

RURAL AND NEW TOWN PLANNING COMMITTEE OF THE TOWN PLANNING BOARD

RNTPC Paper No. 3/19

**For Consideration by
the Rural and New Town Planning Committee on 17.5.2019**

**Review of Sites Designated “Comprehensive Development Area”
on Statutory Plans in the New Territories for the Years 2017/2019**

THE UNIVERSITY OF CHICAGO
LIBRARY

THE UNIVERSITY OF CHICAGO
LIBRARY

THE UNIVERSITY OF CHICAGO
LIBRARY

**Review of Sites Designated “Comprehensive Development Area”
on Statutory Plans in the New Territories for the Years 2017/19**

1. PURPOSE

The purpose of this Paper is to brief the Rural and New Town Planning Committee (the Committee) on the results of the review of the sites designated “Comprehensive Development Area” (“CDA”) on the statutory plans in the New Territories for the years 2017/2019 (i.e. 1.4.2017 to 31.3.2019). The review will assist the Committee in:

- (a) considering the rezoning of suitable “CDA” sites to other appropriate zonings; and
- (b) monitoring the progress of “CDA” developments.

2. BACKGROUND

The Town Planning Board (the Board) on 7.5.1999 endorsed the Town Planning Board Guidelines for Designation of “CDA” Zones and Monitoring the Progress of “CDA” Developments. The Board further agreed on 21.5.1999 that the review of the “CDA” sites designated for more than 3 years should be conducted on an annual basis. During the consideration of the CDA Review on 22.5.2015, the Committee noted that the progress of implementation of “CDA” developments in a year’s time might not be significant and considered that the review of “CDA” sites could be carried out biennially instead of annually in order to streamline the workflow and save the resources. Upon agreement by the Board on 1.4.2016, the Town Planning Board Guidelines were further revised to specify that the review of the “CDA” sites designated for more than 3 years should be conducted on a biennial basis. The last CDA Review was conducted on 26.5.2017.

3. CURRENT SITUATION

- 3.1 There are a total of 62 “CDA” sites in the New Territories by the end of March 2019, including 2 “CDA” sites designated for less than 3 years. The current review has examined the 60 “CDA” sites that have been designated for more than 3 years (Plans 1 to 5), as follows:

(a) “CDA” Sites with no Approved Master Layout Plan (MLP)	19
(b) “CDA” Sites with Approved MLP	41
Total	60

4. THE REVIEW

4.1 “CDA” Sites with No Approved MLP (Total: 19)

Sites Proposed for Retention (Total: 11)

4.1.1 There are a total of 19 “CDA” sites designated for more than 3 years with no approved MLP, 11 of them are proposed for retention (**Appendix I**) and the status of these sites is summarised as follows:

- (a) 1 site (NTI 5) (**Plan 16**) is currently covered by a planning and engineering study on the future land use at Ex-Lamma Quarry (ELQ), and would not be considered for rezoning in the current review pending the Government’s review on the way forward and implementation of the ELQ;
- (b) proposals for 4 sites are actively being pursued with MLPs being prepared (NTW 17, NTW 18, NTE 13 and SK 6) (**Plans 7, 8, 13 and 15**);
- (c) approved MLPs for 3 sites have lapsed and the applicants are reviewing the development proposals for the sites (NTW 3, NTE 9 and SK-A1) (**Plans 6, 12 and 14**); and
- (d) 3 sites are subject to various planning concerns such as traffic, environmental and/or visual impacts which need to be properly addressed (NTW 53, NTW 54 and NTW 55) (**Plans 9 to 11**).

4.1.2 The “CDA” designations are essential for providing guidance on the proper development of the sites. Detailed justifications for the proposed retention of these 11 sites are at **Appendix I**.

Sites Subject to Review (Total: 8)

4.1.3 The following 8 “CDA” sites with no approved MLP are subject to review on the zoning, site boundary and/or development intensity. Details of the sites are at **Appendix II** and summarised as follows:

- (a) NTW 9 (**Plan 17**) is the Lok On Pai ex-desalting plant located at Tuen Mun east. The site is on Government land and is currently occupied by temporary uses. The CDA site with plot ratio restriction of 1.3 and building height restriction of 41mPD is a ready site for development. Given its large size (9ha), it will make a contribution towards flat supply. Yet, there may be scope to review the development potential of the site. A technical review would be required to ensure that the traffic, environmental and infrastructural constraints could be properly addressed for any increase in development intensity;
- (b) NTW 21 (**Plan 18**) is located at Tan Kwai Tsuen Road and to the south of Yuen Long Highway. The site is under single ownership and is currently occupied by temporary structures and a plant nursery. However, no s.16 application and/or land exchange application has been submitted since the last planning permission lapsed in 2009 as the issue of road access connecting the site to Tan

Kwai Tsuen Road is yet to be resolved. The “CDA” designation of the site would be reviewed to facilitate early implementation and ensure that the traffic, environmental and infrastructural constraints could be properly addressed;

- (c) NTW 40 (**Plan 19**) is located at Kam Tin North and bisected by the planned alignment of Northern Link (NOL), which is a new railway project proposed under Railway Development Strategy 2014. The Government is currently reviewing the implementation proposal submitted by MTR Corporation Limited in 2017. The exact alignment of the railway will have a major impact on the development potential, design and layout of the site. It is considered opportune to review the appropriate zoning and development intensity of the site with due regard to impending finalisation of the NOL alignment;
- (d) NTW 43 (**Plan 20**) is located to the south-east of Tong Fong Tsuen and at the junction of Castle Peak Road/Ping Ha Road. The Light Rail Transit is running along its southern boundary. The site is currently occupied by temporary structures, godown and warehouse. It is subject to severe traffic congestion and industrial/residential (I/R) interface issues. Taking into account the above, the “CDA” zone would be reviewed to facilitate early implementation and ensure that the local traffic problem and I/R interface issue could be properly addressed;
- (e) NTW 50, 51 and 52 (**Plan 21**) are bounded by Long Tin Road in the south, Long Ping Road in the east and West Rail Viaduct in the north. The sites are mainly occupied by some temporary structures, vehicle parks, open storage yards and workshops intermixed with residential dwellings. The sites are subject to adverse traffic, railway and industrial noise impact and infrastructure constraints. The “CDA” zoning would be reviewed to facilitate early implementation and ensure I/R interface problem, noise impact and infrastructural constraints could be properly addressed; and
- (f) TKO 1 (**Plan 22**) is located at Ying Yip Road, Area 92, Tseung Kwan O. The site is first designated as “CDA” zone on 26.7.1996. The site is under single ownership and is currently occupied by Clear Water Bay Film Studio. Taking into account the recently rezoning of a public housing site (i.e. from “Green Belt” to “Residential (Group A) 7”) located to the north of the “CDA” site across Ying Yip Road, the “CDA” zone would be reviewed to ensure that the traffic, visual and landscaping impacts of the development could be properly addressed.

4.2 “CDA” Sites with Approved MLP (Total: 41)

Sites Proposed for Retention (Total: 30)

- 4.2.1 There are a total of 41 “CDA” sites that have been designated for more than 3 years with approved MLP, 30 of which are proposed for retention (**Appendix III**). 28 out of these 30 sites either have some progress in preparatory work prior to building construction or are at various stages of building construction and implementation. Retention of the “CDA” designations for the following sites is considered necessary to ensure that they will be implemented in accordance with the approved MLPs and

approval conditions. Detailed justifications for the proposed retention of these sites are summarised as follows:

- (a) **11** sites with construction works in progress or the developments partially completed (NTW 5, NTW 6, NTW 38, YL 2, YL 3, NTE 4, NTW 36, NTW 37, MOS 2, TKO-A1 and TW 33) (**Plans 23, 24, 27 to 29, 35, 36, 38, 46, 51 and 52**);
- (b) **7** sites with building plans approved or under preparation and/or at various stages of implementation (NTW 31, NTW 41, NTW 42, NTE 1, NTE 15, MOS 3 and MOS 4) (**Plans 26, 31, 32, 37, 41, 47 and 48**);
- (c) **10** sites with land exchange/lease modification being processed or completed (NTW 8, NTW 39, NTE 5, NTE 14, NTE 18, NTE 20, NTE 21, NTE 23, SK 3 and SK 4) (**Plans 25, 30, 39, 40, 42 to 45, 49 and 50**); and
- (d) **2** sites with MLP approved in April 2018 and March 2019 and are not yet implemented (NTW 49 and NTW 56) (**Plans 33 and 34**).

Sites already Agreed for Rezoning (Total: 6)

4.2.2 There are a total of 6 “CDA” sites designated for more than 3 years with approved MLP which were agreed for rezoning (**Appendix IV**) in previous rounds of CDA Review. The current progress of these sites are summarised as follows:

- (a) since the residential development of the “CDA” site at Tak Yip Street, Yuen Long (NTW 20) (**Plan 53**), known as The Parcville, was completed, the Committee agreed to rezone the “CDA” site to a sub-area of “R(B)” to reflect the as-built condition and approved uses on 14.10.2005. The site will be rezoned when opportunity arises;
- (b) since the residential development at the majority of the “CDA” site at Castle Peak Road, Hung Shui Kiu, Yuen Long (NTW 22) (**Plan 54**), known as Uptown, was completed, the Committee agreed to rezone the “CDA” site to a residential zone to reflect the as-built condition and approved uses on 15.3.2013. Part of the “CDA” site on the eastern edge was subject to a planning application No. A/YL-TYST/870, which was approved by the Committee with conditions on 4.5.2018, for proposed social welfare facility (residential care home for the elderly (RCHE)). The proposed RCHE is yet to be commenced. As there are some residual private lots on the western and southern edges not yet developed, the land use zoning will be reviewed and proposed amendments to the OZP for the entire “CDA” zone will be submitted to the Committee for consideration in due course;
- (c) the Committee has also agreed to rezone the “CDA” site at the junction of Fuk Hang Tsuen Road and Lam Tei Main Street, Tuen Mun (NTW 29) (**Plan 55**), and the southern part of the “CDA” site to the east of Ping Ha Road and north of Castle Peak Road, Ping Shan (NTW 44) (**Plan 56**) to appropriate zonings to reflect the completed residential development and approved uses on 18.3.2011. The land use zoning of the residual portion of the sites would also be reviewed.

Proposed amendments to the OZPs for the entire “CDA” zones will be submitted to the Committee for consideration in due course;

- (d) since the residential development at the “CDA” site at the junction of Yuen Lung Street and Yuen Ching Road, Yuen Long (YL 1) (**Plan 57**), known as YOHO Town, was completed, the Committee agreed to rezone the “CDA” site to “R(A)” to reflect the as-built condition and approved uses on 21.3.2003. This site, together with 2 other “CDA” sites to the north i.e. YOHO Midtown (YOHO Town Phase 2) (NTW 6) (**Plan 24**) and Grand YOHO (YOHO Town Phase 3) (NTW 5) (**Plan 23**) are developed by the same developer by phases. As Phases 2 and 3 are still at various stages of their development programmes, the site will be rezoned upon completion of these 2 phases in a comprehensive manner; and
- (e) since the residential development at the “CDA” site at Che Kung Temple Station, Ma On Shan Rail, Sha Tin (NTE 22) (**Plan 58**), known as The Riverpark, was completed, the Committee agreed to rezone the “CDA” site to a residential zone to reflect the as-built condition and approved uses on 21.3.2014. The site will be rezoned when opportunity arises.

Sites Proposed for Rezoning (Total: 5)

4.2.3 The developments in the following 5 sites have been completed. It is proposed to rezone the sites to appropriate zonings to reflect their as-built conditions and approved uses subject to full compliance with the approval conditions (if applicable) and when opportunity arises. Detailed justifications are at **Appendix V** and summarised as follows:

- (a) Phase 1 of the comprehensive residential development in Tuen Mun Area 56, Tuen Mun (NTW 33) (**Plan 59**), known as Avignon, was completed with the occupation permit (OP) issued on 8.8.2011, and with full compliance of all the approval conditions. For the remaining Phase 1A, since the developer is not able to acquire the private lots nearly 10 years after the issuance of OP, it appears that there is little prospect that the Phase 1A could be implemented. As such, consideration can be given to rezone this site to reflect the as-built residential uses when opportunity arises;
- (b) the comprehensive residential development in Tai Po Tsai, Clearwater Bay, Sai Kung (SK-A2) (**Plan 60**) was completed with the OP issued on 15.9.2016, and with full compliance of all the approval conditions;
- (c) the comprehensive residential development at the northwest of Mei Fuk Street, Sai Kung (SK 5) (**Plan 61**) was completed with the OP issued on 20.10.2017, and with full compliance of all the approval conditions;
- (d) the comprehensive residential development to the north of West Rail Long Ping Station (YL 4) (**Plan 62**), known as The Spectra, was completed with the OP issued on 9.8.2018, and with full compliance of all the approval conditions; and

- (e) the comprehensive residential, Government, Institution and Community and commercial development at Park Island, Tung Wan and Tung Wan Tsai in Ma Wan (TW 32) (**Plan 63**) was completed with the OP for the last phase (Phase 6) issued on 30.6.2009. Compliance of approval conditions is at an advanced stage. Upon compliance with the outstanding approval condition on landscape master plan, the site could be rezoned to appropriate zoning to reflect the as-built conditions.

Questionnaires

- 4.2.4 In accordance with the established practice, questionnaires were sent to the developers or their agents for the “CDA” sites designated for more than 3 years with approved MLP in late 2018/early 2019 in order to have a better understanding on the implementation of the sites. The Planning Department has received a total of 11 replies.
- 4.2.5 From the replies, the following is noted:
- the approved “CDA” schemes are at different stages of implementation;
 - there are no insurmountable difficulties on the developers’ side that would hinder the implementation of the approved schemes; and
 - should there be any outstanding issues causing delays to the development, the developers or their agents are aware that the Board is monitoring the progress of the implementation of the approved schemes, and if necessary, they could approach the Planning Department for advice.

4.3 Summary

The following table summarises the proposals of the current review:

	With No Approved MLP	With Approved MLP	Total
No. of Sites Proposed for Retention	11 (Appendix I)	30 (Appendix III)	41
No. of Sites Subject to Review	8 (Appendix II)	-	8
No. of Sites Already Agreed for Rezoning	-	6 (Appendix IV)	6
No. of Sites Proposed for Rezoning	-	5 (Appendix V)	5
Total number of “CDA” sites designated for more than 3 years			60

5. CONSULTATION

Concerned departments will be consulted on the rezoning proposals for the “CDA” sites when detailed rezoning proposals are available.

6. DECISION SOUGHT

6.1 Members are requested to:

- (a) note the findings of the review of the sites designated “CDA” on statutory plans in the New Territories;
- (b) agree to the proposed retention of the “CDA” designation for the sites mentioned in paragraphs 4.1.1 and 4.2.1 and detailed at **Appendices I and III**;
- (c) note the sites which are subject to review mentioned in paragraph 4.1.3 and detailed at **Appendix II**;
- (d) note the agreement of the Committee to rezone the sites mentioned in paragraph 4.2.2 and detailed at **Appendix IV**; and
- (e) agree to the proposed rezoning of the sites mentioned in paragraph 4.2.3 and detailed at **Appendix V**.

6.2 Should the Committee agree in-principle to the proposed rezoning of the concerned “CDA” sites, papers on the detailed rezoning proposals with development restrictions, if any, would be submitted to the Committee for consideration in due course.

ATTACHMENTS

Appendix I	List of “CDA” Sites with No Approved MLP and Proposed for Retention
Appendix II	List of “CDA” Sites with No Approved MLP and Subject to Review
Appendix III	List of “CDA” Sites with Approved MLP and Proposed for Retention
Appendix IV	List of “CDA” Sites with Approved MLP and already Agreed for Rezoning
Appendix V	List of “CDA” Sites with Approved MLP and Proposed for Rezoning
Plan 1	Location Plan of “CDA” Sites in Tuen Mun and Yuen Long West District
Plan 2	Location Plan of “CDA” Sites in Fanling/Sheung Shui and Yuen Long East District
Plan 3	Location Plan of “CDA” Sites in Sha Tin, Tai Po and North District
Plan 4	Location Plan of “CDA” Sites in Sai Kung and Islands District
Plan 5	Location Plan of “CDA” Sites in Ma Wan
Plans 6 to 63	Extract Plans of Individual “CDA” Sites

List of “CDA” Sites with No Approved MLP and Proposed for Retention

(Total: 11 – NTW 3, NTW 17, NTW 18, NTW 53, NTW 54, NTW 55, NTE 9, NTE 13, SK-A1, SK 6 and NTI 5)
(Plans 6 to 16)

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2019)	Justifications for Retention
NTW 3 (Plan 6)	Tai Kiu Village, Yuen Long, New Territories (2 ha) (multiple ownership)	16	<ul style="list-style-type: none"> A planning application (No. A/YL/136) for comprehensive commercial/residential development was approved with conditions by the Committee on 27.8.2010. Subsequently, the validity period of the planning approval was extended for a period of 4 years up to 27.8.2018 at the request of the applicant. There was no major progress in implementation of the approved scheme during the extension period and the approval was expired on 28.8.2018. The “CDA” designation is recommended to be retained to ensure that various environmental, traffic, heritage, infrastructure and other constraints could be properly addressed through a comprehensive development of the site.
NTW 17 (Plan 7)	South of Tam Mei Barracks, Ngau Tam Mei, Yuen Long, New Territories (19.68 ha) (multiple ownership)	24	<ul style="list-style-type: none"> The proposed Northern Link (NOL) will run along the western boundary of the site. The railway will increase the development potential of the site whilst imposing environmental constraints such as noise impact on the nearby areas. The “CDA” zoning is considered appropriate in addressing the environmental concerns. An application (No. A/YL-NTM/223) covering the northern portion of the “CDA” zone for a low-rise residential development of 136 houses was rejected by the Committee on 19.6.2009. The applicant had subsequently lodged a review under s.17 of the Town Planning Ordinance (TPO) but withdrew the review on 23.8.2010. On 24.11.2015, a s.12A application (No. Y/YL-NTM/3) to rezone the site from “CDA” to Option 1 - “R(B)1” or Option 2 - “CDA(2)” for comprehensive residential development with commercial facilities was received by the Board. The application was withdrawn on 14.3.2018.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Justifications for Retention
			<ul style="list-style-type: none"> As the "CDA" proposal is actively being pursued, and in view of the potential environmental concerns, it is appropriate to retain the "CDA" zoning of the site at this juncture.
NTW 18 (Plan 8)	East of Sheung Chuk Yuen, Ngau Tam Mei, Yuen Long, New Territories (9.62 ha) (multiple ownership)	24	<ul style="list-style-type: none"> The proposed NOL will run across the northern part of the site. The railway will increase the development potential of the site whilst imposing environmental constraints such as noise impact on the nearby areas. On 3.11.1995, the Committee considered a s.16 application (No. A/YL-NTM/3) for a comprehensive residential development for the site and decided to defer the consideration of the case pending the applicant's submission of detailed impact assessment and mitigation proposals. The application was withdrawn on 27.12.2001. On 26.3.2009, an application (No. A/YL-NTM/235) for low-rise residential development of 193 houses was submitted, but the applicant subsequently withdrew the application on 7.3.2011. On 4.5.2012, an application (No. A/YL-NTM/274) for proposed comprehensive residential development and supporting commercial facilities was submitted. The application was withdrawn on 10.1.2014. As the "CDA" proposal is actively being pursued, and in view of the potential environmental concerns, it is appropriate to retain the "CDA" zoning of the site at this juncture.
NTW 53 (Plan 9)	Site to the east of Tsun Wen Road, Tuen Mun, New Territories (zoned "CDA(1)" on OZP)	7	<ul style="list-style-type: none"> The sites were rezoned from "I" and "O" to "CDA(1)" (NTW 53), "I" to "CDA(2)" (NTW 54) and "I" to "CDA(2)" (NTW 55) based on the recommendations of the Area Assessment 2009 of Industrial Land in the Territory completed in 2010. The site of NTW 53 is intended to be redeveloped for residential use with some retail and GIC facilities, whilst the sites of NTW 54 and 55 are intended to be redeveloped for

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Justifications for Retention
	(1.57ha) (multiple ownership)		<p>commercial use. The site of NTW 53 is subject to a maximum domestic PR of 5 or a maximum non-domestic PR of 9.5, whilst the sites of NTW 54 and 55 are subject to a maximum PR of 9.5. All are subject to a maximum BH of 100mPD. This is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking into account of I/R interface problem, and various environmental, traffic, infrastructure and other constraints.</p> <ul style="list-style-type: none"> The sites were/are occupied by a former/current bus depots and Overhaul Centre. Operation at NTW 53 has ceased and the site is now mainly occupied by a warehouse, an industrial building and a public toilet. The sites are subject to adverse traffic, railway and industrial noise impact and infrastructure constraints. The "CDA" zoning is to avoid piece-meal developments subject to I/R interface problem and noise impact, and to ensure that the infrastructure constraints would be satisfactorily addressed in future developments. Control on the design of these sites are also considered important to create a more functional, interesting and aesthetically pleasing town core. No development proposal has been received since rezoning to "CDA". Development of the sites will require re-location of the existing bus depots. As the sites have been zoned "CDA" for only a few years, the designation should be retained.
NTW 54 (Plan 10)	Site to the west of Tsun Wen Road, Tuen Mun, New Territories (zoned "CDA(2)" on OZP) (1.37ha) (single ownership)	7	
NTW 55 (Plan 11)	Junction of Ho Tin Street and Kin On Street, Tuen Mun, New Territories (Zoned "CDA(2)" on OZP) (2.09ha) (single ownership)	7	
NTE 9 (Plan 12)	North-eastern side of Ma Liu Shui San Tsuen, Lung Yeuk Tau, Fanling, New Territories (0.8 ha)	22	<ul style="list-style-type: none"> The site is the subject of an objection (No. O/S/NE-LYT/1-7) against the rezoning of the subject site from "Unspecified Use" to "AGR" and an area shown as 'Road' on the draft Lung Yuek Tau and Kwan Tei South OZP No. S/NE-LYT/1. The objector proposed to rezone part of the objection site falling within "AGR" zone to "CDA" zone with a maximum permitted non-domestic PR

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Justifications for Retention
	(single ownership)		<p>of 0.9, a maximum site coverage of 46% and a BH restriction of 12m to facilitate the redevelopment of the existing soy sauce factory.</p> <ul style="list-style-type: none"> On 24.11.1995, the Board decided to propose an amendment to the OZP to meet the objection by rezoning the site from "AGR" to "CDA" and by incorporating "Food Production/Processing Plant" under Column 2 of the Notes of the "CDA" zone. The planning intention of the "CDA" zone is to facilitate the comprehensive redevelopment of an existing soy sauce factory (mainly for the relocation of another soy sauce factory at Kwai Chung). On 14.2.1997, the Board approved a planning application (No. A/NE-LYT/104) for minor relaxation of non-domestic PR from 0.9 to 0.937 and non-domestic site coverage from 46% to 50.58% at the site for the redevelopment of a food processing workshop. Subsequently, an application for minor amendments to the approved scheme (No. A/NE-LYT/223) was approved on 3.7.2001. The validity of the planning permission was extended twice until 3.7.2010. As the land exchange to effect the proposed redevelopment was not executed and there was no approved building plan for the proposed development, the planning permission lapsed on 3.7.2010. Notwithstanding that there is currently no approved MLP covering the site, the "CDA" zoning is proposed to be retained after taking into account the following: <ul style="list-style-type: none"> (i) on 22.3.2019, the Metro Planning Committee approved with conditions the MLP for proposed comprehensive development for flats, eating place, shop and services, and office with minor relaxation of BH restriction for the Kwai Chung site under application No. A/KC/444. The proposal of the relocation of the factory from Kwai Chung to the "CDA" site in Lung Yeuk Tau is now under consideration by the

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Justifications for Retention
			<p>applicant;</p> <p>(ii) the planning intention of the "CDA" site to facilitate comprehensive redevelopment of an existing soy sauce factory and relocation of another existing soy factory site at Kwai Chung is still applicable; and</p> <p>(iii) retention of the "CDA" zoning can allow appropriate planning control over the future development/redevelopment of the subject site through the submission of MLP and relevant technical assessments with a view to avoid causing unacceptable environmental impacts on the adjoining residential uses within the "R(C)" zone and the village developments within the "V" zones in the vicinity.</p>
NTE 13 (Plan 13)	<p>North of Fanling Highway near Yin Kong, Kwu Tung, New Territories</p> <p>(1.61 ha)</p> <p>(multiple ownership)</p>	21	<ul style="list-style-type: none"> The site was designated "CDA" to meet the objection to the previous "G/IC" zoning of the site on the draft Kwu Tung North OZP No. S/NE-KTN/1, which was upheld by the Board on 25.10.1996. Under the "CDA" zoning, the developer is required to submit a MLP to address the adverse environmental impacts arising from the adjacent roads (i.e. traffic noise impacts from Castle Peak Road and Fanling Highway) and land uses affecting the site (i.e. industrial noise from nearby industrial uses, such as open storage of construction materials, vehicle parks and warehouses). Planning application No. A/NE-KTN/131 for residential development was approved with conditions by the Committee on 6.11.2009. The approved scheme had not been implemented and the permission was lapsed on 7.11.2018. On 6.11.2017, a s.12A application (No. Y/KTN/1) to rezone part of the "CDA" to "CDA(1)" with a proposed maximum PR of 3 and BH of 55mPD was received. At the request of the applicant, consideration of the application by the Committee was deferred four times to allow time for the applicant to address departmental comments, and the

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Justifications for Retention
			latest deferment was on 1.2.2019. Upon receipt of further information, the application is scheduled for consideration by the Committee on 5.7.2019. As the "CDA" proposal is actively being pursued, and in view of the potential environmental concerns, it is appropriate to retain the "CDA" zoning of the site at this juncture.
SK-A1 (Plan 14)	Kap Pin Long, Sai Kung, New Territories (1.29 ha) (single ownership)	20	<ul style="list-style-type: none"> On 2.7.1999, the Board approved the MLP for 21 two-storey houses with ancillary recreational and supporting facilities. The applicant has applied for extension of time (EOT) for commencement of development several times and the EOT were further extended until 2.7.2004, 2.7.2007 and 2.7.2010 respectively. Building plans for the approved MLP were submitted but rejected. The approval conditions of the MLP were not complied with and the planning permission finally lapsed on 2.7.2010. The site was originally partly zoned "R(D)" and partly zoned "GB" on the draft Pak Kong and Sha Kok Mei OZP No. S/SK-PK/1. On 26.6.1998, the Board gave consideration to an objection in respect of the draft OZP and decided to propose amendments to the draft OZP to meet the objection by rezoning the site from "R(D)" and "GB" to "CDA". Members of the Board considered that a "CDA" zoning for the site would provide necessary mechanism to ensure the preservation of the trees within the site and to protect the adjoining streamcourse and character of the "GB" zone in the north. Although the planning permission has lapsed, it is recommended to retain the "CDA" zone in order to provide proper control over development within the site.
SK 6 (Plan 15)	Sai Kung Town North CDA(1), Sai Kung, New Territories (Zoned "CDA(1)" on	14	<ul style="list-style-type: none"> The "CDA(1)" site was first designated on 4.3.2005 and comprised two portions separated by the proposed Tai Mong Tsai Road. The two portions were combined into a single "CDA(1)" zone with the re-alignment of the proposed Tai Mong Tsai Road during

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Justifications for Retention
	OZP) (5.9 ha) (multiple ownership)		<p>consideration of the objections which were subsequently upheld by the Board. Amendments to the OZP were confirmed under s.6(9) of the pre-amended TPO on 10.2.2006.</p> <ul style="list-style-type: none"> • A planning brief of the site was approved by the Committee on 14.12.2007. • A planning application (No. A/SK-SKT/1) for comprehensive residential development of 17 blocks of apartments and 24 villas was rejected by the Committee on 24.10.2008. • A planning application (No. A/SK-SKT/9) for comprehensive residential development of 14 blocks of apartments and 65 villas was submitted on 21.10.2014. On 27.4.2017, the application was withdrawn by the applicant. • A planning application (No. A/SK-SKT/21) for comprehensive residential development of 14 residential towers and 72 villa houses was submitted on 7.11.2018. The application is currently being processed. • In view of the large size and prominent location of the site, it is necessary to control the development mix, scale, design and layout of development, taking account of environmental, traffic, infrastructure and other constraints. The "CDA(1)" designation of the site should be retained.
NTI 5 (Plan 16)	Sok Kwu Wan, Lamma Island, New Territories (1.99 ha) (single ownership)	14	<ul style="list-style-type: none"> • The site, occupied by a cement plant, is under private ownership. With an open sea view and easy accessibility to Sok Kwu Wan ferry pier, the site has potential for a comprehensive residential scheme. It is located to the immediate southwest of the ex-Lamma Quarry (ELQ) which is the subject of "Planning and Engineering Study on Future Land Use at ELQ Area at Sok Kwu Wan, Lamma Island – Feasibility Study" ("P&E Study"). Taking into account the findings of the "P&E Study", previous comments received at the Community Engagement activities, cost effectiveness of the development and the overall land supply strategy, the Government would review the way forward and implementation of the ELQ.

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2019)	Justifications for Retention
			Pending a decision on the ELQ, the “CDA” zone of the site would also be reviewed.

List of “CDA” Sites with No Approved MLP and Subject to Review

(Total: 8 – NTW 9, NTW 21, NTW 40, NTW 43, NTW 50, NTW 51, NTW 52 and TKO 1)
(Plans 17 to 22)

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2019)	Justifications for Review
NTW 9 (Plan 17)	Lok On Pai Ex-desalting Plants, TMTL 426, Tsing Fat Street, Tuen Mun, New Territories (9 ha) (Government land)	24	<ul style="list-style-type: none"> The site was first designated on 22.4.1994. The boundary was adjusted to facilitate the development of a salt water pumping station on 19.4.2002. In accordance with the recommendations of the “Planning and Engineering Review of Potential Housing Sites in Tuen Mun East Area – Feasibility Study” (Tuen Mun East Study), the boundary was further adjusted and a maximum plot ratio (PR) of 1.3 and building height (BH) restriction of +41mPD were imposed for the site on the Tuen Mun Outline Zoning Plan (OZP) on 16.10.2009. The site is on Government land and is currently under temporary uses. The CDA site with PR restriction of 1.3 and BH restriction of 41mPD is a ready site for development. The large waterfront site is subject to various infrastructural constraints and the future residential development should take into account various planning considerations such as visual prominence of the site, environmental quality, traffic capacity and infrastructural provisions. Given its large size, it will make a contribution towards flat supply. Yet, there may be scope to review the development potential of the site. A technical review would be required to ensure that the traffic, environmental and infrastructural constraints could be properly addressed for any increase in development intensity.
NTW 21 (Plan 18)	Lots 2744ARP, 2744BRP in DD 124 and adjoining Government land, Tan Kwai Tsuen Road, Yuen Long, New Territories (0.99 ha)	22	<ul style="list-style-type: none"> The site was granted planning permission for residential development by the Committee under Application No. A/DPA/YL-TYST/27 on 24.6.1994. Subsequently, the validity period of the planning approval was extended twice for a total period of 1.5 years up to 24.12.1997 at the request of the applicant. In order to put the development under better control, the site was zoned “CDA” on the draft OZP No. S/YL-TYST/1 gazetted on

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2019)	Justifications for Review
	(single ownership)		<p>14.6.1996.</p> <ul style="list-style-type: none"> • Application No. A/YL-TYST/14 for residential development was approved by the Committee on 11.7.1997. The validity period of the planning approval was extended 3 times for a total period of 6 years up to 11.7.2005 at the request of the applicant. • Application No. A/YL-TYST/292 for minor amendments to the approved scheme under Application No. A/YL-TYST/14 was submitted on 19.5.2005 and was approved with conditions by the Director of Planning (D of Plan) on 26.9.2005 under the delegated authority of the Board, with validity period up to 26.9.2009. Owing mainly to the need to resolve the road access issue, the land exchange has yet to be finalized and the approved development cannot be regarded as commenced. The planning permission lapsed on 26.9.2009. • The site is under single ownership, however no s.16 application and/or land exchange application has been submitted since the last planning permission was lapsed as the issue of road access connecting the site to Tan Kwai Tsuen Road is yet to be resolved. • The “CDA” designation of the site would be reviewed accordingly to facilitate early implementation and ensure that the traffic and infrastructural constraints could be properly addressed.
NTW 40 (Plan 19)	Long Ha, Kam Tin, Yuen Long, New Territories (11.28 ha) (multiple ownership)	19	<ul style="list-style-type: none"> • On 30.4.1999, the site and the strip of land in between were rezoned from “R(D)” to “CDA” and “OU (Railway Reserve)” to partially meet the objections to the draft Kam Tin North OZP No. S/YL-KTN/1 and to reflect the proposed railway alignment respectively. • The Northern Link (NOL) running through the “CDA” site is one of the new railway projects proposed under the Railway Development Strategy 2014, with indicative implementation timeframe from 2018 to 2023. The Government is currently

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Justifications for Review
			reviewing the implementation proposal of the NOL submitted by the MTR Corporation Limited in 2017. While the proposal will enhance the development potential of the site, it will also pose environmental constraints and its alignment will affect the boundary, design and layout of the site. As such, the "CDA" zoning will be reviewed timely with due regard to impending finalisation of the NOL alignment.
NTW 43 (Plan 20)	South-east of Tong Fong Tsuen and west of Ping Ha Road, Ping Shan, Yuen Long, New Territories (1.65 ha) (multiple ownership)	17	<ul style="list-style-type: none"> The site was once rezoned to "R(E)1" but was reverted back to "CDA" upon the decision of the Board on 21.11.2001 to partially meet an objection. The amendments to the OZP were confirmed under s.6(9) of the pre-amended TPO on 19.4.2002. The site is located to the west of Ping Ha Road, which is subject to severe traffic congestion, and the Light Rail Transit is running along its southern boundary. In addition, the site is subject to industrial/residential (I/R) interface issues. The site is close to Hung Shui Kiu New Development Area in which some traffic improvement measures including the junction of Castle Peak Road/Ping Ha Road would be undertaken. Taking into account the above, the "CDA" zone would be reviewed accordingly to facilitate early implementation and ensure that the local traffic problem along Ping Ha Road and I/R interface issue could be properly addressed.
NTW 50 (Plan 21)	Site to the north-east of Long Tin Road, Yuen Long, New Territories (8.3 ha) (multiple ownership)	8	<ul style="list-style-type: none"> The sites were rezoned from "Undetermined" to "CDA" based on a land use review conducted by PlanD in 2010. The sites are intended for low-rise and low density development, with a maximum PR of 0.4 and BH restriction of 3 storeys, to facilitate comprehensive upgrading of the areas and provide necessary planning control over the development mix, scale, design and layout of development, taking into account of various environmental, traffic, infrastructure and other constraints. The sites are mainly occupied by temporary
NTW 51	Site to the west of Yung Yuen Road and north of Long Tin	8	

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Justifications for Review
(Plan 21)	Road, Yuen Long, New Territories (5.1 ha) (multiple ownership)		<p>structures, vehicle parks, open storage yards, workshops and clusters of residential dwellings. The sites are also subject to adverse traffic, railway and industrial noise impact and infrastructure constraints.</p> <ul style="list-style-type: none"> A s.16 planning application (No. A/YL-PS/565) submitted on 26.6.2018 at Site NTW 52 for proposed residential development (flat and house) with a maximum PR of 0.4 and a maximum BH of 3 storeys is under processing. No development proposal at Sites NTW 50 and NTW 51 has been received since rezoning to "CDA". The "CDA" zoning would be reviewed accordingly to facilitate early implementation and ensure I/R interface problem, noise impact, and the infrastructural constraints could be properly addressed in future developments.
NTW 52 (Plan 21)	Site to the north-west of Long Ping Road, Yuen Long, New Territories (8.5 ha) (multiple ownership)	8	
TKO 1 (Plan 22)	Ying Yip Road, Tseung Kwan O Area 92 and adjoining Government land, New Territories (4.26 ha) (single ownership)	23	<ul style="list-style-type: none"> On 10.1.2005, a request for amendment to the Notes of the OZP, proposing to relax the maximum domestic GFA and BH restriction was submitted. The request was however, rejected by the Committee on 13.5.2005. On 14.11.2005, the land owners submitted a further request for amendment to the Notes of the OZP to relax the development intensity and BH restrictions. Nevertheless, on 29.3.2006, the applicant withdrew the request. On 14.9.2006, the land owners submitted another application for amendments to Notes of the OZP to relax the development intensity and BH restrictions. The application was rejected by the Committee on 13.4.2007. Taking into account the recently rezoning of a public housing site (i.e. from "Green Belt" to "Residential (Group A) 7") located to the north of the "CDA" site across Ying Yip Road, the "CDA" zone would be reviewed to ensure that the traffic, visual and landscaping impacts of the development could be properly addressed.

List of “CDA” Sites with Approved MLP and Proposed for Retention

(Total: 30 - NTW 5, NTW 6, NTW 8, NTW 31, NTW 36, NTW 37, NTW 38, NTW 39, NTW 41, NTW 42, NTW 49, NTW 56, YL 2, YL 3, NTE 1, NTE 4, NTE 5, NTE 14, NTE 15, NTE 18, NTE 20, NTE 21, NTE 23, MOS 2, MOS 3, MOS 4, SK 3, SK 4, TKO-A1 and TW 33)
(Plans 23 to 52)

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2019)	Justifications for Retention
NTW 5 (Plan 23)	North-west of Pok Oi Interchange, Yuen Long, New Territories (Grand YOHO) (4.06 ha) (multiple ownership)	27	<ul style="list-style-type: none"> Amendment to the MLP for a proposed comprehensive commercial/residential development and proposed pedestrian footbridge with retail use under Application No. A/YL/139 was approved with conditions by the Committee on 2.6.2006. A Class B amendment to the approved MLP under Application No. A/YL/139-1 was approved by the Committee on 28.5.2010. Phases I and II of the development have been completed. Construction works of the remaining Phase III (comprising the remaining 2 building blocks T6 and T7) have been halted due to structural impacts to the nearby West Rail viaduct. The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
NTW 6 (Plan 24)	Junction of Castle Peak Road-Yuen Long and Yuen Ching Road, Yuen Long, New Territories (3.50 ha) (multiple ownership)	27	<ul style="list-style-type: none"> Amendment to the MLP for a proposed comprehensive commercial/residential development under Application No. A/YL/151 was approved with conditions by the Committee on 2.11.2007. Phase I development (known as YOHO Midtown) was completed in 2010. Land exchange and construction for Phases II and III developments of NTW 6 have not yet commenced. An application (No. A/YL/205) mainly covering Phases IIa, IIb and III for hotel and flat development was approved by the Committee on 2.1.2015. Application for extension of the validity period of the planning approval for a period of 4 years up to 2.1.2023 was approved by the Director of Planning (D of Plan) under the delegated authority of the Town Planning Board (the Board) on 7.2.2018. Land exchange for hotel at Phase IIa is being

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Justifications for Retention
			<p>processed by LandsD.</p> <ul style="list-style-type: none"> The "CDA" designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
NTW 8 (Plan 25)	<p>Various lots in DD 379 and adjoining Government land, Tuen Mun Area 55, New Territories</p> <p>(3.03 ha)</p> <p>(single ownership)</p>	24	<ul style="list-style-type: none"> The planning application for comprehensive residential development (No. A/TM/288) was approved with conditions by the Committee on 26.7.2002. On 13.7.2006, the application for extension of time (EOT) commencement of development up to 26.7.2010 was approved with conditions by the D of Plan under delegated authority of the Board (Application No. A/TM/288-1). On 26.10.2018, a s.16A application for minor amendment to the approved scheme was approved by the D of Plan under the delegated authority of the Board (Application No. A/TM/288-2). The set of building plans submission for the approved scheme under A/TM/288 was approved on 26.1.2016. No building plans have been submitted under the approved scheme of A/TM/288-2. Another s.16A application for amendment to the approved scheme was received by the Board on 11.2.2019 and is being processed. Land exchange was executed in December 2018. The "CDA" designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
NTW 31 (Plan 26)	<p>East of Tai Lam Chung Nullah and Customs and Excise Training School, TMTL 417, Tai Lam Chung, Tuen Mun, New Territories</p> <p>(6.25 ha)</p>	22	<ul style="list-style-type: none"> The "CDA" zone was first designated on 7.6.1996. The boundary was adjusted at the request of the land owner by rezoning two areas from "CDA" to "V" and five areas from "V" or "GB" to "CDA" and exhibited on 18.2.2000. A planning application for comprehensive residential development (No. A/TM-SKW/32) was approved with conditions by the Committee on 1.3.2002.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Justifications for Retention
	(multiple ownership)		<ul style="list-style-type: none"> The latest planning application (No. A/TM-SKW/32-1) was approved by the D of Plan on 1.2.2008 under the delegated authority of the Board. The latest building plans for the residential part of the proposed development were approved on 4.2.2019. Land exchange is being processed. The "CDA" designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
NTW 36 (Plan 27)	Area 112, Tin Shui Wai, New Territories (7.55 ha) (single ownership)	21	<ul style="list-style-type: none"> The site has been sold by tender in mid-2014 for private residential development. As the site is located in close proximity to the Hong Kong Wetland Park (HKWP), "CDA" zoning should be retained to ensure the design of the proposed development would have no adverse impacts on the HKWP. A planning brief (PB) to guide the prospective developers of the site in preparing the MLP for the future development on the site was agreed by the Committee on 13.3.2009. An application (No. A/TSW/65) for a proposed comprehensive residential development with commercial uses for the site was submitted on 23.12.2015 and approved with conditions by the Committee on 26.8.2016. The latest application (No. A/TSW/70) for proposed comprehensive residential and commercial development with eating place, shop and services, school and public vehicle park was approved with conditions by the Committee on 8.12.2017. The building plans were approved on 29.6.2018 and 28.11.2018. Development is under construction. The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2019)	Justifications for Retention
NTW 37 (Plan 28)	Area 115, Tin Shui Wai, New Territories (6.44 ha) (single ownership)	21	<ul style="list-style-type: none"> As the site is in close proximity to the HKWP, “CDA” zoning should be retained to ensure the design of the proposed development would have no adverse impacts on the HKWP. The PB to guide the prospective developers in preparing the MLP for the future development of the site was agreed by the Committee on 13.3.2009. The site has been sold by tendering in mid-2014 for private residential development required to be completed by September 2021. An application (No. A/TSW/63) for a proposed comprehensive residential development with commercial uses on the site was submitted on 29.7.2015 and approved with conditions by the Committee on 20.11.2015. The latest planning application (No. A/TSW/63-1) was approved by the D of Plan on 19.4.2017 under the delegated authority of the Board. The building plans were approved on 29.6.2017 and 13.4.2018. Development is under construction. The “CDA” designation should be retained to ensure implementation of the approved MLP and approval conditions.
NTW 38 (Plan 29)	South of West Rail Tin Shui Wai Station, Yuen Long, New Territories (3.48 ha) (single ownership)	19	<ul style="list-style-type: none"> In order to meet the Government’s housing target of providing some 17,000 Home Ownership Scheme (HOS) flats over four years starting from 2016/17 onwards and thereafter an annual average of 5,000 HOS flats, the site was identified for the development of HOS units. On 25.10.2013, the Committee endorsed the PB for the HOS development at the site. Application No. A/YL-PS/440 for proposed comprehensive flats (HOS), commercial and public transport terminus development submitted by the Housing Department (HD) was approved by the Committee on 4.4.2014. The latest building plan was approved by the Independent Checking Unit of the HD on 21.4.2016. Development is under

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Justifications for Retention
			<p>construction.</p> <ul style="list-style-type: none"> The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.
NTW 39 (Plan 30)	<p>Various Lots and adjoining Government Land in DD107, Sha Po, Kam Tin, Yuen Long, New Territories</p> <p>(28.98 ha)</p> <p>(single ownership)</p>	19	<ul style="list-style-type: none"> A planning application (No. A/YL-KTN/118) for a comprehensive residential development was first approved by the Committee on 5.10.2001 and the latest planning application (No. A/YL-KTN/118-2) for amendments to the approved scheme (with 3,657 flats) was approved by the Committee on 7.9.2012. The lease for Phase 1 of the subject development was executed in August 2011. The general building plans covering Phases 1 and 2 of the approved scheme were approved by the Building Authority (BA) in 2013. OP for part of Phase I were issued in mid-2015. The general building plans for Phase 2 of the approved scheme are being further revised. The applicant is applying to Lands Department (LandsD) for the land exchange for Phase 2 development. The "CDA" designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
NTW 41 (Plan 31)	<p>Various Lots in DD130 to the North of Yuen Long Highway near Fuk Hang Tsuen, Yuen Long, New Territories</p> <p>(1.91 ha)</p> <p>(multiple ownership)</p>	19	<ul style="list-style-type: none"> A planning application for comprehensive residential development (No. A/TM-LTTY/158) was approved by the Committee with conditions on 14.9.2007. The latest planning application for the same use (Application No. A/TM-LTTY/249) was approved with conditions by the Committee on 19.7.2013 and a review on approval condition (g) was also approved on 11.4.2014. On 25.4.2017, an application for EOT for commencement of development (Application No. A/TM-LTTY/249-1) was approved by the D of Plan under delegated authority of the Board and the permission will be valid until 19.7.2021. An application (under Application No. A/TM-LTTY/249-2) for Class B amendments

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2019)	Justifications for Retention
			<p>to the approved scheme was approved by the D of Plan under the delegated authority of the Board on 9.11.2017.</p> <ul style="list-style-type: none"> • The applicant is in the progress for compliance with approval conditions. • Land exchange is being processed. • Building plans have been submitted and yet to be approved. • Construction works have not yet commenced. • The western part of the site has been sold by tendering on 24.10.2018 for private residential development. S.16 application is yet to be submitted/approved. • The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
NTW 42 (Plan 32)	<p>South of the Former Military Site at Shek Wu Wai, Yuen Long, New Territories</p> <p>(23.98 ha)</p> <p>(multiple ownership)</p>	19	<ul style="list-style-type: none"> • The site was rezoned from “GB” to “CDA” in December 1999 under s.6(7) of the pre-amended TPO arising from the Board’s decision to uphold an objection to the draft Ngau Tam Mei OZP No. S/YL-NTM/1. • Planning application No. A/YL-NTM/178 for a residential development of a total of 322 houses at a PR of 0.4 for the western half of the “CDA” zone was approved with conditions on 18.8.2006. Building plans were approved on 18.7.2014. • The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions. • On 7.8.2015, a s.12A application (No. Y/YL-NTM/2) for rezoning of the site to “CDA(1)” with maximum PR of 3 to facilitate a proposed residential cum retail development was received by the Board. The application was withdrawn on 20.12.2018. • The proposed NOL will traverse the eastern half of the “CDA” zone. It may create land assembly difficulty to the remaining parts of the “CDA” zone and impose environmental constraints such as noise impact on the nearby

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Justifications for Retention
			<p>areas. The land use in the area may need to be reviewed upon finalization of the NOL alignment.</p> <ul style="list-style-type: none"> In view of the above, it is appropriate to retain the "CDA" zoning of the site at this juncture.
NTW 49 (Plan 33)	<p>Site abutting Tung Wui Road and Kam Po Road, Kam Tin, Yuen Long, New Territories</p> <p>(2.51.ha)</p> <p>(multiple ownership)</p>	12	<ul style="list-style-type: none"> The site was rezoned to "CDA" which comprises Areas (a) and (b) based on a land use review conducted in 2006. Building development is confined in Area (a) with an area of about 1.3 ha. Area (b), with an area of about 1.2 ha which comprises existing trees and abandoned meander retained under the drainage project that require preservation, is designated as landscaped area for public use where no building development is permitted. In March 2014, PlanD, in collaboration with MTRCL, has completed a Land Use Review for Kam Tin South and Pat Heung (LUR) (covering the subject "CDA" site). In view of the infrastructure constraints, particularly the capacity of the sewage treatment facilities, the 14 potential housing sites identified in the LUR would be developed by phases. While 5 of the 14 potential housing sites have been rezoned for housing development, the remaining 9 sites (including the subject "CDA" site with a proposed PR of 2.1) would be subject to further study for provision of supporting infrastructure. An application (No. A/YL-KTS/705) for proposed house development (comprising 68 two- to three-storey houses) at the site was approved with conditions by the Committee on 20.4.2018. In approving the application, the Board agreed to request PlanD to review the "CDA" zone with particular regard to the future zoning of Area (b). A S.12A application (No. Y/YL-KTS/6) was received from the same applicant on 15.1.2019, proposing amendments to the Notes of the "CDA" zone to increase the maximum PR from 0.4 to 5 and building height from 3

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2019)	Justifications for Retention
			<p>storeys (9m) to 69mPD to facilitate a private housing development, which involves 8 residential blocks of 18 storeys and 2,368 flats. At the request of the applicant, the Committee deferred consideration of the application on 12.4.2019.</p> <ul style="list-style-type: none"> The appropriate zoning for the “CDA” site will be reviewed with due consideration of the recommendation of the LUR and the results of the latest s.12A application submitted by the applicant.
NTW 56 (Plan 34)	<p>Cheung Chun San Tsuen, Kam Tin North, Yuen Long, New Territories</p> <p>(17.1ha)</p> <p>(multiple ownership)</p>	4	<ul style="list-style-type: none"> The site was rezoned from “Undetermined” (“U”) to “CDA(1)” in May 2014 based on a land use review for the “U” zones on the Kam Tin North OZP. The site is subject to possible noise impact from the proposed NOL running along its western boundary. There is also no proper vehicular access and the existing wetlands are encouraged to be provided/preserved, recreated or enhanced at the site. An application (No. A/YL-KTN/604) for proposed flats, shop and services, eating place, school, social welfare facility and public transport terminus or station uses and minor relaxation of maximum PR from 1.2 to 1.254 and maximum BH from 16 to 18 storeys (comprising a total of 28 residential towers for 3,891 flats) at the site was approved with conditions by the Committee on 22.3.2019. The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Justifications for Retention
YL 2 (Plan 35)	Area Covering the West Rail Yuen Long Station and Its Adjoining Area, Yuen Long, New Territories (4.65 ha) (single ownership)	20	<ul style="list-style-type: none"> The MLP was first approved with conditions by the Committee on 25.1.2002. Amendment to the MLP for a proposed comprehensive commercial/residential development under Application No. A/YL/125 was approved by the Committee on 28.1.2005, but the approval lapsed on 29.1.2009. The 2007 Policy Address stated that the Government would review the approved schemes of the above-station property development projects at Nam Cheong Station and Yuen Long Station with a view to lowering their development intensities. The MLP for a revised scheme for proposed comprehensive commercial/residential development with government, institution or community (GIC) facilities and public transport facilities under Application No. A/YL/209 was approved with conditions by the Committee on 26.9.2014. Land grant was executed on 16.11.2015 and construction works for the southern site are underway. The "CDA" designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
YL 3 (Plan 36)	Area Covering The Public Transport Interchange Associated with the West Rail Long Ping Station, Yuen Long New Town Area 2, New Territories (Southern Site) (Sol City) (1.55 ha) (single ownership)	20	<ul style="list-style-type: none"> The MLP for the proposed comprehensive residential development under Application No. A/YL/188 was approved with conditions by the Committee on 1.6.2012. Land grant was executed on 16.9.2013 and construction works are underway. The latest planning application (No. A/YL/188-1) was approved with conditions by D of Plan under the delegated authority of the Board on 25.9.2014. Development is under construction. The "CDA" designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Justifications for Retention
NTE 1 (Plan 37)	SSIL 2RP and adjoining Government land, Sheung Shui Area 35, New Territories (3.6 ha) (single ownership)	24	<ul style="list-style-type: none"> Two applications (No. A/FSS/110 and 152) for a residential development were approved in 1999 and 2003, but the planning permission lapsed in 2004 and 2007 respectively. Application No. A/FSS/156 for a residential development with a maximum PR of 0.8838 and a maximum BH of 3-4 storeys over 1-storey carport was approved with conditions by the Committee on 5.12.2003. Building plans were approved on 8.11.2007, 1.3.2011, 19.11.2012, 26.9.2014, 13.9.2016 and 25.7.2018 but construction work has not yet commenced. A s.12A rezoning application (No. Y/FSS/12) to rezone the application site from "CDA" to "CDA(1)" with a maximum PR of 3.6, a maximum site coverage of 27% and a maximum BH of 25 storeys aboveground was rejected by the Committee on 27.10.2017 mainly on the grounds that the development intensity of the proposed "CDA(1)" zone was considered excessive and not compatible with the surrounding areas; and there was no strong justification to substantiate the proposed PR and BH. On 9.1.2018, a s.12A rezoning application (No. Y/FSS/14) was submitted by the owner of the site for rezoning the site from "CDA" to "CDA(1)" with a maximum PR of 3, a maximum site coverage of 27% and a maximum BH of 19-23 storeys aboveground. Noting that the applicant had passed away before the Committee's consideration of the application, the Committee on 7.12.2018 decided to defer a decision on the application pending submission of further information from the applicant's side to demonstrate the legal capacity of the representation of the applicant. On 8.4.2019, the applicant provided further information. The application is scheduled to be considered by the Committee on 5.7.2019. The "CDA" designation should be retained to ensure implementation of the approved MLP and

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Justifications for Retention
			compliance with approval conditions.
NTE 4 (Plan 38)	Fung Yuen, Tai Po Area 32, New Territories (zoned "CDA(1)" on OZP) (18.37 ha) (multiple ownership)	21	<ul style="list-style-type: none"> A s.16 application (No. A/TP/267) for comprehensive residential and agricultural development was approved by the Committee on 8.12.2000. Minor amendments to the approved scheme under Application Nos. A/TP/318, 319 and 333 were approved by the District Planning Officer under the Board's delegated authority on 31.7.2003, 2.9.2003 and 18.8.2004 respectively. Building plans of the Phase 1 of the development portion and agricultural portion have been approved. Construction works regarding Phase 1 as well as the agricultural portion have been completed with the certificate of compliance (CC) issued on 16.12.2015. The applicant is pursuing implementation of the subsequent phase of the approved scheme. Taking into account the above, the "CDA" designation should be retained.
NTE 5 (Plan 39)	Sai Sha Road, Shap Sz Heung, New Territories (64.48 ha) (multiple ownership)	22	<ul style="list-style-type: none"> The Site is the subject of several planning applications approved in 2003 (A/NE-SSH/28), 2007 (A/NE-SSH/26), 2009 (A/NE-SSH/61) and 2019 (A/NE-SSH/120). For the approved scheme under application No. A/NE-SSH/61, an application (No. A/NE-SSH/61-1) for Class B amendments to the approved scheme was approved by the D of Plan under the delegated authority of the Board on 2.12.2009. The amendments mainly involved changes to average flat size to an increase of about 200 flats. Subsequently, an application (No. A/NE-SSH/61-2) for EOT for commencement of approved development was approved by the D of Plan under the delegated authority of the Board on 22.4.2013 and the validity for the subject planning permission was extended to 8.5.2017. Although the applicant has made submissions, some of the approval conditions are yet to be complied with. The building plan submissions for Sites A, B

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Justifications for Retention
			<p>and C were approved on 19.12.2016, 13.4.2017 and 25.4.2017 respectively.</p> <ul style="list-style-type: none"> • The land exchange was executed on 8.9.2017. • For the latest approved scheme under Application No. A/NE-SSH/120, planning approval was given by the Committee on 18.1.2019. Compared with the scheme under A/NE-SSH/61-1, the major changes include an increase in domestic, commercial and clubhouse GFA, maximum BH, number of flats and provision of additional public and GIC facilities. • The "CDA" designation should be retained as the applicant is actively pursuing the implementation of the approved "CDA" scheme.
NTE 14 (Plan 40)	<p>South of Castle Peak Road near Kam Tsin, Sheung Shui, New Territories</p> <p>(3.86 ha)</p> <p>(single ownership)</p>	21	<ul style="list-style-type: none"> • A planning application (No. A/NE-KTS/75) for a comprehensive residential and recreational development was approved by the Committee on 19.6.1998. The planning permission lapsed on 20.6.2001. • On 25.11.2005, the Committee approved a planning application (No. A/NE-KTS/220) for a comprehensive residential development on the site. The planning permission lapsed on 26.11.2009. • The latest planning application (A/NE-KTS/267) was approved by the Committee on 19.12.2008. Building plans submission was approved by BA on 23.3.2011. • The applicant is in the progress for compliance with approval conditions (approval conditions (b) has been partially complied with and (e) has been complied with). Land exchange is being processed. On 24.10.2018, land exchange was executed. • On 29.7.2016, a s.12A rezoning application (No. Y/NE-KTS/6) to rezone the site and its adjoining area from "CDA", "REC", "G/IC" and an area shown as 'Road' to "CDA(1)", with a proposed maximum PR of 2.1, site coverage of 37% (above ground level) and BH

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Justifications for Retention
			<p>of 60mPD submitted by the same applicant of A/NE-KTS/267 was rejected by the Committee mainly on the grounds of being incompatible with low-rise and low-density character of the area and the possible traffic impact.</p> <ul style="list-style-type: none"> On 30.8.2018, a s.12A rezoning application (No. Y/NE-KTS/12) submitted by the same applicant of Y/NE-KTS/6 to rezone the site and its adjoining areas from "CDA", "REC", "G/IC" and an area shown as 'Road' to "CDA(1)", with a proposed maximum PR of 3 and BH of 80mPD, was received by the Board. The application is tentatively scheduled for the Committee's consideration in July 2019. The "CDA" designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
NTE 15 (Plan 41)	<p>Various Lots in DD 100 and adjoining Government land, Lin Tong Mei Tsoi Yuen, Kwu Tung South, New Territories</p> <p>(10.07 ha)</p> <p>(multiple ownership)</p>	21	<ul style="list-style-type: none"> An application (No. A/NE-KTS/310) for comprehensive residential development (consists of two phases) was approved by the Committee on 15.4.2011. Phase 1 development was completed with all approval conditions complied with. Building plans were approved by the BA on 11.1.2013 and OP was issued on 19.4.2013. The planning permission lapsed on 16.4.2015. For Phase 2 development, the applicant of Phase 1 development acquired two lots and is negotiating with the owners of the remaining 3 lots to facilitate the proposed residential development. The Phase 2 site is predominantly occupied by open storage uses and workshops and subject to traffic noise impacts and potential vehicular emissions impact as well as other constraints such as inadequate drainage and sewerage facilities. In order to improve the general environment and having considered other development constraints pertinent to the area, it is considered that the "CDA" designation should be retained. The "CDA" designation of the completed Phase 1 site could be reviewed when a clear picture on Phase 2 development is available.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Justifications for Retention
NTE 18 (Plan 42)	<p>Lot 698 RP (Part) in DD 181 and adjoining Government land, Heung Fan Liu, Sha Tin, New Territories</p> <p>(4.42 ha)</p> <p>(multiple ownership) <i>(Note: part of the site is held under adverse possession)</i></p>	19	<ul style="list-style-type: none"> • A planning application No. A/ST/696 for proposed residential development with club house and car-parking facilities was approved with conditions for 1 year by the Board on review on 22.10.2010. • Application No. A/ST/696-1 for EOT for commencement of the approved development (Application No. A/ST/696) for 12 months until 22.10.2012 was approved with conditions by the Committee on 21.10.2011. • An application (A/ST/696-2) for amendments to the approved scheme by reducing the site coverage, reducing the parking provision, increasing the number of trees to be felled, and slightly changing the disposition of the building blocks was approved with conditions by the Committee on 1.6.2012. • A planning application (No. A/ST/851) for a proposed residential development with club house and parking facilities submitted on 20.6.2014 was approved with conditions by the Committee on 22.5.2015. • Application No. A/ST/851-1 for EOT for commencement of the approved development (Application No. A/ST/851) for 48 months until 22.5.2023 was approved with conditions by the D of Plan under the delegated authority of the Board on 14.1.2019. • Land exchange for Phase 1 was approved by the District Lands Conference on 19.1.2016. • Building plans for Phases 1 and 2, based on the previous approved development scheme (No. A/ST/696), were approved by the BA on 19.10.2012. • Taking into account the site constraints (including access, landslide hazards, sewerage and drainage problems), the "CDA" designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
NTE 20	STTL 576 and adjoining	18	<ul style="list-style-type: none"> • On 5.5.2000, the Committee agreed to a request for rezoning of the site to "CDA" to

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Justifications for Retention
(Plan 43)	<p>Government land, Fo Tan, Sha Tin, New Territories</p> <p>(Fo Tan Station and Freight-yard)</p> <p>(zoned "CDA(1)" on OZP)</p> <p>(4.97 ha)</p> <p>(multiple ownership)</p>		<p>facilitate the development of 191,100m² domestic floor space (with 2,768 flats) and 17,500m² retail floor space.</p> <ul style="list-style-type: none"> • The site is the subject of two planning applications (No. A/ST/630 and A/ST/658) rejected by the Board on review in 2006 and 2008 respectively. The applications were, however, subsequently allowed by the Town Planning Appeal Board (TPAB) with conditions in 2009 and 2010. • On 17.6.2011, a planning application No. A/ST/658-1 for proposed amendments to the approved scheme under Application No. A/ST/658 was approved with conditions by the Committee. • The Landscape Master Plan (LMP) for Phase 1 of the approved development was accepted on 19.9.2011. • Land exchange for Phase 1 was approved by DLC on 20.12.2012. • The development is being developed by phases. Building plans for Phase 1 of the approved development were approved by the BA on 6.10.2011 with subsequent amendments approved on 14.12.2012 and 29.10.2013 respectively. Phase 1 is under construction. • On 5.10.2014, an application for EOT for commencement of development for 4 years up to 5.10.2018 was approved with conditions by the D of Plan under the delegated authority of the Board. • Land exchange for the two private lots in S1 Portion, i.e. STTL No. 75 and Lot No. 744 RP in D.D. 176 has been executed on 4.9.2017. The new lot is known as STTL No. 576. • On 8.12.2017, a planning application No. A/ST/927 for proposed amendments to the previous approved scheme (No. A/ST/658-1) was approved with conditions by the Committee. The amendments involve S1 portion only which mainly include an increase of total number of flats from 2,061 to 2,443

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Justifications for Retention
			<p>and a reduction of overall average flat size from 92.7m² to 78.21m². The S1 portion has been formed and ready for construction.</p> <ul style="list-style-type: none"> The LMP for application No. A/ST/927 was accepted on 29.10.2018. As the applicant is taking steps to implement the proposal, the "CDA" designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
NTE 21 (Plan 44)	<p>Tai Wai Station, Ma On Shan Rail, Sha Tin, New Territories</p> <p>(zoned "CDA(1)" on OZP)</p> <p>(4.85 ha)</p> <p>(single ownership)</p>	18	<ul style="list-style-type: none"> An application (No. A/ST/691) for amendments to the previously approved MLP under No. A/ST/625 for comprehensive commercial/residential development cum GIC facilities was approved with conditions by the Committee on 18.12.2009 for a period of 4 years until 18.12.2013. On 4.9.2015, the application for minor amendments to the previously approved scheme (No. A/ST/691-1) was approved with conditions by the Committee. On 4.1.2017, D of Plan under the delegated authority of the Board approved an application for minor amendments to approved scheme (No. A/ST/691-2). The land grant was executed on 26.1.2015. The building plans of the approved scheme (No. A/ST/691) were approved by the BA on 26.5.2011. The LMP for Application No. A/ST/691-2 was accepted on 24.8.2018. As the applicant is taking steps to implement the proposal, the "CDA(1)" designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
NTE 23 (Plan 45)	<p>South of Kwu Tung Road and west of Hang Tau Road, Sheung Shui, New Territories</p>	6	<ul style="list-style-type: none"> The site was rezoned to "CDA" in 2013 as a result of the approval of a s.12A rezoning application No. Y/NE-KTS/3. The MLP for the proposed comprehensive residential development under Application A/NE-KTS/364 was approved with conditions

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Justifications for Retention
	(1.95 ha) (single ownership)		<p>by the Committee on 22.5.2015. On 8.4.2019, an application for EOT for commencement of development (Application No. A/NE-KTS/364-1) was approved by the D of Plan under delegated authority of the Board and the permission will be valid until 22.5.2023.</p> <ul style="list-style-type: none"> Land exchange is being processed. The "CDA" designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
MOS 2 (Plan 46)	<p>Near Lok Wo Sha, Ma On Shan, Sha Tin, New Territories (zoned "CDA(1)" on OZP)</p> <p>(12.74 ha)</p> <p>(multiple ownership)</p>	15	<ul style="list-style-type: none"> The subject "CDA(1)" zone comprises three portions, i.e. STTL 502 (a comprehensive residential and commercial development, namely Double Cove), STTL 574 (a comprehensive residential development) and STTL 600 (City University's student hostel). The "CDA(1)" zone is the subject of 17 previous applications (Nos. A/MOS/61, 61-1 to 61-12 (in which 61-9 and 61-10 are invalid), 82, 82-1, 87, 87-1, 87-2 and 96). A planning application for comprehensive residential development with commercial and GIC facilities (Application No. A/MOS/61) was first approved with conditions by the Board upon review on 20.5.2005. Since then, 16 applications for amendments to the previously approved scheme or fresh s.16 applications were approved with conditions by the D of Plan under the delegated authority of the Board or by the Committee. <p>STTL 502</p> <ul style="list-style-type: none"> The land grant was executed on 4.2.2010 and the development was completed in 2017. <p>STTL 574</p> <ul style="list-style-type: none"> The land grant was executed on 6.12.2012 and the development was completed in 2018. <p>STTL 600</p> <ul style="list-style-type: none"> The subject lot is the subject of a planning application (No. A/MOS/96) approved by the Board on 8.8.2014 for proposed student hostel.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Justifications for Retention
			<p>LandsD is processing the application of a proposed Private Treaty Grant by City University. The applicant is revising the MLP for compliance with approval conditions.</p> <ul style="list-style-type: none"> General building plans were approved on 25.8.2017 and 30.9.2018. As the applicants are taking steps to implement the proposal, the "CDA(1)" designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
MOS 3 (Plan 47)	<p>Southwestern Part of Whitehead Headland, Ma On Shan, Sha Tin, New Territories</p> <p>(zoned "CDA(2)" on OZP)</p> <p>(3.77 ha)</p> <p>(single ownership)</p>	7	<ul style="list-style-type: none"> The subject "CDA(2)" zone was designated on 24.2.2012. The site was sold by tender on 25.3.2014. The lot owner submitted a planning application (No. A/MOS/100) for proposed residential development at the site on 29.8.2014. The application has been approved by the Board on 2.1.2015. General building plans were approved by BA on 2.11.2016. OP was granted by BA on 9.1.2019. Application for CC is in progress. The "CDA" designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
MOS 4 (Plan 48)	<p>Southeastern Part of Whitehead Headland Whitehead, Ma On Shan, Sha Tin, New Territories</p> <p>(zoned "CDA(3)" on OZP)</p> <p>(2.35 ha)</p> <p>(single ownership)</p>	7	<ul style="list-style-type: none"> The subject "CDA(3)" zone was designated on 24.2.2012. The site is the subject of planning applications (No. A/MOS/99, A/MOS/107, A/MOS/107-1) for proposed residential development with minor relaxation of GFA and BH restrictions approved by the Board on 13.6.2014, 6.11.2015 and 20.11.2017 respectively. The site was sold by tender on 10.12.2014. General building plans were approved by BA on 12.10.2016 and 22.2.2019 respectively. The residential development is under construction. The "CDA" designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions.
SK 3	Nam Pin Wai Road, Sai Kung, New Territories	24	<ul style="list-style-type: none"> The "CDA" site was designated on 20.5.1994. The boundary and development parameters of the "CDA" site were reviewed by the Board on

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Justifications for Retention
(Plan 49)	(1.31 ha) (multiple ownership)		<p>23.10.1998 during consideration of objections, which were subsequently upheld by the Board. Amendments to the OZP were confirmed under s.6(9) of the pre-amended TPO on 23.4.1999.</p> <ul style="list-style-type: none"> • Planning application (No. A/SK-HC/123) covering the southern portion of the subject "CDA" zone was rejected by the Board on review on 22.9.2006. • An appeal for the planning application (No. S/SK-HC/124) covering the northern portion of the "CDA" site was allowed by the TPAB on 16.7.2013. One of the approval conditions has been partially complied with in March 2017. Relevant land exchange is in progress. For this part of the Site, the "CDA" designation should be retained to ensure implementation of the approved MLP and compliance with approval conditions. • For the southern part of the Site, it covers the ex-sauce production factory which is in juxtaposition with Hiram's Highway and partly falls within a floodplain. The "CDA" zoning is proposed to be retained to ensure the incorporation of necessary environmental mitigation measures and the provision of adequate drainage, and sewerage facilities to minimize flooding hazard to the area. • The boundary of the "CDA" site will be reviewed taken into account the latest development progress of the "CDA" site.
SK 4 (Plan 50)	Various lots in DD229 and adjoining Government land, Clear Water Bay, Sai Kung, New Territories (Ex-Shaw Brothers' Studio) (zoned "CDA(2)" on OZP)	17	<ul style="list-style-type: none"> • A planning application (No. A/SK-CWBN/3) for the proposed comprehensive development with residential, commercial and residential institution uses and proposed minor relaxation of development restrictions was approved with conditions by the Committee on 14.11.2014. The validity period of the planning approval was extended for a period of 4 years up to 14.11.2022. • All approval conditions have yet to be complied with.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Justifications for Retention
	(7.85 ha) (multiple ownership)		<ul style="list-style-type: none"> Land exchange of the CDA site is being processed. The Antiquities and Monuments Office completed assessments of the heritage value of the site and grading proposal was considered by the Antiquities Advisory Board (AAB) on 17.9.2015 and 3.3.2016. The AAB confirmed that the whole site of the Shaw Studio be accorded with a Grade 1 status, while some of the individual buildings within the Shaw Studio be accorded with Grade 1, 2 or 3 status. A fresh planning application (No. A/SK-CWBN/48) for proposed comprehensive development for residential, commercial and residential institution uses with minor relaxation of development restrictions with preservation-cum-development approach was received by the Board on 11.5.2018. The planning application is being processed. In view of the above, the "CDA" designation of the site should be retained.
TKO-A1 (Plan 51)	Tseung Kwan O Area 86, New Territories (34.80 ha) (multiple ownership)	20	<ul style="list-style-type: none"> The site was first designated "CDA" on 29.5.1998. The northern-eastern boundary of the site was extended on the OZP No. S/TKO/16 exhibited on 13.6.2008. This site is considered suitable for comprehensive development in phases to ensure that appropriate control on urban design and other aspects could be maintained. The first MLP of MTRCL's comprehensive commercial and residential development within the "CDA" zone was approved with conditions by the Committee on 16.4.1999 under Application No. A/TKO/22. The MLP was subsequently amended several times with the latest MLP approved with conditions by the Committee on 6.2.2015 under Application No. A/TKO/98. The private treaty grant for the site was signed in May 2002. Population intake commenced in mid-2009. The whole development would be completed

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2019)	Justifications for Retention
			<p>by end of 2028 according to the revised development programme submitted by MTRCL on 29.10.2018.</p> <ul style="list-style-type: none"> The “CDA” designation should be retained to ensure implementation of the site in accordance with the approved MLP and compliance with approval conditions.
TW 33 (Plan 52)	Ma Wan Town, New Territories (9.01 ha) (multiple ownership)	26	<ul style="list-style-type: none"> Ma Wan Park (the Park), proposed at the subject “CDA” site together with the adjoining “OU (Recreation and Tourism Related Uses)”, “GB” and “G/IC” zones, has been approved by the Committee with conditions since 1994. A total of 12 applications are involved. The latest revised scheme (No. A/I-MWI/45) to exclude the unacquired lots from the MLP boundary, revise the design and location of the proposed Event Centre and Fire Services Education Centre and Museum and update the MLP to reflect existing situation was approved by the Committee with conditions on 17.1.2014. Subsequently, the validity of the planning approval was extended for a period of 4 years up to 17.1.2022 at the request of the applicant. Land grant for part of Phase 1 of the Park (to be known as Lot 684) has been approved but yet to be executed. Facilities within Phase 1 of the Park were opened to the public including the Hilltop Garden and Ma Wan Nature Garden in May 2007, Noah’s Ark in July 2009, Solar Tower in July 2012 and Fire Safety Education & Museum in July 2015. OP for the Event Centre in Phase 1 was issued in March 2018 and building plan for a new restaurant building in Phase 2 was approved on 3.1.2017. Some proposed facilities in Phase 2 are yet to be implemented, including the proposed restyled Ma Wan village, board walk, coastal walk, sunset point and sewage pumping station /M&E facilities. There are a total of 15 approval conditions under planning application No. A/I-MWI/45. Most of them have been partially complied

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2019)	Justifications for Retention
			<p>with. They include design of façade treatment of existing village structures, submission of emergency vehicular access (EVA), footpaths, loading/unloading (L/UL) and drop-off areas, submission of ecological impact assessment, submission of conservation report for the stone tablet of the Old Kowloon Custom Station and the rock inscription ‘Mui Wai’, etc.</p> <ul style="list-style-type: none"> • A resort hotel, proposed at the southeastern corner of the “CDA” site together with the adjoining “OU (Recreation and Tourism Related Uses)” site, was approved with conditions by the Committee on 5.10.2001 (No. A/I-MWI/20). The approval was extended twice to 5.10.2010. On 3.5.2010, the applicant submitted an application (No. A/I-MWI/20-2) for minor amendment to the approved scheme. The application was approved with conditions by the Committee on 13.8.2010. Some of the approval conditions have been partially complied with including the submission of landscape master plan, design of EVA, water supplies for fire fighting and fire services installations, design of lay-by, L/UL, passing-bay, etc. The development is deemed to have commenced as the building plans were approved on 29.9.2010. • In view of the above, the “CDA” designation should be retained to ensure implementation of approved MLPs and compliance with the approval conditions of these two developments.

List of “CDA” Sites with Approved MLP and Already Agreed for Rezoning
(Total: 6 - NTW 20, NTW 22, NTW 29, NTW 44, YL 1 and NTE 22)
(Plans 53 to 58)

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2019)	Progress for Rezoning
NTW 20 (Plan 53)	Tak Yip Street, Yuen Long, New Territories (The Parcville) (3.38 ha) (multiple ownership)	23	<ul style="list-style-type: none"> The residential development at the site has been completed. Occupation permit (OP) and certificate of compliance (CC) were issued on 30.4.2002 and 29.8.2002 respectively. On 14.10.2005, the Committee agreed to rezone the “CDA” site to a sub-area of “R(B)”. The site will be rezoned when opportunity arises.
NTW 22 (Plan 54)	Various lots in DD 121 & 127, Castle Peak Road, Hung Shui Kiu, Yuen Long, New Territories (Uptown) (0.64 ha) (multiple ownership)	22	<ul style="list-style-type: none"> The residential development at the majority of the “CDA” site has been completed and all planning conditions have been discharged. The OP and CC were issued on 31.5.2011 and 28.9.2011 respectively. On 15.3.2013, the Committee agreed to rezone the “CDA” site to a residential zone to reflect the as-built condition and approved uses. Part of the “CDA” site on the eastern edge was subject to a planning permission No. A/YL-TYST/870 which was approved by the Committee with conditions on 4.5.2018, for proposed social welfare facility (residential care home for the elderly (RCHE)). The proposed RCHE is yet to be commenced. There are, however, some residual private lots on the western and southern edges of the “CDA” site that are not covered by the planning permission. These lots are currently being occupied by various temporary uses. The land use zonings for the residual portion of the “CDA” site would be reviewed and proposed amendments to the OZP for the entire “CDA” zone will be submitted to the Committee for consideration in due course.
NTW 29 (Plan 55)	Junction of Fuk Hang Tsuen Road and Lam Tei Main Street, Lam Tei, Tuen Mun, New	22	<ul style="list-style-type: none"> The development (known as “The Sherwood”) at the majority of the “CDA” site has been completed. The lease was executed on 18.2.2002.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Progress for Rezoning
	Territories (5.08 ha) (multiple ownership)		<ul style="list-style-type: none"> • There are some residual private lots on the southern, eastern and northern edges of the "CDA" zone not covered by the planning permission. These lots are currently occupied by residential dwellings, godown, rural workshops and real estate agency. • On 18.3.2011, the Committee agreed to rezone the site to reflect its existing use. • On 28.11.2014, the proposed rezoning of the "CDA" site (among others) was submitted to the Committee for consideration. The Committee decided that further study should be conducted by relevant Government departments to ascertain the most suitable use of the residual area along Lam Tei Main Street. • The land use zonings for the residual portion of the "CDA" site would be reviewed and proposed amendments to the OZP for the entire "CDA" zone will be submitted to the Committee for consideration in due course.
NTW 44 (Plan 56)	East of Ping Ha Road and North of Castle Peak Road, Ping Shan, Yuen Long, New Territories (1.52 ha) (multiple ownership)	17	<ul style="list-style-type: none"> • The site comprises southern and northern portions. Development on the southern part of the "CDA" site (known as Green Orchid) has been completed and all the approval conditions were complied with. On the other hand, no development proposals for the northern part of the "CDA" site which is located to the east of Ping Ha Road that is subject to severe traffic congestion, had been received. • On 18.3.2011, the Committee agreed to rezone the "CDA" to appropriate zonings to reflect the completed residential development and approved uses. • The land use zonings for the residual portion of the "CDA" site would be reviewed and proposed amendments to the OZP for the entire "CDA" zone will be submitted to the Committee for consideration in due course.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Progress for Rezoning
YL 1 (Plan 57)	Junction of Yuen Lung Street and Yuen Ching Road, Yuen Long, New Territories (2.37 ha) (multiple ownership)	20	<ul style="list-style-type: none"> As the residential development at the site (known as YOHO Town) was completed, the Committee agreed to rezone the site to "R(A)" on 21.3.2003. OP was issued on 4.8.2004. The Committee agreed on 22.5.2015 that there was no imminence of rezoning this site, given that the site was occupied by a pure residential development under multiple ownership for which modification of the uses was unlikely. The site will be rezoned upon completion of 2 other "CDA" sites to the north, i.e. YOHO Town Phase 2 (NTW 6) (Plan 24) and YOHO Town Phase 3 (NTW 5) (Plan 23) in a comprehensive manner.
NTE 22 (Plan 58)	Che Kung Temple Station, Ma On Shan Rail, Sha Tin, New Territories (Zoned "CDA(1)" on OZP) (1.81 ha) (multiple ownership)	18	<ul style="list-style-type: none"> A planning application for comprehensive residential development with retail shops and kindergarten (No. A/ST/554) was approved with conditions by the Committee on 31.5.2002. The validity of the planning permission was extended to 31.5.2010 (No. A/ST/544-1). On 21.1.2007, the Director of Planning under the delegated authority of the Board approved an application for a Class B amendment to approved scheme (No. A/ST/554-2). On 31.10.2008, the applicant submitted an application (No. A/ST/554-3) for minor amendments to the previously approved scheme (No. A/ST/554). On 23.1.2009, the application for minor amendments was approved with conditions by the Committee. On 27.5.2010, the applicant submitted an application (No. A/ST/707) for proposed amendments (with minor relaxation of maximum GFA) to the previously approved scheme (No. A/ST/554-3) to include the covered landscaped area on G/F. The application was approved with conditions by the Committee on 16.7.2010. All approval conditions were fulfilled. OP was issued by the Building Authority on 28.9.2012 and CC was issued on 19.4.2013.

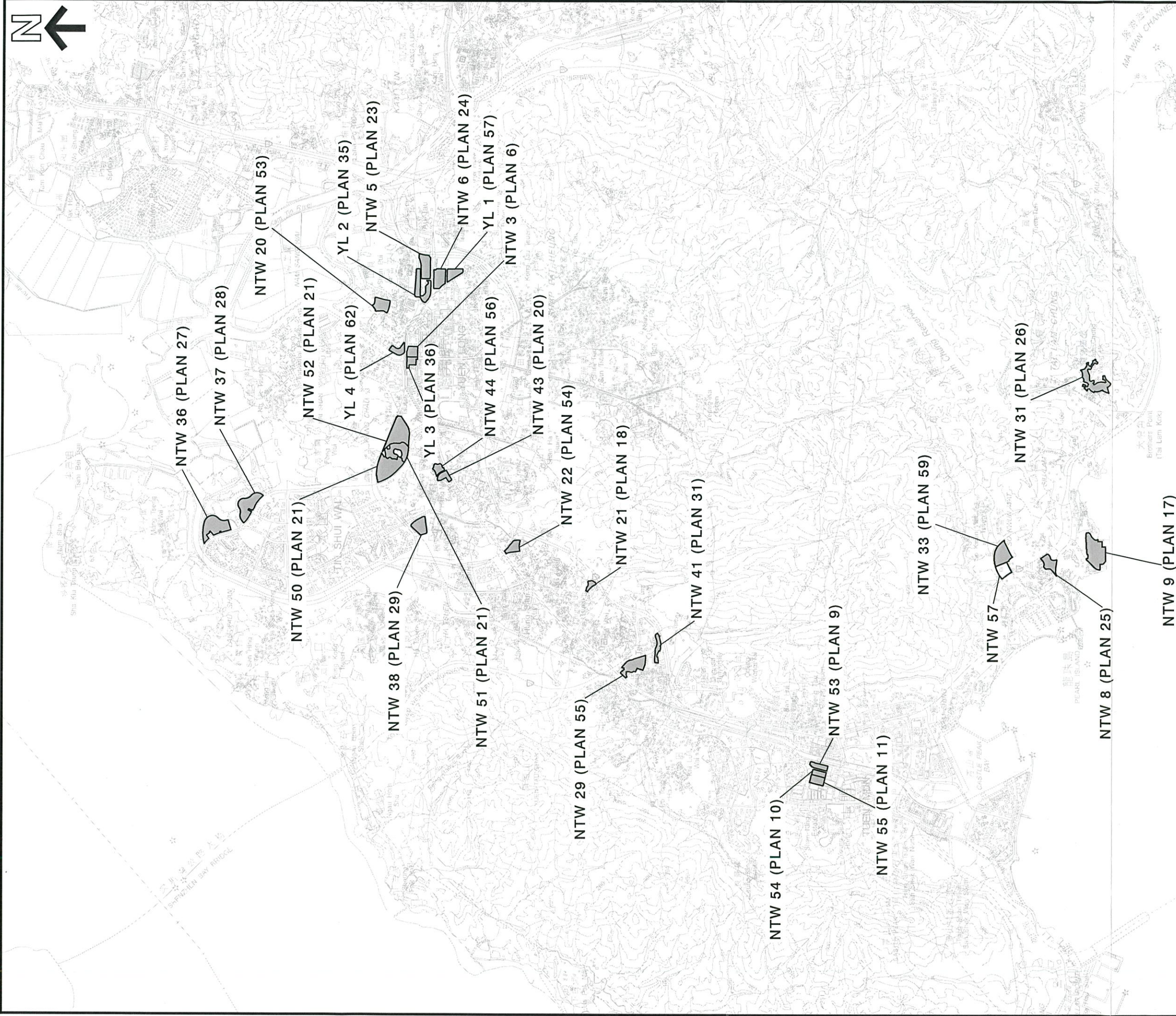
Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2019)	Progress for Rezoning
			<ul style="list-style-type: none">• Adequate flexibility has already been allowed for the subsequent modification of uses within the development under the approved MLP. The retention of the “CDA(1)” zoning at this stage would not be over-restrictive or invite unnecessary applications.• The “CDA” site will be rezoned to reflect the existing development when opportunity arises.

“CDA” Site with Approved MLP and Proposed for Rezoning**(Total: 5 – NTW 33, SK-A2, SK 5, YL 4 and TW 32)****(Plans 59 to 63)**

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA” (as at 31.3.2019)	Justifications for Rezoning
NTW 33 (Plan 59)	Tuen Mun Area 56, Tuen Mun, New Territories (5.62 ha) (multiple ownership)	21	<ul style="list-style-type: none"> The latest planning application with MLP for comprehensive residential development at the “CDA” site (Application No. A/TM/331) was approved with conditions by the Committee on 14.9.2007. A s.16A application for minor amendment to the approved scheme (Application No. A/TM/331-2) was approved with conditions by the D of Plan under delegated authority of the Board on 31.5.2011. Land exchange was executed in June 2005. The construction works have been completed and occupation permit (OP) was issued in 2011. The “CDA” has been developed into a residential development but several unacquired private lots has yet to be developed under Phase 1A. In view that the developer is not able to acquire the private lots nearly 10 years after the issuance of OP, it appears that there is little prospect that the Phase 1A could be implemented. As such, consideration can be given to rezone this site to reflect the as-built residential uses when opportunity arises.
SK-A2 (Plan 60)	Various lots in DD 227 and 229 and adjoining Government land, Tai Po Tsai, Clear Water Bay, Sai Kung, New Territories (6.68 ha) (multiple ownership)	17	<ul style="list-style-type: none"> The latest planning application No. A/DPA/SK-CWBN/12 for comprehensive development at the site was approved with conditions by the Committee on 19.11.2004. Extension of Time for commencement of development was approved on 14.11.2008, with permission validity extended until 19.11.2011. All the approval conditions have been complied with. The occupation permit (OP) was issued by the Buildings Department on 15.9.2016. As the development at this Site is completed, consideration can be given to rezone this site to reflect the as-built residential uses when opportunity arises.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Justifications for Rezoning
SK 5 (Plan 61)	Northwest of Mei Fuk Street, Sai Kung, New Territories (zoned "CDA(2)" on OZP) (1.6 ha) (single ownership)	14	<ul style="list-style-type: none"> Application No. A/SK-SKT/8 for a proposed comprehensive residential development was approved by the Committee on 7.2.2014. Minor amendments to the approved development scheme (Application No. A/SK-SKT/8-1) were approved with conditions by the Director of Planning (D of Plan) under the delegated authority of the Board on 13.1.2015. All approval conditions have been complied with. The comprehensive residential development at the site has been completed. OP and certificate of compliance were issued on 20.10.2017 and 26.1.2018 respectively. The site is suggested to be rezoned to reflect the existing development when opportunity arises.
YL 4 (Plan 62)	Area covering the public transport interchange associated with the West Rail Long Ping Station, Yuen Long New Town Area 7, New Territories (Northern Site) (The Spectra) (1.90ha) (multiple ownership)	20	<ul style="list-style-type: none"> The MLP for the proposed comprehensive residential development under Application No. A/YL/182 was approved with conditions by the Committee on 22.7.2011 and the latest planning application (No. A/YL/182-1) was approved with conditions by the D of Plan under the delegated authority of the Board on 16.5.2013. The residential development on the site has been completed and all approval conditions have been complied with. OP was issued on 9.8.2018. The site has the potential for rezoning to reflect the as-built residential use when opportunity arises.
TW 32 (Plan 63)	Park Island, Tung Wan & Tung Wan Tsai, Ma Wan, New Territories (21.19 ha) (multiple ownership)	18	<ul style="list-style-type: none"> The development of the Park Island has been approved since 1994. A total of 12 applications are involved. The latest approved application No. A/I-MWI/38 was approved with conditions by the Director of Planning under delegated authority of the Board on 21.7.2006 and the MLP was deposited in the Land Registry in July 2007. Occupation permit for the last phase (Phase 6)

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA" (as at 31.3.2019)	Justifications for Rezoning
			<p>of Park Island was issued on 30.6.2009.</p> <ul style="list-style-type: none"> • Most of the approval conditions have been discharged with only one approval condition (b) regarding the submission and implementation of a revised landscape master plan is still outstanding. The implementation of the landscape proposal for the Park Island development has been considered acceptable by phases between 2000 and 2014. Since the subject "CDA" zone comprises both the Park Island development and some other facilities including the sewage treatment plant and the refuse transfer station, to fully comply with the approval condition (b), the applicant was requested on 28.11.2016 to submit information to confirm the implementation of the revised landscape master plan at the remaining part of the "CDA" zone which includes the sewage treatment plant and the refuse transfer station area. • Despite that some submissions were made by the applicant in this regard, they were yet to be considered acceptable. Reminders were issued on 27.11.2018 and 29.4.2019 to follow-up on the matter. • Upon discharge of the outstanding approval condition, the site could be rezoned to reflect the as-built residential, GIC and commercial uses when opportunity arises.



圖例 LEGEND

指定為「綜合發展區」不足3年的地盤
SITE DESIGNATED "CDA"
FOR LESS THAN 3 YEARS

指定為「綜合發展區」多於3年的地盤
SITE DESIGNATED "CDA"
FOR MORE THAN 3 YEARS

主題地點界線只作識別用
SUBJECT SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2019年5月2日擬備，
所根據的資料為地圖組別HM50C
EXTRACT PLAN PREPARED ON 2.5.2019
BASED ON MAP SERIES HM50C

位置圖 LOCATION PLAN

屯門及元朗西區綜合發展區地盤
COMPREHENSIVE DEVELOPMENT AREA SITES
IN TUEN MUN & YUEN LONG WEST DISTRICT

公里
KM

01234

公里
KM

規 劃 署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
MUR/18/255

圖 PLAN
1



圖例 LEGEND

- 指定為「綜合發展區」不足3年的地盤
SITE DESIGNATED "CDA"
FOR LESS THAN 3 YEARS
- 指定為「綜合發展區」多於3年的地盤
SITE DESIGNATED "CDA"
FOR MORE THAN 3 YEARS

主題地點界線只作識別用
SUBJECT SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2019年5月2日擬備，
所根據的資料為地圖組別HM50C
EXTRACT PLAN PREPARED ON 2.5.2019
BASED ON MAP SERIES HM50C

位置圖 LOCATION PLAN

粉嶺／上水及元朗東區綜合發展區地盤
COMPREHENSIVE DEVELOPMENT AREA SITES
IN FANLING / SHEUNG SHUI & YUEN LONG EAST DISTRICT

公厘 KM 1 0 1 2 3 4
SCALE 1:50 000 比例尺



本摘要圖於2019年5月2日擬備，
所根據的資料為地圖組別HM50C

EXTRACT PLAN PREPARED ON 2.5.2019
BASED ON MAP SERIES HM50C

位置圖 LOCATION PLAN

沙田、大埔及北區綜合發展區地盤

COMPREHENSIVE DEVELOPMENT AREA SITES
IN SHA TIN, TAI PO & NORTH DISTRICT

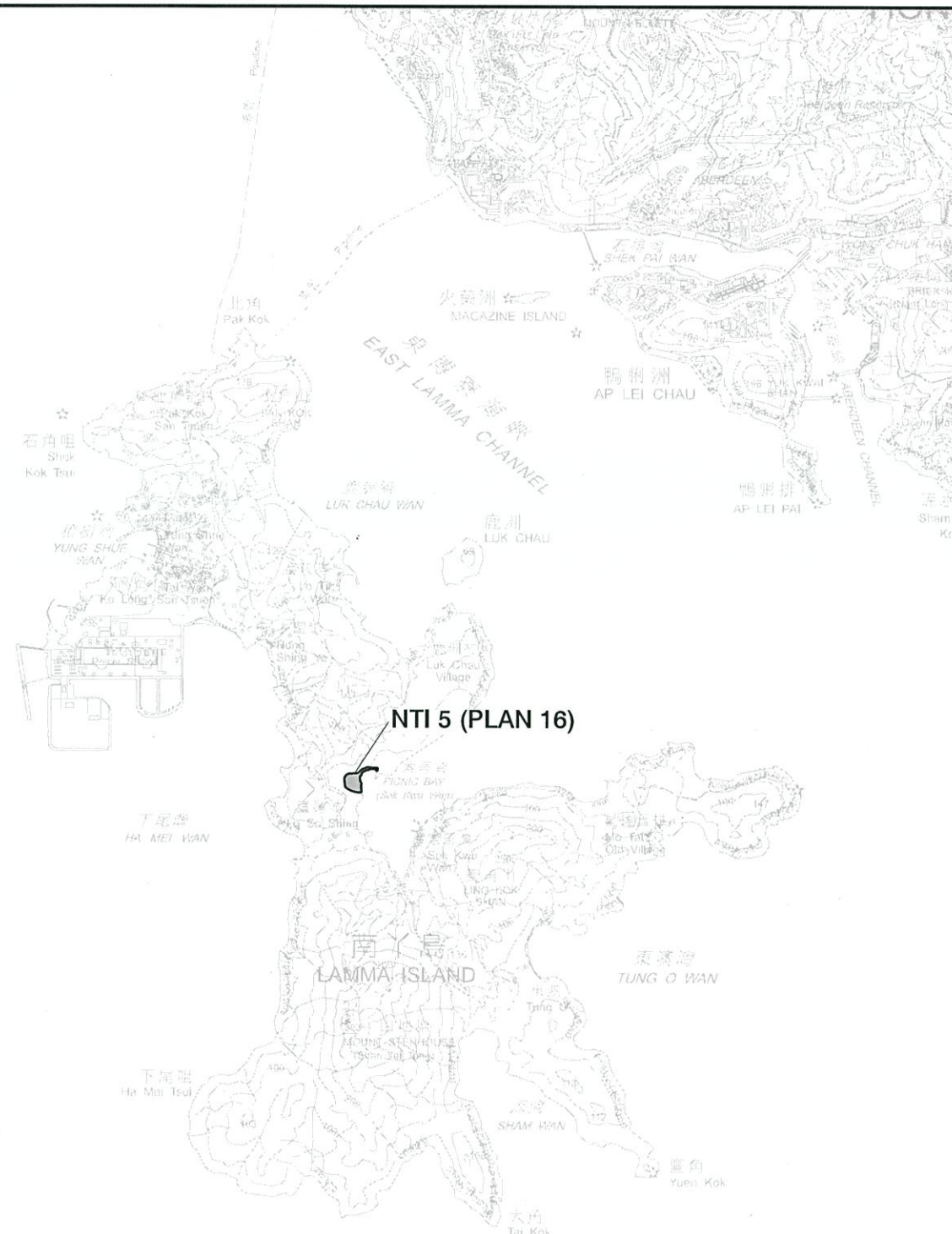
公里 KM 1 0 1 2 3 4 公里 KM
SCALE 1 : 50 000 比例尺

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/257

圖 PLAN
3



圖例 LEGEND



指定為「綜合發展區」多於3年的地盤
SITE DESIGNATED "CDA"
FOR MORE THAN 3 YEARS

主題地點界線只作識別用
SUBJECT SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

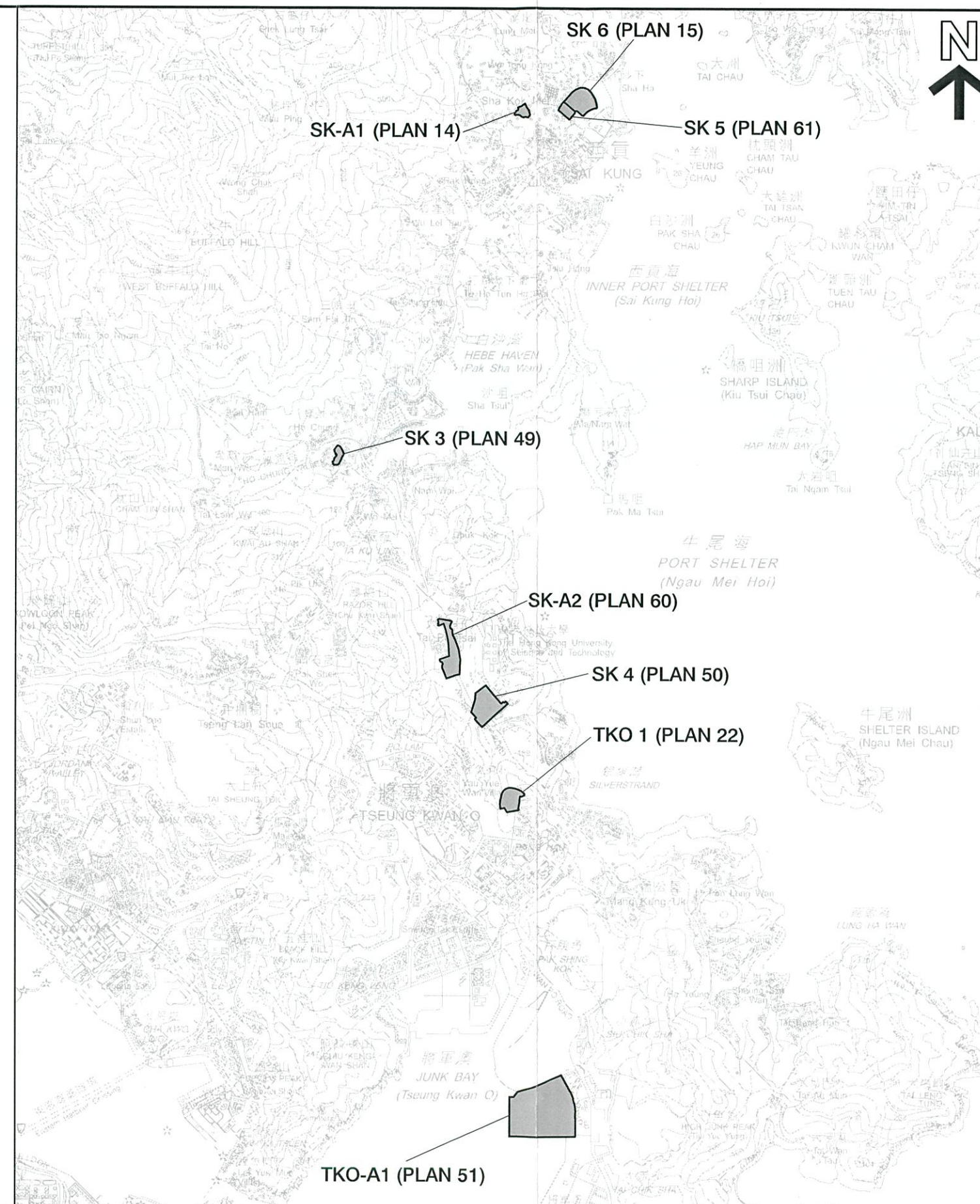
本摘要圖於2019年5月2日擬備，
所根據的資料為地圖組別HM50C
EXTRACT PLAN PREPARED ON 2.5.2019
BASED ON MAP SERIES HM50C

位置圖 LOCATION PLAN

西貢及離島區綜合發展區地盤

COMPREHENSIVE DEVELOPMENT AREA SITES
IN SAI KUNG & ISLANDS DISTRICT

公里 1 0 1 2 3 4 公里
SCALE 1 : 50 000 比例尺

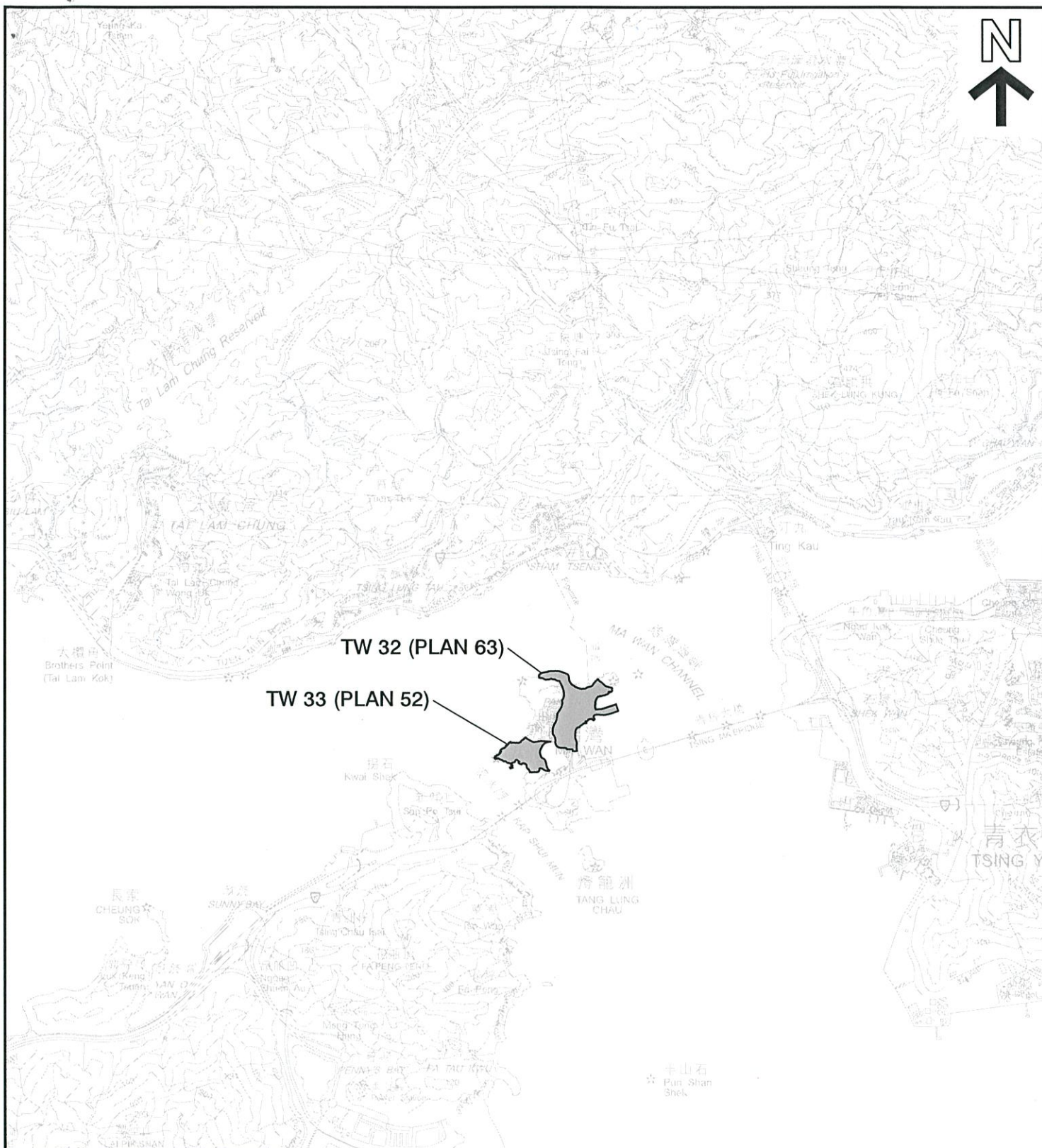


規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/258

圖 PLAN
4



圖例 LEGEND



指定為「綜合發展區」多於3年的地盤
SITE DESIGNATED "CDA"
FOR MORE THAN 3 YEARS

主題地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

馬灣綜合發展區地盤
COMPREHENSIVE DEVELOPMENT AREA SITES
IN MA WAN

公里 1 0 1 2 公里
KM

SCALE 1 : 50 000 比例尺

規劃署
PLANNING
DEPARTMENT

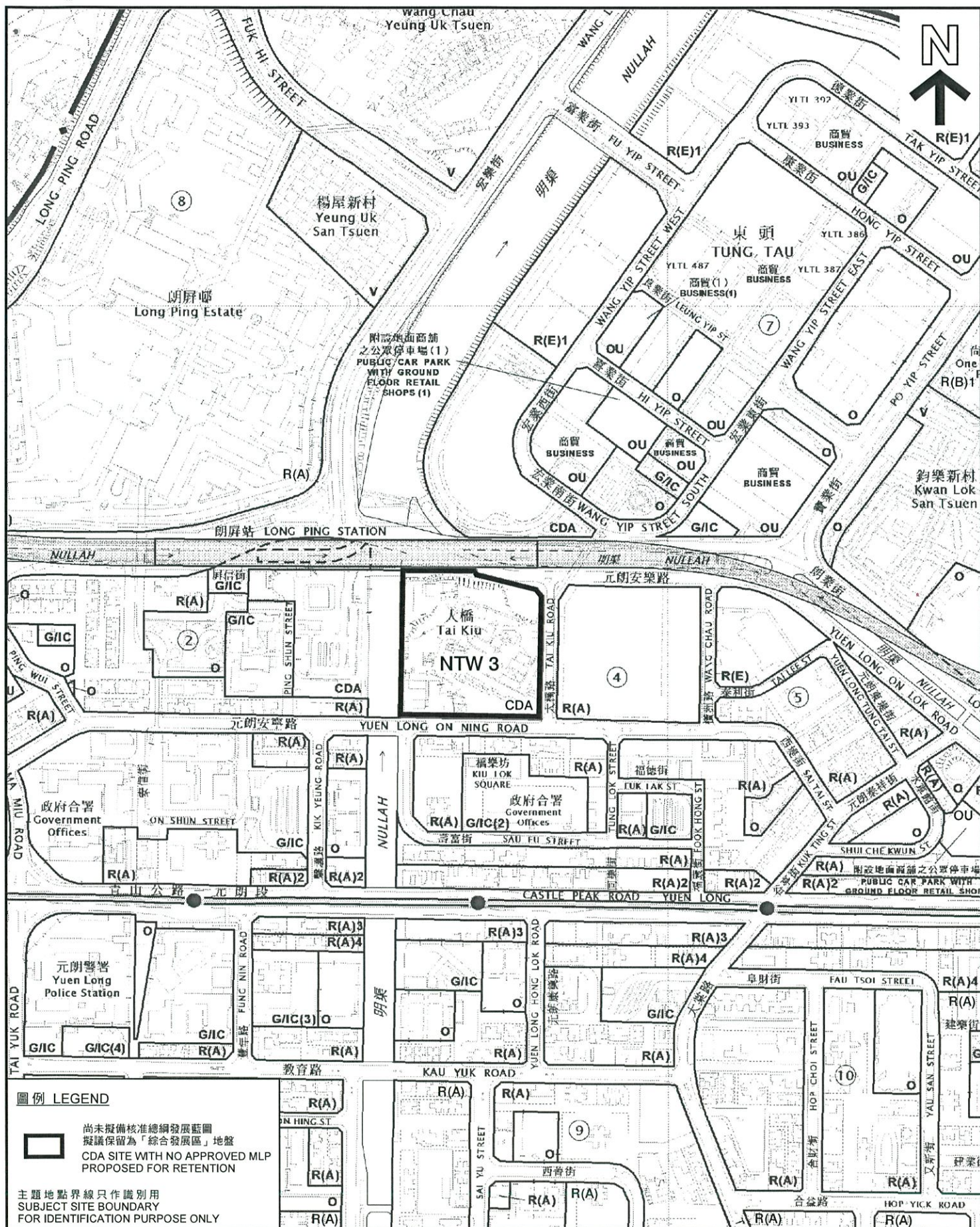


參考編號
REFERENCE No.
M/UR/18/259

圖 PLAN
5

本摘要圖於2019年4月30日擬備，
所根據的資料為地圖組別HM50C

EXTRACT PLAN PREPARED ON 30.4.2019
BASED ON MAP SERIES HM50C



圖例 LEGEND

尚未擬備核准總綱發展藍圖
擬議保留為「綜合發展區」地盤
CDA SITE WITH NO APPROVED MLP
PROPOSED FOR RETENTION

主題地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 3
新界元朗大橋村

CDA SITE REF. No. NTW 3
TAI KIU VILLAGE, YUEN LONG
NEW TERRITORIES

本摘要圖於2019年3月13日擬備，
所根據的資料為於2016年10月18日
核准的分區計劃大綱圖編號S/YL/23
EXTRACT PLAN PREPARED ON 13.3.2019
BASED ON OUTLINE ZONING PLAN No.
S/YL/23 APPROVED ON 18.10.2016

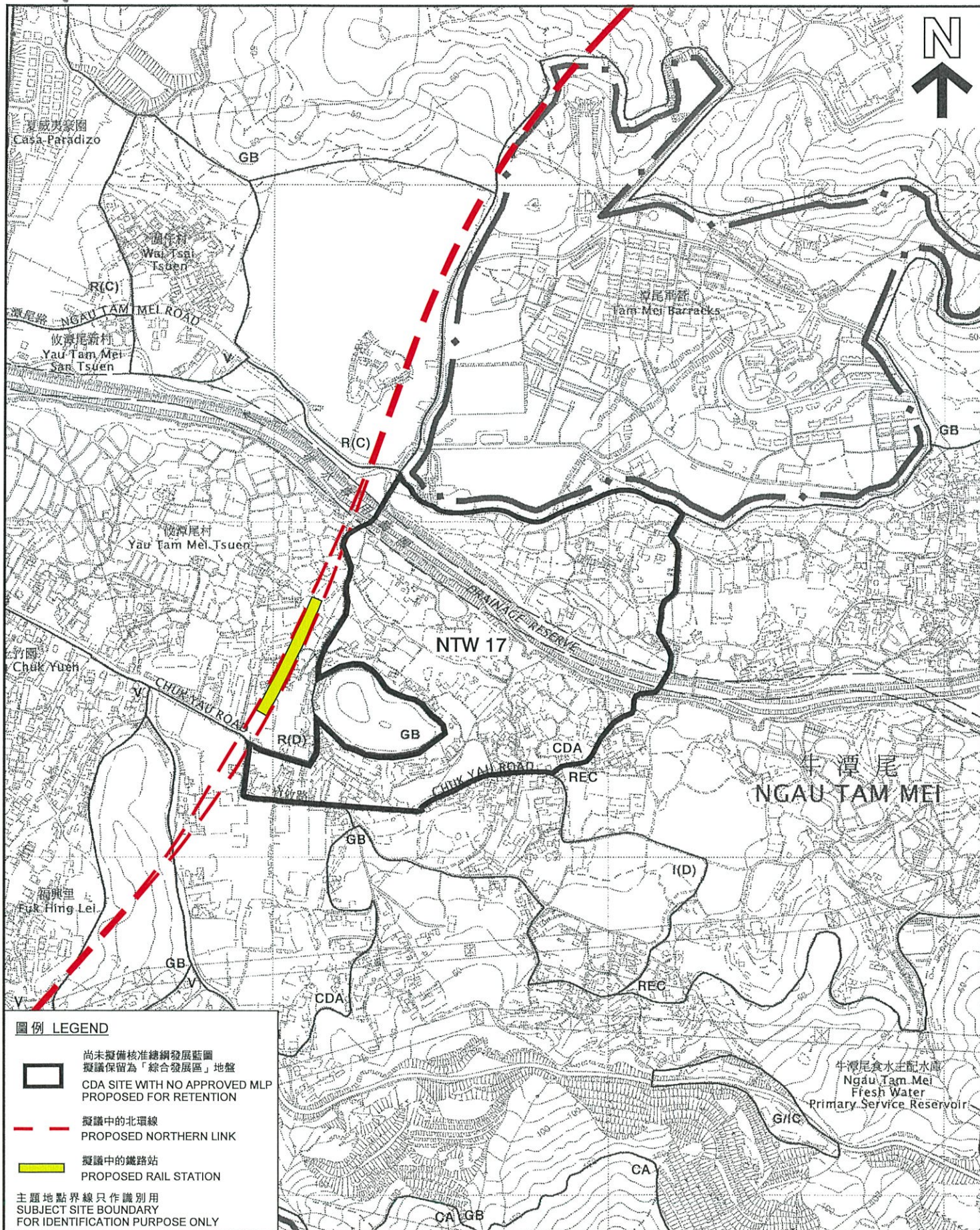
SCALE 1:5,000 比例尺
METRES 100 0 100 200 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/127

圖 PLAN
6



圖例 LEGEND

-  尚未擬備核准總綱發展藍圖
擬議保留為「綜合發展區」地盤
CDA SITE WITH NO APPROVED MLP
PROPOSED FOR RETENTION
-  擬議中的北環線
PROPOSED NORTHERN LINK
-  擬議中的鐵路站
PROPOSED RAIL STATION
- 主題地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 17
新界元朗牛潭尾潭尾軍營以南

CDA SITE REF. No. NTW 17
SOUTH OF TAM MEI BARRACKS
NGAU TAM MEI, YUEN LONG
NEW TERRITORIES

SCALE 1:7 500 比例尺

100 0 100 200 300
METRES METRES

規劃署
PLANNING
DEPARTMENT

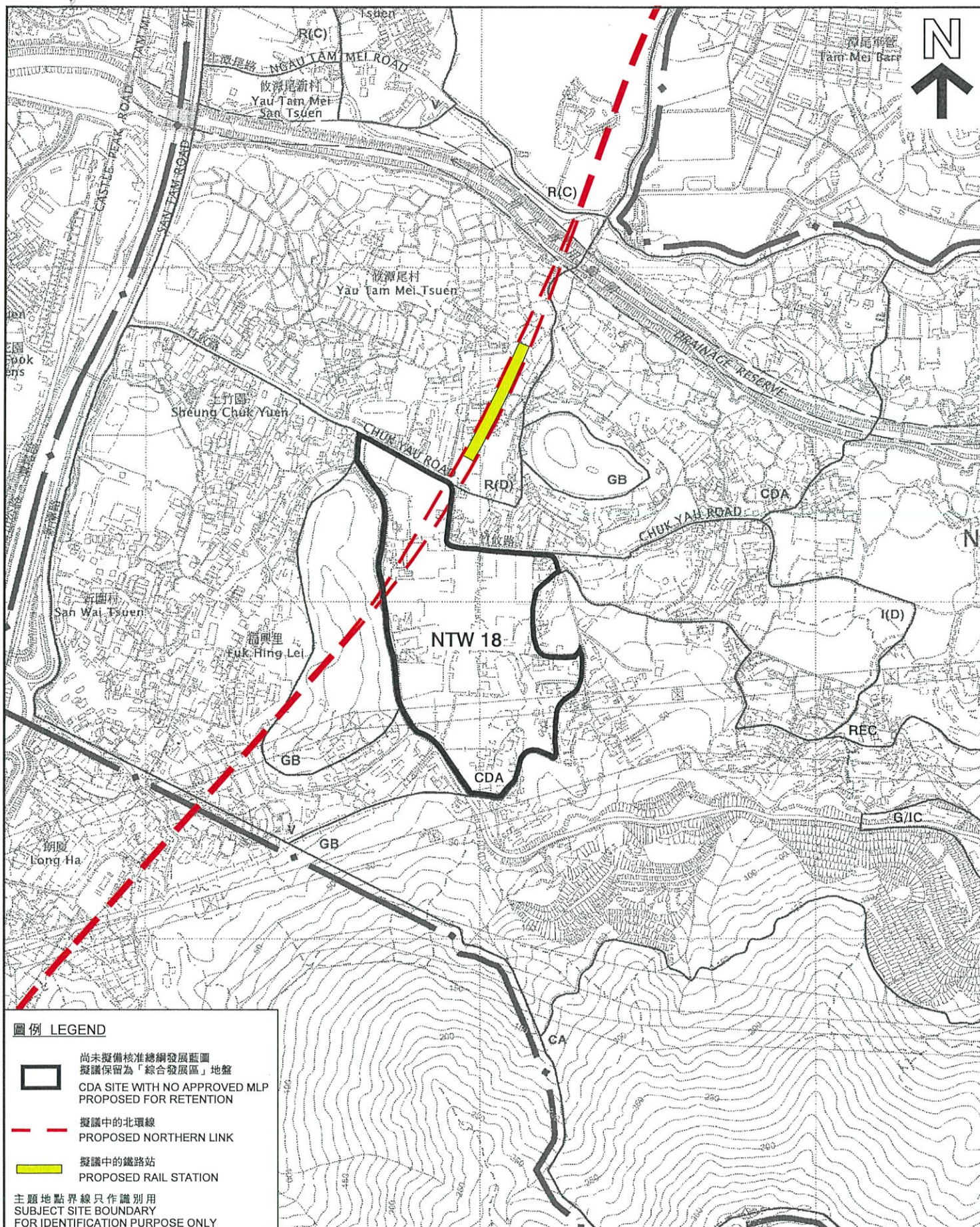


參考編號
REFERENCE No.
M/UR/18/96

圖 PLAN
7

本摘要圖於2019年4月30日擬備，
所根據的資料為於2006年12月5日
核准的分區計劃大綱圖編號S/YL-NTM/12

EXTRACT PLAN PREPARED ON 30.4.2019
BASED ON OUTLINE ZONING PLAN No.
S/YL-NTM/12 APPROVED ON 5.12.2006



平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 18
新界元朗牛潭尾上竹園以東

CDA SITE REF. No. NTW 18
EAST OF SHEUNG CHUK YUEN
NGAU TAM MEI, YUEN LONG, NEW TERRITORIES

SCALE 1:7 500 比例尺
100 0 100 200 300 METRES

規劃署
PLANNING
DEPARTMENT

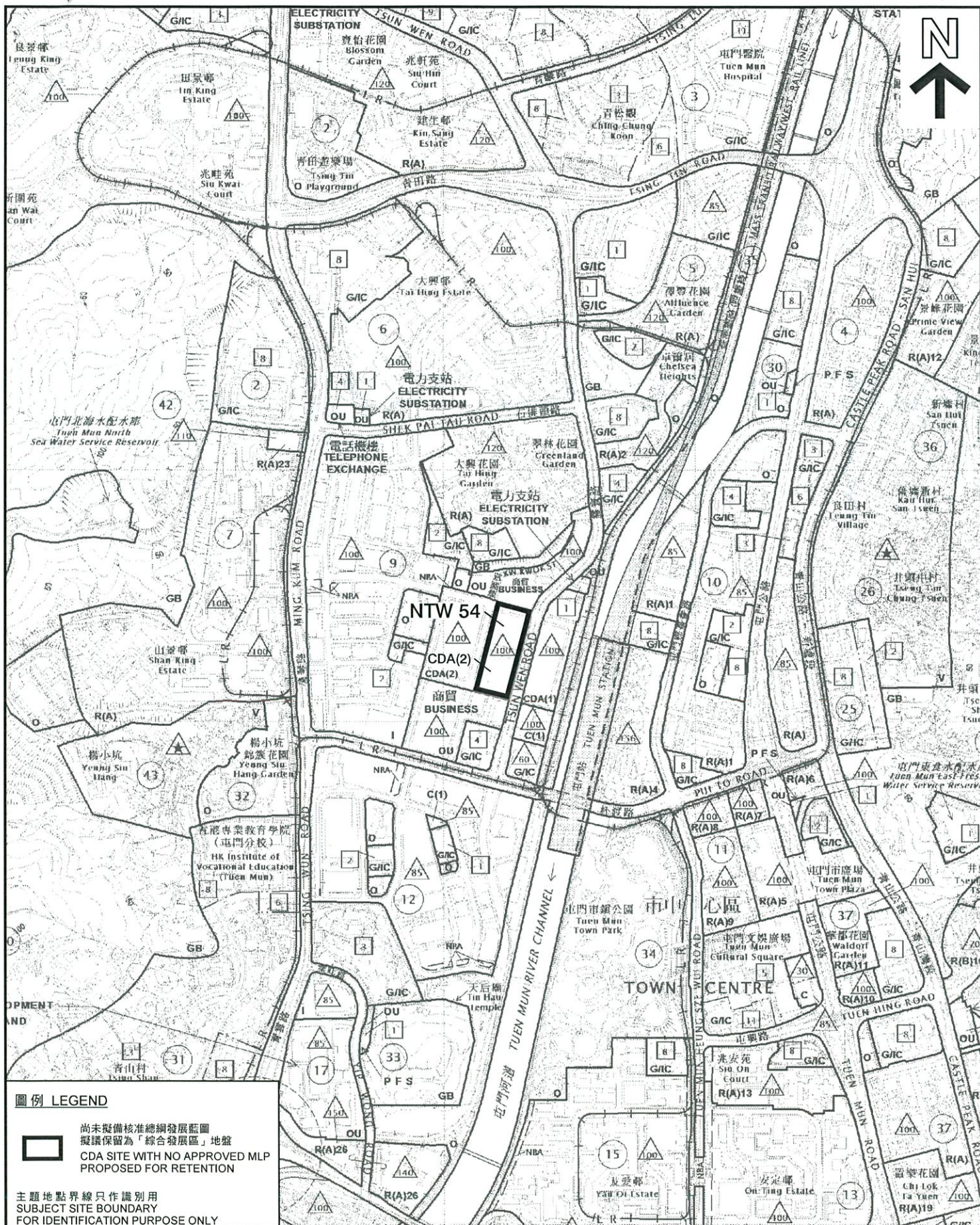


參考編號
REFERENCE No.
M/UR/18/97

圖 PLAN
8

本摘要圖於2019年4月30日擬備，
所根據的資料為於2006年12月5日
核准的分區計劃大綱圖編號S/YL-NTM/12

EXTRACT PLAN PREPARED ON 30.4.2019
BASED ON OUTLINE ZONING PLAN No.
S/YL-NTM/12 APPROVED ON 5.12.2006



平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 54
新界屯門震寰路西面
CDA SITE REF. No. NTW 54
SITE TO THE WEST OF TSUN WEN ROAD
TUEN MUN, NEW TERRITORIES

SCALE 1:10 000 比例尺
100 0 100 200 300 400 500 METRES

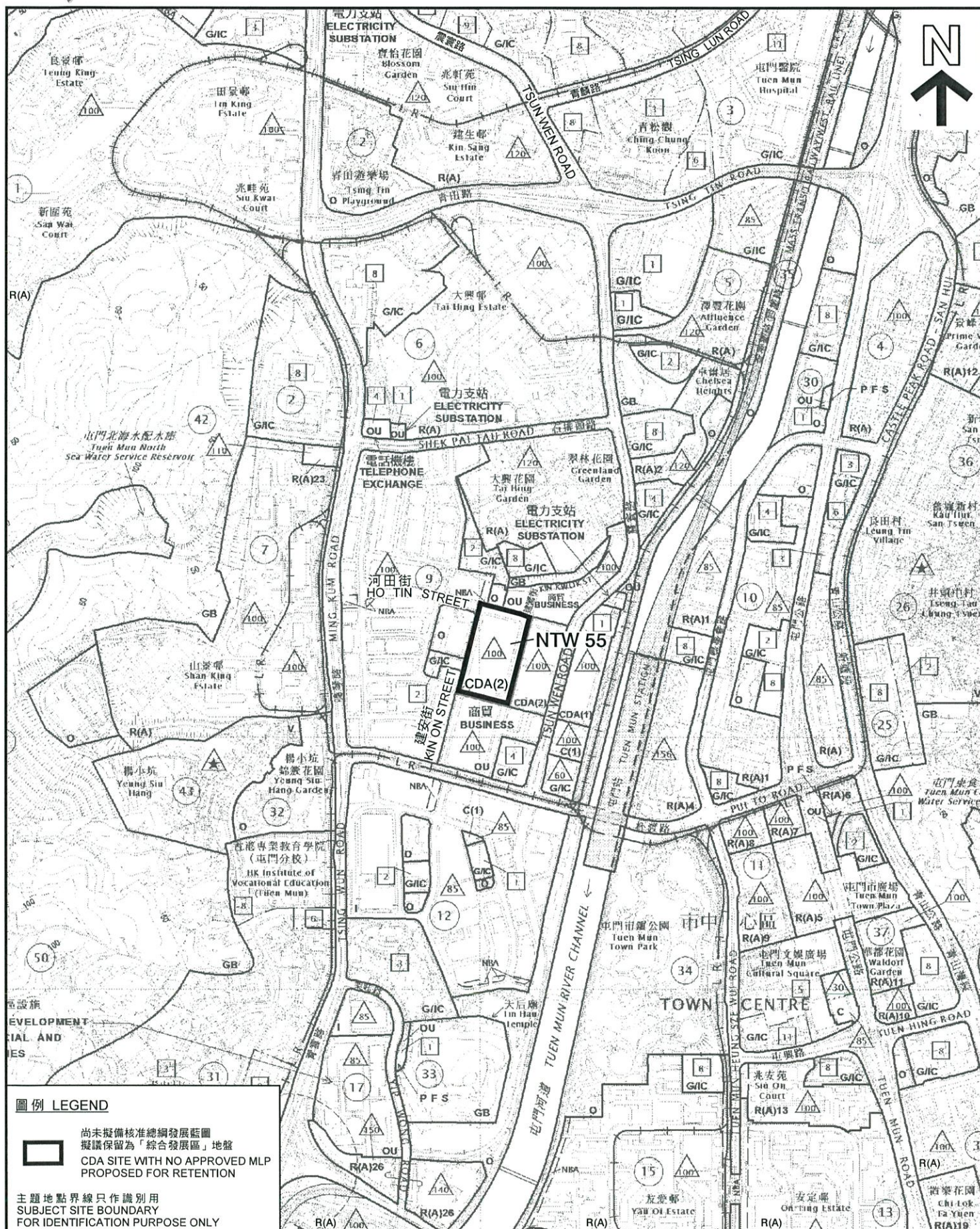
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/119

圖 PLAN
10

本摘要圖於2019年5月2日擬備，
所根據的資料為於2018年12月11日
核准的分區計劃大綱圖編號S/TM/35
EXTRACT PLAN PREPARED ON 2.5.2019
BASED ON OUTLINE ZONING PLAN No.
S/TM/35 APPROVED ON 11.12.2018



平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 55

新界屯門

河田街及建安街交界處

CDA SITE REF. No. NTW 55

JUNCTION OF HO TIN STREET AND KIN ON STREET
TUEN MUN, NEW TERRITORIES

SCALE 1:10,000 比例尺

METRES 100 0 100 200 300 400 500 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

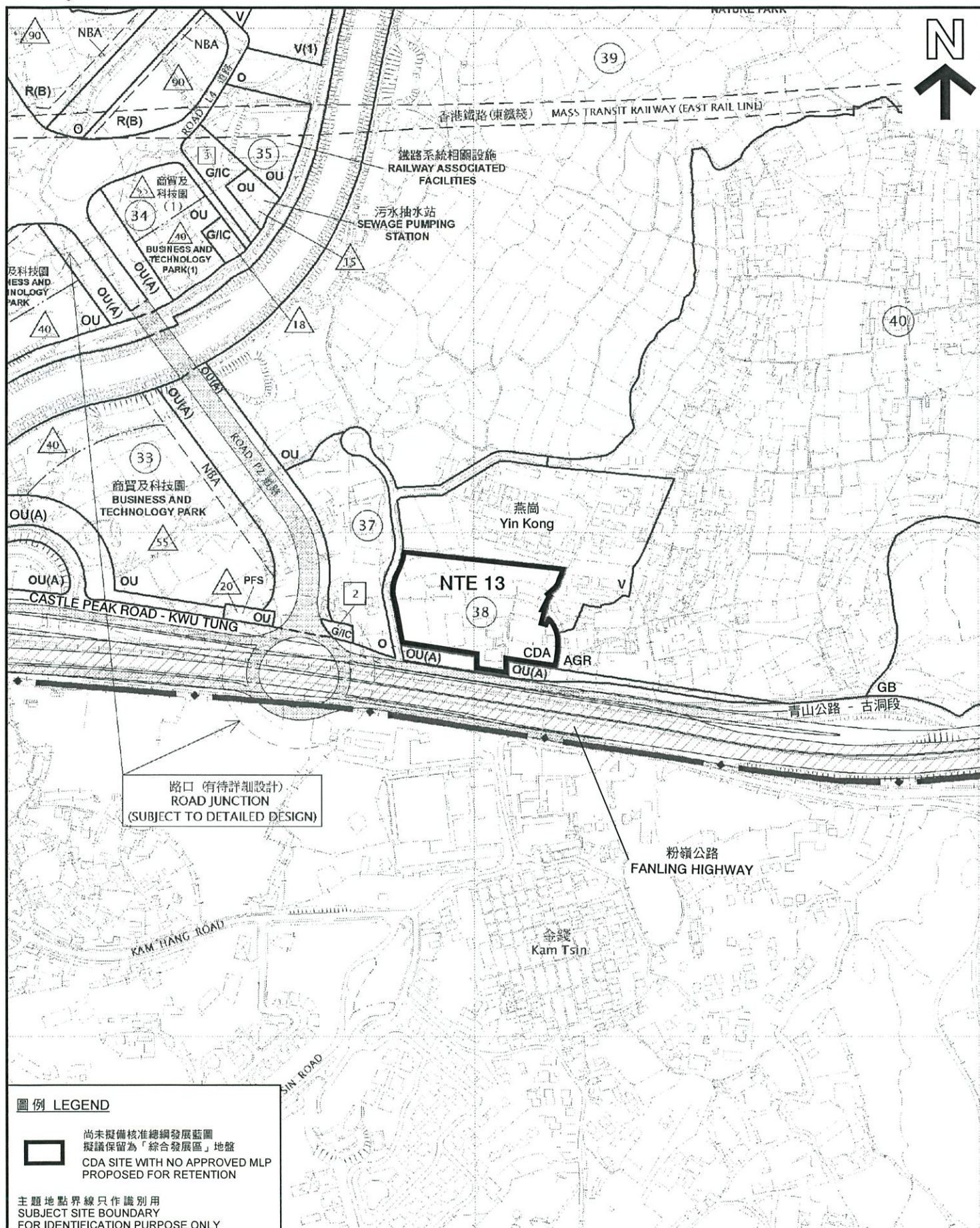
M/UR/18/120

圖 PLAN

11

本摘要圖於2019年5月2日擬備，
所根據的資料為於2018年12月11日
核准的分區計劃大綱圖編號S/TM/35

EXTRACT PLAN PREPARED ON 2.5.2019
BASED ON OUTLINE ZONING PLAN No.
S/TM/35 APPROVED ON 11.12.2018



圖例 LEGEND

尚未擬備核准總綱發展藍圖
擬議保留為「綜合發展區」地盤
CDA SITE WITH NO APPROVED MLP
PROPOSED FOR RETENTION

主題地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTE 13
新界古洞粉嶺公路以北近燕崗

CDA SITE REF. No. NTE 13
NORTH OF FANLING HIGHWAY NEAR YIN KONG
KWU TUNG, NEW TERRITORIES

SCALE 1:5 000 比例尺
METRES 0 100 200

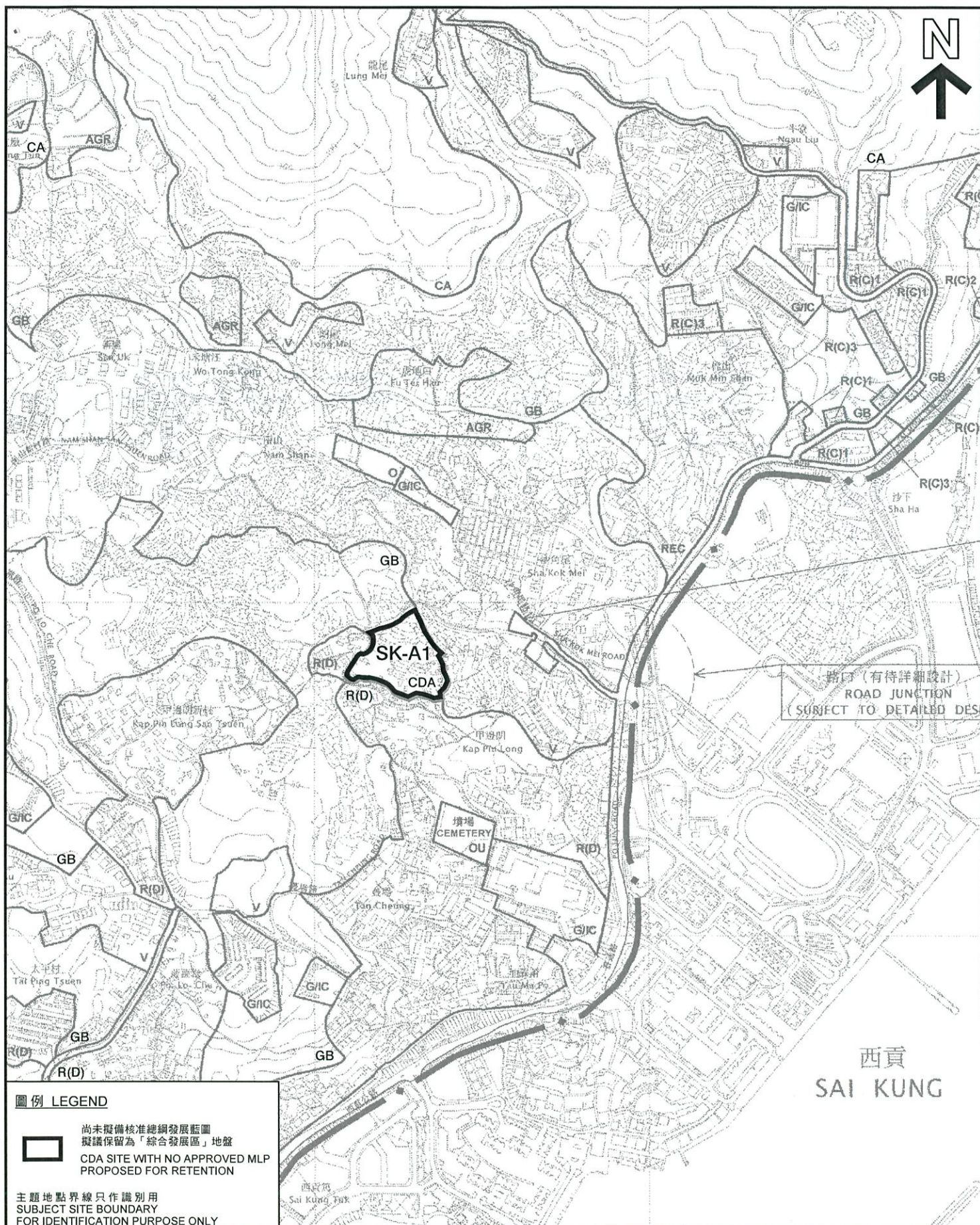
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/145

圖 PLAN
13

本摘要圖於2019年5月2日擬備，
所根據的資料為於2015年6月16日
核准的分區計劃大綱圖編號S/KN/2
EXTRACT PLAN PREPARED ON 2.5.2019
BASED ON OUTLINE ZONING PLAN No.
S/KN/2 APPROVED ON 16.6.2015



圖例 LEGEND



尚未擬備核准總綱發展藍圖
擬議保留為「綜合發展區」地盤
CDA SITE WITH NO APPROVED MLP
PROPOSED FOR RETENTION

主題地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

綜合發展區地盤參考編號 SK-A1
新界西貢甲邊朗

CDA SITE REF. No. SK-A1
KAP PIN LONG
SAI KUNG, NEW TERRITORIES

本摘要圖於2019年5月2日擬備，
所根據的資料為於2006年10月17日
核准的分區計劃大綱圖編號S/SK-PK/11

EXTRACT PLAN PREPARED ON 2.5.2019
BASED ON OUTLINE ZONING PLAN No.
S/SK-PK/11 APPROVED ON 17.10.2006

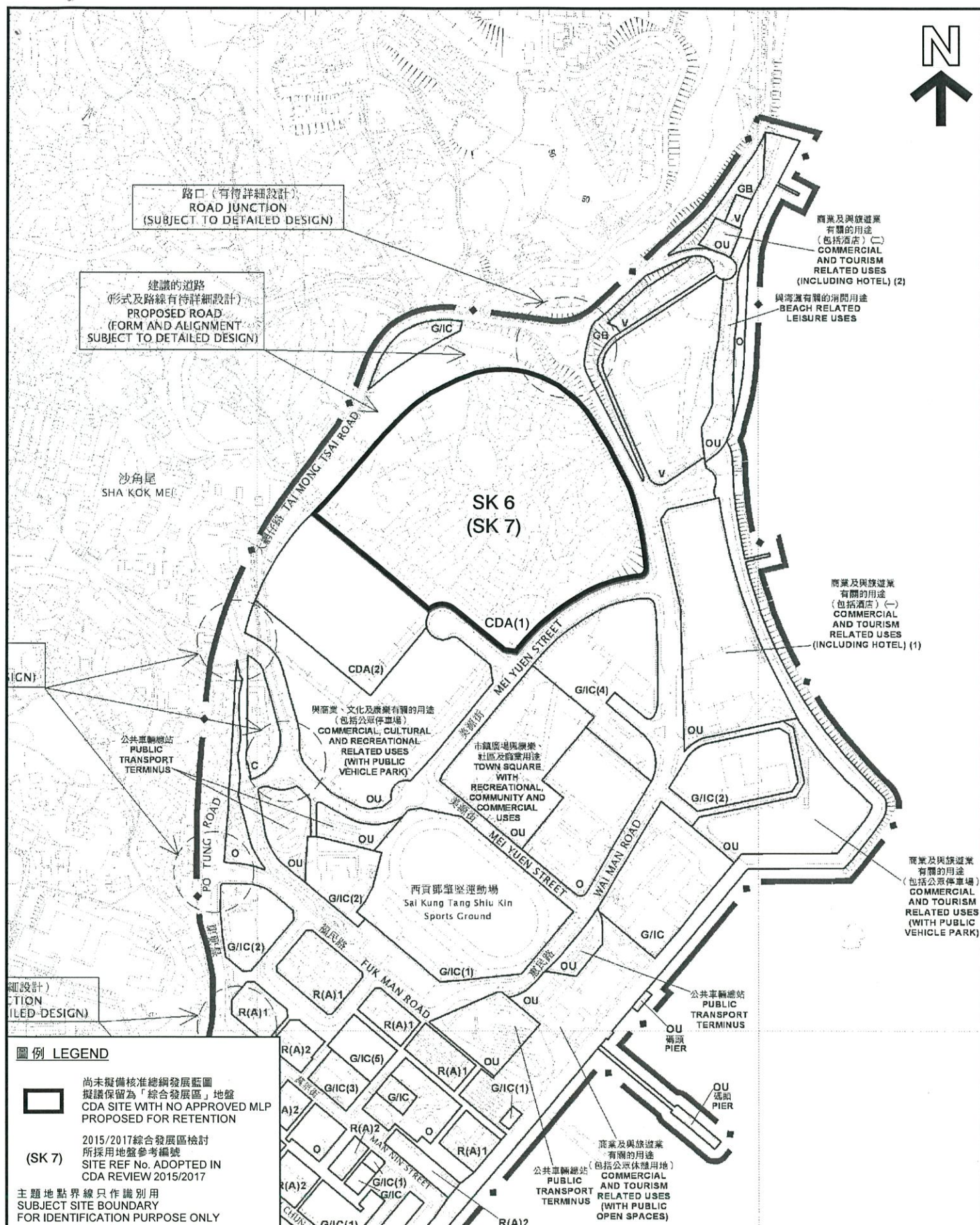
SCALE 1:7 500 比例尺
100 0 100 200 300 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/126

圖 PLAN
14



平面圖 SITE PLAN

綜合發展區地盤參考編號 SK 6
新界西貢
西貢市北面綜合發展區地盤第(1)號
CDA SITE REF. No. SK 6
SAI KUNG TOWN NORTH CDA(1)
SAI KUNG, NEW TERRITORIES

SCALE 1 : 5 000 比例尺
METRES 100 0 100 200 METRES

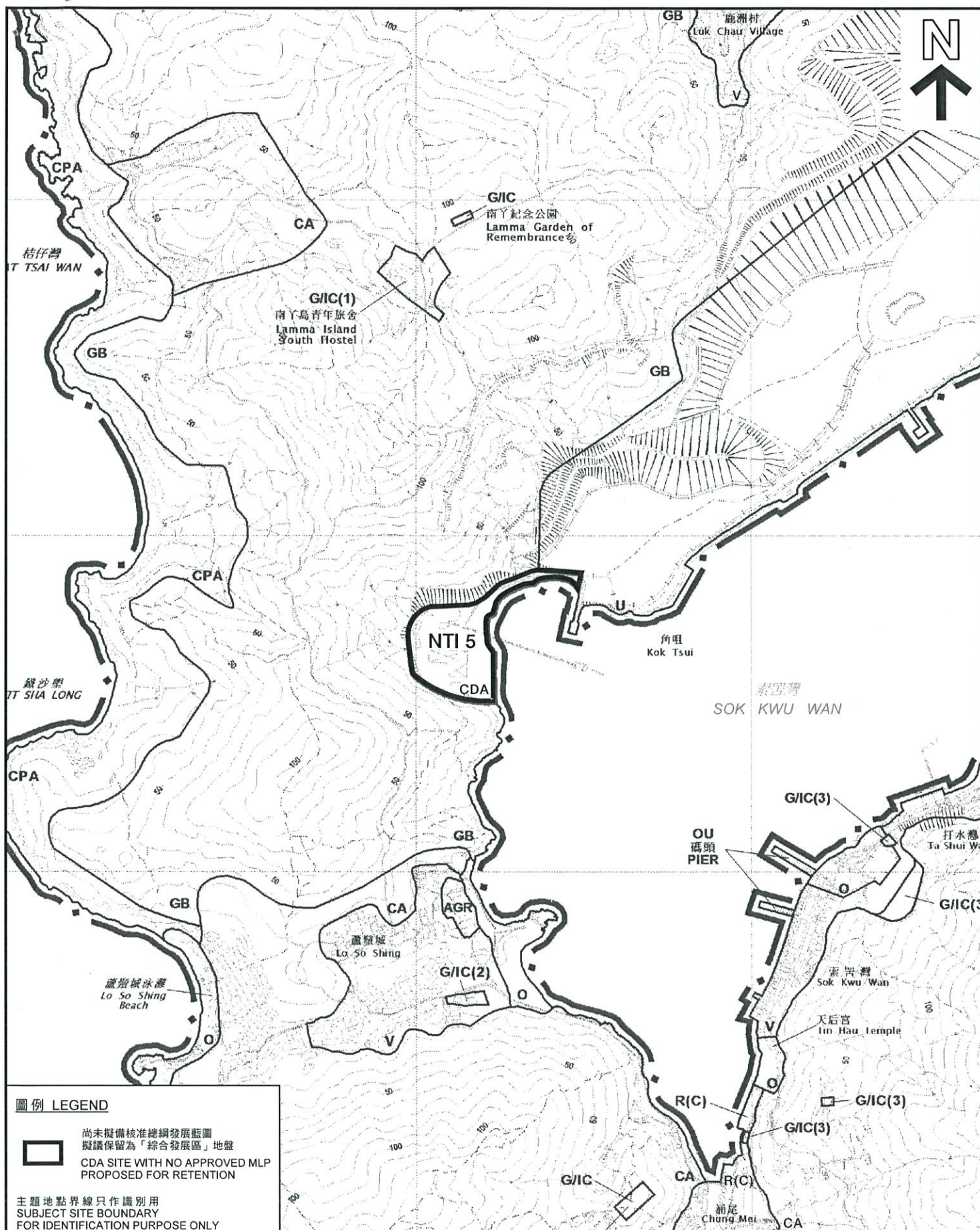
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/123

圖 PLAN
15

本摘要圖於2019年5月2日擬備，
所根據的資料為於2013年6月4日
核准的分區計劃大綱圖編號S/SK-SKT/6
EXTRACT PLAN PREPARED ON 2.5.2019
BASED ON OUTLINE ZONING PLAN No.
S/SK-SKT/6 APPROVED ON 4.6.2013



平面圖 SITE PLAN

綜合發展區地盤參考編號 NTI 5
新界南丫島索罟灣

CDA SITE REF. No. NTI 5
SOK KWU WAN, LAMMA ISLAND
NEW TERRITORIES

SCALE 1:7 500 比例尺
米 METRES 100 0 100 200 300 米 METRES

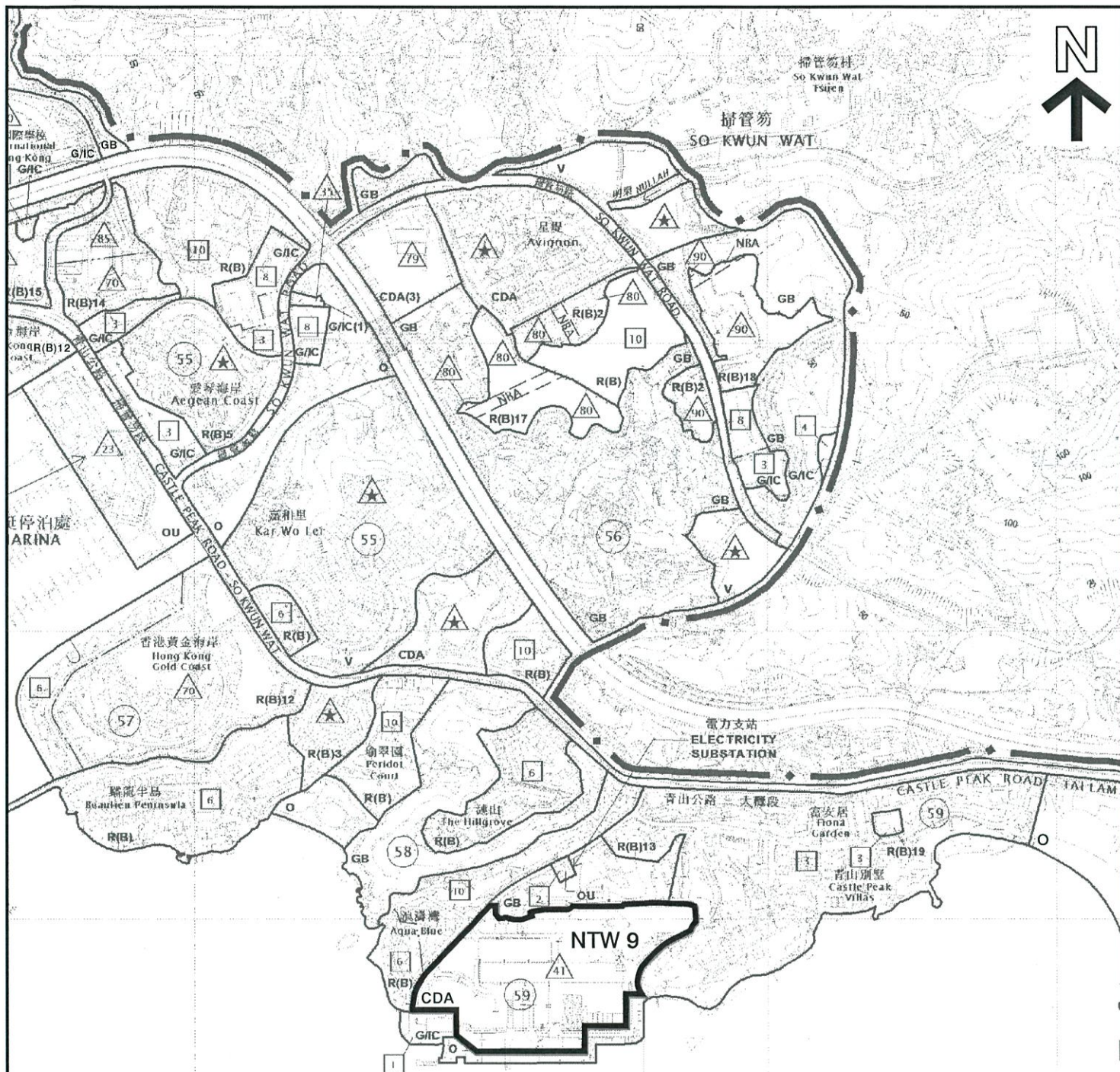
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/125

圖 PLAN
16

本摘要圖於2019年5月2日擬備，
所根據的資料為於2015年1月6日
核准的分區計劃大綱圖編號S/I-LI/11
EXTRACT PLAN PREPARED ON 2.5.2019
BASED ON OUTLINE ZONING PLAN No.
S/I-LI/11 APPROVED ON 6.1.2015



圖例 LEGEND

 尚未擬備核准總綱發展藍圖
 有待檢討
 CDA SITE WITH NO APPROVED MLP
 SUBJECT TO REVIEW

主題地點界線只作識別用
 SUBJECT SITE BOUNDARY
 FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2019年5月2日擬備，
 所根據的資料為於2018年12月11日
 核准的分區計劃大綱圖編號S/TM/35

EXTRACT PLAN PREPARED ON 2.5.2019
 BASED ON OUTLINE ZONING PLAN No.
 S/TM/35 APPROVED ON 11.12.2018

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 9
 新界屯門青發街
 屯門市地段第426號前樂安排海水化淡廠
 CDA SITE REF. No. NTW 9
 LOK ON PAI EX-DESALTING PLANTS, TMTL 426
 TSING FAT STREET, TUEN MUN
 NEW TERRITORIES

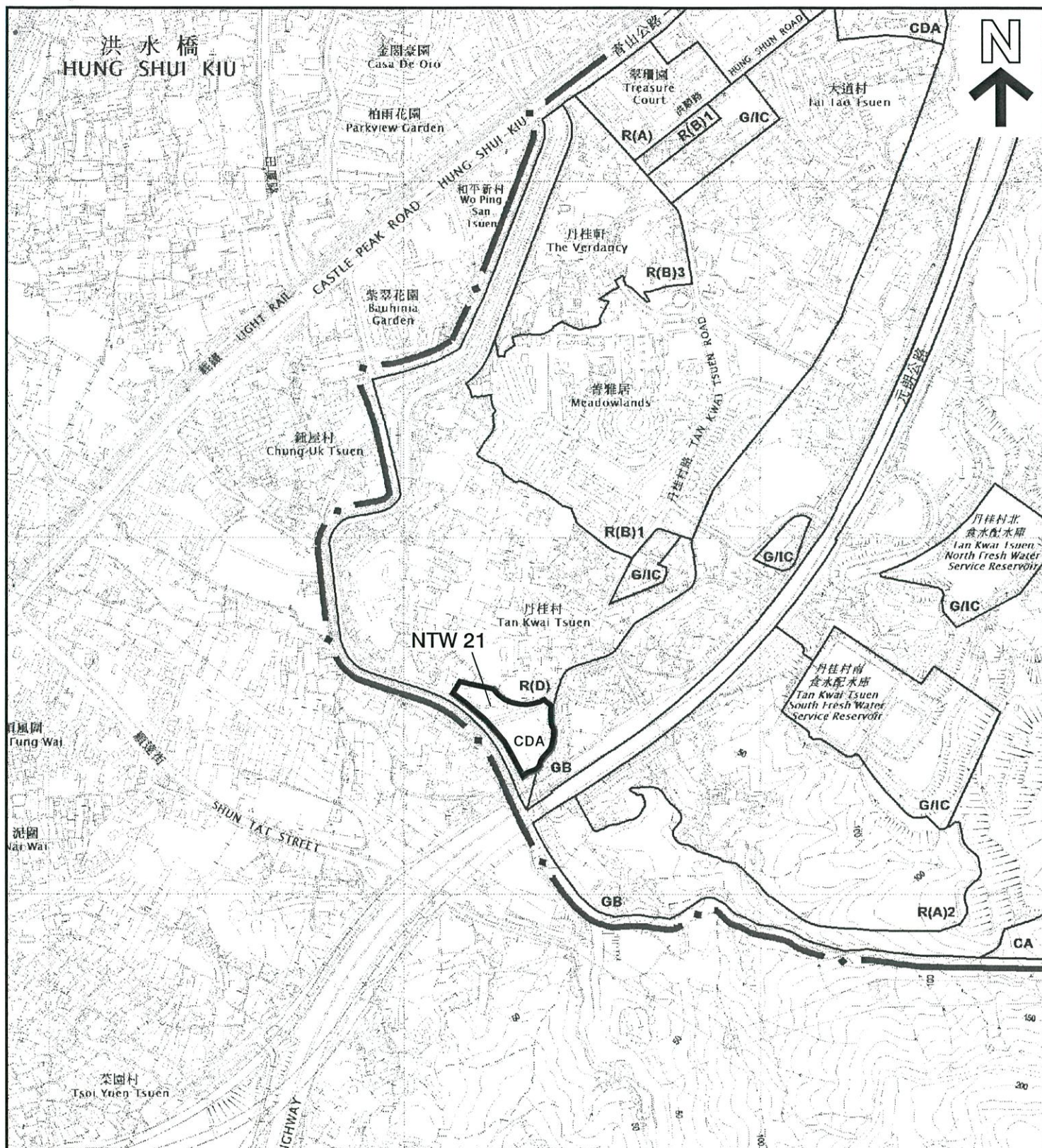
SCALE 1:10 000 比例尺


規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 M/UR/18/95

圖 PLAN
 17



圖例 LEGEND

 尚未擬備核准總綱發展藍圖
有待檢討
CDA SITE WITH NO APPROVED MLP
SUBJECT TO REVIEW

 主題地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 21
新界元朗丹桂村丈量約份第124約地段第2744A號餘段
2744B號餘段及毗連政府土地

CDA SITE REF. No. NTW 21
LOTS 2744A RP, 2744B RP IN DD 124 &
ADJOINING GOVERNMENT LAND
TAN KWAI TSUEN ROAD, YUEN LONG, NEW TERRITORIES

SCALE 1:7 500 比例尺

米 METRES 100 0 100 200 300 米 METRES

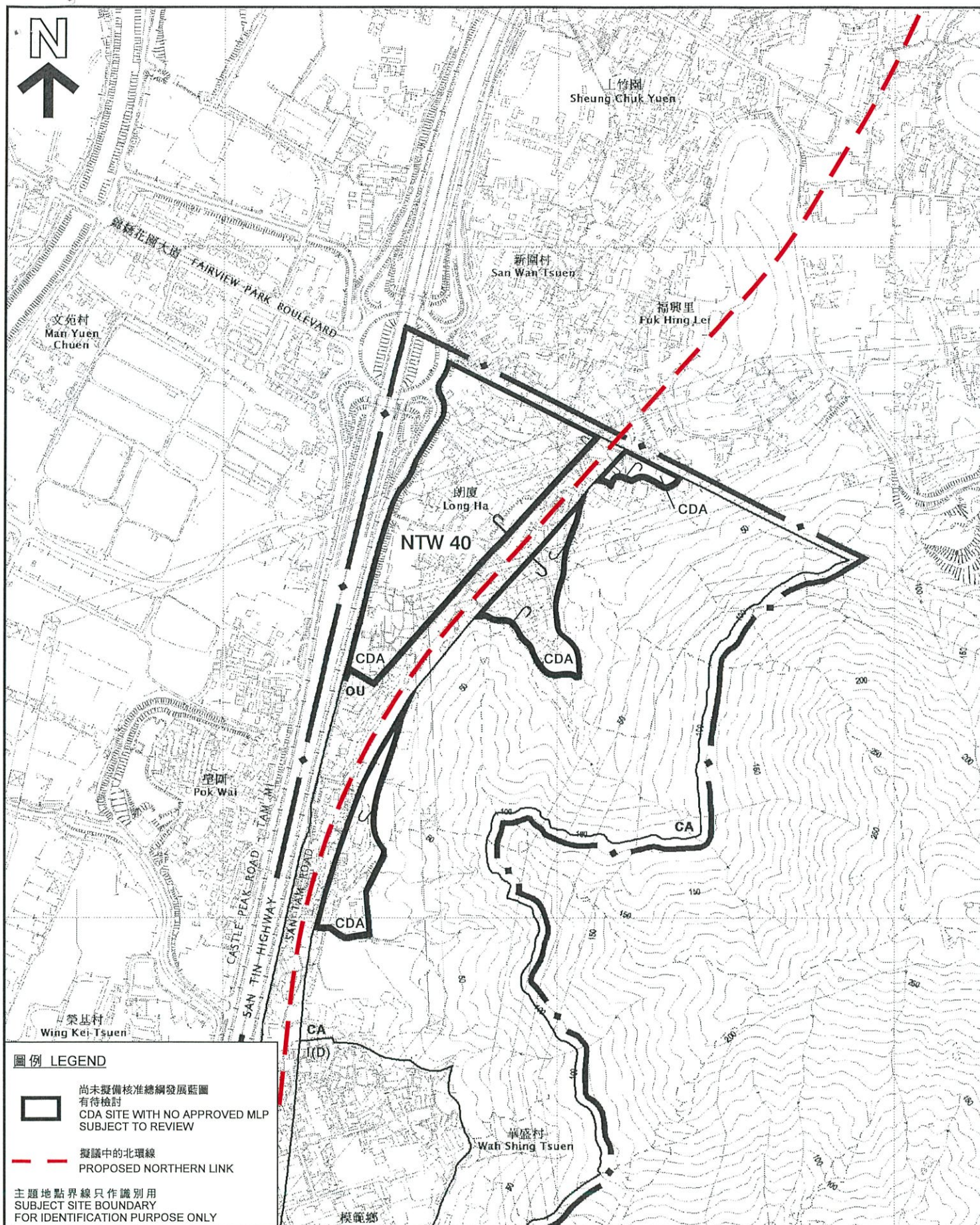
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/94

圖 PLAN
18

本摘要圖於2019年5月2日擬備，
所根據的資料為於2018年9月4日
核准的分區計劃大綱圖編號S/YL-TYST/12
EXTRACT PLAN PREPARED ON 2.5.2019
BASED ON OUTLINE ZONING PLAN No.
S/YL-TYST/12 APPROVED ON 4.9.2018



圖例 LEGEND

- 尚未擬備核准總綱發展藍圖
有待檢討
CDA SITE WITH NO APPROVED MLP
SUBJECT TO REVIEW
- 擬議中的北環線
PROPOSED NORTHERN LINK
- 主題地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 40
新界元朗錦田朗廈

CDA SITE REF. No. NTW 40
LONG HA, KAM TIN, YUEN LONG
NEW TERRITORIES

本摘要圖於2019年5月2日擬備，
所根據的資料為於2014年12月2日
核准的分區計劃大綱圖編號S/YL-KTN/9

EXTRACT PLAN PREPARED ON 2.5.2019
BASED ON OUTLINE ZONING PLAN No.
S/YL-KTN/9 APPROVED ON 2.12.2014

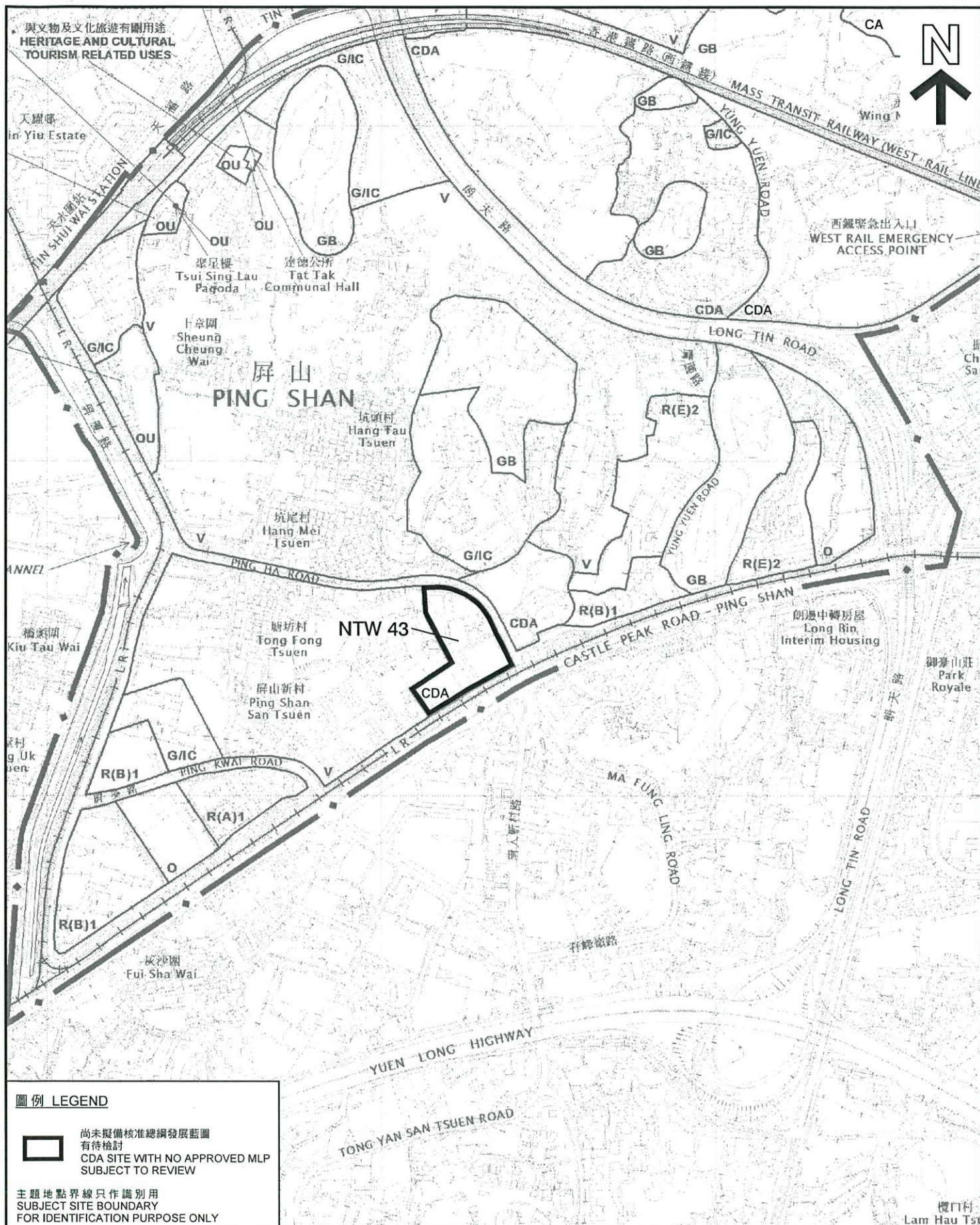
SCALE 1:7 500 比例尺
METRES 100 0 100 200 300 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/98

圖 PLAN
19



圖例 LEGEND



尚未擬備核准總綱發展藍圖
有待檢討
CDA SITE WITH NO APPROVED MLP
SUBJECT TO REVIEW

主題地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2019年5月2日擬備，
所根據的資料為於2018年10月16日
核准的分區計劃大綱圖編號S/YL-PS/18

EXTRACT PLAN PREPARED ON 2.5.2019
BASED ON OUTLINE ZONING PLAN No.
S/YL-PS/18 APPROVED ON 16.10.2018

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 43

新界元朗屏山

塘坊村的東南面及屏厦路以西

CDA SITE REF. No. NTW 43
SOUTH-EAST OF TONG FONG TSUEN
& WEST OF PING HA ROAD, PING SHAN
YUEN LONG, NEW TERRITORIES

SCALE 1:7 500 比例尺
METRES 100 0 100 200 300 METRES

規劃署
PLANNING
DEPARTMENT

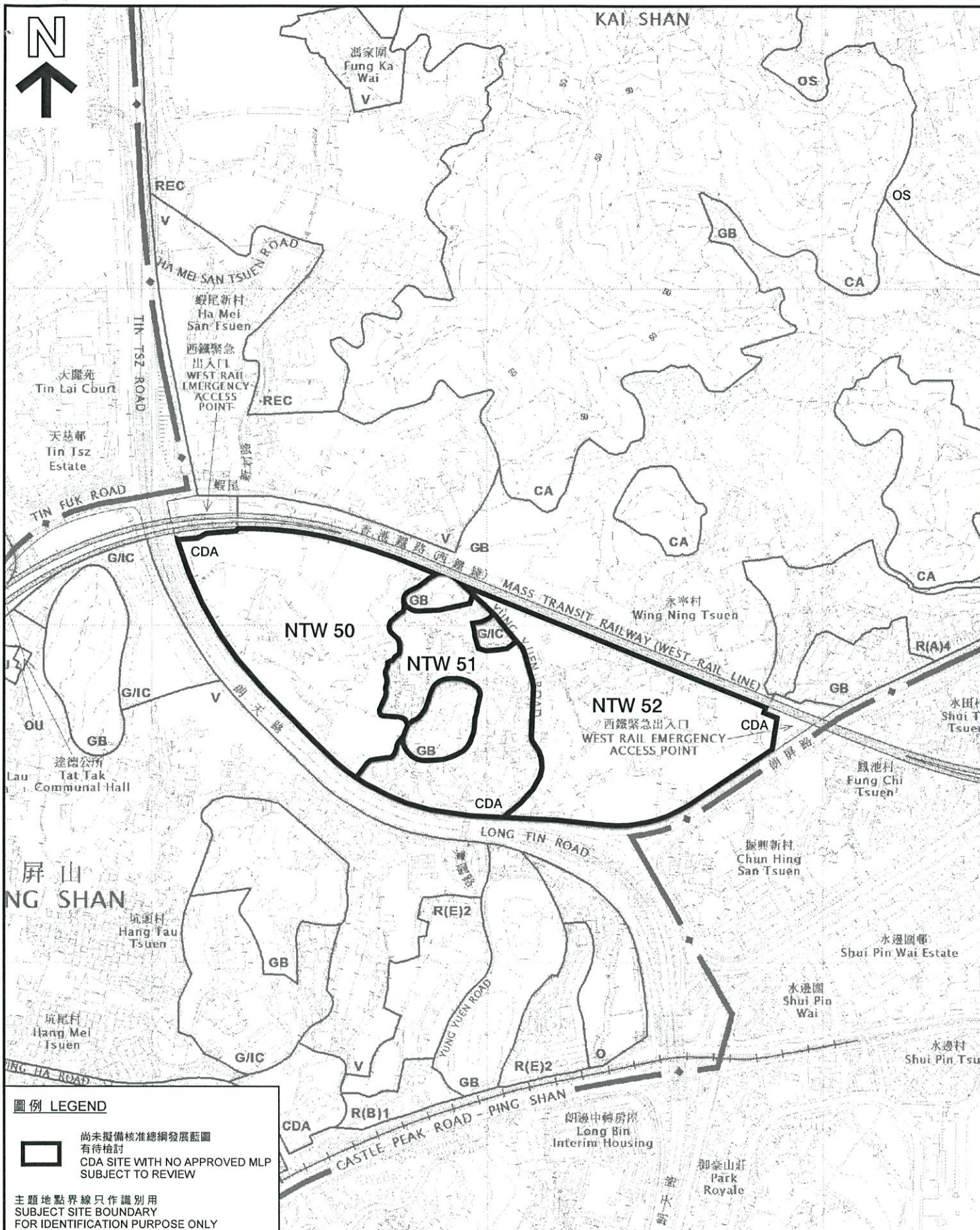


參考編號
REFERENCE No.

M/UR/18/115

圖 PLAN

20



平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 50, NTW 51, NTW 52

新界元朗朗天路東北面 (NTW 50)

新界元朗朗園路以西及朗天路以北 (NTW 51)

新界元朗朗屏路西北面 (NTW 52)

CDA SITE REF. Nos. NTW 50, NTW 51, NTW 52

SITE TO THE NORTH-EAST OF LONG TIN ROAD, YUEN LONG, N.T. (NTW 50)

SITE TO THE WEST OF YUNG YUEN ROAD AND NORTH OF LONG TIN ROAD

YUEN LONG, N.T. (NTW 51)

SITE TO THE NORTH-WEST OF LONG PING ROAD, YUEN LONG, N.T. (NTW 52)

SCALE 1:7 500 比例尺

100 0 100 200 300 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/UR/18/117

圖 PLAN

21

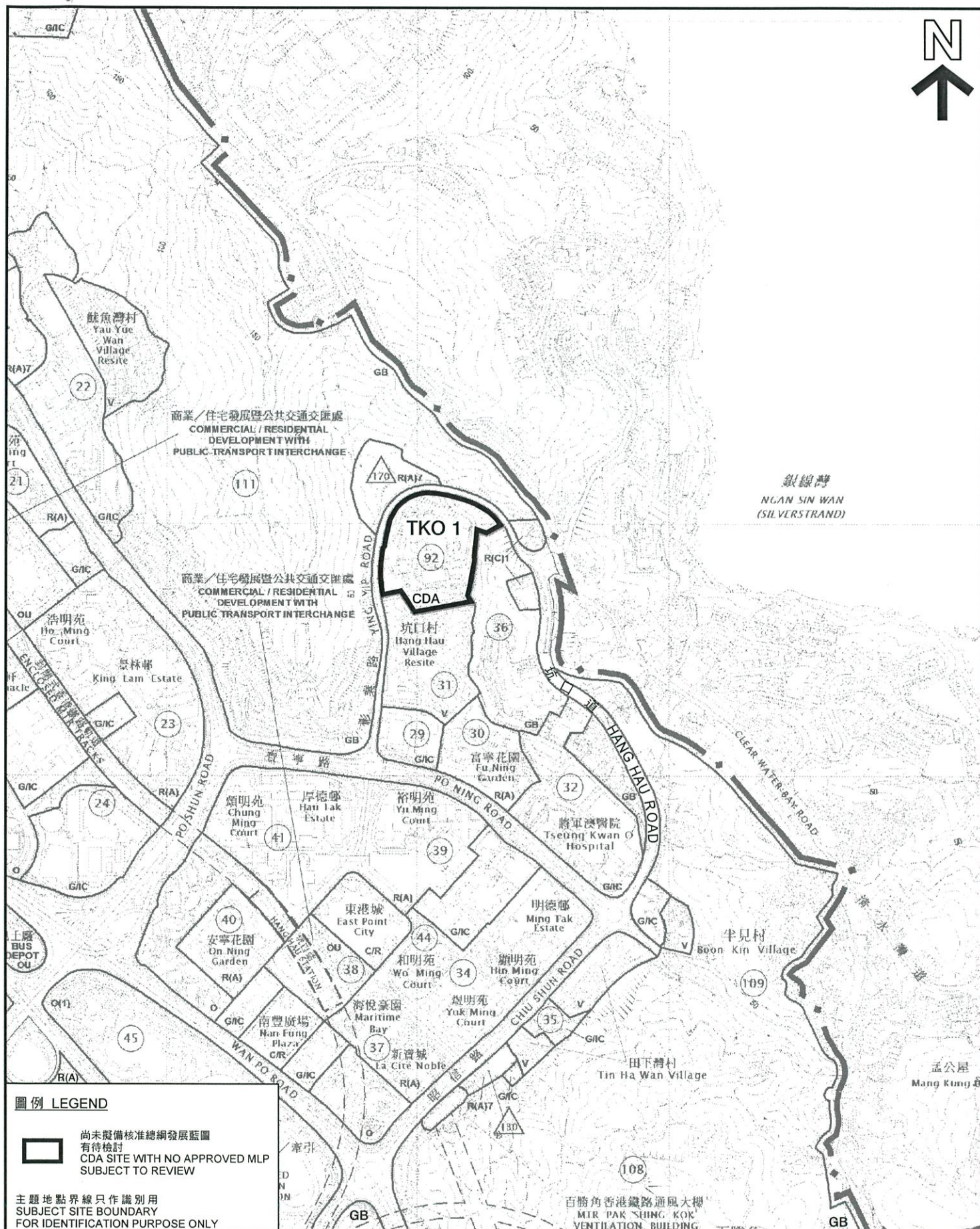
本摘要圖於2019年5月2日擬備，
所根據的資料為於2018年10月16日
核准的分區計劃大綱圖編號S/YL-PS/18

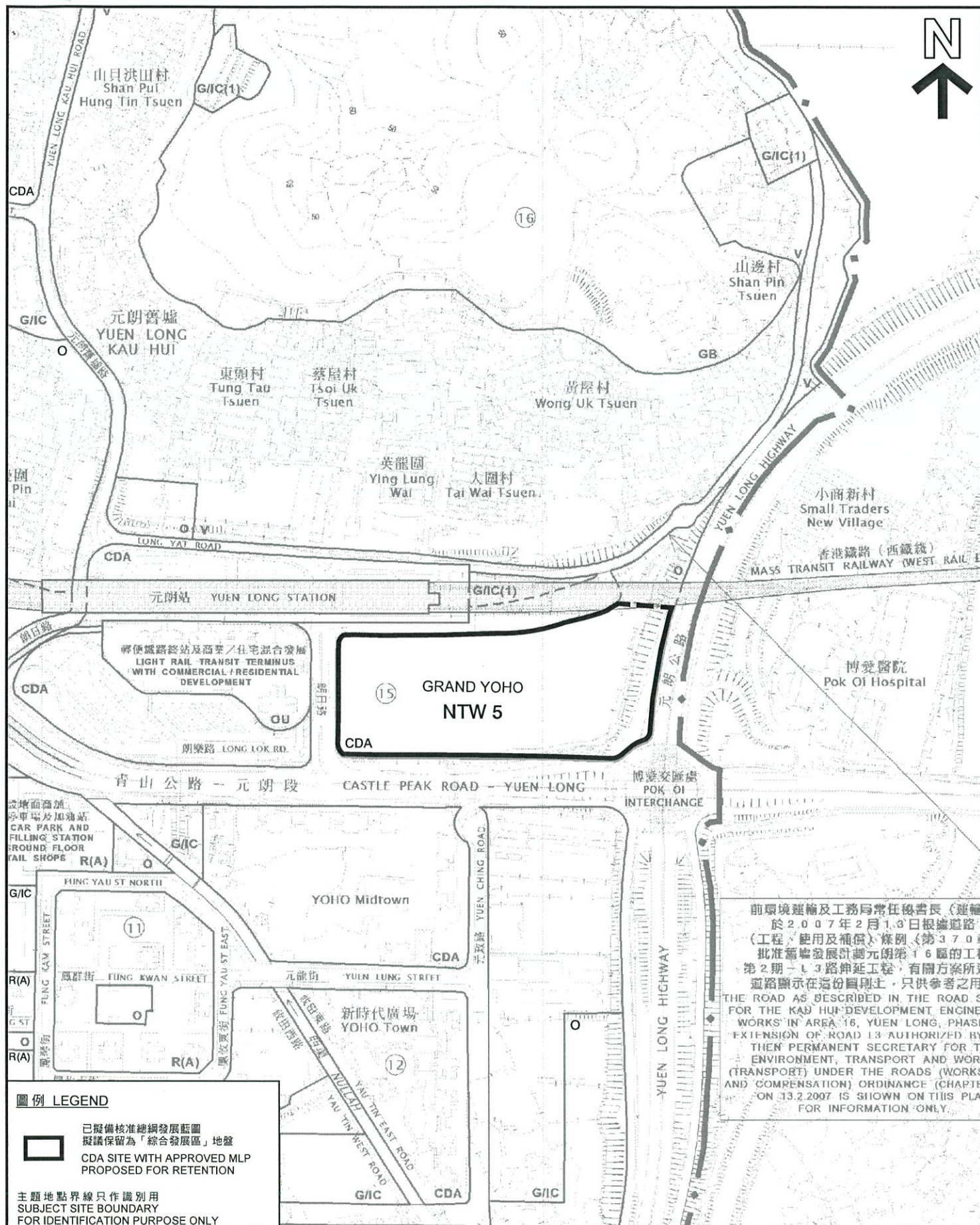
EXTRACT PLAN PREPARED ON 2.5.2019
BASED ON OUTLINE ZONING PLAN No.
S/YL-PS/18 APPROVED ON 16.10.2018

圖例 LEGEND

尚未擬備核准總綱發展藍圖
有待檢討
CDA SITE WITH NO APPROVED MLP
SUBJECT TO REVIEW

主題地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY





平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 5
新界元朗博愛交匯處的西北面

CDA SITE REF. No. NTW 5
NORTH-WEST OF POK OI INTERCHANGE
YUEN LONG, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT

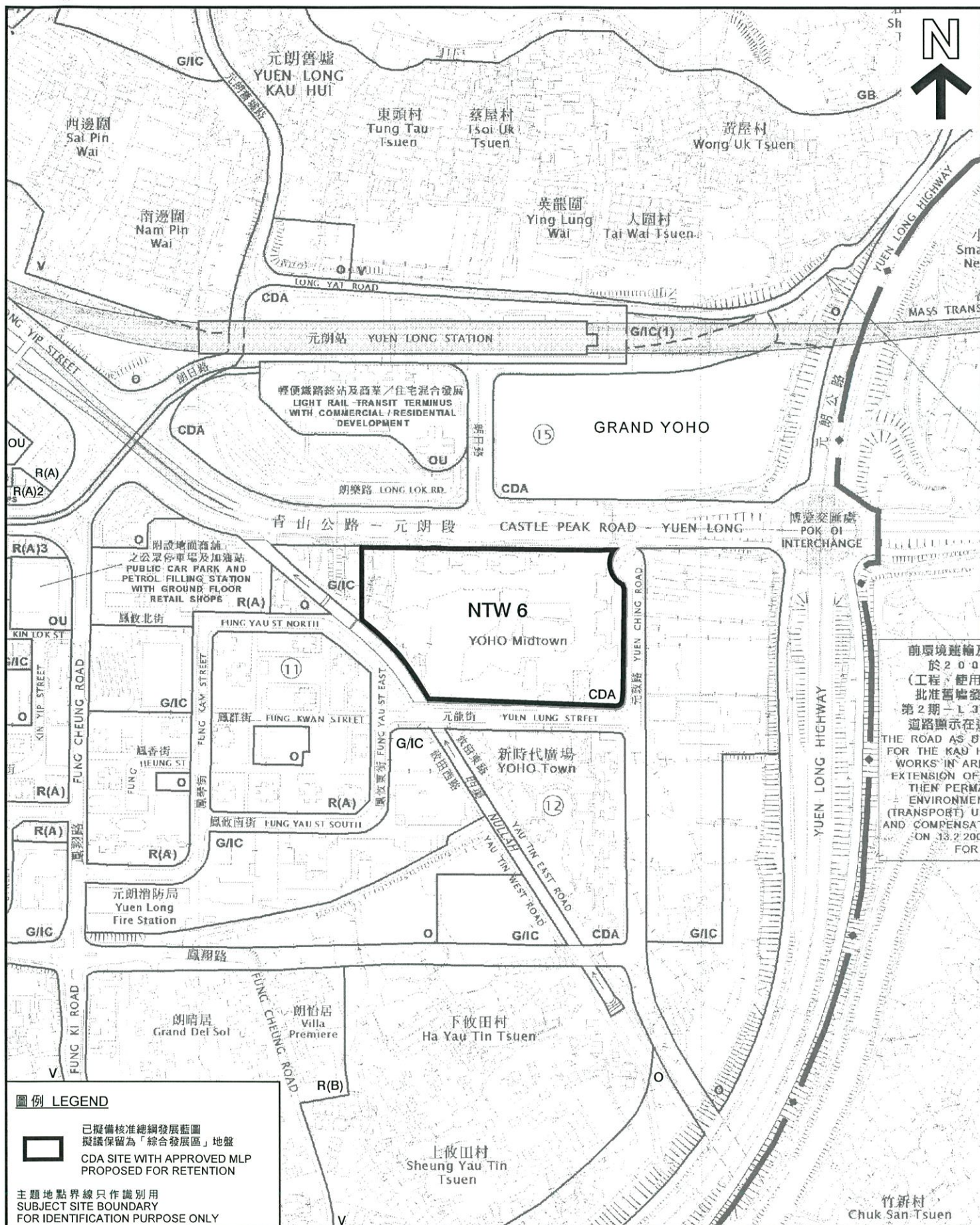


參考編號
REFERENCE No.
M/UR/18/128

圖 PLAN
23

本摘要圖於2019年3月13日擬備，
所根據的資料為於2016年10月18日
核准的分區計劃大綱圖編號 S/YL/23
EXTRACT PLAN PREPARED ON 13.3.2019
BASED ON OUTLINE ZONING PLAN No.
S/YL/23 APPROVED ON 18.10.2016

SCALE 1:5 000 比例尺
METRES 100 0 100 200 METRES



平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 6
新界元朗青山公路-元朗段和元政路交界處

CDA SITE REF. No. NTW 6
JUNCTION OF CASTLE PEAK ROAD - YUEN LONG
AND YUEN CHING ROAD
YUEN LONG, NEW TERRITORIES

SCALE 1:5,000 比例尺

100 0 100 200 METRES

規劃署
PLANNING
DEPARTMENT

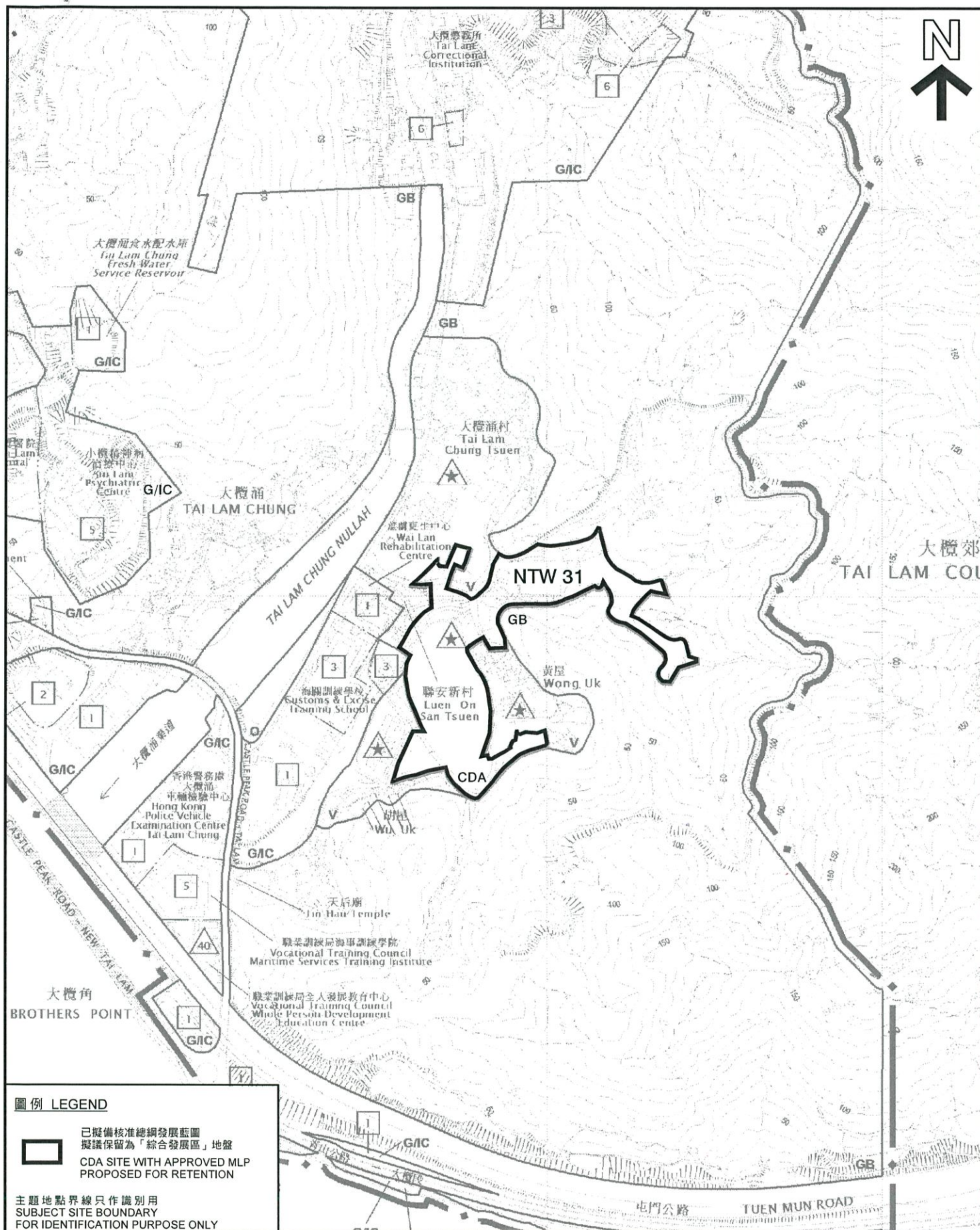


參考編號
REFERENCE No.
M/UR/18/129

圖 PLAN
24

本摘要圖於2019年3月13日擬備，
所根據的資料為於2016年10月18日
核准的分區計劃大綱圖編號S/YL/23
EXTRACT PLAN PREPARED ON 13.3.2019
BASED ON OUTLINE ZONING PLAN No.
S/YL/23 APPROVED ON 18.10.2016

前環境運輸及
於2010
(工程、使用
批准舊橋發
第2期-1.3
道路顯示在
THE ROAD AS SHOWN
FOR THE KAU H
WORKS IN ARE
EXTENSION OF
THEN PERMIT
ENVIRONMEN
(TRANSPORT) U
AND COMPENSAT
ON 13.2.200
FOR



圖例 LEGEND



已擬備核准總綱發展藍圖
擬議保留為「綜合發展區」地盤
CDA SITE WITH APPROVED MLP
PROPOSED FOR RETENTION

主題地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2019年3月13日擬備，
所根據的資料為於2015年12月1日
核准的分區計劃大綱圖編號S/TM-SKW/13
EXTRACT PLAN PREPARED ON 13.3.2019
BASED ON OUTLINE ZONING PLAN No.
S/TM-SKW/13 APPROVED ON 1.12.2015

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 31
屯門市地段第417號
新界屯門大欖涌大欖涌渠道和海關訓練學校以東
CDA SITE REF. No. NTW 31
EAST OF TAI LAM CHUNG NULLAH AND
CUSTOMS & EXCISE TRAINING SCHOOL, TMTL 417
TAI LAM CHUNG, TUEN MUN, NEW TERRITORIES

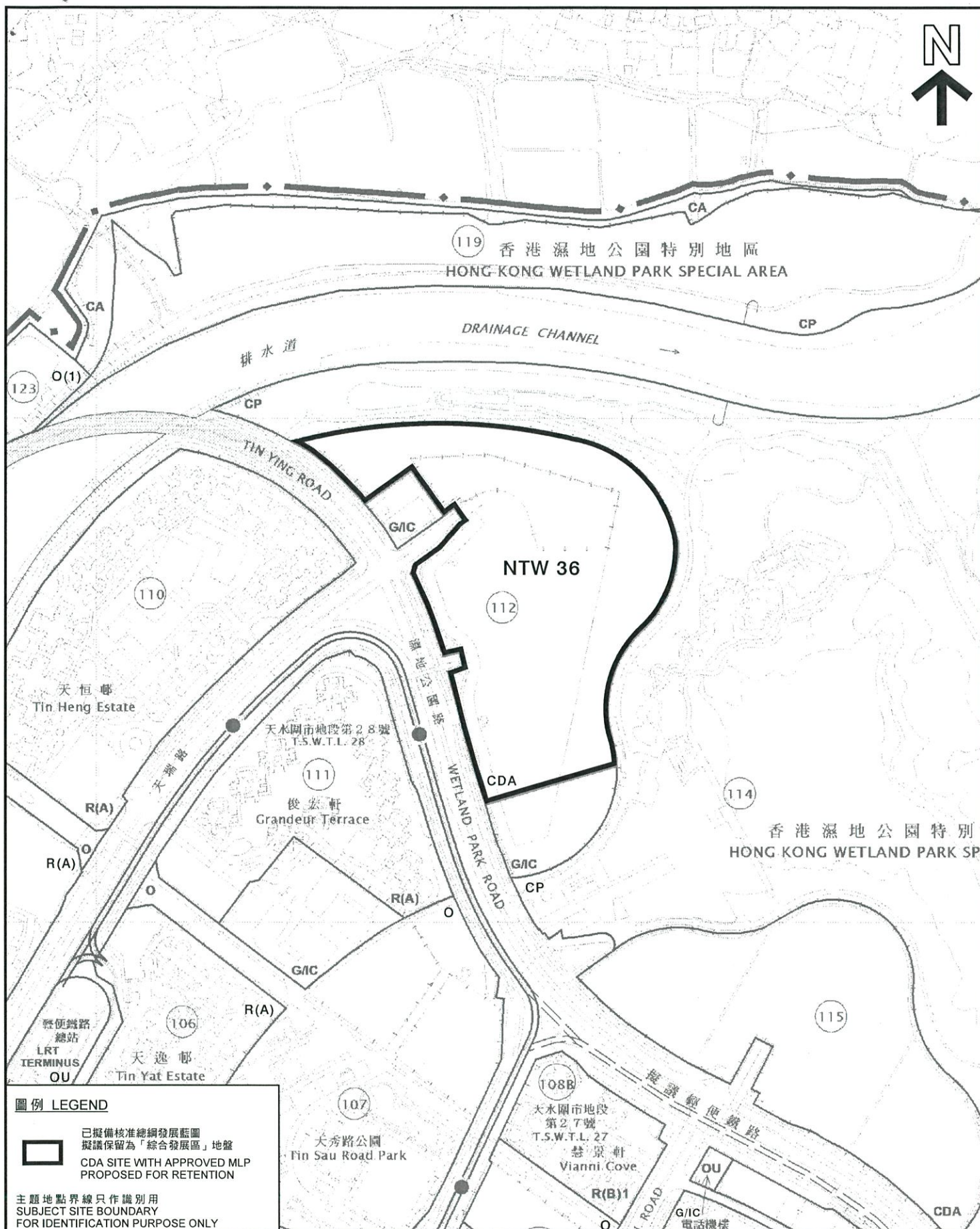
SCALE 1 : 7 500 比例尺
100 0 100 200 300 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/131

圖 PLAN
26



圖例 LEGEND

-  已擬備核准總綱發展藍圖
擬議保留為「綜合發展區」地盤
CDA SITE WITH APPROVED MLP
PROPOSED FOR RETENTION

主題地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 36
新界天水圍第112區

CDA SITE REF. No. NTW 36
AREA 112, TIN SHUI WAI
NEW TERRITORIES

SCALE 1:5 000 比例尺
100 0 100 200 METRES

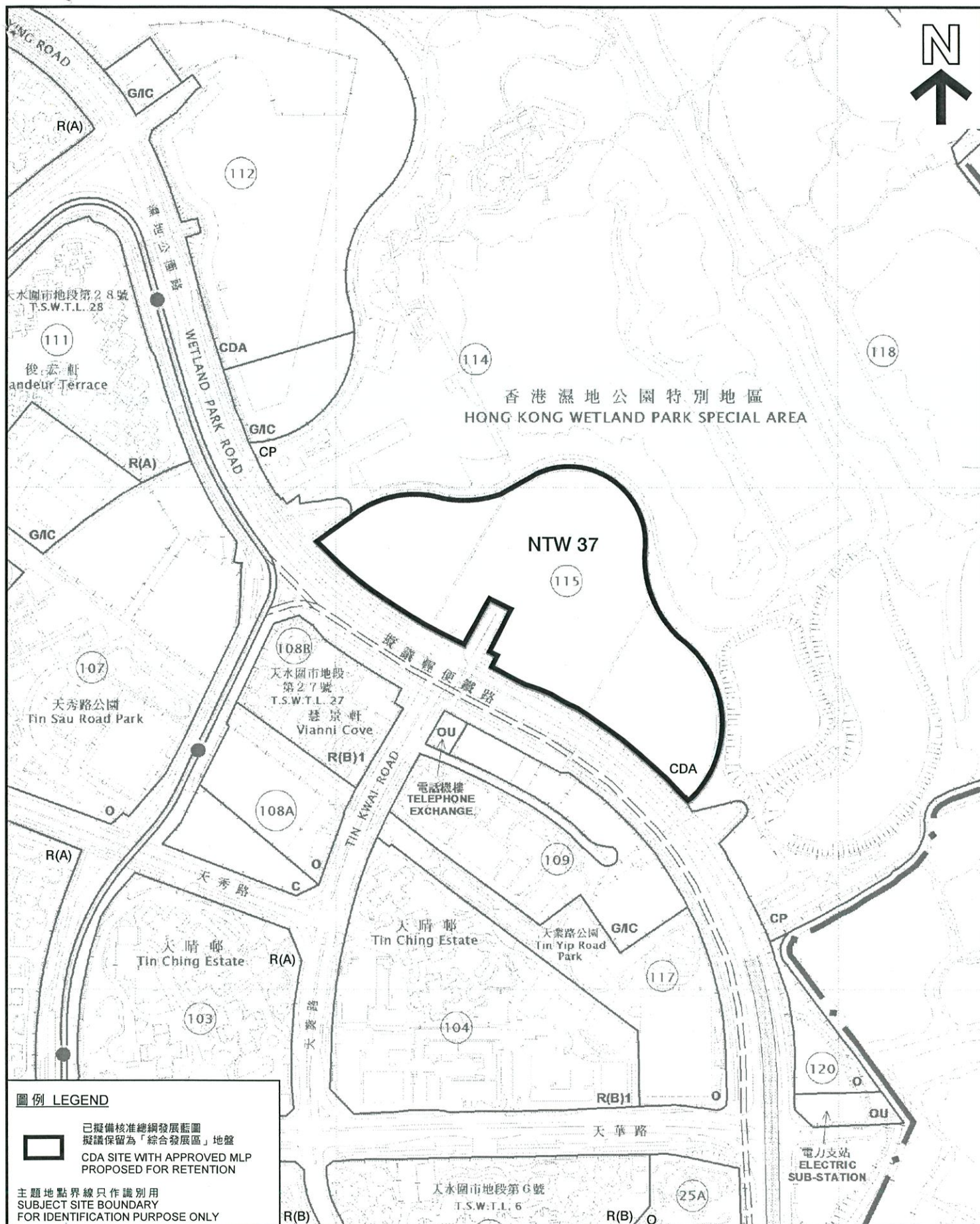
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/133

圖 PLAN
27

本摘要圖於2019年4月30日擬備，
所根據的資料為於2018年10月16日
核准的分區計劃大綱圖編號S/TSW/14
EXTRACT PLAN PREPARED ON 30.4.2019
BASED ON OUTLINE ZONING PLAN No.
S/TSW/14 APPROVED ON 16.10.2018



圖例 LEGEND

 已擬備核准總綱發展藍圖
擬議保留為「綜合發展區」地盤
CDA SITE WITH APPROVED MLP
PROPOSED FOR RETENTION

主題地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2019年4月30日擬備，
所根據的資料為於2018年10月16日
核准的分區計劃大綱圖編號S/TSW/14

EXTRACT PLAN PREPARED ON 30.4.2019
BASED ON OUTLINE ZONING PLAN No.
S/TSW/14 APPROVED ON 16.10.2018

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 37
新界天水圍第115區

CDA SITE REF. No. NTW 37
AREA 115, TIN SHUI WAI
NEW TERRITORIES

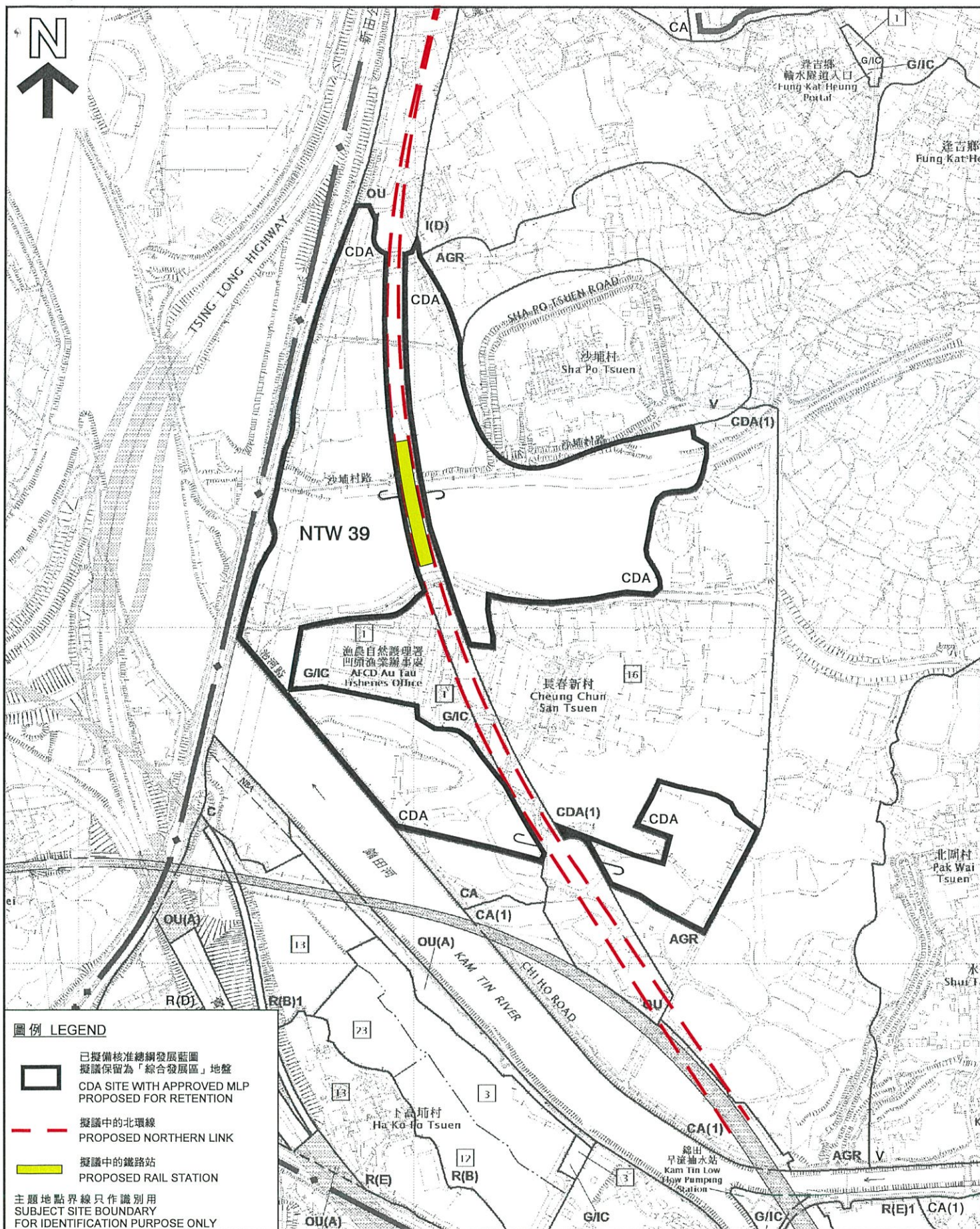
SCALE 1 : 5 000 比例尺
METRES 100 0 100 200 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/134

圖 PLAN
28



平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 39
新界元朗錦田沙埔丈量約份第107約多個地段及
毗連政府土地

CDA SITE REF. No. NTW 39
VARIOUS LOTS & ADJOINING GOVERNMENT LAND
IN DD 107, SHA PO, KAM TIN
YUEN LONG, NEW TERRITORIES

SCALE 1:7 500 比例尺

米 METRES 100 0 100 200 300 米 METRES

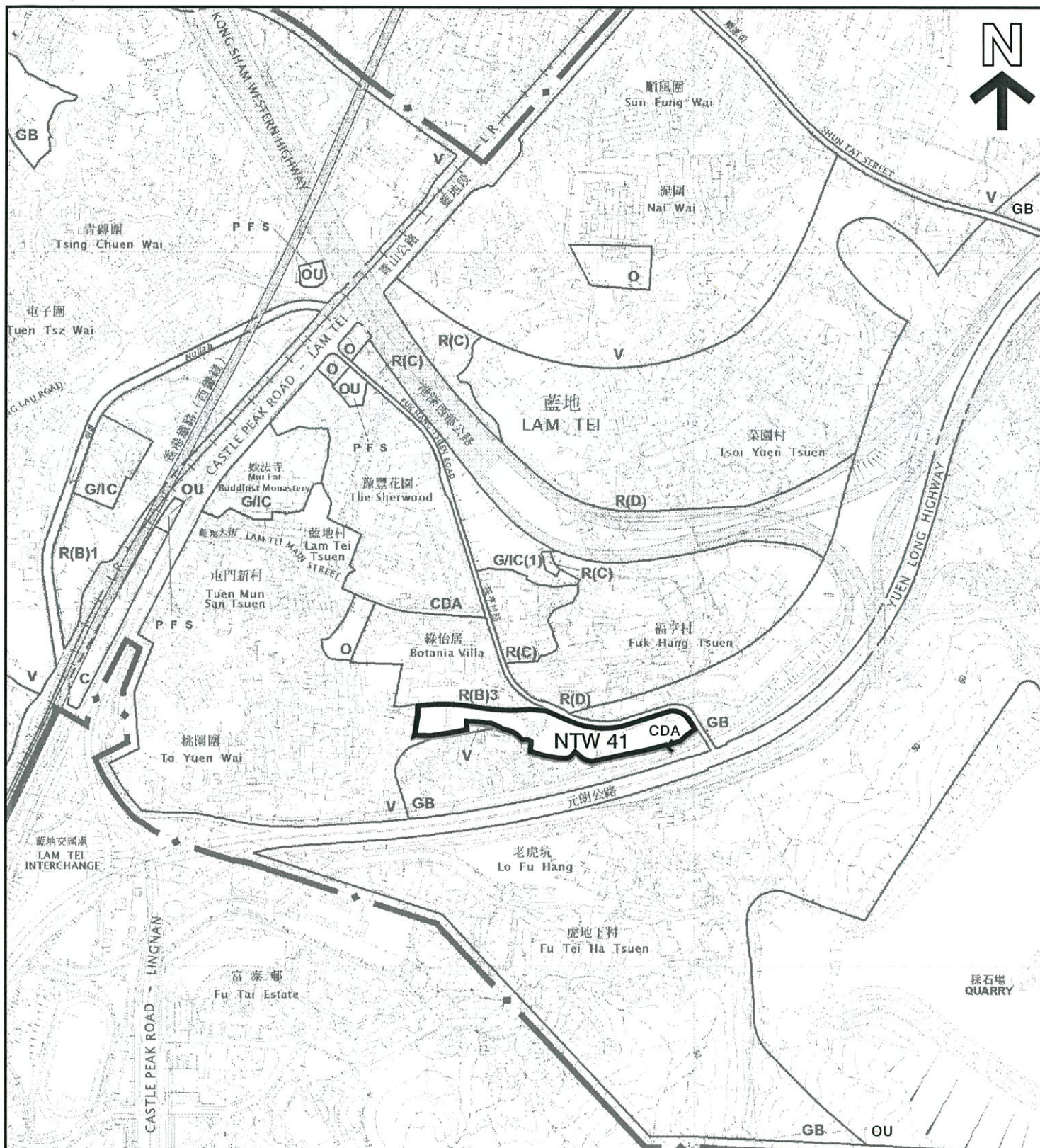
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/136

圖 PLAN
30

本摘要圖於2019年4月30日擬備，
所根據的資料為於2014年12月2日
核准的分區計劃大綱圖編號S/YL-KTN/9
EXTRACT PLAN PREPARED ON 30.4.2019
BASED ON OUTLINE ZONING PLAN No.
S/YL-KTN/9 APPROVED ON 2.12.2014



圖例 LEGEND

- 已擬備核准總綱發展藍圖
擬議保留為「綜合發展區」地盤
CDA SITE WITH APPROVED MLP
PROPOSED FOR RETENTION

主題地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2019年4月30日擬備，
所根據的資料為於2018年10月16日
核准分區計劃大綱圖編號S/TM-LTY/10
EXTRACT PLAN PREPARED ON 30.4.2019
BASED ON OUTLINE ZONING PLAN No.
S/TM-LTY/10 APPROVED ON 16.10.2018

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 41
新界元朗公路以北近福亨村
丈量約份第130約多個地段
CDA SITE REF. No. NTW 41
VARIOUS LOTS IN DD 130 TO THE NORTH
OF YUEN LONG HIGHWAY NEAR FUK HANG TSUEN
YUEN LONG, NEW TERRITORIES

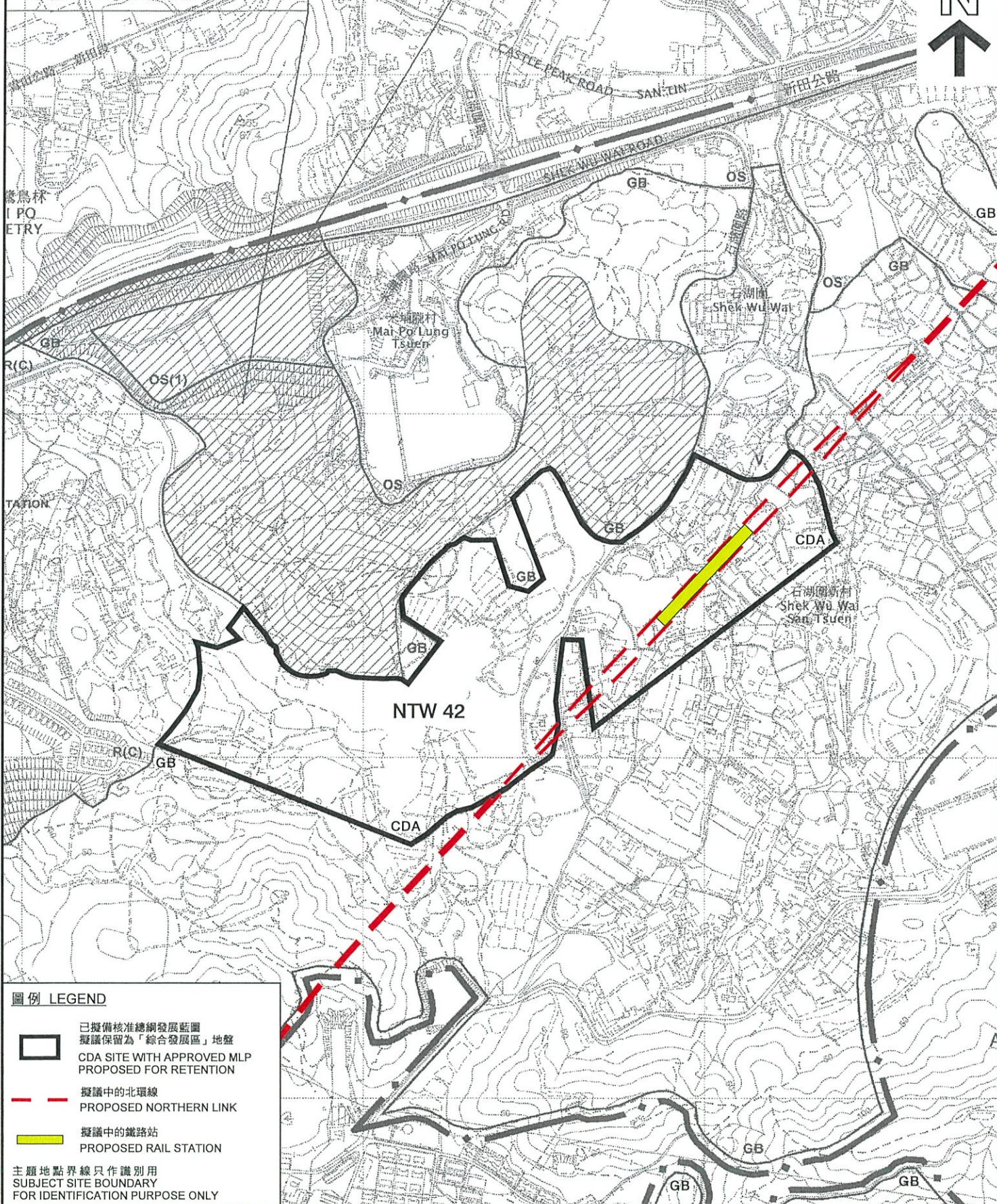
SCALE 1:7 500 比例尺
METRES 100 0 100 200 300 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/137

圖 PLAN
31



圖例 LEGEND

-  已擬備核准總綱發展藍圖
擬議保留為「綜合發展區」地盤
CDA SITE WITH APPROVED MLP
PROPOSED FOR RETENTION
-  擬議中的北環線
PROPOSED NORTHERN LINK
-  擬議中的鐵路站
PROPOSED RAIL STATION

主題地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 42
新界元朗石湖圍前軍營以南
CDA SITE REF. No. NTW 42
SOUTH OF THE FORMER MILITARY SITE
AT SHEK WU WAI, YUEN LONG
NEW TERRITORIES

SCALE 1:7 500 比例尺
METRES 100 0 100 200 300 METRES

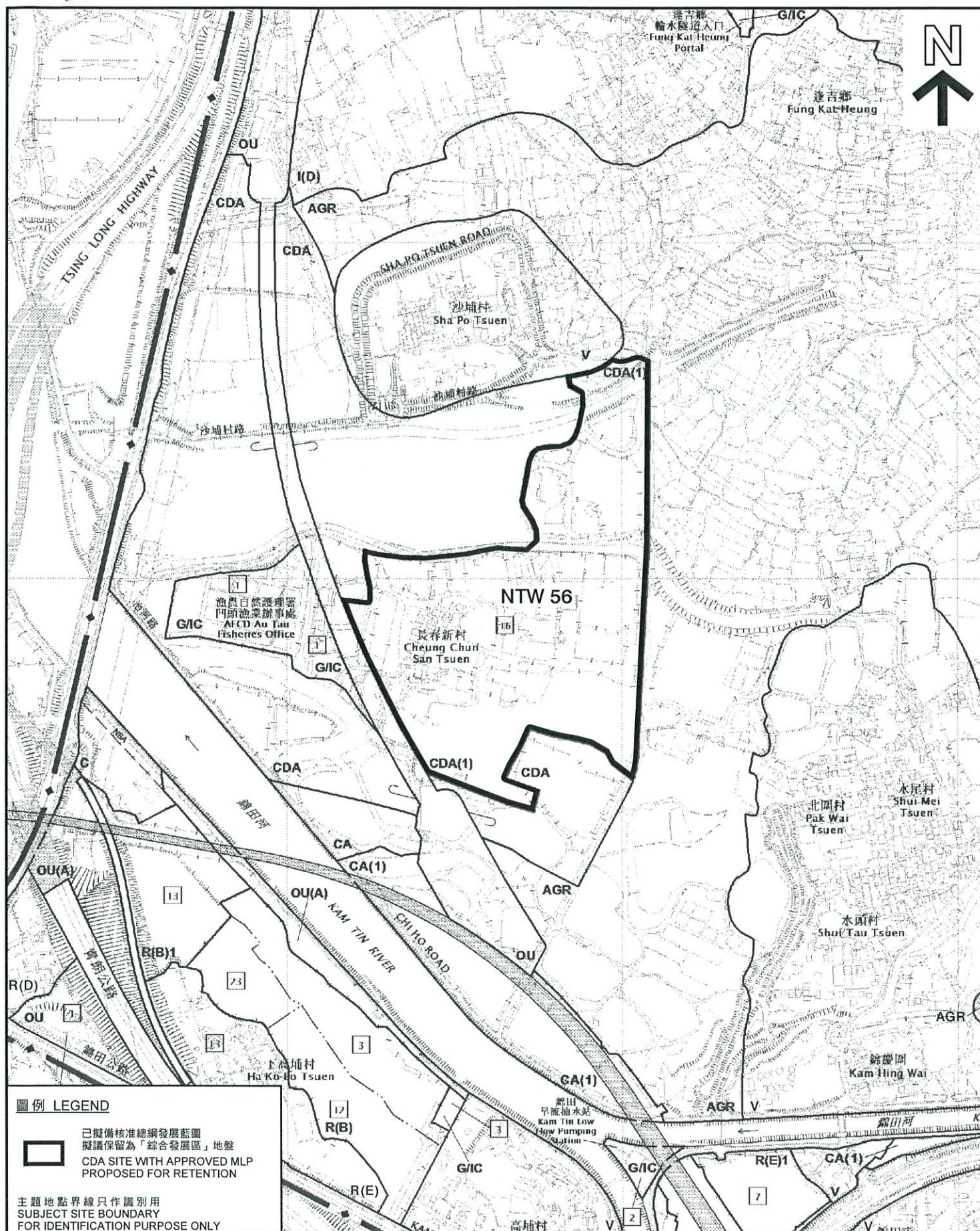
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/138

圖 PLAN
32

本摘要圖於2019年4月30日擬備，
所根據的資料為於2006年12月5日
核准的分區計劃大綱圖編號S/YL-NTM/12
EXTRACT PLAN PREPARED ON 30.4.2019
BASED ON OUTLINE ZONING PLAN No.
S/YL-NTM/12 APPROVED ON 5.12.2006



平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 56
新界元朗錦田北長春新村
CDA SITE REF. No. NTW 56
CHEUNG CHUN SAN TSUEN
KAM TIN NORTH
YUEN LONG, NEW TERRITORIES

本摘要圖於2019年4月30日擬備，
所根據的資料為於2014年12月2日
核准的分區計劃大綱圖編號S/YL-KTN/9
EXTRACT PLAN PREPARED ON 30.4.2019
BASED ON OUTLINE ZONING PLAN No.
S/YL-KTN/9 APPROVED ON 2.12.2014

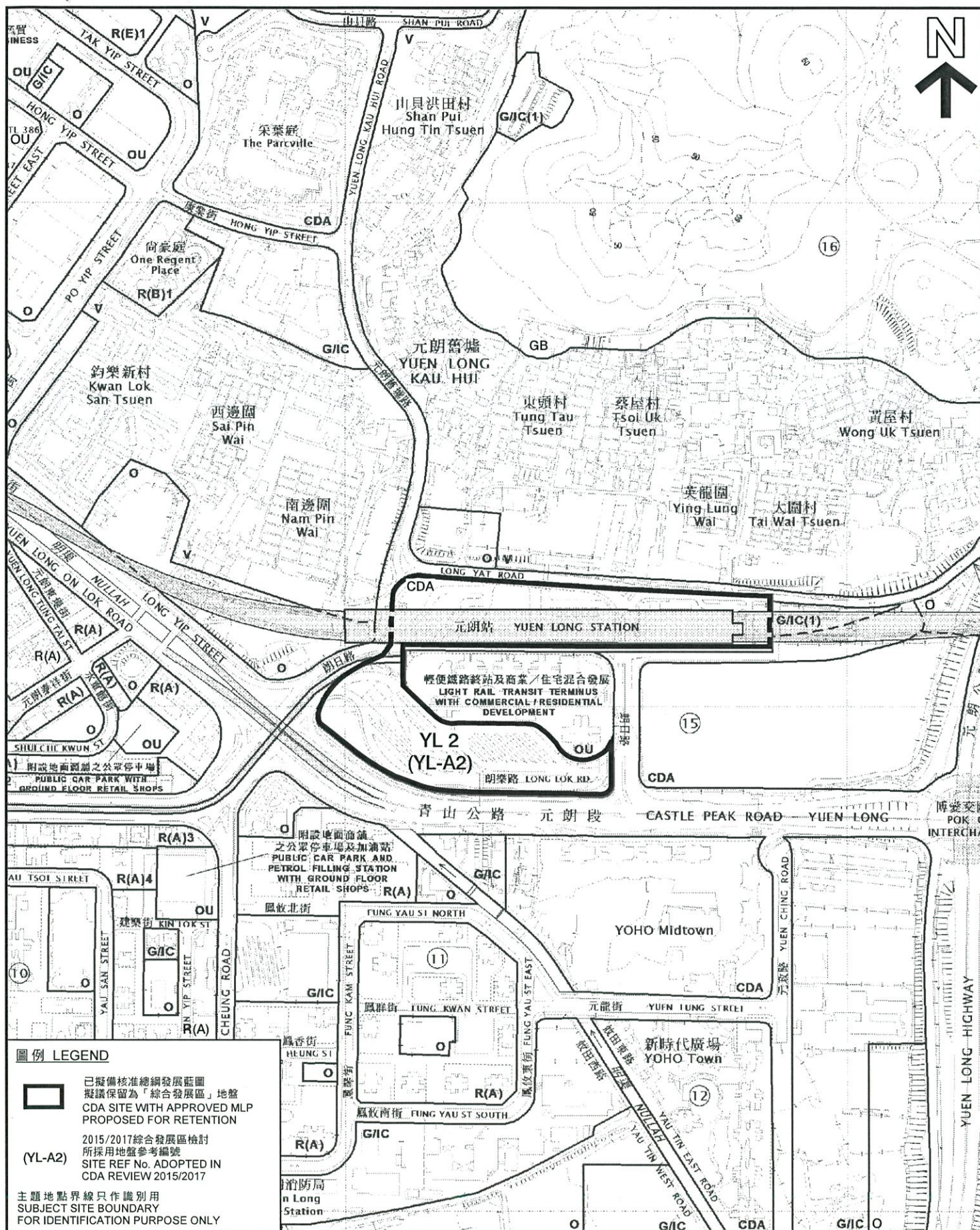
SCALE 1:7 500 比例尺
100 0 100 200 300 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/121

圖 PLAN
34



平面圖 SITE PLAN

綜合發展區地盤參考編號 YL 2
新界元朗

覆蓋西鐵元朗站及毗連範圍

CDA SITE REF. No. YL 2
AREA COVERING THE WEST RAIL YUEN LONG STATION
& ITS ADJOINING AREA
YUEN LONG, NEW TERRITORIES

SCALE 1 : 5 000 比例尺

100 0 100 200 METRES

規劃署
PLANNING
DEPARTMENT



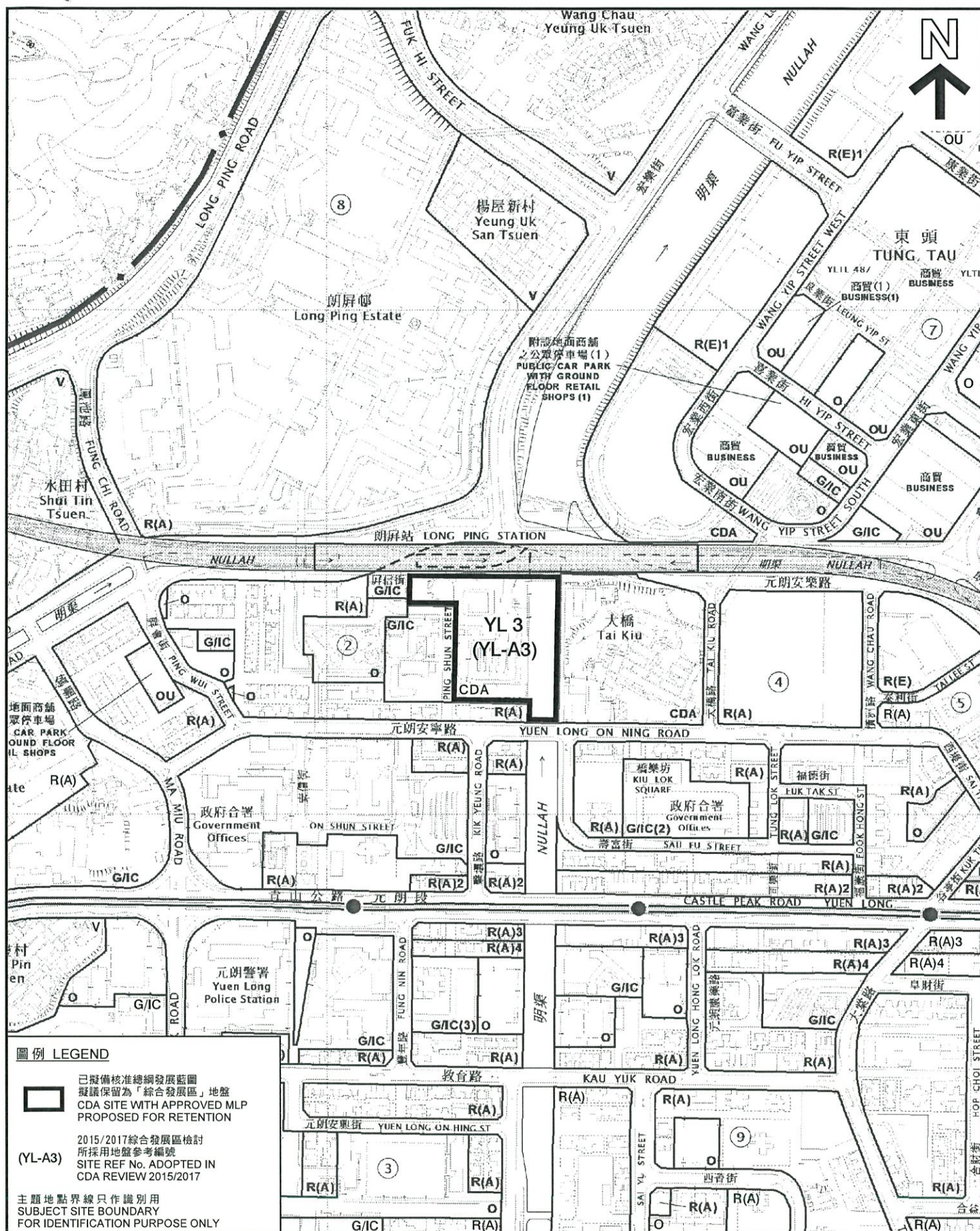
參考編號
REFERENCE No.

M/UR/18/139

圖 PLAN

35

本摘要圖於2019年4月30日擬備，
所根據的資料為於2016年10月18日
核准的分區計劃大綱圖編號S/YL/23
EXTRACT PLAN PREPARED ON 30.4.2019
BASED ON OUTLINE ZONING PLAN No.
S/YL/23 APPROVED ON 18.10.2016



平面圖 SITE PLAN

綜合發展區地盤參考編號 YL 3
新界元朗新市鎮第2區

西鐵朗屏站與覆蓋公共交通匯處(南面地盤)

CDA SITE REF. No. YL 3
AREA COVERING THE PUBLIC TRANSPORT INTERCHANGE
ASSOCIATED WITH THE WEST RAIL LONG PING STATION
YUEN LONG NEW TOWN AREA 2, NEW TERRITORIES
(SOUTHERN SITE)

SCALE 1:5 000 比例尺

100 0 100 200 METRES

規劃署
PLANNING
DEPARTMENT



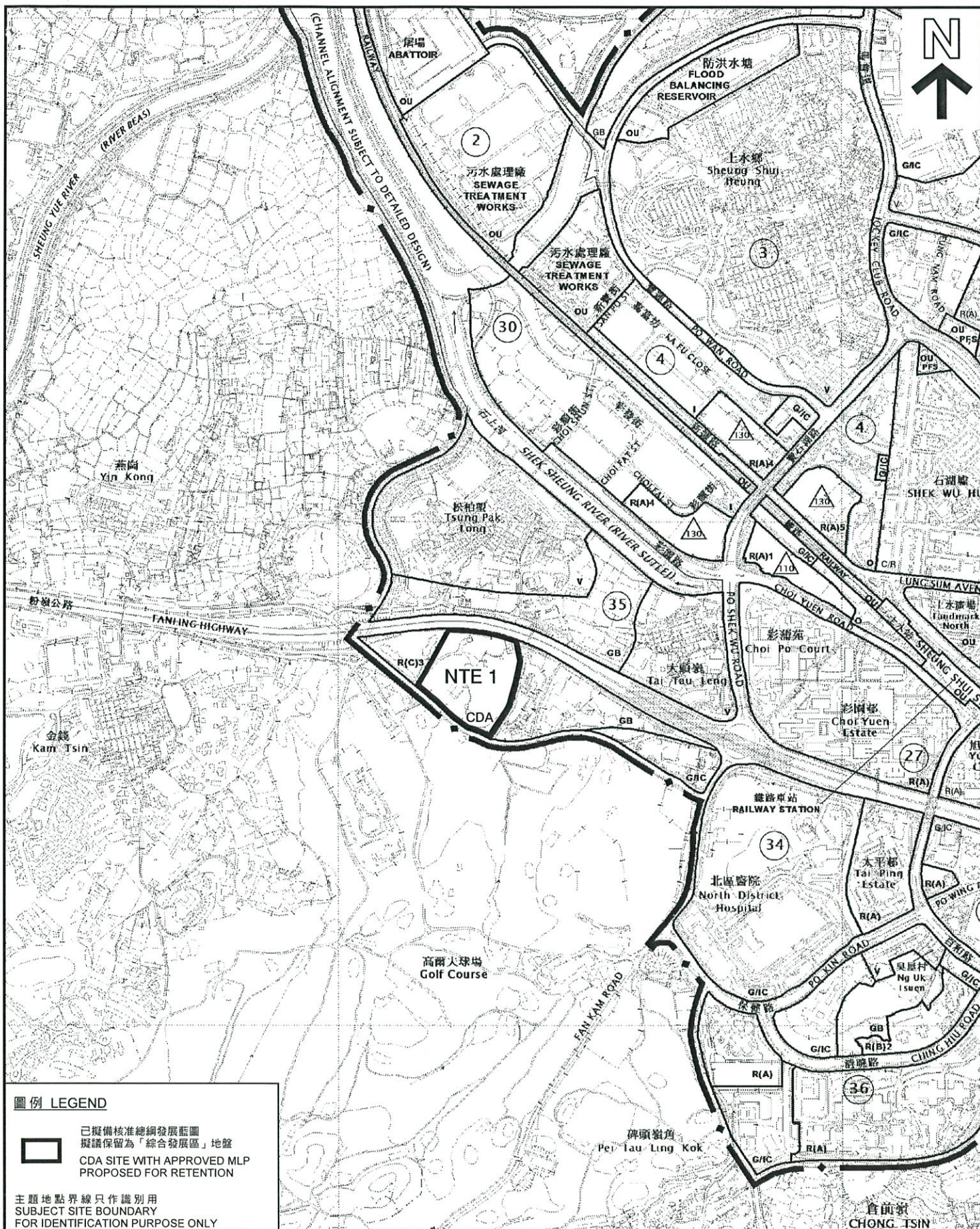
參考編號
REFERENCE No.

M/UR/18/140

圖 PLAN

36

本摘要圖於2019年4月30日擬備，
所根據的資料為於2016年10月18日
核准的分區計劃大綱圖編號S/YL/23
EXTRACT PLAN PREPARED ON 30.4.2019
BASED ON OUTLINE ZONING PLAN No.
S/YL/23 APPROVED ON 18.10.2016



圖例 LEGEND

已擬備核准總綱發展藍圖
擬議保留為「綜合發展區」地盤
CDA SITE WITH APPROVED MLP
PROPOSED FOR RETENTION

主題地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTE 1
新界上水第35區
上水內地第2號餘段及毗連政府土地
CDA SITE REF. No. NTE 1
SSIL 2 RP & ADJOINING GOVERNMENT LAND
SHEUNG SHUI AREA 35
NEW TERRITORIES

SCALE 1:10 000 比例尺
METRES 100 0 100 200 300 400 500 METRES

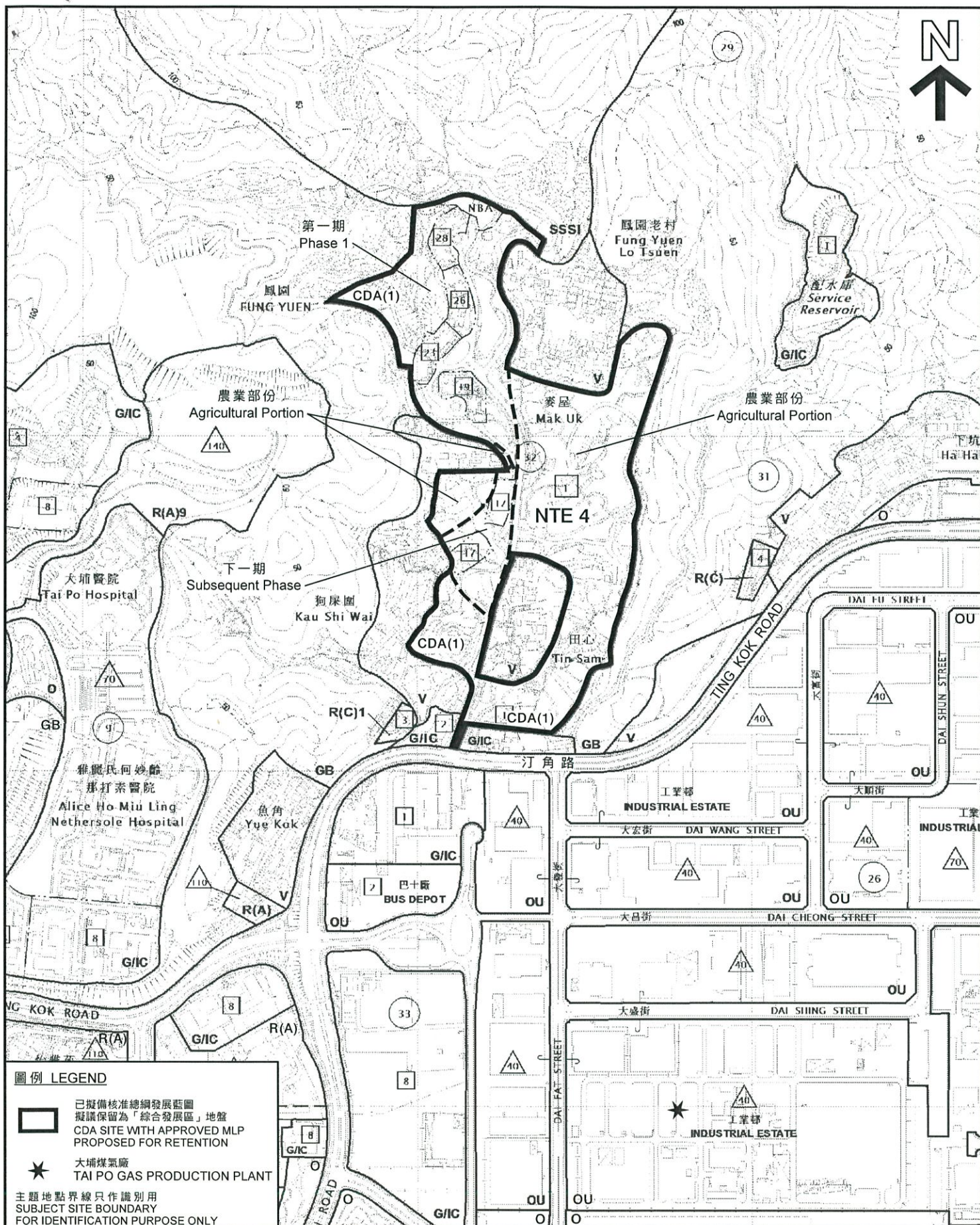
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/142

圖 PLAN
37

本摘要圖於2019年4月30日擬備，
所根據的資料為於2019年3月29日
展示的分區計劃大綱圖編號S/FSS/23
EXTRACT PLAN PREPARED ON 30.4.2019
BASED ON OUTLINE ZONING PLAN No.
S/FSS/23 EXHIBITED ON 29.3.2019



平面圖 SITE PLAN

本摘要圖於2019年4月30日擬備，
所根據的資料為於2018年8月21日
核准的分區計劃大綱圖編號S/TP/28
EXTRACT PLAN PREPARED ON 30.4.2019
BASED ON OUTLINE ZONING PLAN No.
S/TP/28 APPROVED ON 21.8.2018

綜合發展區地盤參考編號 NTE 4
新界大埔第32區鳳園
CDA SITE REF. No. NTE 4
FUNG YUEN, TAI PO AREA 32
NEW TERRITORIES

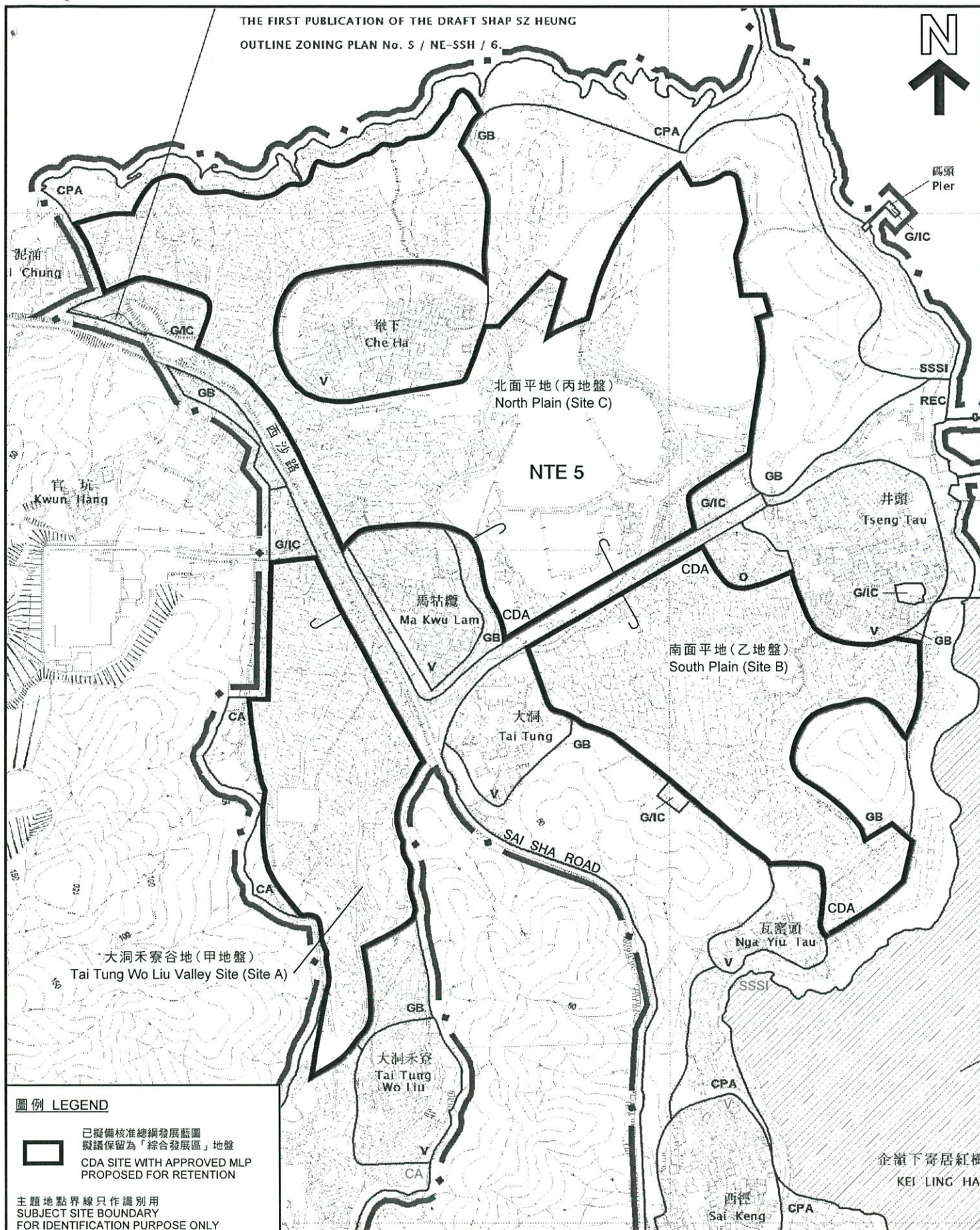
米 100 0 100 200 300 米
SCALE 1:7 500 比例尺
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/143

圖 PLAN
38



圖例 LEGEND

 已擬備核准總綱發展藍圖
擬議保留為「綜合發展區」地盤
CDA SITE WITH APPROVED MLP
PROPOSED FOR RETENTION

主題地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTE 5
新界十四鄉西沙路

CDA SITE REF. No. NTE 5
SAI SHA ROAD
SHAP SZE HEUNG, NEW TERRITORIES

本摘要圖於2019年4月30日擬備，
所根據的資料為於2015年10月6日
核准的分區計劃大綱圖編號S/NE-SSH/11
EXTRACT PLAN PREPARED ON 30.4.2019
BASED ON OUTLINE ZONING PLAN No.
S/NE-SSH/11 APPROVED ON 6.10.2015

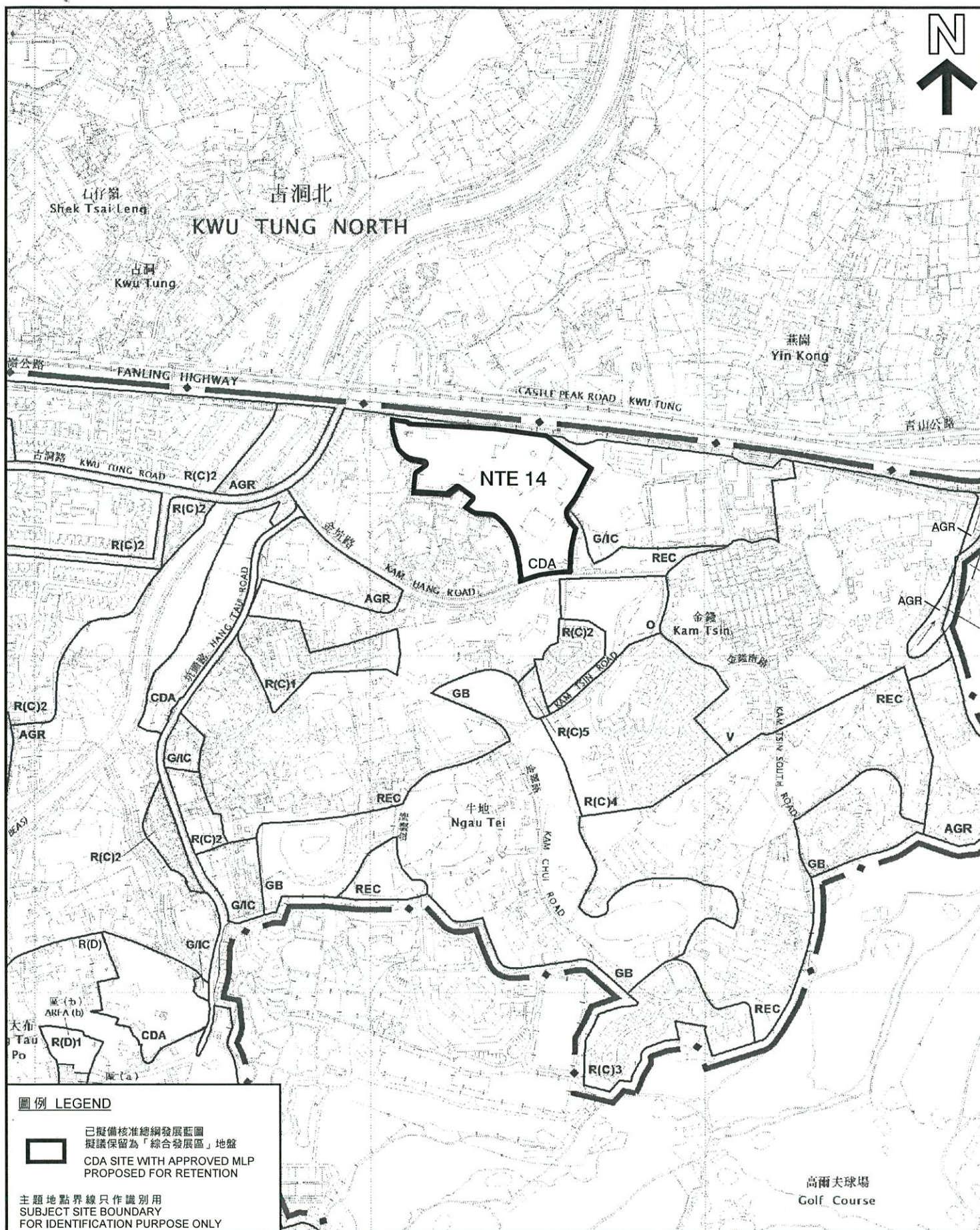
SCALE 1:7 500 比例尺
METRES 100 0 100 200 300 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/144

圖 PLAN
39



圖例 LEGEND

 已擬備核准總綱發展藍圖
擬議保留為「綜合發展區」地盤
CDA SITE WITH APPROVED MLP
PROPOSED FOR RETENTION

主題地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTE 14

新界上水

青山公路以南近金錢

CDA SITE REF. No. NTE 14

SOUTH OF CASTLE PEAK ROAD NEAR KAM TSIN
SHEUNG SHUI, NEW TERRITORIES

SCALE 1:7 500 比例尺

100 0 100 200 300 METRES

規劃署
PLANNING
DEPARTMENT



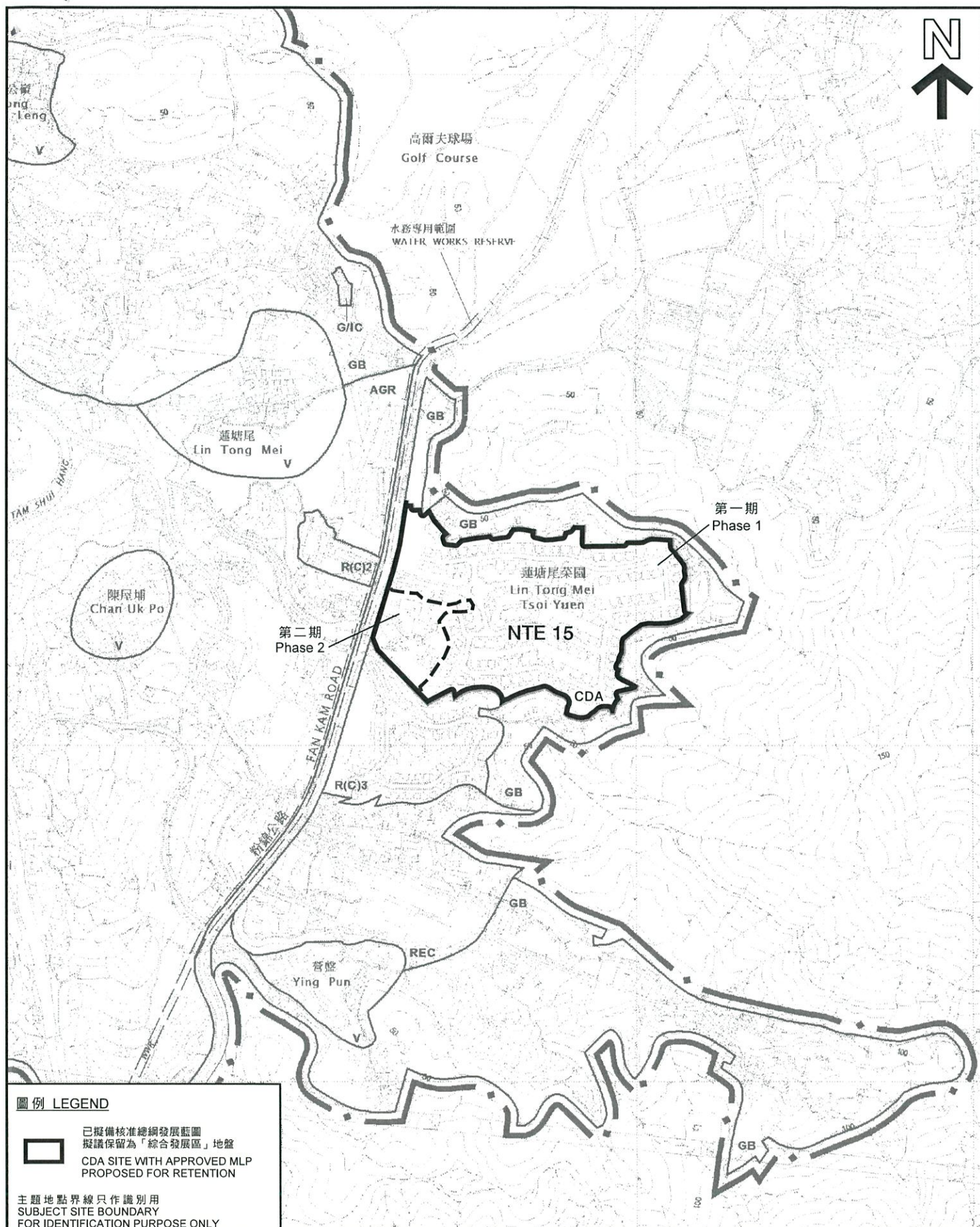
參考編號
REFERENCE No.

M/UR/18/146

圖 PLAN

40

本摘要圖於2019年4月30日擬備，
所根據的資料為於2018年1月30日
核准的分區計劃大綱圖編號S/NE-KTS/16
EXTRACT PLAN PREPARED ON 30.4.2019
BASED ON OUTLINE ZONING PLAN No.
S/NE-KTS/16 APPROVED ON 30.1.2018



圖例 LEGEND

 已擬備核准總綱發展藍圖
擬議保留為「綜合發展區」地盤
CDA SITE WITH APPROVED MLP
PROPOSED FOR RETENTION

主題地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2019年4月30日擬備，
所根據的資料為於2018年1月30日
核准的分區計劃大綱圖編號S/NE-KTS/16
EXTRACT PLAN PREPARED ON 30.4.2019
BASED ON OUTLINE ZONING PLAN No.
S/NE-KTS/16 APPROVED ON 30.1.2018

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTE 15
新界古洞南蓮塘尾菜園
丈量約份第100約多個地段及毗連政府土地
CDA SITE REF. No. NTE 15
VARIOUS LOTS IN DD 100 AND ADJOINING
GOVERNMENT LAND, LIN TONG MEI TSOI YUEN
KWU TUNG SOUTH, NEW TERRITORIES

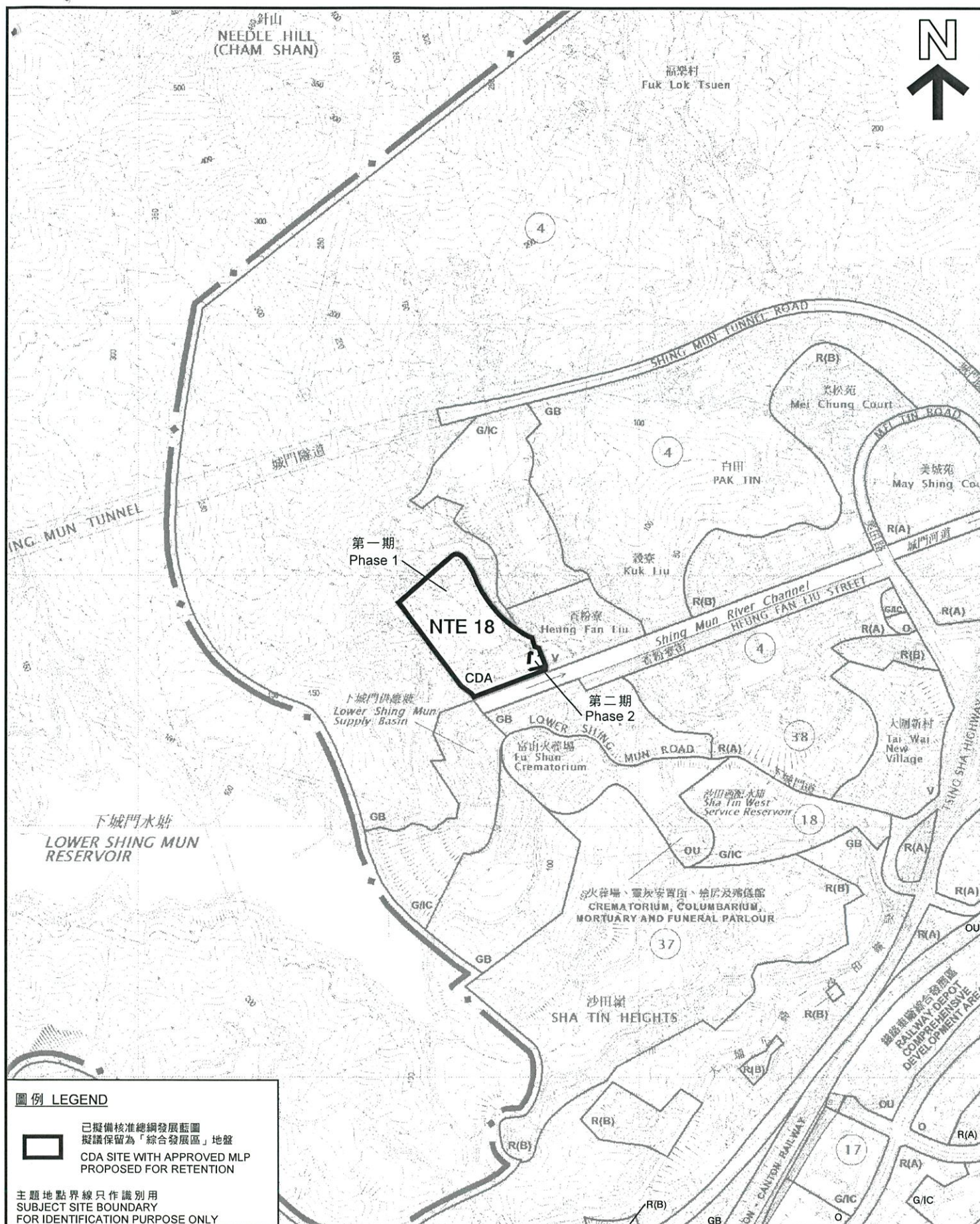
SCALE 1:7 500 比例尺
100 0 100 200 300 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/147

圖 PLAN
41



圖例 LEGEND

已擬備核准總綱發展藍圖
擬議保留為「綜合發展區」地盤
CDA SITE WITH APPROVED MLP
PROPOSED FOR RETENTION

主題地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTE 18
新界沙田
香粉寮丈量約份第181約地段第698號餘段(部分)
及毗連政府土地

CDA SITE REF. No. NTE 18
LOT 698 RP (PART) IN DD 181 &
ADJOINING GOVERNMENT LAND, HEUNG FAN LIU
SHA TIN, NEW TERRITORIES

SCALE 1:10 000 比例尺

METRES 100 0 100 200 300 400 500 METRES

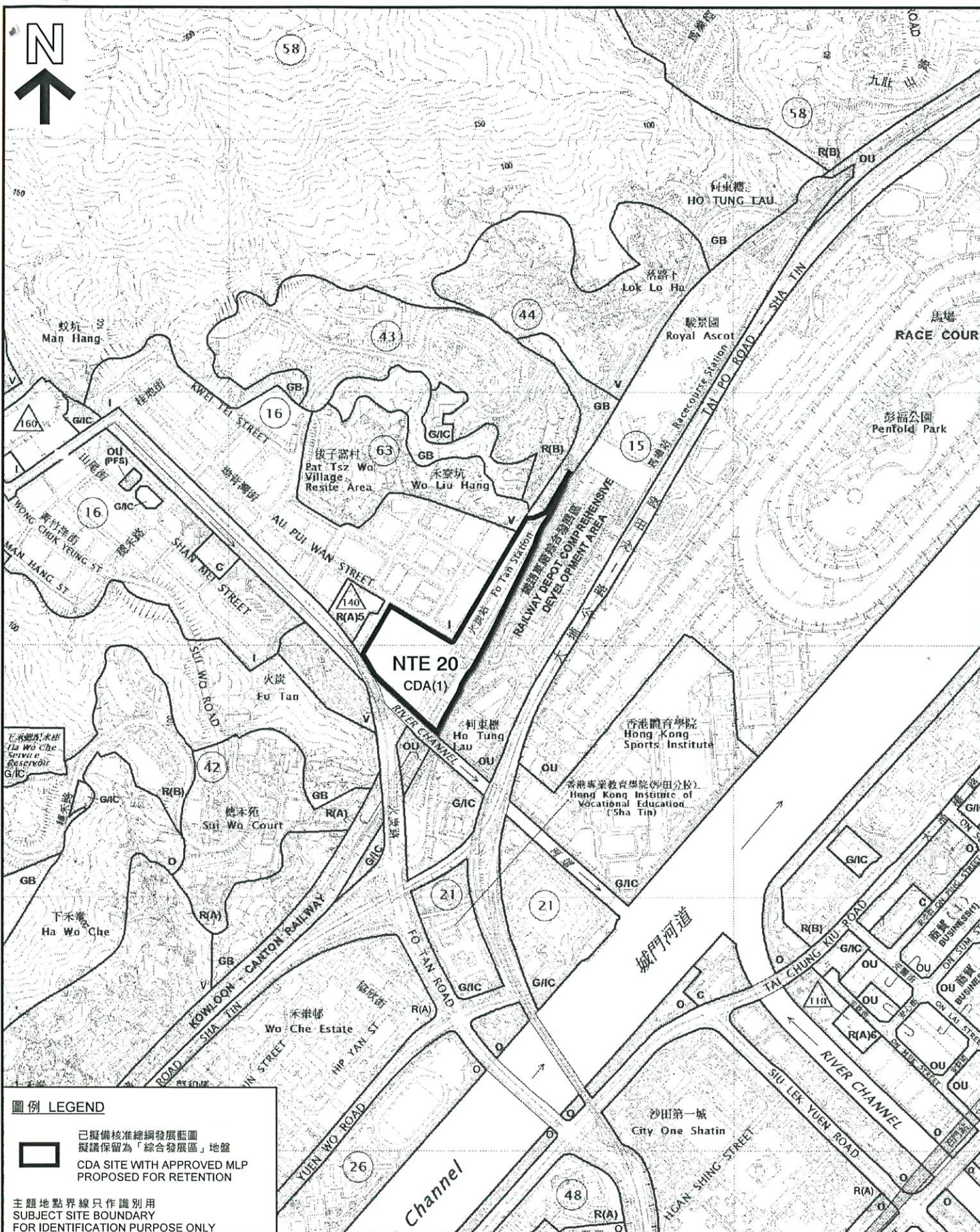
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/148

圖 PLAN
42

本摘要圖於2019年4月30日擬備，
所根據的資料為於2018年5月29日
核准的分區計劃大綱圖編號S/ST/34
EXTRACT PLAN PREPARED ON 30.4.2019
BASED ON OUTLINE ZONING PLAN No.
S/ST/34 APPROVED ON 29.5.2018



平面圖 SITE PLAN

綜合發展區地盤參考編號 NTE 20
新界沙田火炭沙田市地段第576號
及毗連政府土地
(火炭站及貨運場)
CDA SITE REF. No. NTE 20
STTL 576 AND
ADJOINING GOVERNMENT LAND
FO TAN, SHA TIN, NEW TERRITORIES
(FO TAN STATION & FREIGHT-YARD)
SCALE 1 : 10 000 比例尺

米 100 0 100 200 300 400 500 米
METRES

規劃署
PLANNING
DEPARTMENT



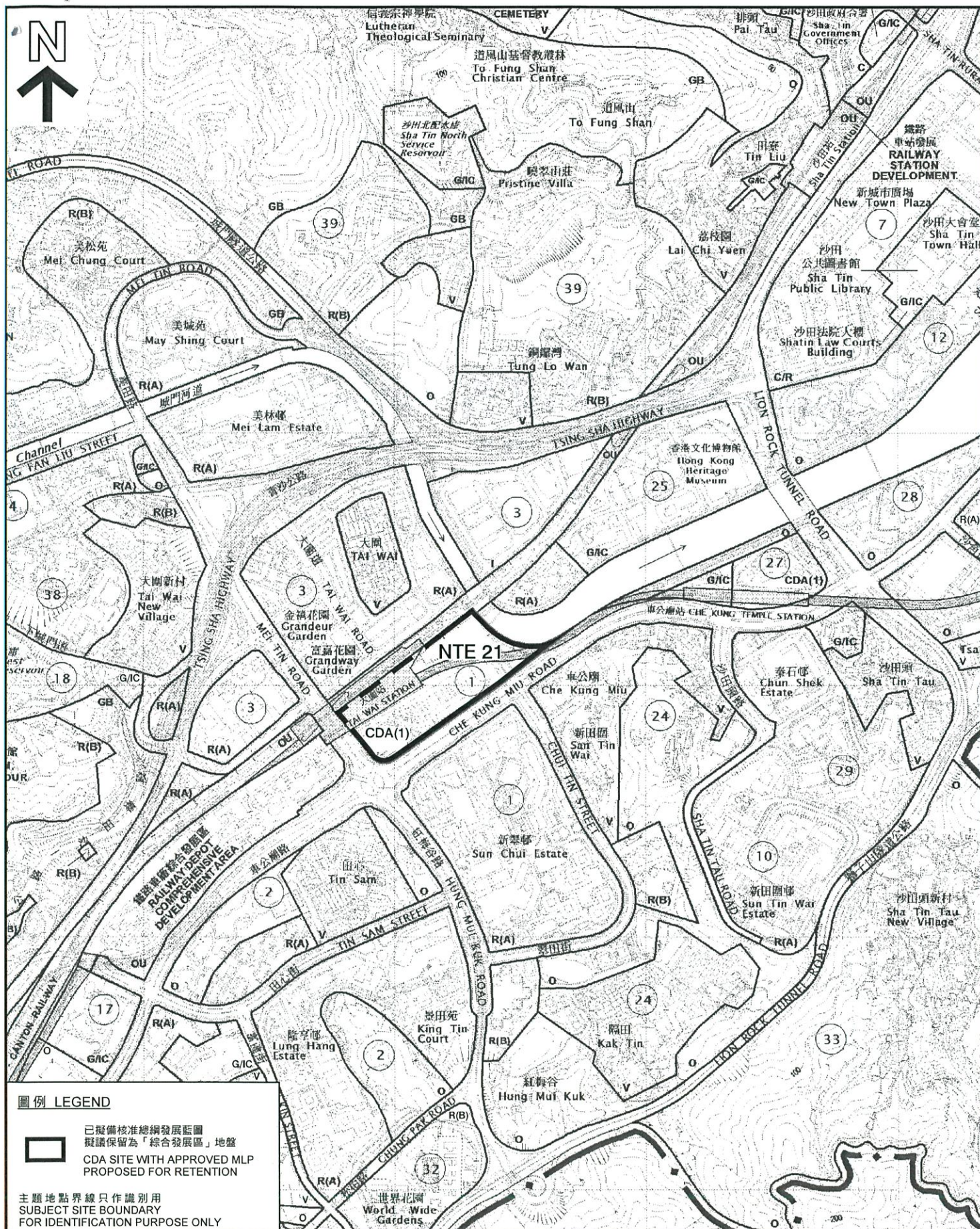
參考編號
REFERENCE No.

M/UR/18/149

圖 PLAN

43

本摘要圖於2019年4月30日擬備，
所根據的資料為於2018年5月29日
核准的分區計劃大綱圖編號S/ST/34
EXTRACT PLAN PREPARED ON 30.4.2019
BASED ON OUTLINE ZONING PLAN No.
S/ST/34 APPROVED ON 29.5.2018



平面圖 SITE PLAN

綜合發展區地盤參考編號 NTE 21
新界沙田
馬鞍山鐵路大圍站

CDA SITE REF. No. NTE 21
TAI WAI STATION, MA ON SHAN RAIL
SHA TIN, NEW TERRITORIES

SCALE 1:10,000 比例尺

米 METRES 100 0 100 200 300 400 500 米 METRES

規劃署
PLANNING
DEPARTMENT

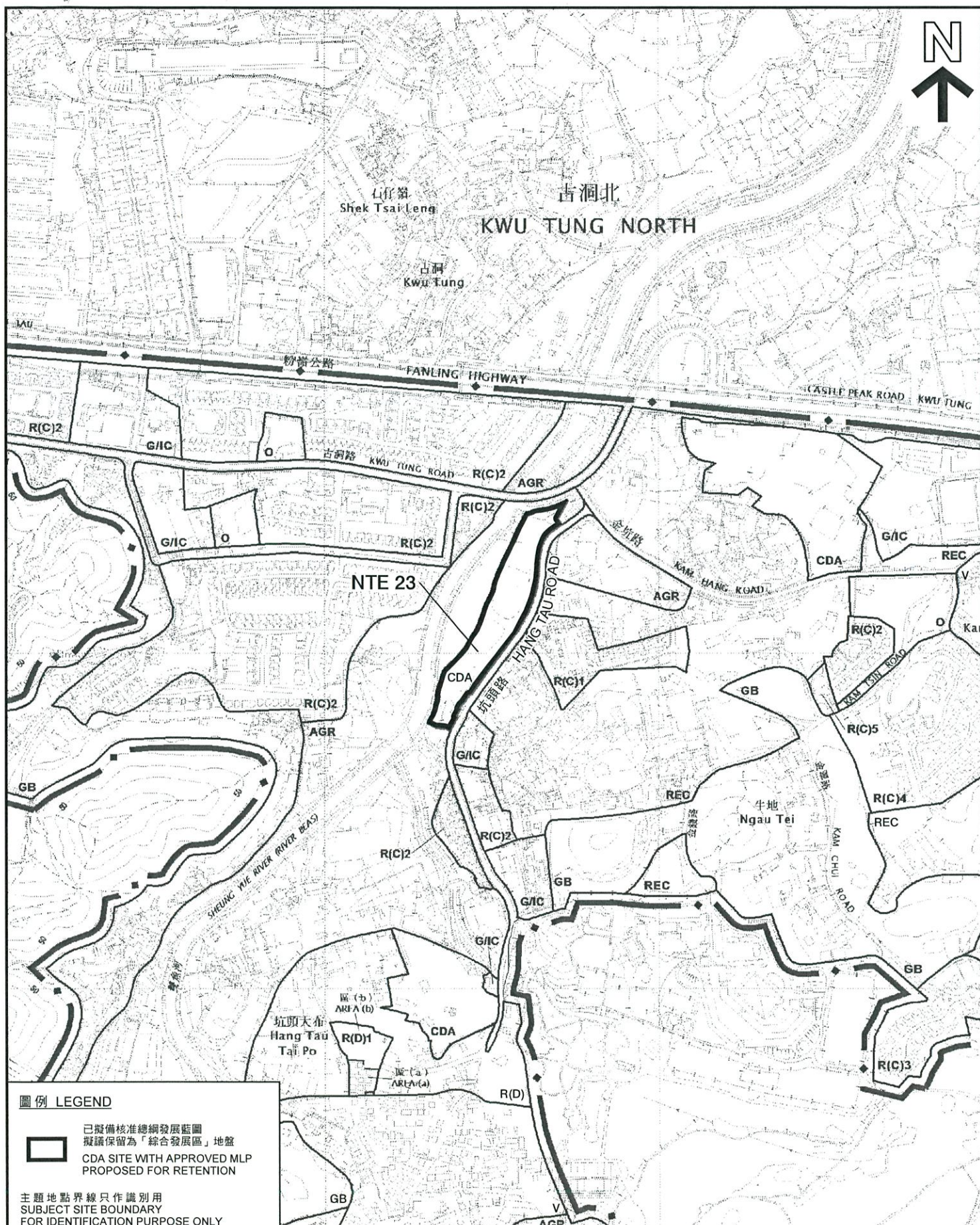


參考編號
REFERENCE No.
M/UR/18/150

圖 PLAN
44

本摘要圖於2019年4月30日擬備，
所根據的資料為於2018年5月29日
核准的分區計劃大綱圖編號S/ST/34

EXTRACT PLAN PREPARED ON 30.4.2019
BASED ON OUTLINE ZONING PLAN No.
S/ST/34 APPROVED ON 29.5.2018



圖例 LEGEND

 已擬備核准總綱發展藍圖
擬議保留為「綜合發展區」地盤
CDA SITE WITH APPROVED MLP
PROPOSED FOR RETENTION

主題地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2019年4月30日擬備，
所根據的資料為於2018年1月30日
核准的分區計劃大綱圖編號S/NE-KTS/16
EXTRACT PLAN PREPARED ON 30.4.2019
BASED ON OUTLINE ZONING PLAN No.
S/NE-KTS/16 APPROVED ON 30.1.2018

平面圖 SITE PLAN
綜合發展區地盤參考編號 NTE 23
新界上水
古洞路以南及坑頭路以西
CDA SITE REF. No. NTE 23
SOUTH OF KWU TUNG ROAD &
WEST OF HANG TAU ROAD
SHEUNG SHUI, NEW TERRITORIES

SCALE 1:7 500 比例尺
100 0 100 200 300 METRES

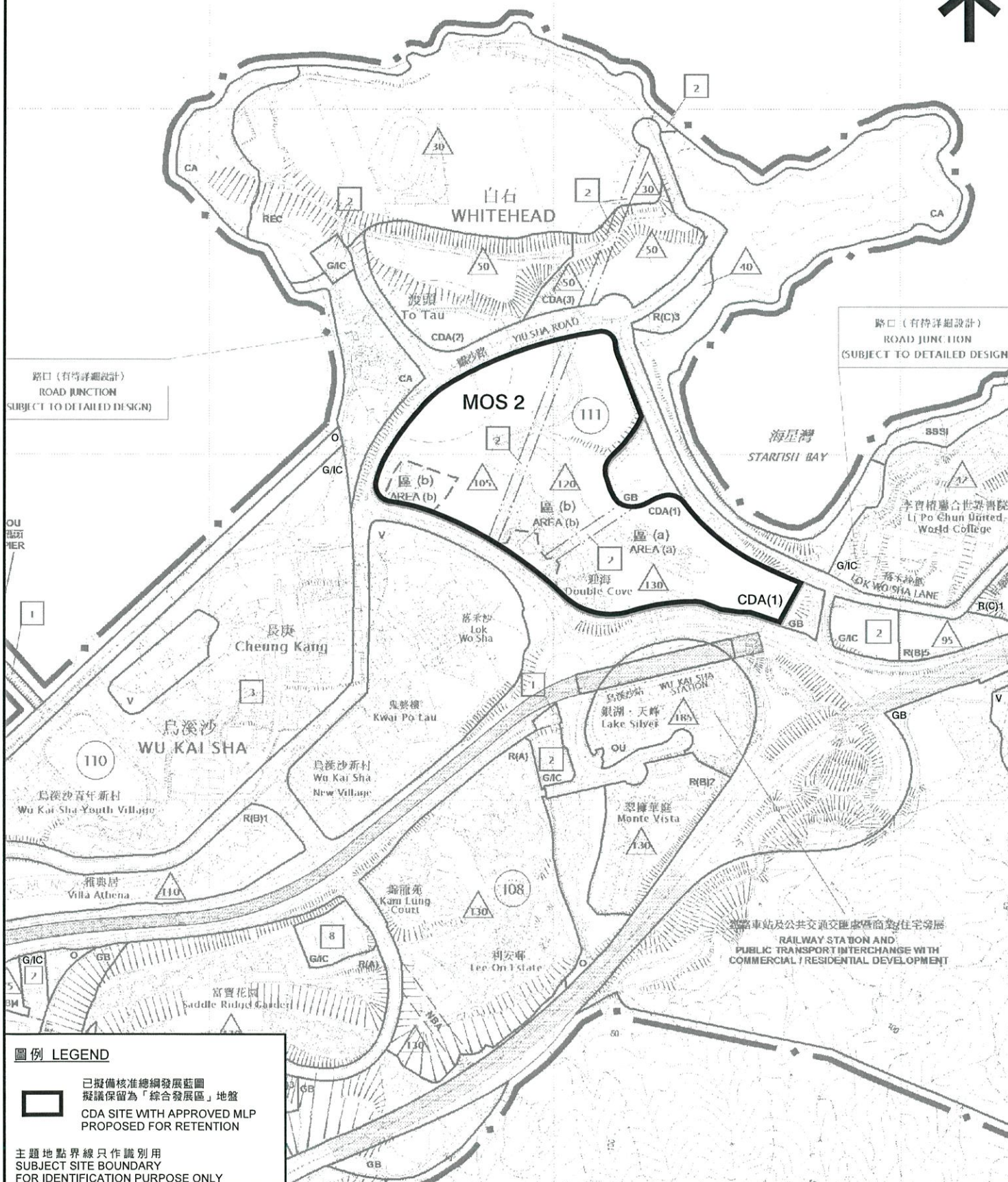
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/151

圖 PLAN
45

烏龜沙咀
WU KWAI SHA TSUI



圖例 LEGEND

 已擬備核准總綱發展藍圖
擬議保留為「綜合發展區」地盤
CDA SITE WITH APPROVED MLP
PROPOSED FOR RETENTION

主題地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

綜合發展區地盤參考編號 MOS 2
新界沙田馬鞍山落禾沙附近

CDA SITE REF. No. MOS 2
NEAR LOK WO SHA, MA ON SHAN
SHA TIN, NEW TERRITORIES

本摘要圖於2019年4月30日擬備，
所根據的資料為於2016年1月5日
核准的分區計劃大綱圖編號S/MOS/22
EXTRACT PLAN PREPARED ON 30.4.2019
BASED ON OUTLINE ZONING PLAN No.
S/MOS/22 APPROVED ON 5.1.2016

SCALE 1 : 7 500 比例尺
100 0 100 200 300 METRES

規劃署
PLANNING
DEPARTMENT

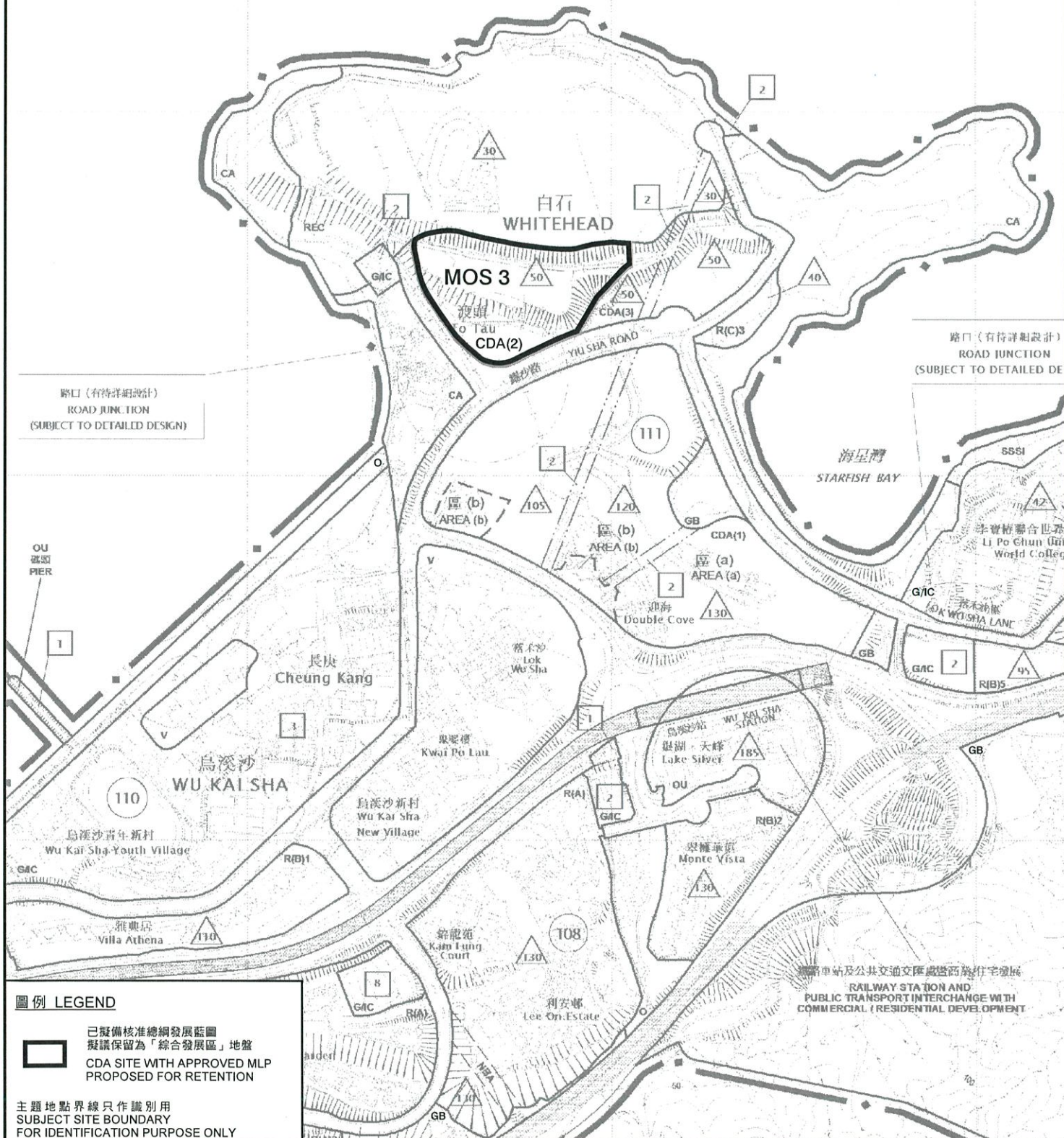


參考編號
REFERENCE No.
M/UR/18/152

圖 PLAN
46



烏龜沙咀
WU KWAI SHA TSUI



圖例 LEGEND

 已擬備核准總綱發展藍圖
擬議保留為「綜合發展區」地盤
CDA SITE WITH APPROVED MLP
PROPOSED FOR RETENTION

主題地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

綜合發展區地盤參考編號 MOS 3
新界沙田馬鞍山白石陸岬西南部

CDA SITE REF. No. MOS 3
SOUTHWESTERN PART OF WHITEHEAD HEADLAND
MA ON SHAN
SHA TIN, NEW TERRITORIES

SCALE 1:7 500 比例尺

米 METRES 100 0 100 200 300 米 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/153

圖 PLAN
47

本摘要圖於2019年4月30日擬備，
所根據的資料為於2016年1月5日
核准的分區計劃大綱圖編號S/MOS/22
EXTRACT PLAN PREPARED ON 30.4.2019
BASED ON OUTLINE ZONING PLAN No.
S/MOS/22 APPROVED ON 5.1.2016



烏鯊沙咀
WU KWAI SHA TSUI

白石
WHITEHEAD

MOS 4

CDA(3)

路口 (有待詳細設計)
ROAD JUNCTION
(SUBJECT TO DETAILED DESIGN)

海星灣
STARFISH BAY

李齊植聯合世界書院
Li Po Chun United
World College

落木路
LOK WO SHA LANE

樟木頭
Cheung Muk Tau

長庚
Cheung Kang

烏鯊沙
WU KWAI SHA

烏鯊沙新村
Wu Kai Sha
New Village

鬼婆樓
Kwai Po Lau

烏鯊沙站
WU KWAI SHA
STATION

銀湖·天峰
Lake Silver

OU

翠濠庭
Mante Vista

130

R(B)2

108

利安邨
Lee On Estate

130

130

130

130

130

130

130

130

130

130

130

130

圖例 LEGEND

 已擬備核准總綱發展藍圖
擬議保留為「綜合發展區」地盤
CDA SITE WITH APPROVED MLP
PROPOSED FOR RETENTION

主題地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

綜合發展區地盤參考編號 MOS 4
新界沙田馬鞍山白石陸岬東南部

CDA SITE REF. No. MOS 4
SOUTHEASTERN PART OF WHITEHEAD HEADLAND
MA ON SHAN
SHA TIN, NEW TERRITORIES

SCALE 1:7 500 比例尺

100 0 100 200 300 METRES

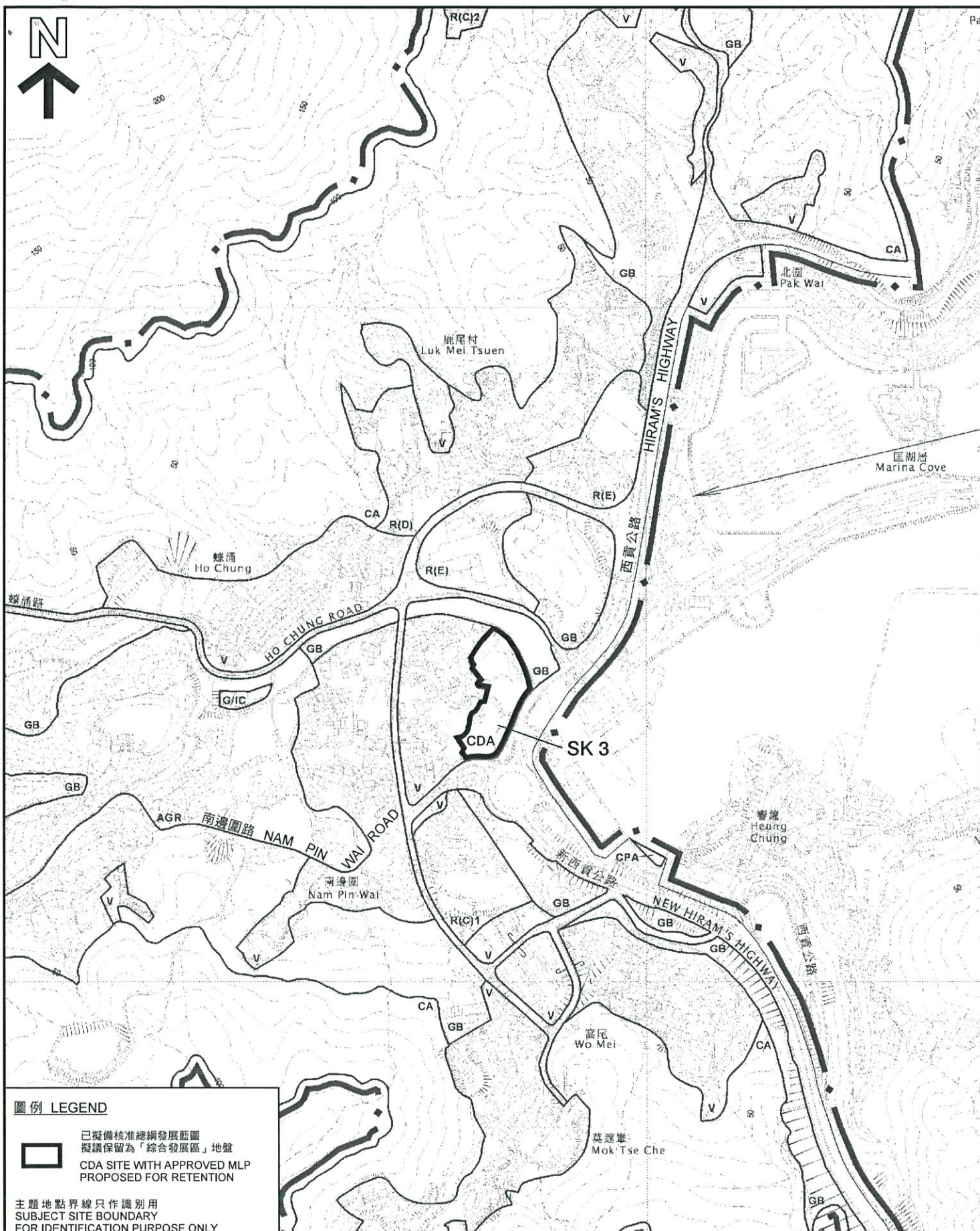
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/154

圖 PLAN
48

本摘要圖於2019年4月30日擬備，
所根據的資料為於2016年1月5日
核准的分區計劃大綱圖編號S/MOS/22
EXTRACT PLAN PREPARED ON 30.4.2019
BASED ON OUTLINE ZONING PLAN No.
S/MOS/22 APPROVED ON 5.1.2016



圖例 LEGEND

-  已擬備核准總綱發展藍圖
擬議保留為「綜合發展區」地盤
CDA SITE WITH APPROVED MLP
PROPOSED FOR RETENTION

主題地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

綜合發展區地盤參考編號 SK 3
新界西貢南邊圍路
CDA SITE REF. No. SK 3
NAM PIN WAI ROAD
SAI KUNG, NEW TERRITORIES

SCALE 1 : 7 500 比例尺
METRES 100 0 100 200 300 METRES

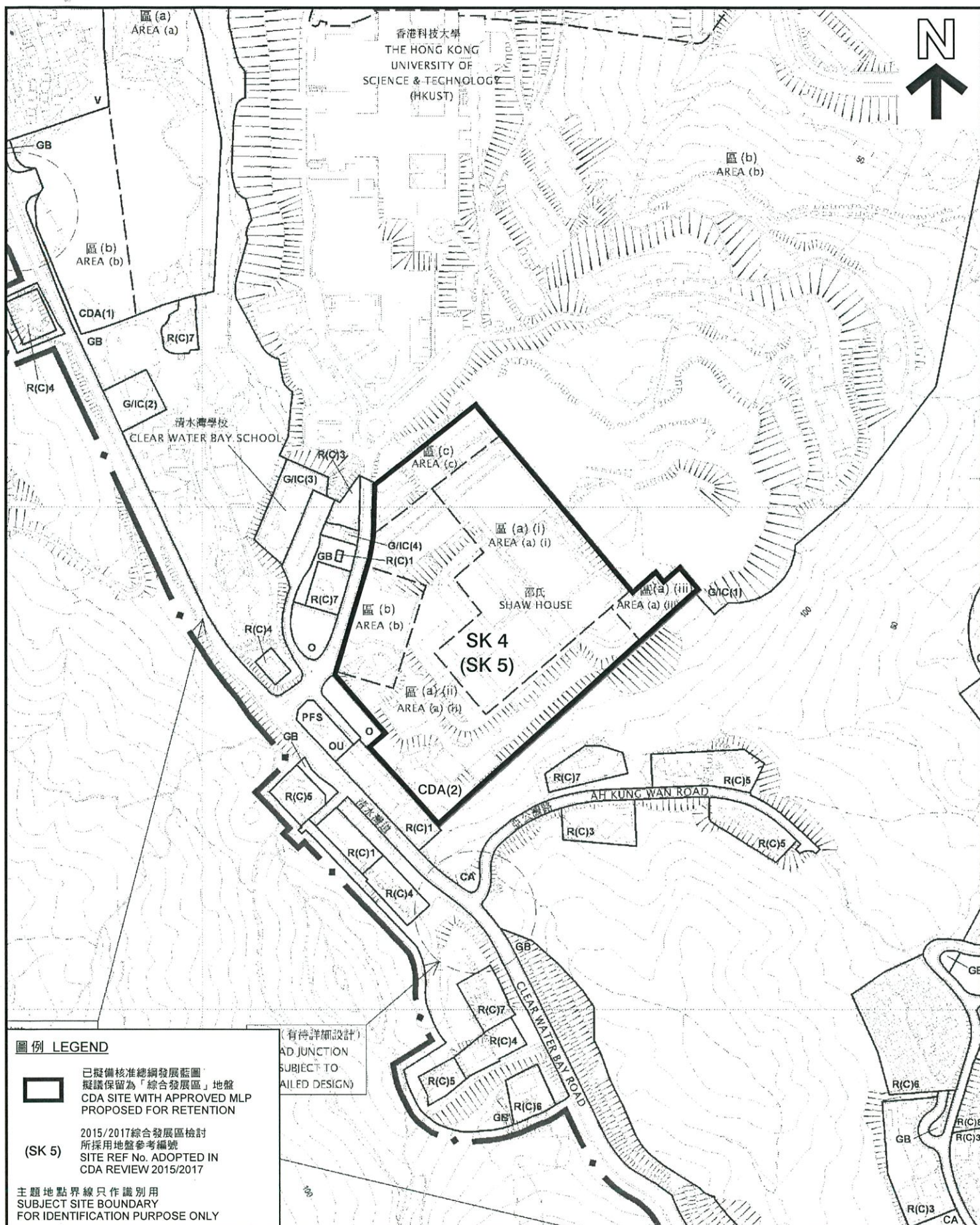
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/155

圖 PLAN
49

本摘要圖於2019年4月30日擬備，
所根據的資料為於2014年3月11日
核准的分區計劃大綱圖編號S/SK-HC/11
EXTRACT PLAN PREPARED ON 30.4.2019
BASED ON OUTLINE ZONING PLAN No.
S/SK-HC/11 APPROVED ON 11.3.2014



圖例 LEGEND



已擬備核准總綱發展藍圖
擬議保留為「綜合發展區」地盤
CDA SITE WITH APPROVED MLP
PROPOSED FOR RETENTION

2015/2017綜合發展區檢討
所採用地盤參考編號
SITE REF No. ADOPTED IN
CDA REVIEW 2015/2017

主題地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

(有待詳細設計)
AD JUNCTION
SUBJECT TO
MAILED DESIGN)

平面圖 SITE PLAN

綜合發展區地盤參考編號 SK 4
新界西貢清水灣丈量約份第229約多個地段
及毗連政府土地
(前邵氏兄弟影城)

CDA SITE REF. No. SK 4
VARIOUS LOTS IN DD 229 & ADJOINING GOVERNMENT LAND
CLEAR WATER BAY, SAI KUNG, NEW TERRITORIES
(EX-SHAW BROTHERS' STUDIO)

SCALE 1 : 5 000 比例尺

米 100 0 100 200 米
METRES

規劃署
PLANNING
DEPARTMENT

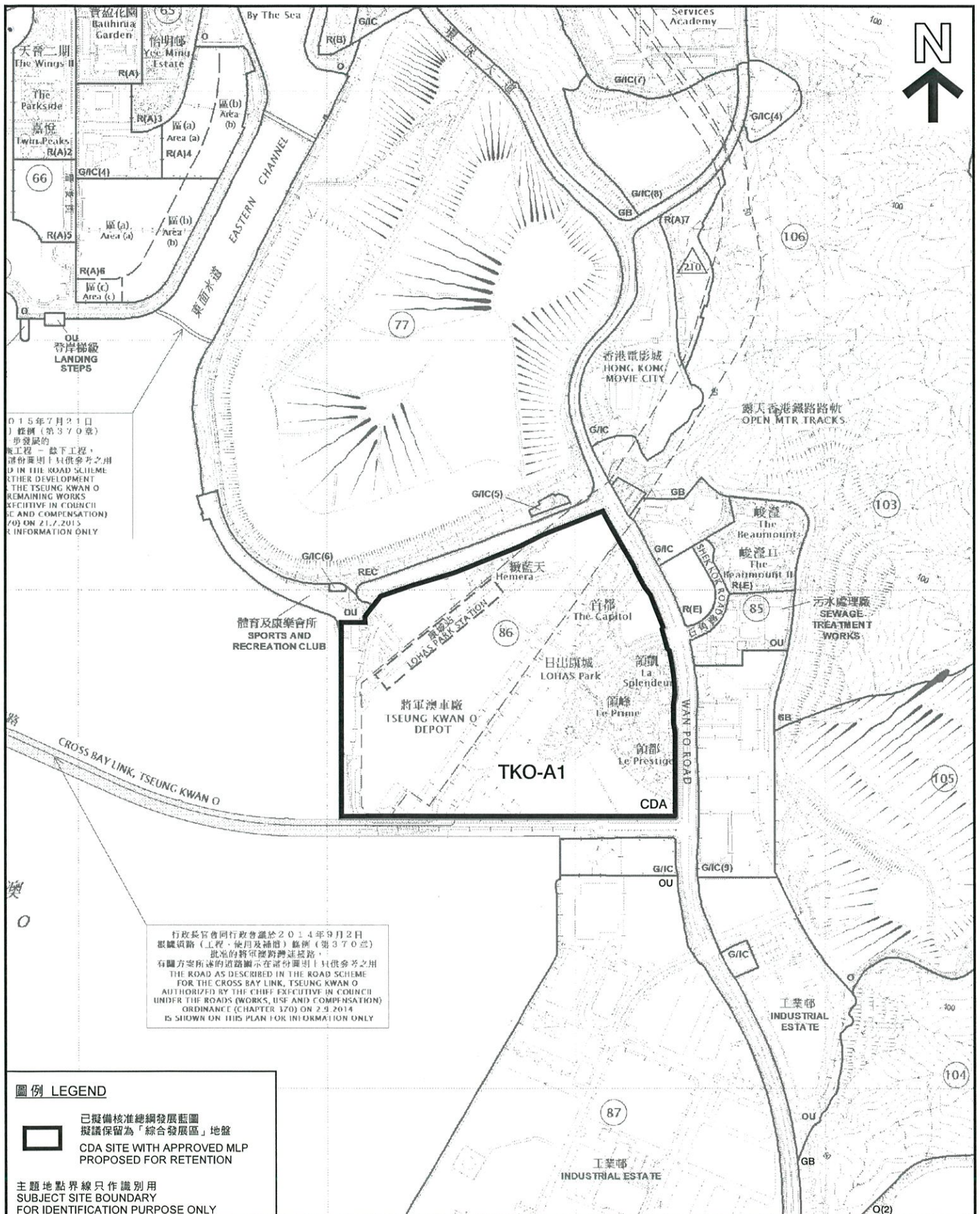


參考編號
REFERENCE No.
M/UR/18/157

圖 PLAN
50

本摘要圖於2019年4月30日擬備，
所根據的資料為於2013年12月3日
核准的分區計劃大綱圖編號S/SK-CWBN/6

EXTRACT PLAN PREPARED ON 30.4.2019
BASED ON OUTLINE ZONING PLAN No.
S/SK-CWBN/6 APPROVED ON 3.12.2013



2015年7月21日
J 條例 (第370章)
步發展的
工程一餘下工程
部份圖則只供參考之用
D IN THE ROAD SCHEME
OTHER DEVELOPMENT
THE TSEUNG KWAN O
REMAINING WORKS
EXECUTIVE IN COUNCIL
(C AND COMPENSATION)
(C) ON 21.7.2015
R INFORMATION ONLY

行政長官會同行政會議於2014年9月2日
根據《工程、使用及補償》條例 (第370章)
批准將將軍澳新鐵路
有關方案所途經的道路圖則在部份圖則只供參考之用
THE ROAD AS DESCRIBED IN THE ROAD SCHEME
FOR THE CROSS BAY LINK, TSEUNG KWAN O
AUTHORIZED BY THE CHIEF EXECUTIVE IN COUNCIL
UNDER THE ROADS (WORKS, USE AND COMPENSATION)
ORDINANCE (CHAPTER 370) ON 2.9.2014
IS SHOWN ON THIS PLAN FOR INFORMATION ONLY

圖例 LEGEND

已擬備核准總綱發展藍圖
擬議保留為「綜合發展區」地盤
CDA SITE WITH APPROVED MLP
PROPOSED FOR RETENTION

主題地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

<p>本摘要圖於2019年4月30日擬備， 所根據的資料為於2018年10月16日 核准的分區計劃大綱圖編號S/TKO/26</p> <p>EXTRACT PLAN PREPARED ON 30.4.2019 BASED ON OUTLINE ZONING PLAN No. S/TKO/26 APPROVED ON 16.10.2018</p>	<p align="center">平面圖 SITE PLAN</p> <p align="center">綜合發展區地盤參考編號 TKO-A1 新界將軍澳第86區</p> <p align="center">CDA SITE REF. No. TKO-A1 TSEUNG KWAN O AREA 86 NEW TERRITORIES</p> <p align="center">SCALE 1:10 000 比例尺</p> <p align="center"> </p>	<p align="center">規劃署 PLANNING DEPARTMENT</p> <p align="center"></p> <table border="1"> <tr> <td>參考編號 REFERENCE No.</td> <td>圖 PLAN</td> </tr> <tr> <td>M/UR/18/159</td> <td>51</td> </tr> </table>	參考編號 REFERENCE No.	圖 PLAN	M/UR/18/159	51
參考編號 REFERENCE No.	圖 PLAN					
M/UR/18/159	51					

馬灣 MA WAN



淡水灣
TAM SHUI WAN

馬灣公園第一期 (部分)
Ma Wan Park Phase 1 (Part)

馬灣公園第二期
Ma Wan Park Phase 2

TW 33
(NTI 1)

馬角咀
MA KOK TSUI

碼頭
PIER

渡頭
JETTY

避風塘
TYPHOON SHELTER

康樂及與旅遊業有關的用途
RECREATION AND
TOURISM RELATED USES

酒店發展地盤
Hotel Development Site

大隴
Tai Lung

柳花村
Lau Fa Tsuen

大嶺頭
TAI LENG TAU

圖例 LEGEND

 已擬備核准總綱發展藍圖
擬議保留為「綜合發展區」地盤
CDA SITE WITH APPROVED MLP
PROPOSED FOR RETENTION

(NTI 1) 2015/2017綜合發展區檢討
所採用地盤參考編號
SITE REF No. ADOPTED IN
CDA REVIEW 2015/2017

主題地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

綜合發展區地盤參考編號 TW 33
新界馬灣市鎮
CDA SITE REF. No. TW 33
MA WAN TOWN
NEW TERRITORIES

本摘要圖於2019年4月30日擬備，
所根據的資料為於2009年6月2日
核准的分區計劃大綱圖編號S/I-MWI/14
EXTRACT PLAN PREPARED ON 30.4.2019
BASED ON OUTLINE ZONING PLAN No.
S/I-MWI/14 APPROVED ON 2.6.2009

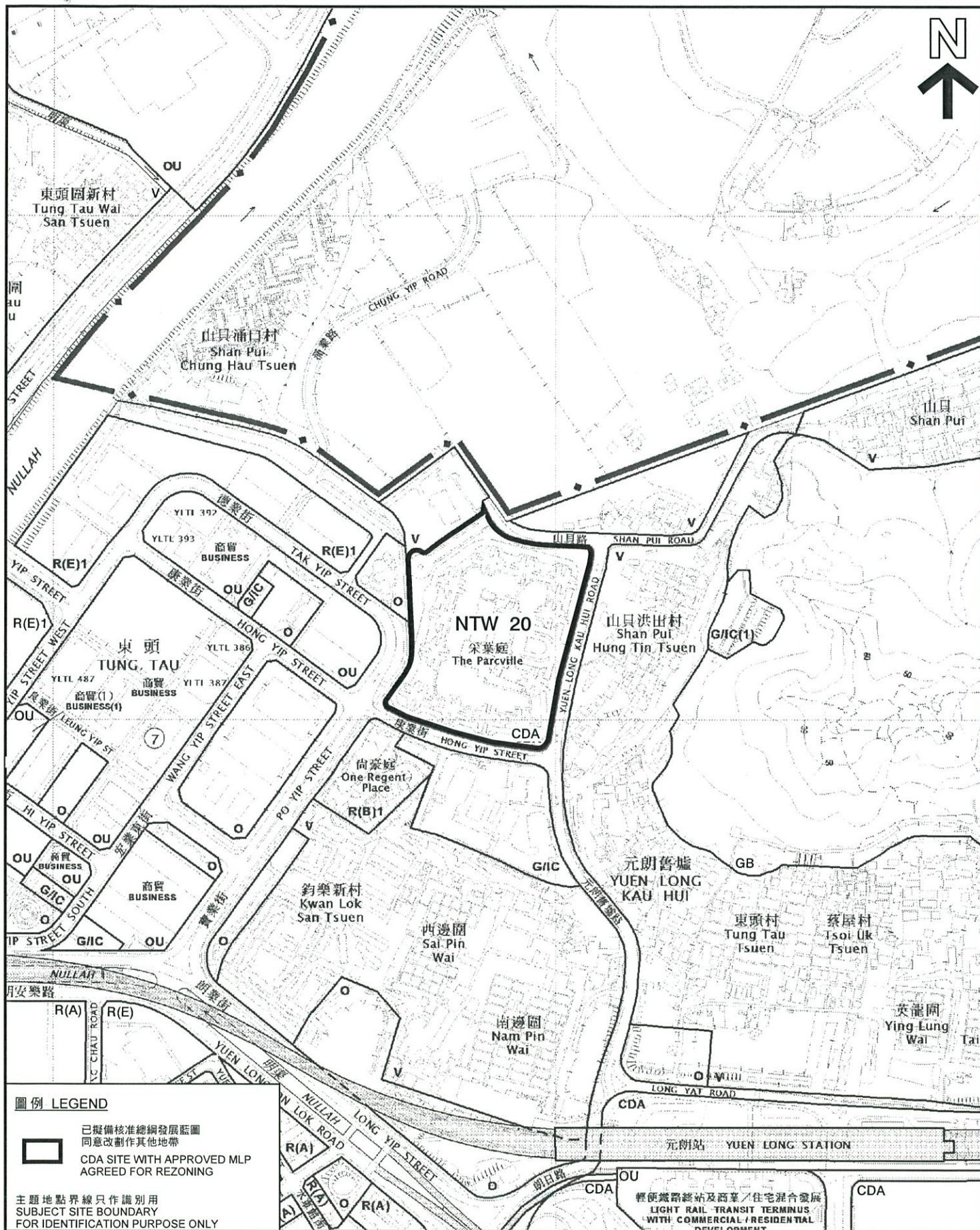
SCALE 1:5 000 比例尺
METRES 100 0 100 200 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/160

圖 PLAN
52



平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 20
新界元朗德業街
(采葉庭)

CDA SITE REF. No. NTW 20
TAK YIP STREET, YUEN LONG, NEW TERRITORIES
(THE PARCVILLE)

SCALE 1:5 000 比例尺
METRES 100 0 100 200 METRES

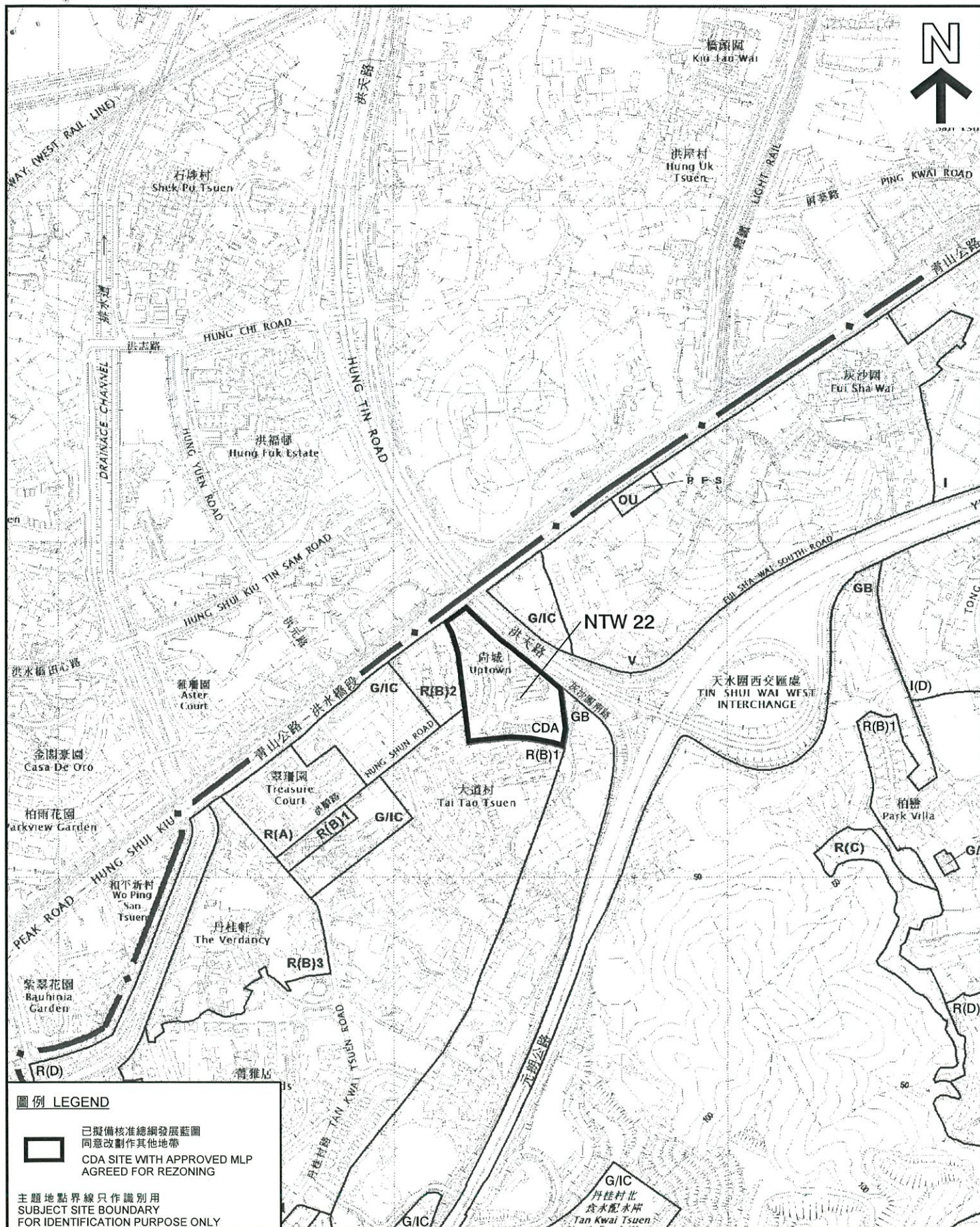
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/161

圖 PLAN
53

本摘要圖於2019年3月13日擬備，
所根據的資料為於2016年10月18日
核准的分區計劃大綱圖編號S/YL/23
EXTRACT PLAN PREPARED ON 13.3.2019
BASED ON OUTLINE ZONING PLAN No.
S/YL/23 APPROVED ON 18.10.2016



圖例 LEGEND



已擬備核准總綱發展藍圖
同意改劃作其他地帶
CDA SITE WITH APPROVED MLP
AGREED FOR REZONING

主題地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2019年3月13日擬備，
所根據的資料為於2018年9月4日
核准的分區計劃大綱圖編號S/YL-TYST/12

EXTRACT PLAN PREPARED ON 13.3.2019
BASED ON OUTLINE ZONING PLAN No.
S/YL-TYST/12 APPROVED ON 4.9.2018

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 22
新界元朗青山公路-洪水橋段
丈量約份第121及127約多個地段

CDA SITE REF. No. NTW 22
VARIOUS LOTS IN DD 121 & 127
CASTLE PEAK ROAD - HUNG SHUI KIU
YUEN LONG, NEW TERRITORIES

SCALE 1:7 500 比例尺

100 0 100 200 300 METRES

規劃署
PLANNING
DEPARTMENT

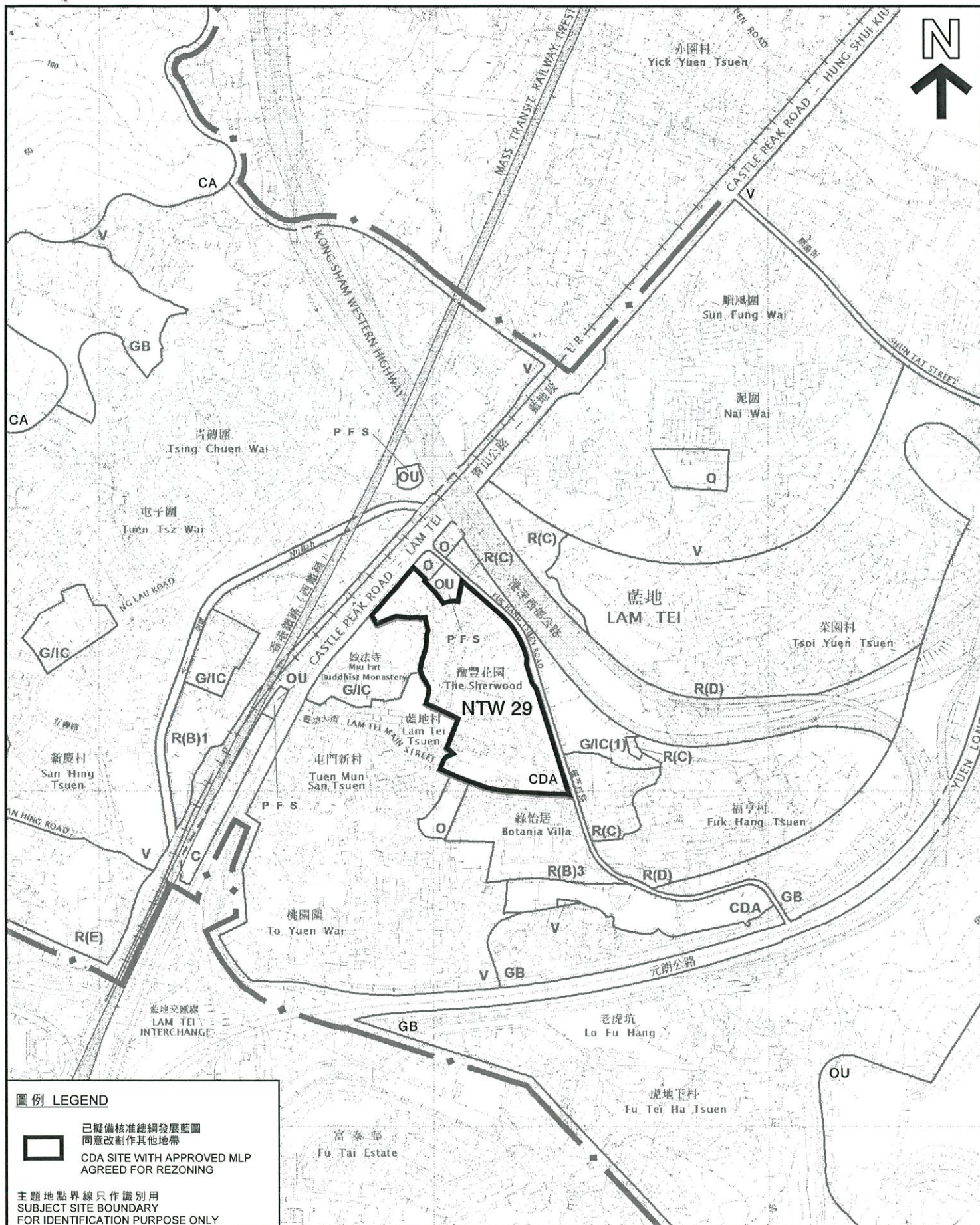


參考編號
REFERENCE No.

M/UR/18/162

圖 PLAN

54



圖例 LEGEND

 已擬備核准總綱發展藍圖
同意改劃作其他地帶
CDA SITE WITH APPROVED MLP
AGREED FOR REZONING

主題地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2019年3月13日擬備，
所根據的資料為於2018年10月16日
核准的分區計劃大綱圖編號S/TM-LTY/10

EXTRACT PLAN PREPARED ON 13.3.2019
BASED ON OUTLINE ZONING PLAN No.
S/TM-LTY/10 APPROVED ON 16.10.2018

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 29
新界屯門藍地福亨村道及藍地大街交界處

CDA SITE REF. No. NTW 29
JUNCTION OF
FUK HANG TSUEN ROAD & LAM TEI MAIN STREET
LAM TEI, TUEN MUN, NEW TERRITORIES

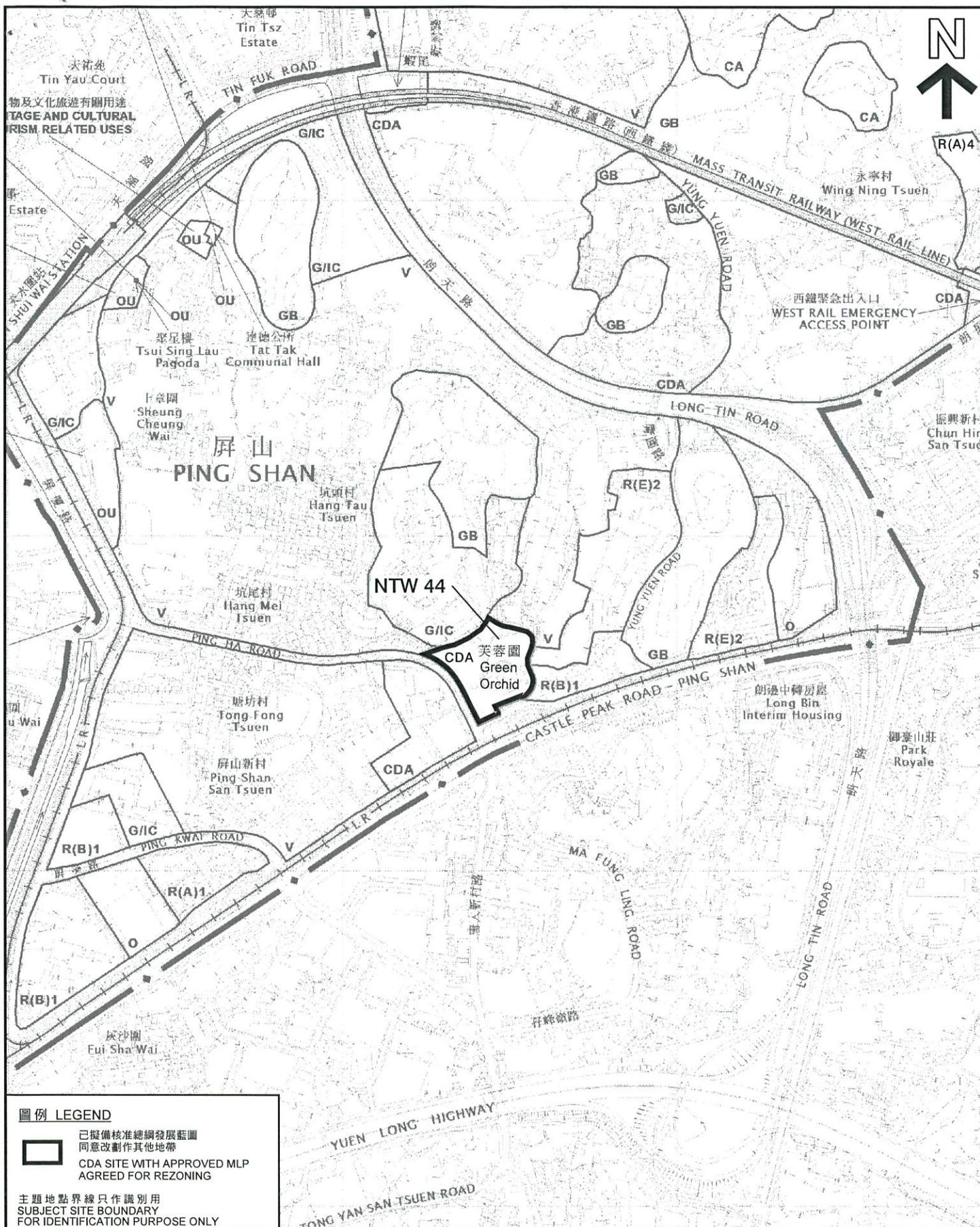
米 100 0 100 200 300 米
METRES METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/163

圖 PLAN
55



圖例 LEGEND

已擬備核准總綱發展藍圖
同意改劃作其他地帶
CDA SITE WITH APPROVED MLP
AGREED FOR REZONING

主題地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 44

新界元朗屏山

屏厦路以東及青山公路以北

CDA SITE REF. No. NTW 44

EAST OF PING HA ROAD & NORTH OF CASTLE PEAK ROAD
PING SHAN, YUEN LONG, NEW TERRITORIES

SCALE 1 : 7 500 比例尺

100 0 100 200 300 METRES

規劃署
PLANNING
DEPARTMENT



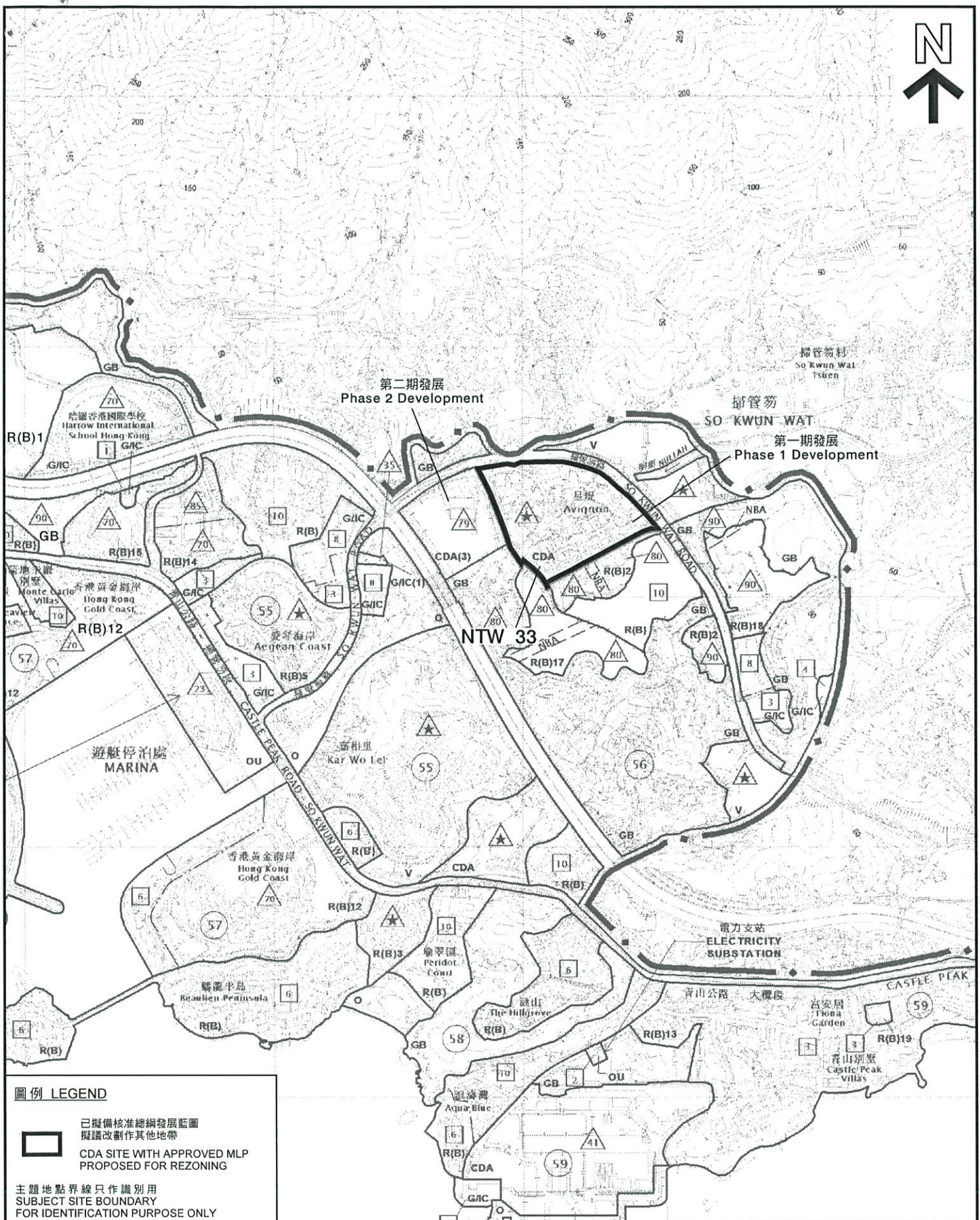
參考編號
REFERENCE No.
M/UR/18/164

圖 PLAN

56

本摘要圖於2019年3月13日擬備，
所根據的資料為於2018年10月16日
核准的分區計劃大綱圖編號S/YL-PS/18

EXTRACT PLAN PREPARED ON 13.3.2019
BASED ON OUTLINE ZONING PLAN No.
S/YL-PS/18 APPROVED ON 16.10.2018



圖例 LEGEND

- 已擬備核准總綱發展藍圖
擬議改劃作其他地帶
CDA SITE WITH APPROVED MLP
PROPOSED FOR REZONING

主題地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 33
新界屯門第56區
CDA SITE REF. No. NTW 33
TUEN MUN AREA 56
TUEN MUN, NEW TERRITORIES

SCALE 1:10 000 比例尺
METRES 100 0 100 200 300 400 500 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/UR/18/132

圖 PLAN
59

本摘要圖於2019年5月7日擬備，
所根據的資料為於2018年12月11日
核准的分區計劃大綱圖編號S/TM/35
EXTRACT PLAN PREPARED ON 7.5.2019
BASED ON OUTLINE ZONING PLAN No.
S/TM/35 APPROVED ON 11.12.2018



路口 (有待詳細設計)
ROAD JUNCTION
(SUBJECT TO DETAILED DESIGN)

建議的道路
(形式及路線有待詳細設計)
PROPOSED ROAD
(FORM AND ALIGNMENT
SUBJECT TO DETAILED DESIGN)

沙角尾
SHA KOK MEI

SK 5
(SK 6)

CDA(2)

商業、文化及康樂有關的用途
(包括公眾停車場)
COMMERCIAL, CULTURAL
AND RECREATIONAL
RELATED USES
(WITH PUBLIC
VEHICLE PARK)

市鎮廣場、商業、
社區及康樂用途
TOWN SQUARE
WITH
RECREATIONAL,
COMMUNITY AND
COMMERCIAL
USES

西貢鄧肇堅運動場
Sai Kung Tang Shiu Kin
Sports Ground

公共運輸總站
PUBLIC
TRANSPORT
TERMINUS

公共運輸總站
PUBLIC
TRANSPORT
TERMINUS

公共運輸總站
PUBLIC
TRANSPORT
TERMINUS

公共運輸總站
PUBLIC
TRANSPORT
TERMINUS

公共運輸總站
PUBLIC
TRANSPORT
TERMINUS

公共運輸總站
PUBLIC
TRANSPORT
TERMINUS

公共運輸總站
PUBLIC
TRANSPORT
TERMINUS

商業及與旅遊業
有關的用途
(包括酒店) (2)
COMMERCIAL
AND TOURISM
RELATED USES
(INCLUDING HOTEL) (2)

與海灘有關的消閒用途
BEACH RELATED
LEISURE USES

商業及與旅遊業
有關的用途
(包括酒店) (1)
COMMERCIAL
AND TOURISM
RELATED USES
(INCLUDING HOTEL) (1)

商業及與旅遊業
有關的用途
(包括公眾停車場)
COMMERCIAL
AND TOURISM
RELATED USES
(WITH PUBLIC
VEHICLE PARK)

圖例 LEGEND



已擬備核准總綱發展藍圖
擬議改劃作其他地帶
CDA SITE WITH APPROVED MLP
PROPOSED FOR REZONING

(SK 6)

2015/2017綜合發展區檢討
所採用地盤參考編號
SITE REF No. ADOPTED IN
CDA REVIEW 2015/2017

主題地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

綜合發展區地盤參考編號 SK 5
新界西貢美福街的西北面
CDA SITE REF. No. SK 5
NORTH-WEST OF MEI FUK STREET
SAI KUNG, NEW TERRITORIES

SCALE 1:5 000 比例尺
0 100 200 METRES

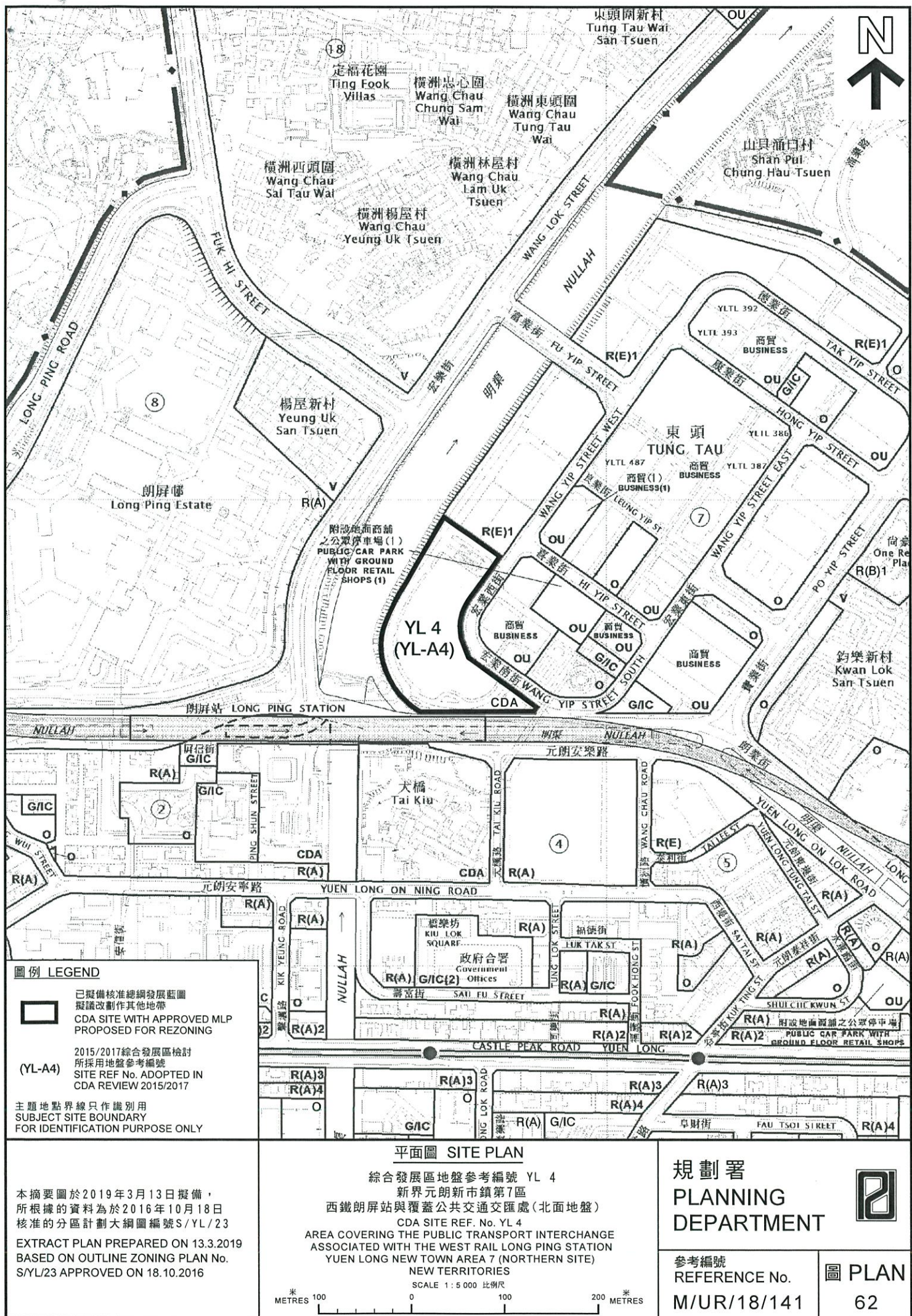
規劃署
PLANNING
DEPARTMENT

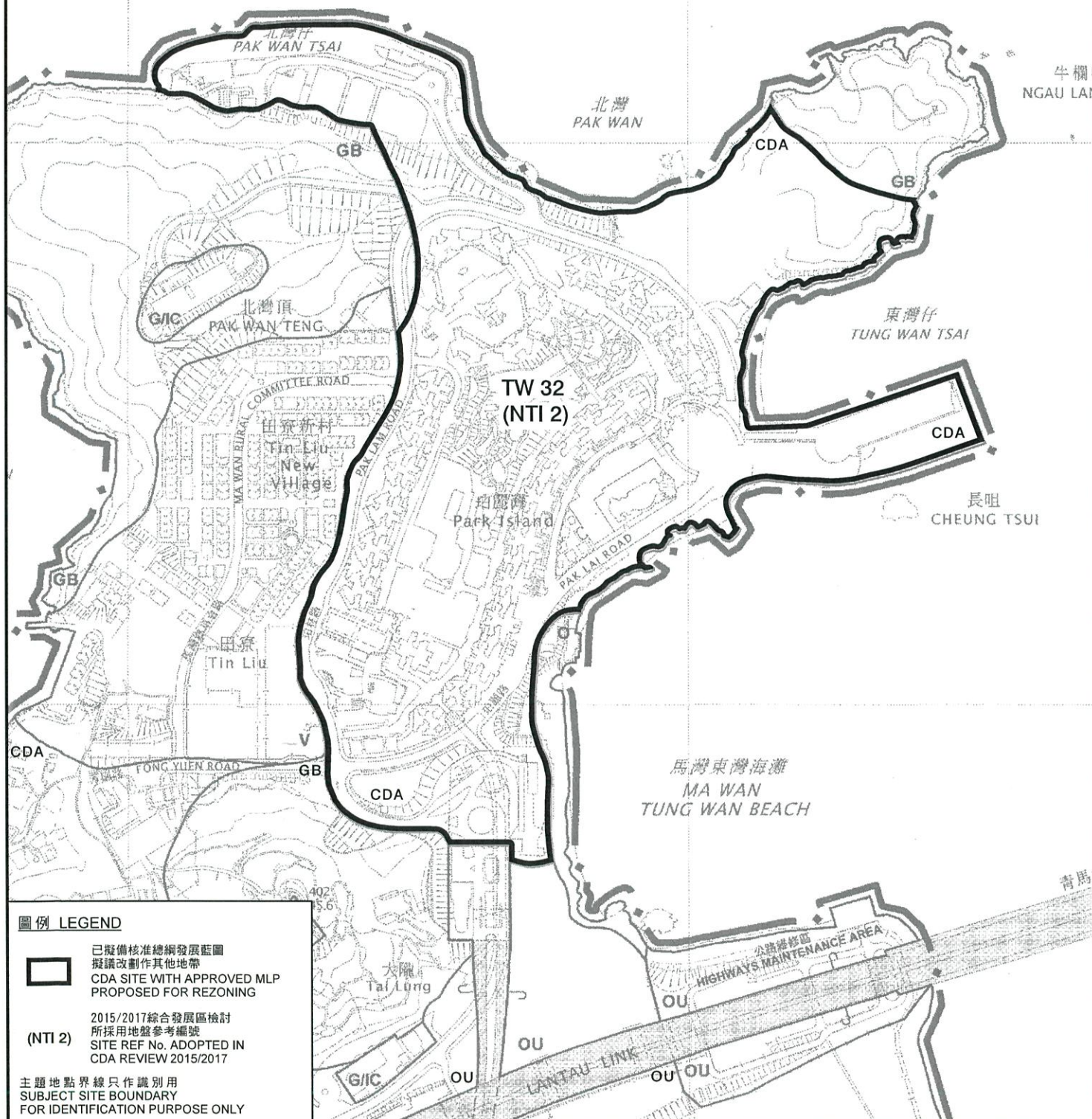


參考編號
REFERENCE No.
M/UR/18/158

圖 PLAN
61

本摘要圖於2019年3月13日擬備，
所根據的資料為於2013年6月4日
核准的分區計劃大綱圖編號S/SK-SKT/6
EXTRACT PLAN PREPARED ON 13.3.2019
BASED ON OUTLINE ZONING PLAN No.
S/SK-SKT/6 APPROVED ON 4.6.2013





圖例 LEGEND



已擬備核准總綱發展藍圖
擬議改劃作其他地帶
CDA SITE WITH APPROVED MLP
PROPOSED FOR REZONING

(NTI 2)

2015/2017綜合發展區檢討
所採用地盤參考編號
SITE REF No. ADOPTED IN
CDA REVIEW 2015/2017

主題地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

綜合發展區地盤參考編號 TW 32
新界馬灣
東灣及東灣仔
珀麗灣

CDA SITE REF. No. TW 32
PARK ISLAND, TUNG WAN & TUNG WAN TSAI,
MA WAN, NEW TERRITORIES

SCALE 1:5 000 比例尺

0 100 200
METRES METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/UR/18/167

圖 PLAN

63

本摘要圖於2019年3月13日擬備，
所根據的資料為於2009年6月2日
核准的分區計劃大綱圖編號S/I-MWI/14

EXTRACT PLAN PREPARED ON 13.3.2019
BASED ON OUTLINE ZONING PLAN No.
S/I-MWI/14 APPROVED ON 2.6.2009