

Unleased or Unallocated Government Land (in hectares)
(Based on the data from the Lands Department's Land Information System as at June 2012)

| (1) Area of unleased or unallocated government land (i.e. figures provided by the Development Bureau in its reply to the Legislative Council question on 4 July 2012) | | | | | | | | | | | | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|----------------------------|--|----------------------------------|-------------------|-------------------|---|----------------------|---------------|
| | Residential (1) | | | | | | | | Commercial (2) | Industrial (3) | Government, Institution or Community ⁽⁴⁾ | Open Space (5) | Total |
| | 2153.7 | | | | | | | | | | | | |
| | Residential (Group A) | Residential (Group B) | Residential (Group C) | Residential (Group D) | Residential (Group E) | Commercial /Residential | Residential (Group A) to (Group E) and Commercial /Residential | Village Type Development | | | | | |
| | 371.8 | 209.3 | 182.4 | 158.6 | 11.0 | 19.4 | 952.5 | 1201.2 | 24.6 | 298.3 | 777.5 | 742.6 | 3996.7 |
| (2) Types of land which are considered not suitable for development, not yet available for development, or with low development potential | | | | | | | | | | | | | |
| | Residential (Group A) | Residential (Group B) | Residential (Group C) | Residential (Group D) | Residential (Group E) | Commercial /Residential | Residential (Group A) to (Group E) and Commercial /Residential | Village Type Development | Commercial (2) | Industrial (3) | Government, Institution or Community ⁽⁴⁾ | Open Space (5) | Total |
| Road / Passageways | 171.1 | 45.8 | 33.7 | 17.4 | 3.9 | 14.5 | 286.4 | 137.3 | 10.4 | 86.8 | 169.0 | 101.5 | 791.4 |
| Man-made slopes | 55.5 | 49.2 | 25.1 | 11.1 | 0.5 | 0.1 | 141.5 | 106.9 | 0.9 | 28.4 | 136.2 | 112.9 | 526.8 |
| Simplified Temporary Land Allocation ⁽⁷⁾ | 29.4 | 3.6 | 0.7 | 2.8 | 0.9 | 0.1 | 37.5 | 24.1 | 0.1 | 1.1 | 30.9 | 29.3 | 123.0 |
| Sites which are <0.05 hectares | 50.0 | 15.8 | 19.3 | 6.5 | 1.9 | 2.1 | 95.6 | Not Applicable ⁽⁶⁾ | 7.5 | 14.3 | 57 | 33.4 | 207.8 |
| (3) Unleased or unallocated government land after deducting the types of land above | | | | | | | | | | | | | |
| Remaining land area [= (1) - (2)] | 65.8 | 94.9 | 103.6 | 120.8 | 3.8 | 2.6 | 391.5 | 932.9 | 5.7 | 167.7 | 384.4 | 465.5 | 2347.7 |

Remarks:

- (1) "Residential" includes land zoned from "Residential (Group A)" to "Residential (Group E)", "Commercial / Residential" and "Village Type Development".
- (2) "Commercial" includes land zoned "Commercial".
- (3) "Industrial" includes land zoned "Industrial", "Industrial (Group D)" and "Open Storage".
- (4) "Government, Institution or Community" includes land zoned "Government, Institution or Community".
- (5) "Open Space" includes land zoned "Open Space".
- (6) We have not deducted the sites smaller than 0.05 hectares under the "Village Type Development" zoning.
- (7) Land allocated under the Simplified Temporary Land Allocation procedures is generally for temporary work sites of concerned departments.

General Planning Intention of the Land Use Zonings:

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| Residential (Group A) | This zone 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. |
| Residential (Group B) | This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board (TPB). |
| Residential (Group C) | This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the TPB. |
| Residential (Group D) | This zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the TPB. |
| Residential (Group E) | This zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the TPB. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem. |
| Commercial/Residential | This zone is intended primarily for commercial and/or residential development. Commercial, residential and mixed commercial/residential uses are always permitted. |
| Village Type Development | The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. 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 TPB. |
| Commercial | <p>Central Business District/Major Commercial Areas: This zone is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as territorial business/financial centre(s) and regional or district commercial/shopping centre(s). These areas are usually major employment nodes.</p> <p>Local Commercial Areas: This zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centre(s) serving the immediate neighbourhood.</p> |
| Industrial | This zone is intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries and office related to industrial use are also always permitted in this zone. |
| Industrial (Group D) | This zone is intended primarily for industrial uses that cannot be accommodated in conventional flatted factories due to extensive land and/or high ceiling requirements. It is also intended for the redevelopment of existing informal industrial uses, which are operated in workshop premises in rural area, to properly designed permanent industrial buildings. |
| Open Storage | This zone is intended primarily for the provision of land for appropriate open storage uses and to regularize the already haphazard proliferation of open storage uses. It provides for the orderly development of land for open storage uses that cannot be accommodated in conventional godown premises. |

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| Government, Institution or Community | 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. |
| Open Space | This zone 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. |

* The above only illustrates the planning intention for zonings in a general term, while the planning intention for the same zoning may vary from one plan to another. Please refer to the Notes of the relevant town plan for the exact planning intention for the zone.