

Appendix 1

Proposed Amendments on the Notes

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 Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Use (not elsewhere specified) Hotel Information Technology and Telecommunications Industries Institutional Use (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) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Recyclable Collection Centre Religious Institution Research, Design and Development Centre School Shop and Services Social Welfare Facility (excluding those involving residential care, except on land designated for "Commercial(3)" only) Training Centre Utility Installation for Private Project	Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facility Government Refuse Collection Point Hospital Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Wholesale Trade

(Please see next page)

COMMERCIAL (Cont'd)

Planning Intention

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

Remarks

- (1) On land designated “Commercial (1)” and “Commercial (3)”, 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 plot ratio of 12.0, and the maximum building heights, in terms of metres above Principal Datum (mPD), as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (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 gross floor area of 86,650m², and the maximum building height in terms of mPD as stipulated on the Plan, or the gross floor area and height of the existing building, whichever is the greater. A public transport interchange, public vehicle park and Government, institution or community (GIC) facilities, as required by the Government, shall be provided.
- (3) In determining the relevant maximum plot ratio/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, may be disregarded. Any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, on land designated “Commercial (2)”, may also be disregarded.
- (4) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio/gross floor area for the building on land to which paragraphs (1) and (2) above applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio/gross floor area specified in paragraphs (1) and (2) above may thereby be exceeded.
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/gross floor area/building height restrictions 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.

商業

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途
救護站 商營浴室／按摩院 食肆 教育機構 展覽或會議廳 政府用途(未另有列明者) 酒店 資訊科技及電訊業 機構用途(未另有列明者) 圖書館 場外投注站 辦公室 娛樂場所 康體文娛場所 私人會所 政府診所 公廁設施 公共車輛總站或車站 公用事業設施裝置 公眾停車場(貨櫃車除外) 雷達、電訊微波轉發站、電視及／或 廣播電台發射塔裝置 可循環再造物料回收中心 宗教機構 研究所、設計及發展中心 學校 商店及服務行業 社會福利設施(涉及住宿照顧者除外， 不限設於指定為「商業(3)」的土地範圍內) 訓練中心 私人發展計劃的公用設施裝置	播音室、電視製作室及／或電影製作室 貨物裝卸及貨運設施 政府垃圾收集站 醫院 香港鐵路通風塔及／或高出路面的 其他構築物(入口除外) 加油站 批發行業

(請看下頁)

商業(續)

規劃意向

此地帶的規劃意向，主要是作商業發展，以便把涵蓋範圍發展為本港的商貿／金融中心，及區域或地區的商業／購物中心，用途可包括辦公室、商店、服務行業、娛樂場所和食肆。劃作此地帶的地點，往往是重要的就業中心。

備註

- (1) 在指定為「商業(1)」及「商業(3)」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高地積比率超過 12.0 倍，以及最高建築物高度(以米為單位從主水平基準起計算)超過圖則上所指定的限制，或超過現有建築物的地積比率和高度，兩者中以數目較大者為準。
- (2) 在指定為「商業(2)」的土地範圍內，任何新發展，或任何現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最大總樓面面積超過 86 650 平方米，以及最高建築物高度(以米為單位從主水平基準起計算)超過圖則上所指定的限制，或超過現有建築物的總樓面面積和高度，兩者中以數目較大者為準。此土地範圍內須提供政府規定的公共交通交匯處、公眾停車場及政府、機構或社區設施。
- (3) 為施行上文第(1)及(2)段而計算有關的最高地積比率／最大總樓面面積時，任何樓面空間如純粹建造為或擬用作停車位、上落客貨車位、機房和管理員辦事處，而這些用途和設施是附屬於發展或重建計劃的及與其直接有關，則可免計算在內。在指定為「商業(2)」的土地範圍內，任何樓面空間如純粹建造為或擬用作政府規定的政府、機構或社區設施，亦可免計算在內。
- (4) 遇有《建築物(規劃)規例》第 22(1)或(2)條所列的情況而獲准超過該規例界定的准許地積比率時，在上文第(1)及(2)段適用的土地範圍內的建築物的地積比率／總樓面面積可提高；提高的幅度為根據上述規例第 22(1)或(2)條獲准超過准許地積比率的幅度，縱使提高後地積比率／總樓面面積因而超過上文第(1)及(2)段所規定的有關最高地積比率／最大總樓面面積亦可。
- (5) 城市規劃委員會如接獲根據《城市規劃條例》第 16 條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬上文第(1)及(2)段所述的地積比率／總樓面面積／建築物高度限制。