Intention

For CBD/Major Commercial Areas: *This zone is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as territorial business/financial centre(s) and regional or district commercial/shopping centre(s). These areas are usually major employment nodes.*

For Local Commercial Areas: *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(s) serving the immediate neighbourhood.*

OTHER SPECIFIED USES

For "Business" 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 open-air development or for building other than industrial or industrial-office building @

Ambulance Depot
Broadcasting, Television and/or Film Studio
Commercial Bathhouse/Massage Establishment
Creative Industries
Eating Place
Educational Institution
Exhibition or Convention Hall
Government Refuse Collection Point^
Government Use ~~(Police Reporting Centre, Post Office only)~~ ***(not elsewhere specified)***
Hotel^
Information Technology and Telecommunications Industries
Institutional Use (not elsewhere specified)
Library
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods△)
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)
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Recyclable Collection Centre
Religious Institution
Research, Design and Development Centre
School (excluding free-standing purpose-designed building and kindergarten)
Shop and Services
Social Welfare Facility (excluding those involving residential care)
~~Broadcasting, Television and/or Film Studio~~
Cargo Handling and Forwarding Facility +
~~Government Refuse Collection Point~~
~~Government Use (not elsewhere specified)~~
~~Hotel~~
Mass Transit Railway Vent Shaft and/or other Structure above Ground Level other than Entrances*
Non-polluting Industrial Use (not elsewhere specified)
Petrol Filling Station
School (not elsewhere specified)
~~Social Welfare Facility (excluding those involving residential care)~~
Warehouse (excluding Dangerous Goods Godown)
Wholesale Trade

OTHER SPECIFIED USES (cont'd)

For "Business" 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
Training Centre Utility Installation for Private Project	

** Add where appropriate*

+ May be a Column 1 use in newly planned area where infrastructure and traffic capacity permit

^ ***If there are concerns about infrastructure and traffic capacity or local context considerations, it should be placed in Column 2***

OTHER SPECIFIED USES (cont'd)

For "Business" 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

Schedule II: for industrial or industrial-office building[@]

Ambulance Depot
Arts Studio (excluding those involving direct provision of services or goods)
Bus Depot*
Cargo Handling and Forwarding Facility (not elsewhere specified)+
Eating Place (Canteen only)
Government Refuse Collection Point
Government Use (not elsewhere specified)
Information Technology and Telecommunications Industries
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods[△])
Office (excluding those involving direct provision of customer services or goods)
Public Convenience
Public Transport Terminus or Station
Public Utility Installation
Public Vehicle Park (excluding container vehicle)
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Recyclable Collection Centre
Research, Design and Development Centre
Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)
Utility Installation for Private Project
Warehouse (excluding Dangerous Goods Godown)

Broadcasting, Television and/or Film Studio
Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)
Industrial Use (not elsewhere specified)
Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances*
Off-course Betting Centre
Office (not elsewhere specified)
Petrol Filling Station
Place of Recreation, Sports or Culture (not elsewhere specified)
Private Club
Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom[#] which may be permitted on any floor)
Vehicle Repair Workshop
Wholesale Trade

In addition, for building without industrial undertakings involving offensive trades or the use/storage of Dangerous Goods[△], the following use is always permitted :

Office

* *Add where appropriate*

\+ *The use to be added in Column 1 where infrastructure and traffic capacity permit, however, Container Freight Station and free-standing purpose-designed Logistics Centre should be retained under Column 2.*

OTHER SPECIFIED USES (cont'd)

For "Business" only (cont'd)

In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:	In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:
Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Institutional Use (not elsewhere specified) Library Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Religious Institution School (excluding kindergarten) Shop and Services Training Centre	Social Welfare Facility (excluding those involving residential care)

@ *An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose respectively as approved by the Building Authority.*

△ *Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).*

\# *Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.*

Planning Intention

This zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new "business" buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings.

RESIDENTIAL (GROUP A)

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	Commercial Bathhouse/ Massage Establishment
Flat	Eating Place
Government Refuse Collection Point^	Educational Institution
Government Use (not elsewhere specified)	Exhibition or Convention Hall
House	~~Government Refuse Collection Point~~
Library	Hospital
Market	Hotel
Place of Recreation, Sports or Culture	Institutional Use (not elsewhere specified)
Public Clinic	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances*
Public Convenience	Office
Public Transport Terminus or Station (excluding open-air terminus or station)	Petrol Filling Station
Religious Institution (Ancestral Hall only)*	Place of Entertainment
Residential Institution	Private Club
Rural Committee/Village Office*	~~Public Convenience~~
School (in free-standing purpose-designed building only)	Public Transport Terminus or Station (not elsewhere specified)
Social Welfare Facility	Public Utility Installation
Utility Installation for Private Project	Public Vehicle Park (excluding container vehicle)
	Religious Institution (not elsewhere specified+)
	School (not elsewhere specified)
	Shop and Services (not elsewhere specified)
	Training Centre

** Add where appropriate*

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

^ ***If there are local context considerations, it should be placed in Column 2***

RESIDENTIAL (GROUP A) (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 an existing 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
Office
Place of Entertainment
Private Club
~~Public Convenience~~
Recyclable Collection Centre
School
Shop and Services
Training Centre

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

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) House Library Residential Institution School (in free-standing purpose-designed building only) Utility Installation for Private Project	Ambulance Depot* Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances* Off-course Betting Centre* Office Petrol Filling Station 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 Rural Committee/Village Office* School (not elsewhere specified) Shop and Services Social Welfare Facility Training Centre

** Add where appropriate*

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

Eating Place
Place of Entertainment
School
Shop and Services

Planning Intention

For urban area/New Town: *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.*

For rural area: *This zone is intended primarily for sub-urban medium-density residential developments in rural areas where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.*

 # Add where appropriate, with a revision to the Planning Intention taking into account relevant site context and local circumstances, for example, to state that commercial uses are always permitted on the lowest xxx floor(s) of a building or in the purpose-designed non-residential portion of an existing building to serve the residential neighbourhood.

OTHER SPECIFIED USES

Column 1 *Uses always permitted*	*Column 2* *Uses that may be permitted with or without conditions on application to the Town Planning Board*

For "Pier" Only

Government Use (not elsewhere specified)	*Eating Place**
Pier	*Exhibition or Convention Hall#*
Public Convenience	*Marine Fuelling Station*
	Office#
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)#
	*Shop and Services**
	Utility Installation for Private Project

** Maybe a Column 1 use in major pier managed by the Government*
 # Add where appropriate

Planning Intention

This zone is intended primarily for pier use.

Remarks+

Kiosk or premises not in excess of a maximum total non-domestic gross floor area of 100m^2 (or 50m^2^) for uses as eating place and shop and services are considered as ancillary to "Pier" use.

+ Remarks to be added where appropriate. It may not be required for major piers under Government's management.
^ Revise as appropriate having regard to relevant site context and local circumstances