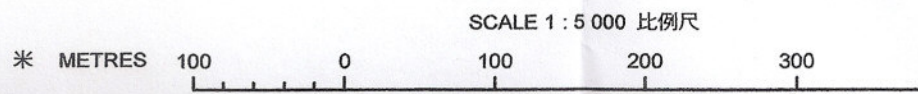


城市規劃條例第6C(2)條公布
作出的建議修訂
TO DRAFT PLAN No. S/H4/13
ON 6C(2) OF THE TOWN
18 FEBRUARY 2011

18 FEB 2011

中區分區計劃大綱草圖編號 S/H4/13 的建議
PROPOSED AMENDMENTS TO DRAFT CENTRAL
OUTLINE ZONING PLAN No. S/H4/13

Pauline Wong
黃婉霜
城市規劃委員會秘書



HONG KONG PLANNING AREA NO. 4

APPROVED CENTRAL DISTRICT OUTLINE ZONING PLAN NO. S/H4/14

Schedule of Uses

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COMMERCIAL

Column 1
Uses always permitted

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

For “Commercial”, “Commercial (1)” and “Commercial (2)” Sub-area (a) only

Ambulance Depot	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/Massage Establishment	Flat
Eating Place	Government Refuse Collection Point
Educational Institution	Hospital
Exhibition or Convention Hall	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Government Use (not elsewhere specified)	Petrol Filling Station
Hotel	Residential Institution
Information Technology and Telecommunications Industries	
Institutional Use (not elsewhere specified)	
Library	
Market	
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	
Training Centre	
Utility Installation for Private Project	
Wholesale Trade	

(Please see next page)

COMMERCIAL (Cont'd)

<p>Column 1 Uses always permitted</p>	<p>Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board</p>
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For “Commercial (2)” Sub-area (b) only

<p>Commercial Bathhouse/Massage Establishment Eating Place Elevated Walkway Exhibition or Convention Hall Government Use (not elsewhere specified) Place of Entertainment Place of Recreation, Sports or Culture Public Utility Installation Shop and Services Utility Installation for Private Project</p>	<p>Institutional Use (not elsewhere specified) Private Club</p>
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Planning Intention

For “Commercial”: 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 “Commercial (1)”: This zone is intended primarily for comprehensive development/redevelopment for office use and the provision of public car park, Government facilities and public open space, with supporting shop, services and eating place.

For “Commercial (2)” Sub-area (a): This Sub-area 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 and regional or district commercial/shopping centre.

For “Commercial (2)” Sub-area (b): This Sub-area is intended primarily for the provision of elevated walkways to connect the northern and southern portions of Sub-area (a) of the “Commercial (2)” zone, which may include uses such as shop, services, place of entertainment and eating place.

Remarks

- (1) On land designated “Commercial (1)”, 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 non-domestic gross floor area of 144,840m², of which a gross floor area of not less than 700m² shall be used for Government facilities. A minimum of 800 public car parking spaces shall be provided. Public open space of not less than 5,200m² shall be provided.

(Please see next page)

COMMERCIAL (Cont'd)

Remarks (Cont'd)

- (2) On land designated "Commercial (2)", 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 non-domestic gross floor area of 415,900m². Public open space of not less than 13,000m² shall be provided.
- (3) In determining the maximum gross floor area for the purposes of paragraphs (1) and (2) 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, public transport and railway facilities and government facilities, may be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the restrictions on gross floor area and provision of public car parking spaces as stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.