

Planning Intentions of the Zones in Relation to the Representation Sites

The planning intentions of the zones in relation to the representation sites mentioned in paragraphs 4.1.1 to 4.1.7 of the Main Paper are as follows:

- (a) the “Residential (Group A)” zone (**Item A1**) is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building;
- (b) the “Village Type Development” zone (**Items A3 and A5**) is intended to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board;
- (c) the “Government, Institution or Community” zone (**Items A1 and A2**) 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;
- (d) the “Open Space” zone (**Item A1**) is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. On land designated “Open Space (1)”, the open space is intended for in-situ preservation and adaptive reuse of Wai Cheung Ancestral Hall;
- (e) the “Other Specified Uses” (“OU”) annotated “University Town” zone (**Item A1**) is intended primarily for development of the University Town for provision of post-secondary education facilities and associated uses, offering spaces for activities relating to research and development and to groom high-calibre talents;
- (f) the “OU” annotated “Railway Station and Depot with Commercial and Residential Development and Public Open Space” zone (**Item A1**) is primarily intended for integrated development of the area for a railway station and depot with commercial and residential development. A public open space should also be provided at the eastern part of Area (a) atop the railway depot, forming part of the open space network connecting the residential sites, the Integrated Hospital and the University Town in the area;

Annex VII

- (g) the “OU” annotated “Amenity Area” zone (**Item A1**) is intended primarily for provision of landscaping and planting to enhance the environment; and
- (h) the “Green Belt” zone (**Items A1 and A4**) is intended primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.