

Appendix 3

Proposed OZP Amendment

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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Schedule II: For "Government, Institution or Community (1)"

Social Welfare Facility

Educational Institution
Institutional Use (not elsewhere specified)
Office
Religious Institution
Residential Institution
School

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

Remarks

- (a) 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 the maximum building height specified below or the height of the existing building, whichever is the greater:

Sub-area	Maximum Building Height (Number of Storeys excluding basement(s))
Government, Institution or Community (G/IC) (1)	9

- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraphs (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

政府、機構或社區

第一欄	第二欄
經常准許的用途	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

附表 II：適用於「政府、機構或社區 (1)」

社會福利設施

教育機構
機構用途(未另有列明者)
辦公室
宗教機構
住宿機構
學校

規劃意向

此地帶的規劃意向，主要是提供政府、機構或社區設施，以配合當地居民及／或該地區、區域，以至全港的需要；以及是供應土地予政府、提供社區所需社會服務的機構和其他機構，以供用於與其工作直接有關或互相配合的用途。

備註

- (a) 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／或重建計劃的最高建築物高度超過下列訂明的高度，或現有建築物的高度，兩者中以數目較大者為準：

支區	最高建築物高度 (不包括地庫的層數)
政府、機構或社區(1)	9

- (b) 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(a)段所述的建築物高度限制。