

**TOWN PLANNING BOARD GUIDELINES FOR
APPLICATION FOR DEVELOPMENT/REDEVELOPMENT WITHIN
“GOVERNMENT, INSTITUTION OR COMMUNITY” ZONE
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

(Important Note :

The Guidelines are intended for general reference only.

Any enquiry on this pamphlet should be directed to the Secretariat of the Town Planning Board (15th Floor, North Point Government Offices (NPGO), 333 Java Road, North Point, Hong Kong – Tel. 2231 4810 or 2231 4835) or the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17th Floor, NPGO and 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin).

The Guidelines are subject to revision without prior notice.)

1. Scope and Application

- 1.1 “Government, Institution or Community” (“G/IC”) zones are designated on statutory plans to reflect the existing government, institution and community (GIC) uses and to reserve sites for future provision of GIC facilities and other public uses in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) or to meet the requirements of government bureaux/departments to serve the community. Some GIC developments, especially the low-rise and low-density ones, might serve as “breathing space” and/or visual relief within a high-rise and high-density environment. Some areas/sites are also zoned “G/IC” to cater for unforeseen future demands and for which no specific GIC uses have been designated for the time being.
- 1.2 Over the years, due to changing demographic structure and revisions to the standards and requirements of provision of GIC facilities, some existing or planned facilities may become surplus, obsolete or under-utilised while some others may require in-situ expansion or reprovisioning elsewhere so as to meet the current and anticipated future operational needs. In these circumstances, opportunities exist for some “G/IC” sites to be developed/redeveloped for beneficial uses.
- 1.3 Use of “G/IC” sites for uses under Column 2 (“Column 2 uses”) of the Notes for the “G/IC” zone may be permitted with or without conditions on application to the Town Planning Board (the Board) under section 16 of the Town Planning Ordinance (Cap. 131) (the Ordinance). The

planning permission system will enable the Board to maintain adequate planning control over the use of “G/IC” sites and yet allow sufficient flexibility in accommodating the changing aspirations and requirements of the community, and sometimes to meet demand for better utilisation of the site potential.

- 1.4 Applications for development/redevelopment for Column 2 uses within a “G/IC” zone will be considered by the Board on individual merits and in accordance with the main planning criteria set out in paragraph 2 below.
- 1.5 This set of Guidelines is applicable to applications for both development and redevelopment of “G/IC” sites.

2. Main Planning Criteria

- 2.1 In general, sites zoned “G/IC” are intended to be developed or redeveloped for GIC uses unless it can be established that the provision of GIC facilities would not be jeopardised and the concerned Government departments have no objection to releasing a particular “G/IC” site or a certain part of it for other uses. For applications for development/redevelopment for Column 2 uses within a “G/IC” site, the applicant should provide justifications and satisfactorily demonstrate the following:
 - a. in the case of a “G/IC” site designated with specific uses,
 - i. the application site is no longer required for the designated GIC uses, or adequate reprovisioning of the designated GIC uses is provided either in-situ or elsewhere; and
 - ii. there is adequate provision of other GIC facilities in the district; or
 - b. in the case of an undesignated “G/IC” site, the application site is no longer required to be reserved for any GIC uses; and
 - c. the proposed development/redevelopment would not adversely affect the provision of GIC facilities and open space in the district on a long-term basis.
- 2.2 The proposed development should not adversely affect the normal operation of the existing GIC facilities nor delay the implementation of the planned GIC facilities, if any, within the “G/IC” site. Temporary reprovisioning, if necessary, should be provided prior to the completion of the

proposed development.

- 2.3 The proposed development should be compatible in land-use terms with the GIC uses on the site, if any, and with the surrounding areas.
- 2.4 The scale and intensity of the proposed development should be in keeping with that of the adjacent area. In this regard, development restrictions stipulated on the statutory plan for similar developments in the locality and the prevailing development restrictions administratively imposed by the Government on nearby similar developments (e.g. development restrictions in the outline development plans/layout plan, plot ratios in accordance with the density zones under the HKPSG) would be taken into consideration.
- 2.5 The scale and design of the proposed development within “G/IC” site should take into account the character and massing of the buildings in the surrounding areas and should not cause significant adverse air ventilation and/or visual impact on the townscape and ventilation of the area.
- 2.6 The proposed development should be sustainable in terms of the capacities of existing and planned infrastructure such as drainage, sewerage, roads, water supply and utilities in the locality and its surrounding areas.
- 2.7 There should be adequate provision of parking and loading/unloading facilities to serve the proposed development in accordance with the HKPSG and to the satisfaction of the Transport Department (TD). Adequate vehicular access arrangements should also be provided to the satisfaction of TD.
- 2.8 The proposed development should not cause, directly or indirectly, the surrounding areas to be susceptible to adverse environmental impacts and should not be susceptible to adverse environmental impacts from pollution sources nearby including heavily trafficked road; otherwise adequate environmental mitigation, monitoring and audit measures must be provided.
- 2.9 For “G/IC” sites covered by mature trees and vegetation or located in areas of high landscape or amenity value, the design and layout of the proposed development should be compatible and should blend in well with the surrounding areas. Landscape Assessment according to Annex B of Guidance Notes for Application for Permission under Section 16 of the Ordinance should be submitted as necessary.
- 2.10 The design and layout of the proposed development should have regard to the preservation of

any existing buildings of historical or architectural values on or adjoining the application site.

- 2.11 In general, the Board may give favourable consideration to the proposed development that may bring planning gain to the community.
- 2.12 All other statutory or non-statutory requirements of relevant government departments should be met.

3. In-situ Conversion of “G/IC” Building

- 3.1 This set of Guidelines is also applicable to proposed in-situ conversion for Column 2 uses of an existing “G/IC” building, or part thereof, within the “G/IC” zone, wherever appropriate.

**TOWN PLANNING BOARD
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