

## Chapter 5: Industry

### 1. Industrial Land Use Types

There are two principal categories of industrial land use types on the basis of their operational and building characteristics:

#### A. General Industrial Use (GIU)

Under this land use category, there are mainly two different kinds of uses:

- I. **Industrial Use** mainly include the uses within multi-storey factory buildings, e.g. general warehouse developments and light industries, which are generally labour intensive and lower value-added industrial activities.
- II. **Industrial/Office Buildings** are designed and constructed for both office and industrial uses. They provide premises for manufacturing related offices and trading firms that require large storage space and have frequent loading and unloading activities.

#### B. Special Industrial Use (SIU)

Under this category of industrial use, there are 4 types of industrial development:

- I. **Industrial Estate** aims to provide premises of low-rise, purpose-designed and owner-occupied for high-tech industries with highly mechanized manufacturing activities which cannot be operated in multi-storey buildings.
- II. **Science Park** will be low to medium rise development specially designed for knowledge- and technology-based firms such as research, new technology and product development companies. High quality supporting commercial and recreational facilities as well as ancillary service type apartments will also be provided.
- III **Rural Based Industrial Use** comprises mainly residual low-overhead industrial activities which require open land for goods storage, parking and loading/unloading. The workshops are usually developed on comparatively small individual sites in rural locations.
- IV **Other Industrial Uses** with Special Requirements include mainly the special industries which are general capital intensive and land extensive and may also have special infrastructural and/or locational requirements such as deep water marine access, waterfront location, bulk storage or warehousing facilities on site.

### 2. Business Land Use Types

The following types of buildings are permitted as of right in the “OU(Business)” zone as new development or redevelopment/conversion of the whole building:

- A. Business buildings providing accommodation for a mix of non-polluting industrial (excluding industrial undertakings involving the use/storage of Dangerous Goods), office and other commercial uses;
- B. Office buildings with or without retail and other commercial uses;
- C. Industrial buildings providing accommodation for non-polluting industrial uses (excluding industrial undertakings involving the use/storage of Dangerous Goods) and office uses (excluding those involving direct provision of customer services and goods); and
- D. I/O buildings providing accommodation for non-polluting industrial uses (excluding industrial undertakings involving the use/storage of Dangerous Goods), offices (excluding those involving direct provision of customer services and goods) on upper floors, and general offices with or without commercial uses in the purpose-designed non-industrial portion on the lower floors which will be separated from the industrial uses on the upper floors by a buffer floor.