

2.3 District Land Use Plan

2.3.1 Planning guidelines

The land use for the project area is planned by applying the following guidelines, which address to the existing environmental conditions. These guidelines may be modified as needs of the residents change in the future.

(1) Linear zoning

Following the shape of the project area, each broad land use extends in a linear shape as shown in Figure 2.9. Public facilities such as schools and green parks are located in the middle zone. Spatial composition of buildings along the north-south axis is shown in Figure 2.10. Buildings of low height around the middle zone will create pleasant urban environment.

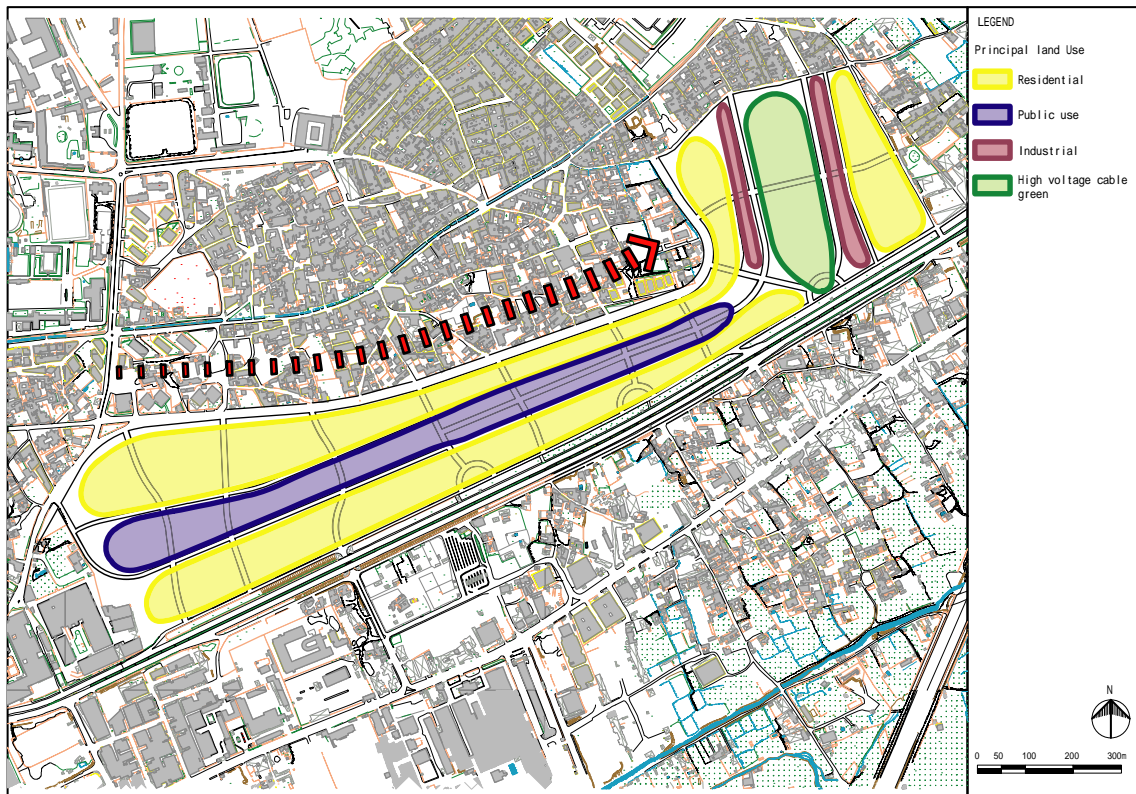


Figure 2.9 Concept Drawing of Linear Zoning System

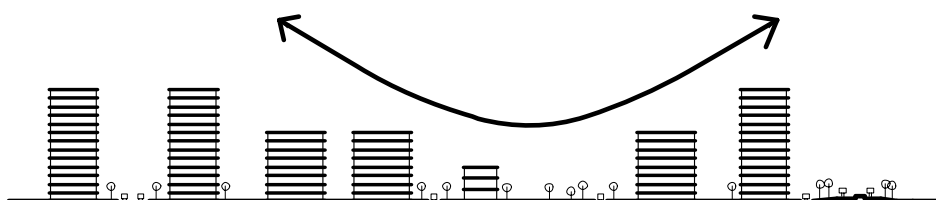


Figure 2.10 Spatial Composition of Building along North-South Axis

(2) Sunken greenery linked to existing pedestrian underpasses

Three semi-circle sunken greeneries are provided at the ends of the existing pedestrian underpasses to facilitate the access (Figure 2.11). They would allow sunlight to penetrate into the underpasses, and offer meeting venues for residents. Additional functions may be provided for each greenery such as a bus stop and shelter.

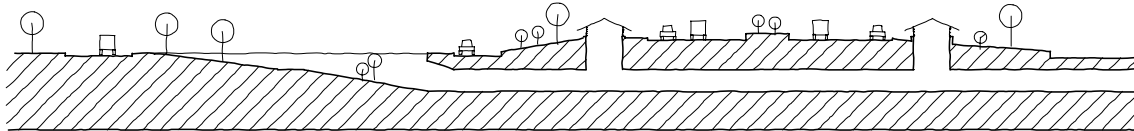


Figure 2.11 Sunken Greenery at End of Pedestrian Underpass

(3) Traffic circulation

The roads in the project area will continue to serve as distributors of local traffic connecting to the highway to the south and the east-west road to the north. The traffic circulation for the area as shown in Figure 2.12 relies on the proper functioning of the east-west road to the north as a two lane road without on-road parking. The grid network in the project area will provide equal transport service for the entire area.

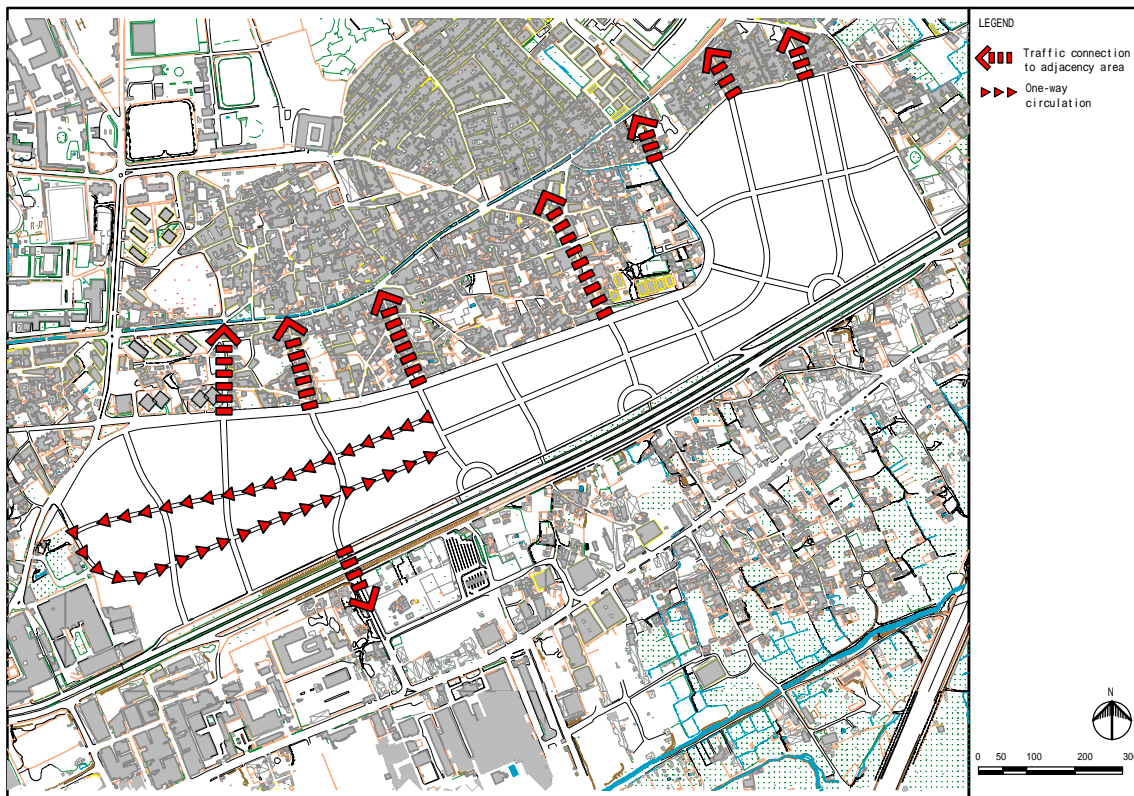


Figure 2.12 Transport Planning Concept