### Allowable Uses

Examples of allowable uses on B2 sites under the predominant and ancillary (or supporting) use categories are shown below. Uses not indicated below shall be evaluated on the merits of the case.

**Allowable Predominant Uses**

|  |  |
| --- | --- |
| **Minimum 60% Predominant Use** | |
| Manufacturing (General Industry) | Repair & Servicing |
| Production | Storage of chemicals, oils |
| Assembly | Knitting Mills |
| Core Media1 | E-Business2 |
| Industrial Training |  |

1 Core Media

Core media activities, which are production services that require technical facilities such as studios and high-tech production software/hardware, are allowed as part of the 60% predominant use quantum in Business 1, Business 2 and Business Park developments.

**Types of Core Media Activities**

|  |  |  |
| --- | --- | --- |
| **Core Media Activity** | **Description** | **Examples** |
| Pre-production\* | Provide creative conceptualisation, scripting, editorial editing, composing and text layout | ESPN Star Sports, SPH |
| Production^ | Studio production (including dressing rooms), location production, audio recording, dubbing, media library services, printing press | ESPN Star Sports, MTV Asia |
| Network Programming# | Scheduling, programme management, transmission services, origination playback | ESPN Star Sports, AXN |
| Post-production and Distribution@ | Video editing, digital authoring, audio engineering, format conversion, standard conversion, tape duplication, image and audio restoration, film printing, optical disk media (eg mastering and replication), sorting and packaging for print media | CNBC, Walt Disney TV, SPH |

#### \* Pre-production

Pre-production activities provide creative conceptualisation, scripting, editorial editing, composing and text layout.

#### ^ Production

Production activities may include studio production (including dressing rooms), location production, audio recording, dubbing, media library services, printing press.

#### # Network Programming

Network programming activities may include scheduling, programme management, transmission services, origination playback.

#### @ Post-production and Distribution

Post-production and distribution activities may include video editing, digital authoring, audio engineering, format conversion, standard conversion, tape duplication, image and audio restoration, film printing, optical disk media (e.g. mastering and replication), sorting and packaging for print media.

2 E-Business

The e-business activities shown in the table below are regarded as industrial uses allowed as part of the 60% predominant use quantum. Data Farms/Data Centres would require prior planning permission for an assessment to be made in consultation with the relevant technical agencies on the suitability of the premises for such uses.

**E-Business Activities regarded as Industrial Uses**

|  |  |  |
| --- | --- | --- |
| **E-Business Activity** | **Description** | **Remarks** |
| Telecommunications | Provides voice/data communication services such as data/information transmission, electronic message sending, voice calls and broadcasting services. | Can be located in Business Park, Business 1 and Business 2 developments. |
| Data Farm/Data Centre | Requires the use of predominantly heavy equipment such as servers to process data. Excludes data processing that can be run on desktop computers or laptops. |
| Internet Service Provider | Provides access to Internet and other related services such as web hosting, web site building, etc. |
| Software Development | Provides software design, customisation and maintenance. Includes software application providers. |
| Call Centre | Centralised backend support functions that handle a large volume of telephone services primarily targeted at providing information to meet callers’ needs. Typically require large spaces for their operations, which comprise specialised technology and equipment. | Can be located in Business Park and Business 1, but not in Business 2 developments. |

**Allowable Ancillary Uses**

|  |  |
| --- | --- |
| **Maximum 40% Ancillary Use** | |
| Ancillary Office | Meeting Room |
| Sick Room | Diesel and Pump Point |
| M&E Services | Showroom |
| Industrial Canteen | Selected Commercial Uses |