

METRO PLANNING COMMITTEE OF THE TOWN PLANNING BOARD

**MPC Paper No. 4/14
For Consideration by the
Metro Planning Committee on 21.3.2014**

**Review of Sites Designated “Comprehensive Development Area”
on Statutory Plans in the Metro Area for the Year 2013/2014**

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1. PURPOSE

The purpose of this Paper is to brief the Committee on the results of the review of the sites designated “Comprehensive Development Area” (“CDA”) on the statutory plans in the Metro Area for the year 2013/2014. 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, and 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.

3. CURRENT SITUATION

- 3.1 There are a total of 60 “CDA” sites (**Plans 1 to 3**) in the Metro Area by the end of March 2014. These include 8 “CDA” sites designated for less than 3 years (i.e. the site at Wing Lee Street/Shing Wong Street, Sheung Wan (H60) (**Plan 55**) ; the site bounded by Road P2, Fleming Road, Tonnochy Road, Great Eagle Centre and Harbour Centre, Wan Chai (H 61) (**Plan 56**); 3 sites abutting the Lung Tsun Stone Bridge Preservation Corridor in Kai Tak City Centre North, Kowloon (K58 to K60) (Plan 57) ; the site at the south-western portion of the area at Lin Cheung Road, South West Kowloon (K 61) (**Plan 58**); the site at the south-eastern portion of the area at Lin Cheung Road (K62) (**Plan 59**) and the site at the junction of Yeung Uk Road and Ma Tau Pa Road, Tsuen Wan (TW 36) (**Plan 60**). Amongst them, 4 sites (i.e. TW 36, K61, K62 and H61) are new “CDA” sites designated on the relevant OZPs gazetted in 2013 and 2014, whilst 4 sites (i.e. H60 and K58 to K60) are designated on the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/26 and the draft Kai Tak OZP No. S/K22/3 respectively in 2011. This total figure excludes the “CDA” sites that fall within the Development Scheme Plans prepared by the Urban Renewal Authority or the then Land Development Corporation (a total of 9 sites are

zoned as “CDA” on the Development Scheme Plans).

- 3.2 The review has examined 52 “CDA” sites that have been designated for more than 3 years by the end of March 2014, as follows:

(i) “CDA” Sites with No Approved Master Layout Plan (MLP)	21
(ii) “CDA” Sites with Approved MLP	31
Total	52

Progress of “CDA” Sites already Agreed for Rezoning

- 3.3 On 15.3.2013, the Committee agreed to rezone a site at the Airport Railway Kowloon Station, West Kowloon Reclamation, Kowloon (K11) (**Plan 48**) and the Former Marine Police Headquarters at Salisbury Road, Tsim Sha Tsui (K14) (**Plan 49**) to appropriate zonings to reflect their as-built conditions. There are 3 other “CDA” sites which were agreed by the Committee in the previous meetings to be rezoned to appropriate zonings, but the rezoning exercise has yet to be completed. The current progress of these 5 sites is shown in the table below:

CDA Site	MPC’s Agreement	Current Proposal	Progress
H14B (Plan 47) 23 Oil Street, North Point	Agreed for rezoning to reflect the completed development	To be rezoned in next round of the OZP amendment	<i>(pl refer to para. 4.2.3(a) below and Appendix V)</i>
K11 (Plan 48) Airport Railway Kowloon Station	Agreed for rezoning to reflect the completed development	To be rezoned in next round of the OZP amendment	<i>(pl refer to para. 4.2.3(b) below and Appendix V)</i>
K14 (Plan 49) Former Marine Police Headquarters at Salisbury Road	Agreed for rezoning to reflect the completed development	To be rezoned in next round of the OZP amendment	<i>(pl refer to para. 4.2.3(c) below and Appendix V)</i>
K38 (Plan 19) Yau Tong Industrial Area (YTIA)	Agreed for rezoning to facilitate early implementation	To be rezoned in next round of the OZP amendment	<i>(pl refer to para. 4.1.3(a) below and Appendix II)</i>

CDA Site	MPC's Agreement	Current Proposal	Progress
K 40 (Plan 20) Eastern portion of the area bounded by Sung Wong Toi Road, To Kwa Wan Road, Mok Cheong Street and Kowloon City Road, Ma Tau Kok, Kowloon	Agreed for rezoning to facilitate early implementation	To be rezoned in next round of the OZP amendment	<i>(pl refer to para. 4.1.3(b) below and Appendix II)</i>

- 3.4 In view of the imminent need to expedite supply of housing land, the priority of district planning has been accorded to the zoning amendments related to housing sites. Amendments of previously agreed sites for rezoning would be submitted in the next round of OZP revision.

4. THE REVIEW

4.1 “CDA” Sites with No Approved MLP (Total: 21)

Sites Proposed for Retention (Total:16)

- 4.1.1 There are a total of 21 “CDA” sites designated for more than 3 years with no approved MLP. 16 of them are proposed for retention (**Appendix I**) and the status of these sites are summarised in the following:
- a) **6** sites with planning briefs recently approved, under preparation or to be prepared (H28, K19, K25, K55, K56 and K57) (**Plans 4, 5, 6, 11 & 12**);
 - b) **9** sites are subject to such concerns as traffic, environmental and/or visual impacts which need to be properly addressed (K30, K39, K42, TW2 ,TW23 and TW32 to TW35) (**Plans 7, 8, 9, 13 ,14 & 15 to 18**); and
 - c) **1** site is related to preservation of historical building (K52) (**Plan 10**).
- 4.1.2 The “CDA” designations are essential for providing guidance on the proper development of these sites. Detailed justifications for the proposed retention of these 16 sites are at **Appendix I**.

Sites already Agreed for Rezoning (Total: 2)

4.1.3 The Committee has agreed to rezone 2 “CDA” sites with no approved MLPs. The current progress of these 2 sites are detailed in **Appendix II** and summarized below:

- (a) On 18.3.2011, the Committee noted that the YTIA “CDA” site (K38) (**Plan 19**) had potential for rezoning. Taking into account the land ownership pattern and possible options to address the environmental constraints on the site, a planning review was conducted, and the site was proposed to be sub-divided into smaller sites with appropriate zonings to facilitate comprehensive redevelopment of the area. The proposed amendments to the “CDA” zone will be submitted to the Committee for consideration in the next round of the OZP amendments; and
- (b) the eastern portion of the area bounded by Sung Wong Toi Road, To Kwa Wan Road, Mok Cheong Street and Kowloon City Road (K40) (**Plan 20**) which is zoned “CDA(3)” and currently occupied by 6 factory buildings, 2 GIC facilities and the Hong Kong Society for the Blind (HKSB) Factory cum Sheltered Workshop. Given its size, the number of private lots and the Government land (eastern portion of the “CDA(3)” site) involved, land assembly is an issue that impedes redevelopment. To enhance the prospect of implementation, consideration has been given to rezoning the Government land portion for residential use. The proposal is now being followed up by concerned bureaux/departments regarding the issues on relocation of existing GIC facility and technical assessments. Besides, HKSB has applied for redevelopment of the existing 3-storey development under the “Special Scheme on Privately Owned Sites for Welfare Uses” launched by the Labour and Welfare Bureau. Since the above residential development at the Government land portion and proposed redevelopment proposal at HKSB site would bring about additional population within the 300m Consultation Zone of the Ma Tau Kok Gas Works located nearby, hazard assessment to cover these new developments is required. The recently updated hazard assessment is yet to be endorsed by the concerned authority. Upon endorsement of the hazard assessment and finalization of details of the development proposals, the relevant zoning amendments will be submitted to the Committee for consideration.

Sites Subject to Review (Total: 3)

4.1.4 3 “CDA” sites with no approved MLP and are subject to review on the zoning and site boundary/development intensity. Details of the sites are at **Appendix III** and summarised below:

- (a) K27 (**Plan 21**) is located adjacent to Lai Hong Street, South West Kowloon. The site comprising two warehouses on both sides on Lai Fat Street are adjacent to existing schools and proposed public housing development at Fat Tseung Street West. Having regard to the lack of progress of implementation in the past few years and the future housing developments in the surrounding

area, it is considered appropriate to conduct a planning review of the “CDA” zoning to ascertain the lot owners’ plans for comprehensive redevelopment under the “CDA” zoning and examine whether the site could be rezoned to speed up the redevelopment process;

- (b) K31 (**Plan 22**) is located at the junction of Kowloon City Road and Ma Tau Kok Road which is under multiple ownership. The planning intention is to facilitate the restructuring of the obsolete area of Ma Tau Kok and phasing out of the non-conforming uses (such as vehicle repair workshops), and addressing possible industrial/residential interface problems. To facilitate redevelopment in the area, Kowloon City District Urban Renewal Forum (KC DURF) has proposed to subdivide the “CDA” into 2 or 3 “CDAs” so as to reduce the difficulty in land assembly for redevelopment. It is also recommended that community facilities, such as the elderly services, and a public pedestrian passageway be provided within the sub-divided CDA sites to meet the needs of the local community and to enhance the connectivity with Kai Tak Development Area. KC DURF’s proposal has been submitted to Government and is currently under consideration; and
- (c) K54 (**Plan 23**) is located at the junction of Ma Tau Kok Road and To Kwa Wan Road which is under multiple ownership. It is located at the waterfront of Ma Tau Kok intended for residential development with retail facilities. In view of the prominent waterfront location and to ensure the provision of a continuous promenade from Ma Tau Kok/To Kwa Wan to Kai Tak, a 20m-wide promenade is required within the site. To facilitate redevelopment in the area, KC DURF has proposed to subdivide the “CDA” into 2 “CDAs”. The plot ratio (PR) for the “CDA” zone covering the existing residential portion is proposed to be relaxed from 5 to 6.5 to provide incentive for redevelopment. KC DURF’s proposal has been submitted to Government and is currently under consideration. Taking into account the views of concerned bureaux/departments, PlanD will follow up with the proposed sub-division of the K31 and K54 sites.

4.2 “CDA” Sites with Approved MLP (Total: 31)

- 4.2.1 Among the 31 “CDA” sites that have been designated for more than 3 years with approved MLP, 23 sites are proposed for retention, 3 sites have been agreed for rezoning and 5 sites with potential for rezoning.

Sites Proposed for Retention (Total: 23)

- 4.2.2 23 “CDA” sites with approved MLP are proposed for retention (**Appendix IV**). These “CDA” sites either have some progress in construction works 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 23 sites are summarised in the following:

- a) **14** sites with building plans approved while construction work is yet to commence or at different stage of construction (H7, H14A, H23, H29, H36, H39, H42, K26, K29, K41, TW1, TW28, TW29 and TW30) (**Plans 24, 25, 28, 29, 31, 32, 35, 38, 39, 40, 42, 43, 44 & 45**);
- b) **7** sites with building plans under preparation (H21, H35, H40, H41, K13, K47A and TW31) (**Plans 27, 30, 33, 34, 37, 41 & 46**);
- c) **1** site with phased development to be commenced (H19) (**Plans 26**); and
- d) **1** site was once rezoned to “Residential (Group A)” and “Commercial” (“C”) (K7) (**Plan 36**) on 28.4.2003. However, due to strong local objections against the rezoning amendments during the plan exhibition period on 17.2.2004, the Board decided to uphold the objections and revert the site back to the original “CDA” zoning.

Site already Agreed for Rezoning (Total: 3)

- 4.2.3 The Committee has agreed to rezone 3 “CDA” sites with approved MLPs. The current progress of these 3 sites are detailed in **Appendix V** below:

- (a) since the hotel development at 23 Oil Street, North Point (H14B) (**Plan 47**) has been completed, the Committee has previously agreed that the site is suitable for rezoning. The site will be rezoned to “C” to reflect the planning intention of the site and the hotel use in the next round of OZP amendment;
- (b) as the comprehensive residential, office, hotel and service apartment development at the Airport Railway Kowloon Station, West Kowloon Reclamation Area (K11) (**Plan 48**) has been completed and all the approval conditions of the “CDA” site have been complied with, the site would be rezoned to appropriate zonings to reflect its existing commercial and residential uses, when appropriate; and
- (c) the development at the Former Marine Police Headquarters site in Salisbury Road (K14) (**Plan 49**) was completed in early 2009 with Occupation Permit issued on 9.2.2009. All the approval conditions were found to have been complied with. The site would be rezoned to appropriate zonings to reflect the completed hotel and commercial development and the historical value of the site in the next round of OZP amendment.

Sites with Potential for Rezoning (Total: 5)

- 4.2.4 5 “CDA” sites with approved MLP have potential for rezoning. Detailed justifications for rezoning are at **Appendix VI** and summarised below:

- a) the ex-KMB Lai Chi Kok bus depot (K17) (**Plan 50**) consists of two private lots. The redevelopment of the southern portion into a comprehensive residential and commercial development namely Manhattan Hill was completed with

Occupation Permit issued on 12.12.2006. The proposed eating place, office, shop and services at the northern portion of the site (i.e G/F, 5/F & 7/F to 9/F of the KMB Headquarters Building was approved with conditions by the Committee on 13.8.2010 and 22.7.2011 respectively. After the full compliance with the approval conditions, the site has potential for rezoning to reflect the development at Manhattan Hill and the KMB Headquarters Building ;

- b) the MLP for the proposed residential development at Pine Crest, Tai Po Road (K24) (**Plan 51**) was first approved by the Committee on 27.11.1998 and its latest amendments were approved by D of Plan under the delegated authority of the Board on 27.7.2011. Lease modification was executed on 18.4.2008. Building plans were first approved on 23.12.2011 and the latest building plans were approved on 4.10.2013. Development is expected to be completed by 2014. Upon compliance with all approval conditions and completion of the proposed development, there is potential to rezone the “CDA” site to reflect the residential use;
- c) the MLP for the proposed residential development at the junction to the south of the proposed Inverness Road Extension and West of Junction Road (K34) (**Plan 52**) was approved by the Committee with conditions on 15.4.2011. Building plans were approved on 25.5.2011. Construction of the proposed development is in progress, and compliance of the approval conditions is already at an advance stage. Upon completion of the development, there is potential to rezone the “CDA” site to appropriate zoning;
- d) a site at Hung Luen Road, Hung Hom (K47B) (**Plan 53**) was sold by tender in August 2011 and MLP was approved with conditions by the Board on 20.4.2012. Compliance of approval conditions and building plan submission are both at an advance stage. Upon completion of the proposed development, there is potential to rezone it to appropriate zoning; and
- e) the hotel development at TWIL 5 and Lot 429 in DD 399, Ting Kau, Tsuen Wan (TW26) (**Plan 54**) was completed with Occupation Permit issued on 10.10.2006. With the exception of the design and provision of a pedestrian access (PA) to the reclamation area next to Lido Beach, all planning approval conditions have been complied with. To comply with the remaining approval condition for the PA, the applicant has completed the geotechnical investigation of the concerned slope feature where the PA will be erected. The detailed design and the geotechnical report will be submitted for departmental comments in early March 2014 and a short term tenancy application for the PA will then be submitted to District Lands Officer/Tsuen Wan & Kwai Tsing for approval. As such, the site has potential for rezoning to reflect the hotel use upon full compliance of the outstanding approval condition.

Questionnaires

- 4.2.5 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 2013/early 2014 in order to have a better understanding on the implementation of the sites. A total of 18 replies have been received.
- 4.2.6 From the replies received, the followings are noted:
- a) the approved “CDA” schemes are at different stages of implementation;
 - b) there are no insurmountable difficulties on the developers’ side that would hinder the implementation of the approved schemes; and
 - c) should there be any outstanding issues causing delays to the developments, 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 PlanD for advice.

4.3 Summary

The following table summarises the proposals made under the current review:

	With No Approved MLP	With Approved MLP	Total
No. of Sites Proposed for Retention	16 (Appendix I)	23 (Appendix IV)	39
No. of Sites Already Agreed for Rezoning	2 (Appendix II)	3 (Appendix V)	5
No. of Sites Subject to Review	3 (Appendix III)	-	3
No. of Sites have Potential for Rezoning	-	5 (Appendix VI)	5
Total number of “CDA” sites designated for more than 3 years			52

5. CONSULTATION

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

6. DECISION SOUGHT

Members are requested to:

- a) note the findings of the review of the sites designated “CDA” on statutory plans in the Metro Area;
- b) agree to the retention of the “CDA” designation for the sites mentioned in paragraphs 4.1.1 and 4.2.2 and detailed at **Appendices I and IV**;
- c) note the agreement of the Committee to rezone the sites mentioned in paragraphs 4.1.3 and 4.2.3 and detailed at **Appendices II and V**; and
- d) note the sites which are subject to review in paragraph 4.1.4 and details at **Appendix III**; and
- e) note the sites with potential for rezoning in paragraph 4.2.4 and details at **Appendix VI**.

ATTACHMENTS

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

Appendix II “CDA” Site with No Approved MLP and Agreed for Rezoning

Appendix III “CDA” Site with No Approved MLP and Subject to Review

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

Appendix V “CDA” Site with Approved MLP and Agreed for Rezoning

Appendix VI List of “CDA” sites with Approved MLP and Potential for Rezoning

Plan 1 Location Plan of “CDA” Sites in Hong Kong District

Plan 2 Location Plan of “CDA” Sites in Kowloon District

Plan 3 Location Plan of “CDA” Sites in Tsuen Wan, Kwai Tsing and West Kowloon District

Plans 4 to 60 Extract Plans for Individual “CDA” Sites

Planning Department
March 2014

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

(Total: 16 - H28, K19, K25, K30, K39, K42,
K52, K55, K56, K57, TW2 ,TW23 &TW32 to TW35) (Plans 4 to 18)

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Justifications for Retention
H28 (Plan 4)	Adjacent to Man Yiu Street, Central Reclamation Phase III, Hong Kong (5.23 ha) (single ownership)	14	<ul style="list-style-type: none"> According to the Notes for the “Comprehensive Development Area” (“CDA”) zone, development on the site is subject to a maximum building height (BH) restriction of 50mPD and 16mPD respectively for the proposed commercial development on the western part and the landscaped pedestrian deck with commercial facilities below on the eastern part of the zone as indicated by a pecked line on the outline zoning plan (OZP). According to the final recommendation of the “Urban Design Study for the New Central Harbourfront” (“UDS”), the subject “CDA” site will be developed as a comprehensive development of office and retails uses in low to medium rise separate building blocks connected by a large landscaped deck, with a revised maximum gross floor area (GFA) of 157,400m². The planning and design brief incorporating the above recommendations is being refined by Planning Department (PlanD) and will be submitted to the Town Planning Board (the Board) in due course. The “CDA” designation should be retained to provide guidance on the proper development of the site.
K19 (Plan 5)	Area bounded by Choi Hung Road and Lung Cheung Road in Diamond Hill, Kowloon (7.18 ha) (Government land)	20	<ul style="list-style-type: none"> The development option for the “CDA” site was revised to provide predominantly public rental housing (PRH) and housing units built under Home Ownership Scheme (HOS). Wong Tai Sin District Council (WTSDC) was consulted on 10.9.2013 and it generally accepted the revised development option but requested refinements on the mix of HOS/PRH, building height and number of housing blocks. A Planning Brief (PB) would be prepared to guide future development of the site. The “CDA” designation should be retained to facilitate comprehensive and integrated planning over the design and layout of the future development of the site.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
K25 (Plan 6)	South of Sham Mong Road and East of Hing Wah Street West, South West Kowloon (4.5 ha) (Government land)	15	<ul style="list-style-type: none"> PlanD and Housing Department (HD) consulted the Sham Shui Po District Council (SSPDC) on the draft PB for the PRH development at the site several times between June 2009 and June 2010. The PRH proposal, as presented to SSPDC in June 2010, would provide 2,000 PRH units with wet market, public transport interchange, public open space and social welfare facilities. A majority of the SSPDC members strongly requested that community facilities such as civic centre should be developed and they objected to any residential development on the site. At the Legislative Council joint Development and Housing Panel meeting held on 10.12.2010, Panel members requested HD to strive to map out an acceptable solution for the site with the SSPDC. HD advised that the SSPDC would be consulted on the revised scheme and the draft PB before submission to the Board for approval. On 5.3.2013, HD and PlanD consulted SSPDC on the revised preliminary development proposal. HD proposed to develop 5 PRH blocks with 1 ha public open space (POS), public transport interchange (PTI), a government, institution and community (GIC) facility block and a social welfare facility block. The proposed development would provide about 2,800 units with a population of around 8,650. Majority of SSPDC members has no objection to the development of PRH on the site. On 25.10.2013, the Committee considered the draft PB and agreed that the draft PB was suitable for consultation with SSPDC. On 5.11.2013, PlanD consulted SSPDC on the draft PB. SSPDC had no adverse comment on the draft PB, some expressed concerns on the provision of market stalls, transport and pedestrian facilities, and visual and environmental impacts. Having regard to their concerns, the draft PB was further revised and endorsed by the Committee on 13.12.2013. The endorsed PB has been distributed to concerned bureaux/departments /organizations (including HD) for retention on 13.12.2013. The site is used as temporary works area for the implementation of Hong Kong Section of Guangzhou-Shenzhen-Hong Kong Express Rail Link (XRL) up to 2015. The "CDA" designation should be retained to provide guidance on the future development of the site.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
K30 (Plan 7)	Western portion of the area bounded by Sung Wong Toi Road, To Kwa Wan Road, Mok Cheong Street, and Kowloon City Road, Ma Tau Kok, Kowloon (Zoned "CDA(1)" on OZP) (0.54 ha) (multiple ownership)	14	<ul style="list-style-type: none"> K30, K39 and K40 were originally covered by a single "CDA" zone. To meet the objections raised to the Ma Tau Kok OZP No. S/K10/8, the Board decided to sub-divide it into 3 "CDA" zones and the proposed amendments were confirmed on 15.10.1999. The "CDA(1)" site is under multiple ownership. Such designation would facilitate urban renewal initiatives for the site and prevent piecemeal redevelopment. The "CDA" zoning would help to phase out the non-conforming uses (such as vehicle repair workshops) upon redevelopment, and address possible residential/industrial (I/R) interface problems. It is appropriate to retain the "CDA(1)" zoning to facilitate comprehensive redevelopment of the area.
K39 (Plan 8)	Middle part of the area bounded by Sung Wong Toi Road, To Kwa Wan Road, Mok Cheong Street, and Kowloon City Road, Ma Tau Kok, Kowloon (Zoned "CDA(2)" on the OZP) (0.84 ha) (multiple ownership)	14	<ul style="list-style-type: none"> K30, K39 and K40 were originally covered by a single "CDA" zone. To meet the objections raised to the Ma Tau Kok OZP No. S/K10/8, the Board decided to sub-divide it into 3 "CDA" zones, and the amendments were confirmed on 15.10.1999. The "CDA(2)" site is under multiple ownership. The latest MLP was approved by the Committee on 5.12.2003. On 29.11.2007, the applicant, submitted an application for the entire "CDA(2)" site for extension of the time (EOT) for commencement of the approved development for two years. The Committee on 4.1.2008 noted that since there was insufficient time for processing the application, and the planning permission for the approved scheme was lapsed on 5.12.2007, the Committee agreed not to consider the application. At the Board's review hearing on 3.4.2009, the Board decided to support the Committee's view. On 5.12.2007, a set of building plans on the major portion of the "CDA(2)" site submitted by the same applicant was disapproved by the Building Authority (BA). The Building Appeal Tribunal Hearing in September 2009 subsequently allowed the appeal and made a formal order to reverse the decision of the BA and ordered BA to issue written approval of the re-submitted amended building plans. As the approval of the building plans was given by the BA on 30.11.2009 and the approved building plans only covered part of the permitted development, it is considered that the approved development was not commenced before 5.12.2007 as required under the planning permission. The planning permission for the approved development is regarded lapsed. The owner of the major portion of the "CDA(2)" site approached Development Bureau (DEVB) on several occasions in 2011 to discuss on a

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Justifications for Retention
			<p>conservation proposal of the façade of the Eastern Cotton Mill within the subject site. The Cotton Mill building had been demolished except portion of the façade.</p> <ul style="list-style-type: none"> It is appropriate to retain the “CDA” zoning to facilitate comprehensive redevelopment of the area.
K42 (Plan 9)	<p>J/O Cheong Hang Road and Winslow Street, Hung Hom, Kowloon</p> <p>(0.47 ha)</p> <p>(single ownership)</p>	14	<ul style="list-style-type: none"> Two sites are linked to form a single “CDA” so as to achieve greater flexibility in building design. The “CDA” designation is to facilitate redevelopment of the sites to non-residential use for screening traffic noise and existing funeral facilities. The “CDA” designation should be retained to ensure proper development of the site and that the environmental and visual impacts are adequately addressed.
K52 (Plan 10)	<p>56 Fuk Tsun Street & 1 Lime Street, Mong Kok, Kowloon (KIL 11170)</p> <p>(Zoned “CDA(1)” on OZP)</p> <p>(0.04 ha)</p> <p>(single ownership)</p>	10	<ul style="list-style-type: none"> The MLP approved by the Committee on 5.12.2003 and application for EOT for commencement of development approved by Director of Planning (D of Plan) under the delegated authority of the Board on 5.12.2007 for 2 years until 5.12.2009, has expired. Lease modification has not been submitted. Building plans are yet to be submitted. The lot owner (Tung Wah Group of Hospitals) indicated on 27.12.2013 that they are still interested to pursue the development. Given the site is under single ownership (i.e. it involves 1 private owner and Government land), there would be opportunities to integrate the preservation of the historical temple (Grade 3 historic building) on the site through comprehensive development. The “CDA” designation should therefore be retained.
K55 (Plan 11)	<p>Located on the Eastern Side of Kai Tak River in Kai Tak City Centre North, Kai Tak</p> <p>(Zoned “CDA(1)” on OZP)</p> <p>(1.77 ha)</p> <p>(Government land)</p>	6	<ul style="list-style-type: none"> The “CDA (1)” site together with the “CDA(2)” site under K56 fall within Kai Tak City Centre area and they are located next to each other with the proposed Kai Tak River in between. The “CDA(1)” site is intended for a comprehensive office/hotel/retail development subject to a PR of 10 and a maximum building height of 200mPD in the east to allow for a landmark building in the City Centre and 40mPD in the west for the cascading low-rise structure. The cascading low-rise structure should descend from 40mPD to 15mPD towards the Kai Tak River or the curvilinear walkway. Both the “CDA(1)” site and the adjacent “CDA(2)” site will be developed for office, hotel and retail uses. Kai Tak Development is now at the implementation stage to provide necessary infrastructure to serve the development sites in

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
			phases. The "CDA" designation should be retained to realize the planning intention.
K56 (Plan 11)	Located on the Western Side of Kai Tak River in Kai Tak City Centre North, Kai Tak (Zoned "CDA(2)" on OZP) (1.97ha) (Government land)	6	<ul style="list-style-type: none"> The "CDA(2)" site together with the "CDA(1)" site under K55 above fall within the Kai Tak City Centre area and they are next to each other with the proposed Kai Tak River in between. The "CDA(2)" site is intended for a low-rise cascading commercial development subject to a PR of 4.5 and a maximum building height of 40mPD. The cascading low-rise structure should descend from 40mPD to 15mPD towards the Kai Tak River or the curvilinear walkway. Both the "CDA(2)" site and the adjacent "CDA(1)" site will be developed for office, hotel and retail uses. Kai Tak Development is now at the implementation stage to provide necessary infrastructure to serve the development sites in phases. The "CDA" designation should be retained to realize the planning intention.
K57 (Plan 12)	Tai Hang Sai Estate, Shek Kip Mei, Kowloon (Zoned "CDA" on OZP) (2.09 ha)	3	<ul style="list-style-type: none"> The estate is held and managed by the Hong Kong Settlers Housing Corporation Limited (HKSHCL) for low cost housing by way of private treat grant. Given the large size and sensitive location of the site in Shek Kip Mei and large amount of GFA involved, the site was rezoned from "R(A)" to "CDA" on 9.4.2010 to provide planning control. A maximum PR of 5.5 and a maximum BH of 90mPD/130mPD and a 25-wide non-building area are stipulated. Since rezoning to "CDA". The Government has been liaising with HKSHCL to explore the way forward for the comprehensive redevelopment of the estate. The "CDA" designation should be retained to ensure proper development of the site (including urban design and landscape) and relevant concerns (including impacts on traffic, environment, drainage, sewerage, visual and air ventilation) are adequately addressed.
TW2 (Plan 13)	North of Lai King Hill Road, Kau Wa Keng, Kwai Chung, New Territories (5.08 ha) (multiple ownership)	21	<ul style="list-style-type: none"> The planning approval under Application No. A/KC/200 expired on 12.4.2004. The "CDA" zone is under multiple ownership and comprising considerable number of lots with various lot sizes with fragmented and uncoordinated piecemeal residential developments. The "CDA" site has poor accessibility and minimal infrastructural and utility provisions. In view of the above, maintaining the "CDA" zone is considered appropriate to avoid piecemeal redevelopment and to ensure comprehensive development of the Kau Wa Keng area incorporating the necessary transport, environmental, infrastructure and utility provisions.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
			<ul style="list-style-type: none"> Nevertheless, a land use review for the "CDA" zone of the site has been undertaken by PlanD in 2012. Since the site is currently without public sewer and is located close to Lai King Hill Road, Director of Environmental Protection (DEP) does not support the proposed "Village Type Development" ("V") zone for the site from the water quality, sewerage, air quality and traffic noise impact points of view. The review recommended that the "CDA" zoning should be retained to ensure adequate control on future development so as to address the traffic noise, air quality and sewerage problems of the area.
TW23 (Plan 14)	19-31 Ma Tau Pa Road, Tsuen Wan, New Territories (Zoned "CDA(1)" on OZP) (0.55 ha) (single ownership)	16	<ul style="list-style-type: none"> The site is located at the periphery of Tsuen Wan East Industrial Area. The main reason of rezoning the sites from "Industrial" ("I") to "CDA" is to help alleviate the I/R interface problem of the area. Although no development proposal has been received, the site is under single ownership and has the potential for redevelopment. As advised by DEP, the site was considered not suitable for pure residential development due to environmental reasons. As such, the site should be retained as "CDA" to ensure adequate planning control on future redevelopment so as to address the I/R interface problem of the area.
TW 32 (Plan 15)	North of Wang Wo Tsai Street near the junction of Sha Tsui Road and Luen Yan Street, Tsuen Wan, New Territories (Zoned "CDA(3)" on OZP) (about 1.1 ha)	3	<ul style="list-style-type: none"> The site is located at the northern part of Tsuen Wan East Industrial Area. The site is currently occupied by four industrial buildings, among which, three industrial buildings are under single ownership. The main reason of rezoning the site from "I" to "CDA" in 2000 was to bring forward the recommendation of the Area Assessment 2009 of Industrial Land in the Territory which aimed to facilitate comprehensive residential development with commercial facilities and open space provision. This rezoning could eliminate the potential I/R interface problem between the future developments on the northern part of Tsuen Wan East Industrial Area and the existing industrial uses to the south of Yeung Uk Road. More importantly, it would give the impetus for land use restructuring and upgrading the environment of the Tsuen Wan East Area. DEP has concern on the potential I/R interface problem and that the serious traffic noise generated from Texaco Road could not be satisfactorily addressed through redevelopment of individual private industrial buildings with uncertain redevelopment programme. DEP has considered that a "CDA" approach would be more appropriate for the subject site to address the environmental issues within the site in a more comprehensive, cohesive and flexible manner.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
			<ul style="list-style-type: none"> In view of the above, although no development proposal has been received, the site should be retained as "CDA" to ensure adequate planning control on future redevelopment so as to address the I/R interface / environmental problems of the area.
TW33 (Plan 16)	<p>North-east of Wang Wo Tsai Street at the junction of Yeung Uk Road and Texaco Road, Tsuen Wan, New Territories</p> <p>(Zoned "CDA(4)" on OZP)</p> <p>(about 1.3 ha)</p> <p>(multiple ownership)</p>	3	<ul style="list-style-type: none"> The site is located at the northern part of Tsuen Wan East Industrial Area. The site is currently occupied by six industrial buildings, among which, three industrial buildings are under single ownership. The main reason for rezoning the site from "I" to "CDA" in 2000 was to bring forward the recommendation of the Area Assessment 2009 of Industrial Land in the Territory which aimed to facilitate comprehensive residential development with commercial facilities and open space provision. This rezoning could eliminate the potential I/R interface problem between the future developments on the northern part of Tsuen Wan East Industrial Area and the existing industrial uses to the south of Yeung Uk Road. More importantly, it would give the impetus for land use restructuring and upgrading the environment of the Tsuen Wan East Area. DEP has concern on the potential I/R interface problem and that the serious traffic noise generated from Texaco Road could not be satisfactorily addressed through redevelopment of individual private industrial buildings with uncertain redevelopment programme. DEP has considered that a "CDA" approach would be appropriate for the subject site to address the environmental issues within the site in a more comprehensive, cohesive and flexible manner. In view of the above, although no development proposal has been received, the site should be retained as "CDA" to ensure adequate planning control on future redevelopment so as to address the I/R interface / environmental problems of the area.
TW34 (Plan17)	<p>South of Wang Wo Tsai Street at the junction of Yeung Uk Road and Kwu Hang Road, Tsuen Wan, New Territories</p> <p>(Zoned "CDA(5)" on OZP)</p> <p>(about 0.7 ha)</p> <p>(multiple ownership)</p>	3	<ul style="list-style-type: none"> The site is located at the northern part of Tsuen Wan East Industrial Area. The site is currently occupied by six industrial buildings, among which, two industrial buildings are under single ownership. The main reason for rezoning the site from "I" to "CDA" in 2000 was to bring forward the recommendation of the Area Assessment 2009 of Industrial Land in the Territory which aimed to facilitate comprehensive residential development with commercial facilities and open space provision. This rezoning could eliminate the potential I/R interface problem between the future developments on the northern part of Tsuen Wan East Industrial Area and the existing industrial uses to the south of Yeung Uk Road. More

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
			<p>importantly, it would give the impetus for land use restructuring and upgrading the environment of the Tsuen Wan East Area.</p> <ul style="list-style-type: none"> • DEP has concern on the potential I/R interface problem and that the serious traffic noise generated from Texaco Road could not be satisfactorily addressed through redevelopment of individual private industrial buildings with uncertain redevelopment programme. DEP has considered that a "CDA" approach would be appropriate for the subject site to address the environmental issues within the site in a more comprehensive, cohesive and flexible manner. • In view of the above, although no development proposal has been received, the site should be retained as "CDA" to ensure adequate planning control on future redevelopment so as to address the I/R interface/environmental problems of the area.
TW35 (Plan 18)	<p>South of Wang Wo Tsai Street and north of Yeung Uk Road, Tsuen Wan, New Territories</p> <p>(Zoned "CDA(6)" on OZP)</p> <p>(about 0.5ha)</p> <p>(multiple ownership)</p>	3	<ul style="list-style-type: none"> • The site is located at the northern part of Tsuen Wan East Industrial Area. The site is currently occupied by four industrial buildings and a temporary open storage. All these individual lots are under single ownership. The main reason of rezoning the site from "I" to "CDA" in 2000 was to bring forward the recommendation of the Area Assessment 2009 of Industrial Land in the Territory which aimed to facilitate comprehensive residential development with commercial facilities and open space provision. This rezoning could eliminate the potential I/R interface problem between the future developments on the northern part of Tsuen Wan East Industrial Area and the existing industrial uses to the south of Yeung Uk Road. More importantly, it would give the impetus for land use restructuring and upgrading the environment of the Tsuen Wan East Area. • DEP has concern on the potential I/R interface problem and that the serious traffic noise generated from Texaco Road could not be satisfactorily addressed through redevelopment of individual private industrial buildings with uncertain redevelopment programme. DEP has considered that a "CDA" approach would be appropriate for the subject site to address the environmental issues within the site in a more comprehensive, cohesive and flexible manner. • In view of the above, although no development proposal has been received, the site should be retained as "CDA" to ensure adequate planning control on future redevelopment so as to address the I/R interface / environmental problems of the area.

“CDA” Sites with No Approved MLP and Agreed for Rezoning**(Total: 2 - K38 & K40) (Plans 19 & 20)**

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Progress of Rezoning
K38 (Plan 19)	Yau Tong Industrial Area, (Kowloon) (5.03 ha) (multiple ownership)	15	<ul style="list-style-type: none"> The site was first designated on 4.9.1998. To meet objections, part of the site was rezoned “Residential (Group E)” (“R(E)”) and the proposed amendment was confirmed on 4.1.2000. The “CDA” zoning for the site would facilitate the provision of public open space (POS) and GIC facilities in the development to serve the local as well as district population. It would also provide more opportunities for incorporating practical measures to mitigate the I/R interface problems. The “CDA” zoning is considered appropriate for the site taking into account the planning intention of comprehensive restructuring of the Yau Tong Industrial Area (YTIA). The lot owners submitted redevelopment proposals within the YTIA “CDA” zone. They were either rejected by the Committee or subsequently withdrawn by the applicants. Land assembly is one of the main concerns raised by the proponents. In considering a rezoning request submitted by some of the lot owners of the CDA site in February 2008, some TPB members suggested that PlanD might consider subdividing the CDA site into two or more smaller sites by taking into account the existing land ownership pattern to facilitate the early implementation of the redevelopment scheme. In this regard, a planning review on the “CDA” zone was conducted. The site is proposed to be sub-divided into smaller sites with appropriate zonings to facilitate early redevelopment of the area. The proposed amendments to the “CDA” zone will be submitted to the Committee for consideration in the next round of the OZP amendment.
K40 (Plan 20)	Eastern portion of the area bounded by Sung Wong Toi Road, To Kwa Wan Road, Mok Cheong Street, and Kowloon City Road, Ma Tau Kok, Kowloon (Zoned “CDA(3)” on OZP) (1.45 ha) (multiple ownership)	14	<ul style="list-style-type: none"> The “CDA(3)” site is under multiple ownership and also includes Government land. Such designation is intended to facilitate urban renewal in Ma Tau Kok and address possible I/R interface problems. It is currently occupied by six factory buildings, the Hong Kong Society for the Blind (HKSB) Factory cum Sheltered Workshop and two GIC sites (ie. The Kowloon Animal Management Centre and the ex-EMSD Workshop). Given its size, the number of private lots and Government land involved, land assembly is an issue that impedes redevelopment. To enhance the prospect of implementation, consideration has been given to rezoning the Government land portion for residential use. While the proposal is now being followed up by

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Progress of Rezoning
			<p>concerned bureaux/departments regarding the issues on relocation of existing GIC facility and technical assessments. Besides, HKSB has applied for redevelopment of the existing 3-storey development under the "Special Scheme on Privately Owned Sites for Welfare Uses" launched by the Labour and Welfare Bureau. Since the above residential development at the Government land portion and proposed redevelopment proposal at HKSB site would bring about additional population within the 300m consultation zone of the Ma Tau Kok Gas Works located nearby, hazard assessment to cover these new developments is required. The hazard assessment was recently updated but the findings have to be endorsed by concerned authority. Upon endorsement of the hazard assessment and finalization of details of the development proposals, the relevant zoning amendments will be submitted to the Committee for consideration.</p>

“CDA” Sites with No Approved MLP and Subject to Review**(Total: 3 – K27, K31 & K54) (Plans 21 to 23)**

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Progress of Rezoning
K27 (Plan 21)	<p>Adjacent to Lai Hong Street (NKILs 6003RP, 6052 and Government land.</p> <p>To be known as NKIL 6357) South West Kowloon</p> <p>(2.37 ha)</p> <p>(multiple ownership)</p>	15	<ul style="list-style-type: none"> The MLP was first approved by the Committee on 30.10.1998 and its latest MLP was approved by the Committee on 28.6.2001. On 16.6.2006, the Committee agreed to extend the commencement of development of the approved development proposal for 2 years until 28.6.2008. No land exchange was executed and no building plans were submitted. The planning permission lapsed on 28.6.2008 as there was no commencement of development. The site comprising two warehouses on both sides on Lai Fat Street is adjacent to existing schools and proposed public housing development at NWKR Site 6 and HOS at Fat Tseung Street West. Having regard to the lack of progress of implementation in the past few years and the future housing developments in the surrounding area, it is considered that a planning review of the “CDA” zoning can be conducted to ascertain the lot owners’ plan for comprehensive redevelopment under the “CDA” zoning and reconsider whether the site could be rezoned to speed up the redevelopment process.
K31 (Plan 22)	<p>J/O Kowloon City Road and Ma Tau Kok Road, Ma Tau Kok, Kowloon</p> <p>(2.84 ha)</p> <p>(multiple ownership)</p>	15	<ul style="list-style-type: none"> The “CDA” site is under multiple ownership. Such designation would facilitate urban renewal initiatives for the site and prevent piecemeal redevelopment that would pre-empt optimum comprehensive redevelopment and urban restructuring. The planning intention is to facilitate the restructuring of the obsolete area of Ma Tau Kok and phasing out of the non-conforming uses (such as vehicle repair workshops), and addressing possible I/R interface problems. It would also facilitate the provision of supporting GIC and open space facilities, thus addressing shortfalls in the district. The Kowloon City District Urban Renewal Forum (KC DURF) has been set up to advise the Government on the district-based urban renewal initiatives. To facilitate redevelopment in the area, the KC DURF has proposed to subdivide the “CDA” into 2 or 3 “CDAs” so as to reduce the difficulty in land assembly land for redevelopment. It is also recommended that community facilities, such as the elderly services, and a public pedestrian passageway be provided within the sub-divided CDA sites to meet the needs of the local community and to enhance the connectivity with Kai Tak Development Area. KC DURF’s proposal has been submitted to Government and is

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Progress of Rezoning
			currently under consideration.
K54 (Plan 23)	J/O Ma Tau Kok Road and To Kwa Wan Road (including Ming Lun Street), To Kwa Wan (1.86 ha) (multiple ownership)	7	<ul style="list-style-type: none"> • The "CDA" site is located at the waterfront of Ma Tau Kok. It is intended for residential development with retail facilities. In view of the prominent waterfront location and to enable a continuous promenade from Ma Tau Kok/To Kwa Wan to Kai Tak, a 20m-wide promenade is required within the site for public enjoyment purpose. • The "CDA" site is under multiple ownership. Such designation is intended to facilitate urban renewal initiatives for the site and prevent piecemeal redevelopment. The "CDA" zoning will also ensure the provision of the public waterfront promenade upon redevelopment. • To facilitate redevelopment in the area, KC DUF has proposed to subdivide the "CDA" into 2 "CDAs". The PR for the "CDA" zone covering the existing residential portion is proposed to be relaxed from 5 to 6.5 to provide incentive for redevelopment. KC DUF's proposal has been submitted to Government and is currently under consideration.

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

(Total: 23 - H7, H14A, H19, H21, H23, H29, H35, H36, H39, H40, H41, H42, K7, K13, K26, K29, K41, K47A, TW1, TW28, TW29, TW30 & TW31) (Plans 24 to 46)

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”/“CRA”	Justifications for Retention
H7 (Plan 24)	Hopewell Centre II, area to the west of Hopewell Centre bounded by Kennedy Road and Ship Street, Wan Chai, Hong Kong (0.98 ha) (single ownership)	28	<ul style="list-style-type: none"> The latest MLP (amendment to the MLP approved on 7.1.1994) was approved on 23.6.2004. Land exchange for the revised scheme was executed on 24.11.2012. The latest general building plans for the revised scheme was approved on 15.12.2011 and site formation and hoarding plans for major part of the site were approved on 2.7.2013 and 30.8.2013 respectively. The applicant is submitting site formation/hoarding plans for the remaining part of the site. For compliance with relevant approval conditions, the Landscape Master Plan (LMP) was accepted on 15.11.2013. Subsequently, the applicant on 16.12.2013 submitted a revised LMP which considered unacceptable. The applicant is preparing further revised LMP. The “Other Specified Uses” annotated “Comprehensive Redevelopment Area” (“OU(CRA)”) designation should be retained to ensure implementation of approved MLP and fulfilment of approval conditions.
H14A (Plan 25)	J/O Fook Yum Road and King Wah Road, North Point, Hong Kong (Zoned “CDA(1)” on OZP) (0.35 ha) (single ownership)	30	<ul style="list-style-type: none"> The site was first designated “OU(CRA)” and “OU” annotated “Open Storage, Loading & Unloading Area and Service Car Parking CDA” on 26.8.1983. On 1.12.2000, it was rezoned “CDA(1)” to facilitate implementation of comprehensive development. On 4.9.2009, the Committee endorsed the PB for the site to provide guidance for proposed residential and office development. On 18.12.2009, the Committee approved with conditions a MLP for the proposed residential development (Application No. A/H8/398). The latest general building plans for the proposed residential development were approved by the Building Authority (BA) on 15.8.2012. Another MLP (Application No. A/H8/417) for office development with eating place, shop and services was approved by the Committee with conditions on 15.3.2013. Building plans for the proposed office scheme was approved by BA on 28.11.2013. Lease modification application is being processed by Lands Department. The “CDA” designation should be retained to ensure implementation of approved MLP and approval conditions.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"/"CRA"	Justifications for Retention
H19 (Plan 26)	Taikoo Place, 979 King's Road, Quarry Bay, Hong Kong (2.22 ha) (multiple ownership)	9	<ul style="list-style-type: none"> The first MLP for a two-phased development was approved by the TPB on 19.10.1990. The site was rezoned "Commercial (1)" on 22.8.2003, but the "CDA" zoning was reverted on 9.7.2004 to partially meet an objection to the OZP. Phase 1 of the development consisting of Lincoln House and Dorset House has been completed. Phase 2 involves the redevelopment of three existing industrial buildings at the site, namely Cornwall House and Somerset House into Building 2A, and Warwick House into Building 2B. There are 2 valid MLPs for the site (Application No. A/H21/96 approved on 9.8.1999 and Application No. A/H21/132 approved on 4.3.2011) with different designs for the Phase 2 buildings. For Application No. A/H21/96, the latest building plans for Buildings 2A and 2B were approved on 6.9.1999 and 23.5.2012 respectively. For Application No. A/H21/132, the latest building plans for Building 2A were approved on 14.11.2012. Building plans for Building 2B are yet to be received. The "CDA" designation should be retained to ensure proper implementation of Phase 2 development and approval conditions.
H21 (Plan 27)	Comprehensive Development Area including Piers No. 4, 5 and 6, Central, Hong Kong (Zoned "CDA(2)" on OZP) (1.89 ha) (single ownership)	19	<ul style="list-style-type: none"> The site was first designated on 11.11.1994, which included Piers No. 4 to 7 and the adjoining area. On 4.1.2002, the TPB decided to excise Pier 7 from the "CDA" zone and the amendment was gazetted on 22.2.2002. The site is zoned "CDA(2)" on the OZP and its development is subject to a maximum GFA of 55,740m² for retail shops, offices and hotels. The previous MLP approval expired on 3.4.2001. According to the final recommendation of the UDS, the site together with the adjoining "Commercial" ("C") site to its immediate east will be developed in a comprehensive manner as a new civic node and a mixed-used precinct. The planning and design brief incorporating the above recommendations is being refined and will be submitted to the Board in due course. On 3.5.2013, the Committee approved with conditions a planning application (No. A/H4/90) for the refurbishment works of Central Piers 4 to 6 with eating place, shop and services and open space uses. The "CDA" designation should be retained to ensure implementation of approved MLP and approval conditions.
H23 (Plan 28)	Oil Street (ex-Government Supplies Department Depot), North Point, Hong Kong (1.17 ha) (single ownership)	18	<ul style="list-style-type: none"> The site was designated "CDA" on 1.12.1995. On 8.8.1997, the Committee approved the PB for the site to provide guidance for proposed commercial and residential development with the provision of public open space. A revised PB was endorsed by the Committee on 10.8.2007 and further updated on 23.1.2009. The major development parameters of the endorsed PB have been incorporated into the land sale conditions. The site was sold on 25.8.2011.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"/"CRA"	Justifications for Retention
			<ul style="list-style-type: none"> A planning application (No. A/H8/414) for comprehensive hotel, residential and open space development was approved with conditions by the Committee on 24.8.2012. The latest building plans were approved on 25.10.2013. The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.
H29 (Plan 29)	Former Lingnan Campus Site at Stubbs Road, Hong Kong (1.6 ha) (single ownership)	14	<ul style="list-style-type: none"> The PB to guide the future development was endorsed by the Committee on 9.10.2009. The major development parameters of the endorsed PB had been incorporated into the land sale conditions. The site was sold on 12.5.2011. A planning application for proposed comprehensive residential development (Application No. A/H12/26) was approved by the Committee on 20.7.2012. On 9.11.2012, the applicant submitted an application No. A/H12/26-1 for Class B amendments to the approved MLP. On 5.12.2012, the applicant requested the Board to defer a decision on the application for 1 month to allow more time for preparation of further information to address departmental comments. On 18.12.2012, the Director of Planning (D of Plan) under the delegated authority of the TPB decided to defer the consideration of the application for one month as requested by the applicant. The applicant submitted further information on 4.1.2013, 21.1.2013 and 1.2.2013, and the application was approved by the D of Plan on 15.2.2013 under the delegated authority of the Board. Submissions for compliance with approval conditions were received and are being processed. The building plan submission was approved on 6.2.2014. Site formation works is underway and the proposed development is expected to be completed by 2018. The "CDA" designation should be retained to ensure proper implementation of the approved MLP and approved conditions.
H35 (Plan 30)	Site at Chai Wan Road, Chai Wan, Hong Kong (Zoned "CDA(1)" on OZP) (1.04 ha) (single ownership)	12	<ul style="list-style-type: none"> The MLP was first approved on 8.2.2002. Two subsequent applications for extension of time limit were approved. The planning permission was lapsed on 9.2.2011. The developer submitted a revised scheme under application No. A/H20/159 on 17.10.2008. The application was subsequently rejected by the Board on review on 11.12.2009. On 5.3.2010, the applicant lodged an appeal against the Board's decision. The appellant has abandoned the appeal on 5.2.2014. A planning application (No. A/H20/177) was submitted on 17.8.2012 and approved with conditions by TPB on review on 23.8.2013 for a proposed comprehensive residential development (with retail shops and a covered public transport terminus) at portion of the site zoned "CDA(1)".

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"/"CRA"	Justifications for Retention
			<p>and a public open space at the remaining portion of the site zoned "Open Space".</p> <ul style="list-style-type: none"> The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.
H36 (Plan 31)	<p>Site to the immediate west of the MTR Chai Wan Station, Hong Kong</p> <p>(0.35 ha)</p> <p>(single ownership)</p>	12	<ul style="list-style-type: none"> On 19.3.2010, the Committee agreed that the site to the immediate west of the Mass Transit Railway (MTR) Chai Wan Station, covering the open-air transport terminus and the Chai Wan Flatted Factory site, should be rezoned. Subsequently, the area occupied by the open-air public transport terminus has been partly rezoned from "CDA" to "Road" on 20.1.2012 to reflect its planning intention for bus/minibus terminus uses while the remaining area of the site (i.e. the Chai Wan Flatted Factory) remains as "CDA" zone. The "CDA" site is subject to potential air and noise pollution generated by the nearby industrial uses and rail/road traffic. HD has proposed to convert the Chai Wan Flatted Factory building (CWFF) for PRH development with a view to preserve the last 'H' type factory building. On 20.2.2013, the Antiquities Advisory Board (AAB) confirmed CWFF as Grade 2 historic building. The draft PB for the proposed conversion scheme was considered by the Committee on 8.2.2013. On 28.2.2013, the Eastern District Council (DC) was consulted on the draft PB and Members of Eastern DC generally had no objection to the public housing project and the PB. A planning application (No. A/H20/178) for conservation and conversion of the existing CWFF to PRH was approved with conditions by the Committee on 16.8.2013 The building plan submission was approved on 29.10.2013. The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.
H39 (Plan 32)	<p>Kai Yuen Street, North Point, Hong Kong</p> <p>(Zoned "CDA(2)" on OZP)</p> <p>(1.53 ha)</p> <p>(multiple ownership)</p>	6	<ul style="list-style-type: none"> The site was designated "CDA(2)" on 8.6.2007. The MLP for comprehensive residential development was first approved with conditions on 14.12.2009. Application No. A/H8/401 for amendment to the MLP was approved with conditions on 12.2.2010. A s.16 application No. A/H8/401-1 for further Class B amendments to the approved development proposal was approved by the Committee on 14.1.2011. The D of Plan under the delegated authority of the TPB approved another s.16A application No. A/H18/401-2 for EOT for commencement of development on 12.2.2014 until 12.2.2018. The latest general building plans for Phase 1 development was approved by the BA on 19.7.2013. 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"/"CRA"	Justifications for Retention
H40 (Plan 33)	Ming Wah Dai Ha, 1-25 A Kung Ngam Road, Shau Kei Wan, Hong Kong (3.53 ha) (single ownership)	6	<ul style="list-style-type: none"> The site was designated "CDA" on 7.11.2008. The PB for comprehensive redevelopment for residential use incorporating major development parameters and requirements was endorsed by the Committee on 23.9.2011. Hong Kong Housing Society's MLP (Application No. A/H9/69) for comprehensive redevelopment of the site was approved with conditions by Committee on 15.3.2013. A general building plan submission for Phase I development is being processed. The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.
H41 (Plan 34)	Ex-Wong Chuk Hang Estate, Aberdeen & Ap Lei Chau, Hong Kong	3	<ul style="list-style-type: none"> The PB for the proposed comprehensive residential and commercial development, rail station and depot, public transport interchange, social welfare facilities and bus and public light bus termini was endorsed by the Committee on 4.11.2011. The MLP for the proposed comprehensive residential and commercial development (Application No. A/H15/254) was approved by the Committee on 8.2.2013. Detailed design of the development to comply with approval conditions is underway. The property development of the site is tentatively scheduled to commence in 2015 to tie in with the completion of the South Island Line (East) and will be implemented by phases. The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.
H42 (Plan 35)	Ex-North Point Estate, North Point, Hong Kong (Zoned "CDA(3)" on OZP) (2.93 ha) (single ownership)	4	<ul style="list-style-type: none"> The PB for comprehensive residential and commercial uses with public transport terminus, public coach park, GIC facilities and public open space was endorsed by the Committee on 10.7.2009. Based on the PB, the site was zoned "CDA(3)" on 19.3.2010. Amendments to the PB were endorsed by Committee on 24.7.2010 and 21.1.2011 respectively. The site was sold on 11.7.2012. The MLP for the proposed comprehensive residential commercial (eating place, shop and services), public open space, Government institution or community uses, public coach park and public transport terminus development (Application No. A/H8/419) at the site was approved with conditions by Committee on 8.11.2013. Building plans for Phase 1A development was approved in March 2014. The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.
K7 (Plan 36)	Whampoa Garden, Hung Hom, Kowloon (18.61 ha) (multiple ownership)	10	<ul style="list-style-type: none"> The MLP for Whampoa Garden was first approved by the Board on 19.10.1983. The planning intention of the "CDA" zone is to provide residential accommodation with self-contained commercial and community facilities and open space. As all the essential proposals have

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"/"CRA"	Justifications for Retention
			<p>been completed, it was proposed to down-zone the Whampoa Garden from "CDA" to various sub-zonings of "R(A)" and "C". The draft Hung Hom OZP No. S/K9/17, incorporating the down-zoning proposal, was gazetted on 28.4.2003.</p> <ul style="list-style-type: none"> • During the statutory exhibition period of the draft Hung Hom OZP No. S/K9/17, strong local objections were received against the down-zoning of the Whampoa Garden mainly for reasons that there was still undeveloped non-domestic GFA. The retention of the "CDA" zoning with the requirement of MLP submission would allow the TPB and resident through public consultation to have better control over the unique features and design of Whampoa Garden as a whole when any development proposal was made. • The Board upheld the objections and the Whampoa Garden was rezoned back to "CDA". The Hung Hom OZP No. S/K9/18, incorporating the "CDA" zoning of the Whampoa Garden, was gazetted on 17.2.2004. • As there are no changes in the planning circumstances, the "CDA" zoning should be retained.
K13 (Plan 37)	<p>Area bounded by Cha Kwo Ling Road, Ko Fai Road and Victoria Harbour, Yau Tong Bay, Kowloon</p> <p>(9.91 ha)</p> <p>(multiple ownership)</p>	21	<ul style="list-style-type: none"> • Part of the site was first designated as "CDA" in 1993 with its boundary revised twice. The OZP incorporating the boundary and the development parameters of the current "CDA" site was approved on 28.11.2008 and the related PB was endorsed by the Committee on 9.4.2010. • A consortium formed by the lot owners submitted the MLP for the "CDA" site to Board for consideration in March 2010. The application was approved by the Committee on 8.2.2013. • The "CDA" designation should be retained to provide guidance on the future development of the site.
K26 (Plan 38)	<p>West Rail, Nam Cheong Station, South West Kowloon</p> <p>(4.62 ha)</p> <p>(single ownership)</p>	15	<ul style="list-style-type: none"> • The MLP (Application No. A/K20/27) for comprehensive residential and commercial development was approved by Committee on 17.12.1999. An amended MLP for comprehensive residential and commercial development (Application No. A/K20/116) was submitted in April 2011. The proposed MLP aimed to comply with the new Sustainable Building Design Guidelines and to increase the supply of small to medium-sized flats. Opportunity was also taken to make improvements to the scheme to meet the rising community aspirations. The application was approved with conditions by the Committee on 17.6.2011. • The land grant of the site was executed on 31.1.2012. • A s.16A Application (No. A/K20/116-1) for Class B Amendments to the approved scheme (No. A/K20/116) was approved with conditions by D of Plan under the delegated authority of the TPB on 16.11.2012. The s.16A Application seeks to refine the development scheme in accordance with building regulations and other technical

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"/"CRA"	Justifications for Retention
			<p>requirements. Major amendments include building form and disposition adjustments, increase in number of units and increase in carparking spaces.</p> <ul style="list-style-type: none"> • A planning application for amendments to the approved scheme (Application No. A/K20/119) mainly related to the LMP and tree preservation proposal was submitted on 14.1.2013. The application was approved with conditions by the Committee on 1.3.2013. • A s.16A Application (No. A/K20/119-1) for Class B Amendments to the approved scheme (No. A/K20/119) was approved with conditions by D of Plan under the delegated authority of the Board on 24.10.2013. The s.16A Application seeks to refine the approved scheme upon detailed design and technical considerations. Major amendments include changes in the building forms, podium profile, layout of emergency vehicular access (EVA) and LMP. The major development parameters, (including PR, total GFA, BH restriction, number of block/tower, podium coverage) remain unchanged. • The "CDA" designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.
K29 (Plan 39)	<p>Guangzhou – Shenzhen – Hong Kong Express Rail Link (XRL), West Kowloon Terminus</p> <p>Area bounded by Lin Cheung Road, Jordan Road and Road D1, adjacent to Austin Station, West Kowloon Reclamation, Kowloon</p> <p>(Zoned "CDA(1)" on OZP)</p> <p>(5.88 ha)</p> <p>(Government land)</p>	16	<ul style="list-style-type: none"> • This site is surrounded by major roads and located in the middle of several major developments including the Airport Railway Kowloon Station, West Rail Austin Station and the proposed West Kowloon Cultural District. • A Traffic Impact Assessment was completed by the Civil Engineering Development Department (CEDD) in May 2008 on behalf of PlanD to examine the traffic impact if the site is developed largely for office use. It was found that pure office/commercial use within the site would generate insignificant traffic impact when compared with the planned "CDA" uses (a combination of both domestic and non-domestic uses) as stipulated on the previous OZP. • On 29.5.2009, the site was rezoned "CDA(1)" on the draft South West Kowloon OZP No. S/K20/23, incorporating a maximum PR of 5 for 'office/commercial' uses only, and maximum BH restrictions ranging from 90 mPD to 115mPD. • The PB for the future development above West Kowloon Terminus (WKT) of the Express Rail Link at the site was approved on 4.12.2009. • The MLP for topside office/commercial development was approved with conditions by the Committee on 7.5.2010. • Building plans for the proposed topside development were approved on 9.11.2011. • While the WKT is expected to be completed by 2015, topside development is expected to be completed in phases between 2018 and 2020, subject to land disposal strategies yet to be finalised. • The "CDA" designation should be retained to ensure implementation of approved MLP and fulfilment of approval conditions.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"/"CRA"	Justifications for Retention
K41 (Plan 40)	35 Clear Water Bay Road, Ngau Chi Wan, Kowloon (2.17 ha) (multiple ownership)	14	<ul style="list-style-type: none"> The MLP was first approved with conditions by the Committee on 3.2.2006. Application for extension of time for commencement of development and minor amendments to the approved scheme (A/K12/34-2) was approved on 3.2.2010 for 3 years until 3.2.2013. Detailed design of the development to comply with approval conditions is underway. Building plans for the proposed development were approved on 27.5.2011. The "CDA" designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.
K47A (Plan 41)	South of Hung Luen Road, Hung Hom, Kowloon (Zoned "CDA(1)" on OZP) (1.6 ha) (single ownership)	12	<ul style="list-style-type: none"> K47A and K47B were first zoned "CDA" on 6.4.2001 with a maximum GFA of 201,230m² and a maximum BH restriction of 75mPD in the northern part descending to 40mPD near the waterfront. The "CDA" site was divided into "CDA(1)" (K47A) and "CDA(2)" (K47B) in 2008 on the draft Hung Hom OZP No. S/K9/21 and the OZP was approved on 5.5.2009. The subject "CDA(1)" site is planned for hotel, retail and public transport interchange uses and subject to a maximum plot ratio of 4, a maximum building height of 75mPD in the northern part descending to 15mPD near the waterfront, and a site coverage restriction of 80%. PB for the "CDA(1)" site was endorsed by the TPB on 19.6.2009. The "CDA(1)" site was sold by tender in December 2011. On 19.7.2013, a MLP (Application No. A/K9/256) was approved with conditions by the TPB. On 19.9.2013, the applicant submitted another s.16 application (Application No. A/K9/260) to the Board for amendments to the approved MLP. On 13.12.2013, the MLP was approved with conditions by the TPB. The "CDA(1)" designation should be retained to ensure proper development of the site and relevant concerns are adequately addressed.
TW1 (Plan 42)	J/O Kwok Shui Road and Cheung Wing Road, Kwai Chung, New Territories (1.23 ha) (single ownership)	21	<ul style="list-style-type: none"> The MLP was first approved by the Committee on 17.3.2000 and an application for minor amendment to the approved MLP was approved by DPO/TWK on 19.1.2005 under delegated authority. Approval conditions are yet to be complied with. The existing soy sauce factory on the site is still in operation. The "CDA" designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions. Planning applications Nos. A/KC/241-1 for proposed hotel and service apartments with shops and services (retail/commercial) and A/KC/369 for proposed hotel and flats with shop and services (retail/commercial) uses were received on 26.5.2011 and 4.5.2011 respectively. Both applications were subsequently withdrawn on 19.1.2012. On 20.4.2012, the draft Kwai Chung OZP No.

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”/“CRA”	Justifications for Retention
			<p>S/KC/26 incorporating building height (BH) restrictions to various zones including a max. BH restriction of 120mPD imposed on the subject site was gazetted. The owner of the site submitted a representation proposing to relax the building height restriction of the whole “CDA” site to 169mPD as approved under previous application and General Building Plans. On 12.10.2012, the Board decided not to uphold the representation.</p> <ul style="list-style-type: none"> On 11.1.2013, Tung Chun Company Ltd. (the applicant) submitted a judicial review (JR) application against Board’s decision made on 12.10.2012 not to uphold the applicant’s representation. The grounds of the JR mainly include error of law; disregard the applicant’s legitimate expectation; irrationality in the building height concept, air ventilation assessment, visual assessment and minor relaxation provision; and procedural impropriety. The applicant requested, among others, to quash the building height restriction imposed on the subject site and an interim stay of submission of the OZP to the Chief Executive in Council (CE in C) for approval pending the determination of the JR. On 5.2.2013, the Court of First Instance granted leave to the JR and the interim stay of the OZP. The hearing of the JR is yet to be fixed.
TW28 (Plan 43)	West Rail, Tsuen Wan West Station, Site TW5, Tsuen Wan, New Territories (5.93 ha) (Bayside and Cityside portion each under single ownership)	15	<ul style="list-style-type: none"> The MLP was first approved by the Committee on 14.1.2000 (Application No. A/TW/280) for commercial and residential development above West Rail Tsuen Wan West Station. The planning Application No. A/TW/423 for amendments to the approved MLP was approved on 17.6.2011. On 27.11.2012 and 17.9.2013, two applications for Class B amendments to the approved MLP in respect of the Cityside portion (Application No. A/TW/423-1) and Bayside portion (Application No. A/TW/423-2) were approved with conditions by the D of Plan under the delegated authority of the TPB respectively. The Mass Transit Railway Corporation Limited (MTRCL) tendered the development sites (Bayside and Cityside portions) in January and August 2012. The Cityside portion was awarded to Chinachem Group’s subsidiary company and the Bayside portion was awarded to Cheung Kong (Holdings) Limited. Land Grant applications for the Cityside and Bayside portions were executed on 19.4.2012 and 20.11.2012 respectively. The Bayside and Cityside portions of the Site TW5 will be developed under separate packages. Building plans for the proposed development at the Bayside and Cityside portions were submitted on 13.6.2013 and 19.9.2013 respectively. While the former was rejected by the BA on 12.8.2013, the latter was approved by the BA on 15.11.2013. The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"/"CRA"	Justifications for Retention
TW29 (Plan 44)	West Rail, Tsuen Wan West Station, Site TW7, Tsuen Wan, New Territories (2.40 ha) (single ownership)	15	<ul style="list-style-type: none"> The MLP was first approved by the Committee on 17.8.2001 (No. A/TW/373). The planning Application No. A/TW/373-1 for Class B amendments to the approved MLP was approved on 24.7.2009. An application No. A/TW/434 for amendments to the approved scheme and minor relaxation of the maximum non-domestic PR restriction (for inclusion of 1,535m² non-domestic GFA for facilities of the covered drainage area, the 24-hour pedestrian walkway and the G/F covered pedestrian link in the proposed development) was approved by the MPC on 6.7.2012. Building plans for the subject development were approved by the BA on 18.5.2010 with the latest set of building plans approved on 31.10.2013. Land Grant application was executed in December 2008. Development is under construction and is expected to be completed by 2014. The "CDA" designation should be retained to ensure implementation of the approved MLP and compliance of all approval conditions.
TW30 (Plan 45)	West Rail, Tsuen Wan West Station, Site TW6, Tsuen Wan, New Territories (1.39 ha) (single ownership)	15	<ul style="list-style-type: none"> The MLP was first approved by the Committee on 31.3.2000. The planning application No. A/TW/284-1 for extension of time for commencement of approved development was approved by the Committee on 17.2.2006. The planning application No. A/TW/430 for proposed comprehensive residential development and public sports centre (amendments to an approved scheme) was approved with conditions by the Committee on 10.2.2012. On 23.10.2013, an application (No. A/TW/430-1) for Class B amendments to the approved MLP was approved with conditions by D of Plan under the delegated authority of the Board. The MTRCL invited expressions of interest for the proposed development at Site TW6 on 6.12.2012. The site was awarded to New World Group and Vanke Property (Hong Kong) Company Limited in January 2013. The Land Grant application for the site was executed on 30.4.2013. Building plans for the proposed development were submitted on 23.8.2013 and were disapproved by the BA on 21.10.2013. The "CDA" designation should be retained to ensure implementation of the approved MLP and compliance of all approval conditions.
TW 31 (Plan 46)	Sha Tsui Road, Tsuen Wan, New Territories (Zoned "CDA(2)" on OZP) (about 1.0ha) (single ownership)	3	<ul style="list-style-type: none"> The site is located at the northern part of Tsuen Wan East Industrial Area. The site is a piece of Government land. The main reason of rezoning the site from "I" to "CDA" in 2000 was to bring forward the recommendation of the Area Assessment 2009 of Industrial Land in the Territory which aimed to facilitate comprehensive residential development that would serve as a catalyst to facilitate and expedite the restructuring of the site and to upgrade the local environment. A non-building area of 15m wide is designed at the

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”/“CRA”	Justifications for Retention
			<p>western boundary of the site to provide a link between Sha Tsui Road and a proposed open space to the south.</p> <ul style="list-style-type: none"> • The site is reserved for the proposed HOS development. • An application No. A/TW/451 for the proposed comprehensive residential development (HOS development with social welfare facility (Day Care Centre for the Elderly)), and minor relaxation of the total maximum PR and BH restrictions (amendments to an approved scheme) was approved by the Committee on 16.8.2013. • The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance of all approval conditions.

“CDA” Site with Approved MLP and Agreed for Rezoning**(Total: 3 - H14B, K11 & K14) (Plan 47 to 49)**

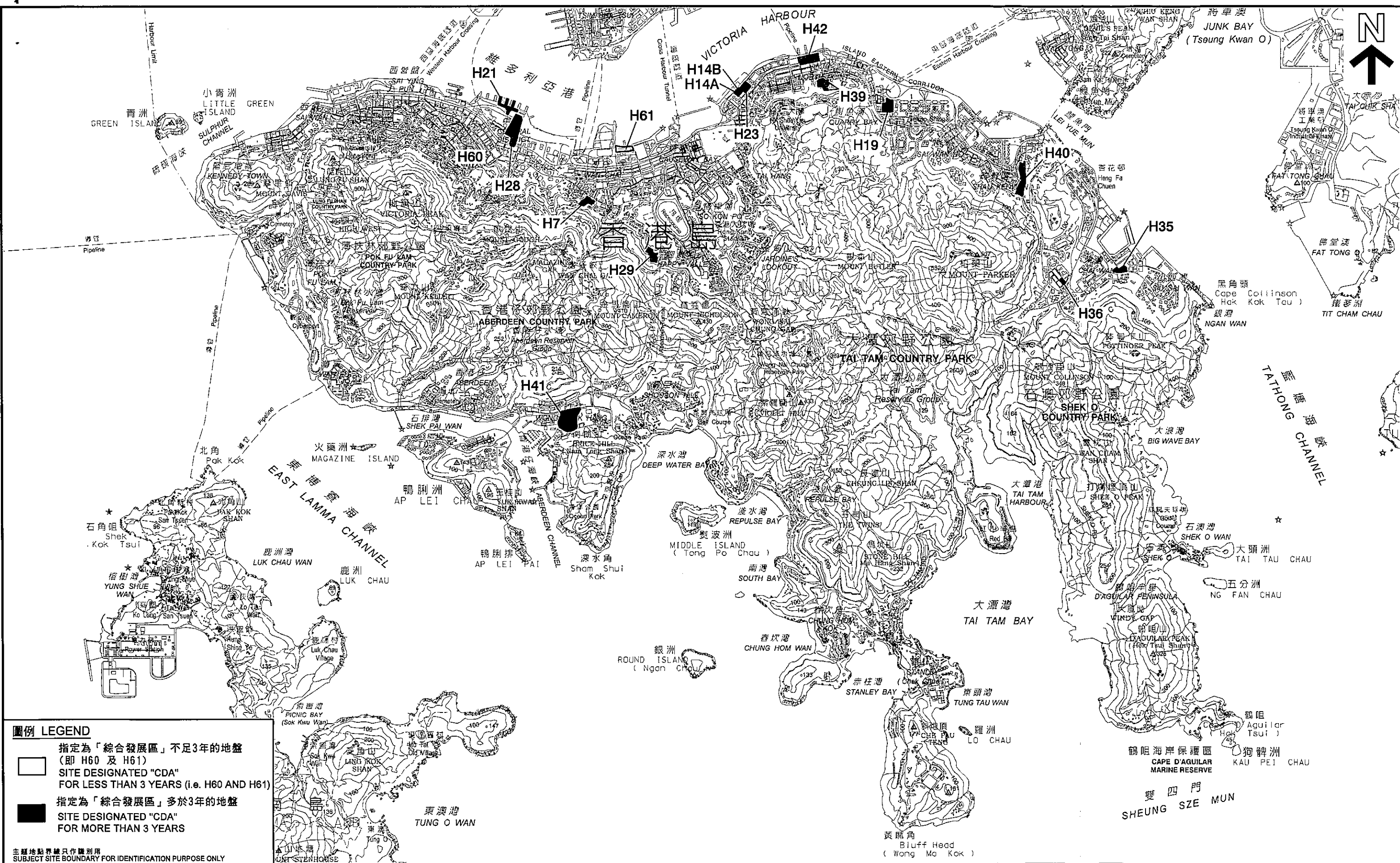
Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Progress of Rezoning
H14B (Plan 47)	23 Oil Street, North Point, Hong Kong (Zoned “CDA(1)” on OZP) (0.34 ha) (single ownership)	30 (The site was first designated “OU(CRA)” and “OU” annotated “Open Storage, Loading & Unloading Area and Service Car Parking” on 26.8.1983. On 1.12.2000, it was rezoned “CDA(1)” to facilitate implementation of comprehensive development.)	<ul style="list-style-type: none"> • The latest MLP was approved by the Committee on 10.6.2005. • The hotel development was completed with Occupation Permit (OP) issued by the BA on 5.12.2008. • On 19.3.2010, the Committee agreed in principle to rezone the site to reflect the hotel use. Due to resumption of the northern part of the site for the Central-Wanchai Bypass project, the Committee on 4.3.2011 agreed to delete/vary the approval conditions relating to the resumed area. In July 2011, it was found that all approval conditions had been fully complied with. The site will be rezoned “C” to reflect the planning intention for the site and the hotel use in the next round of OZP amendment.
K11 (Plan 48)	Airport Railway Kowloon Station, West Kowloon Reclamation, Kowloon (13.54 ha) (multiple ownership)	21	<ul style="list-style-type: none"> • The MLP was first approved by the Committee on 15.7.1994 and its latest MLP was approved by the Committee on 29.7.2005. • Lease was executed in December 2000. • General building plans for all packages approved. All developments on site have been completed. • All the approval conditions were found to have been complied with in January 2012. On 15.3.2013, the Committee agreed to rezone the site to appropriate zonings to reflect the existing residential and commercial uses. The site will be rezoned in next round of OZP amendments.
K14 (Plan 49)	Former Marine Police Headquarters at Salisbury Road, Tsim Sha Tsui, Kowloon (1.17 ha) (single ownership)	20	<ul style="list-style-type: none"> • The lease was executed on 12.6.2003. • The MLP was first approved by the Committee on 30.1.2004 and its latest MLP was approved by the Committee on 11.11.2005. • The proposed development was completed in early 2009 with OP issued on 9.2.2009. All approval conditions were found to have been complied with in April 2012. • The site would be rezoned to reflect the completed hotel and commercial development and the historical value of the site in next round of OZP amendments.

List of “CDA” Site with Approved MLP and Potential for Rezoning**(Total: 5 - K17, K 24, K34, K47B & TW26) (Plans 50 to 54)**

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Justifications for Rezoning
K17 (Plan 50)	Ex-KMB Lai Chi Kok Bus Depot, 1 Po Lun Street, Lai Chi Kok, Kowloon (1.30 ha) (multiple ownership)	20	<ul style="list-style-type: none"> The site is held under unrestricted lease. No lease modification is required. The approval conditions cannot be specified under the lease. The MLP for the comprehensive residential and commercial development (known as Manhattan Hill) was first approved by the Committee on 6.2.1998. The OP for Manhattan Hill was issued on 12.12.2006. The pedestrian footbridge connecting the development with the adjacent bus terminus and MTR Station under approval condition has been completed and opened to the public. An amendment to an approved scheme for hotel development at the existing KMB Headquarters Building within the “CDA” site (Application No. A/K16/31) was approved with conditions by the Committee on 5.9.2008. The planning permission lapsed on 6.9.2012 as there was no commencement of development. Application No. A/K16/37 for proposed eating place, office, shop and services at 7/F to 9/F of the KMB Headquarters Building was approved with conditions by the Committee on 22.7.2011. Approval condition (c) regarding provision of fire service installations has been discharged on 15.11.2011. Up to present, approval conditions (a) and (b) regarding the submission and implementation of revised MLP have only been partially complied with. After the full compliance with the approval conditions, the CDA site’s potential for rezoning to reflect the development at Manhattan Hill and the KMB Headquarters Building should be assessed.
K 24 (Plan 51)	Pine Crest, Tai Po Road (NKIL 6419), Cheung Sha Wan, Kowloon (0.22 ha) (single ownership)	15	<ul style="list-style-type: none"> The MLP was first approved by the Committee on 27.11.1998 and its latest amendments were approved by the D of Plan under the delegated authority of the Board on 20.7.2011. Lease modification was executed on 18.4.2008. Building plans were first approved on 23.12.2011 and latest building plans were approved on 4.10.2013. Development is expected to be completed by 2014. Upon compliance with all the approval conditions and completion of the proposed development, there is potential to rezone the “CDA” site to reflect the residential use.
K34 (Plan 52)	Junction of South of Proposed Inverness Road Extension and West of Junction Road, Kowloon Tong, Kowloon (1.24 ha)	16	<ul style="list-style-type: none"> The MLP was first approved by the Committee on 21.2.2003 and its latest amendments were approved on 1.4.2005 for public housing and school developments. The school development has been completed. In mid-2008, the Committee of Housing Development agreed to return the residential portion of the subject “CDA” site to the

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Rezoning
	(single ownership)		<p>Government for private residential development in view of its prime location in the Kowloon Tong area.</p> <ul style="list-style-type: none"> The revised PB for the private residential development within the "CDA" zone was agreed by the Committee on 24.7.2009. The residential portion of the "CDA" zone was sold on 3.11.2010. On 15.4.2011, MLP for residential development within the "CDA" site was approved by the Committee with conditions. Building plans for the proposed development were approved on 25.5.2011. Construction of the proposed development is in progress. Compliance of approval conditions is at an advance stage. Upon completion of the development, there is potential to rezone the site to appropriate zoning.
K47B (Plan 53)	<p>J/O Hung Luen Road and Kin Wan Street, Hung Hom, Kowloon</p> <p>(Zoned "CDA(2)" on OZP)</p> <p>(1.4 ha)</p> <p>(single ownership)</p>	12	<ul style="list-style-type: none"> K47A and K47B were first zoned "CDA" on 6.4.2001 with a max. GFA of 201,230m² and a maximum BH of 75mPD in the northern part descending to 40mPD near the waterfront. The "CDA" was divided into "CDA(1)" (K47A) and "CDA(2)" (K47B) in 2008 on the draft Hung Hom OZP No. S/K9/21 and the OZP was approved on 5.5.2009. The subject "CDA(2)" site is planned for office and retail uses and subject to a maximum PR of 4, a maximum BH restriction of 75mPD in the northern part descending to 40mPD near the waterfront, and a site coverage restriction of 60%. PB for the "CDA(2)" site was endorsed by the Board on 19.6.2009. The "CDA(2)" site was sold in August 2011. On 20.4.2012, a MLP (Application No. A/K9/247) was approved with conditions by the MPC. Compliance of approval conditions is at an advance stage and general building plan was approved on 10.10.2013. Upon completion of the proposed development, there is potential to rezone it to appropriate zoning.
TW 26 (Plan 54)	<p>TWIL 5 and Lot 429 in DD 399, Ting Kau, New Territories</p> <p>(Zoned "CDA(1)" on OZP)</p> <p>(0.64 ha)</p> <p>(single ownership)</p>	16	<ul style="list-style-type: none"> The MLP was first approved by the Committee on 3.7.1998 and its latest MLP was approved by the Committee on 7.3.2005 for hotel development. The hotel development has been completed. OP was issued on 10.10.2006. TWIL 5 is held under a virtually unrestricted lease, so the approval conditions cannot be included in the lease. With the exception of the design and provision of a pedestrian access (PA) to the reclamation area next to Lido Beach, all planning approval conditions have been complied with. To comply with the remaining approval condition for the PA, the applicant has completed the geotechnical investigation of the concerned slope feature where the PA will be erected. The detailed design and the geotechnical report will be submitted for departmental comments in early 2014 and a short term tenancy submission for the PA will then be submitted to District Lands Officer/Tsuen Wan &

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Justifications for Rezoning
			Kwai Tsing for approval. As such, the site has potential for rezoning to reflect the hotel use upon full compliance of the outstanding approval condition.



位置圖 LOCATION PLAN

香港區綜合發展區地盤

COMPREHENSIVE DEVELOPMENT AREA SITES IN HONG KONG DISTRICT

SCALE 1 : 50 000 比例尺

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
1

本摘要圖於2014年2月28日擬備，
所根據的資料為地圖組別HM50C
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON MAP SERIES HM50C



位置圖 LOCATION PLAN

九龍區綜合發展區地盤

COMPREHENSIVE DEVELOPMENT AREA SITES IN KOWLOON DISTRICT

SCALE 1: 50 000 比例尺

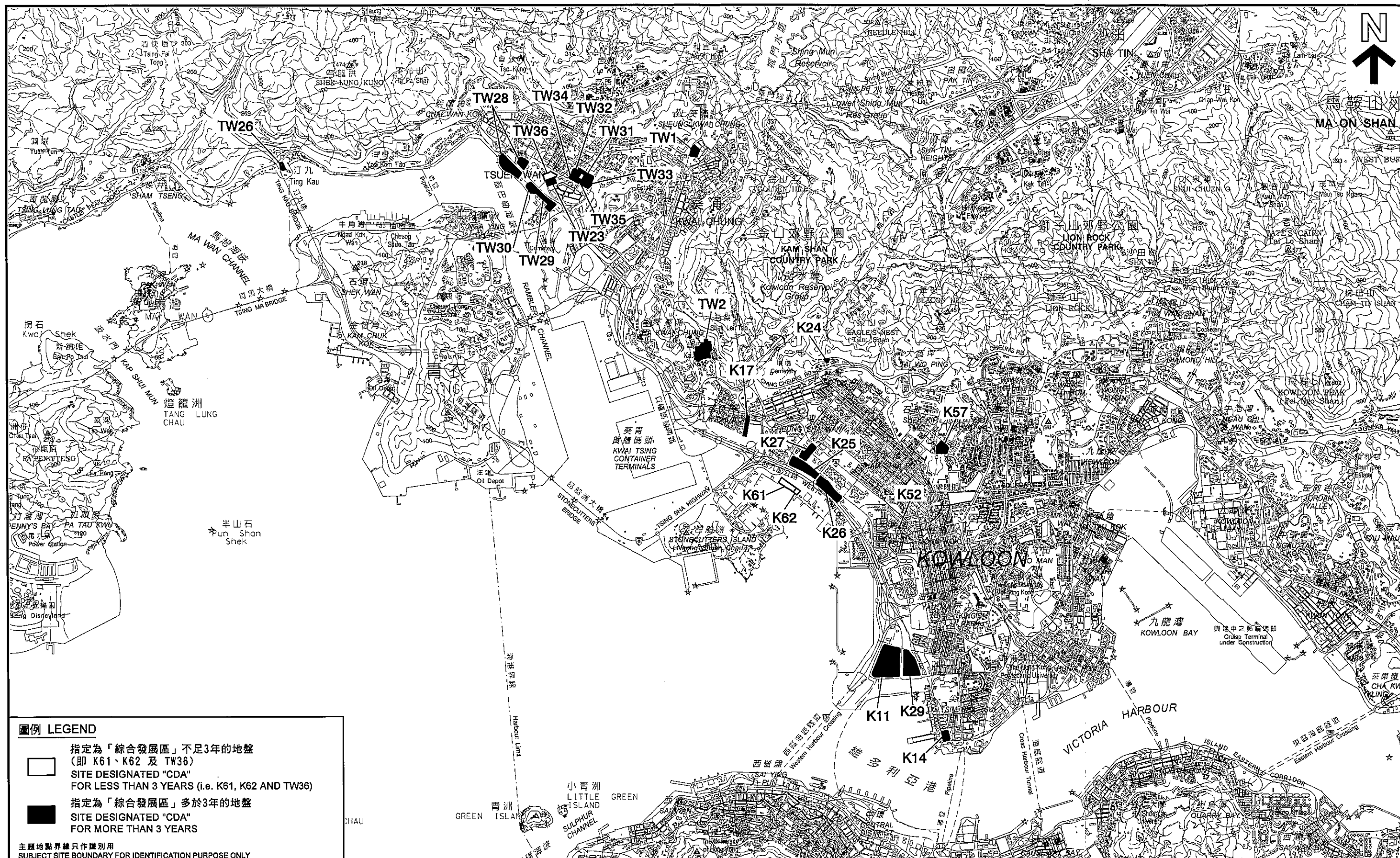
規劃署
PLANNING DEPARTMENT





參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
2

本摘要圖於2014年2月28日擬備，
所根據的資料為地圖組別HM50C
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON MAP SERIES HM50C



圖例 LEGEND

-  指定為「綜合發展區」不足3年的地盤
(即 K61、K62 及 TW36)
SITE DESIGNATED "CDA"
FOR LESS THAN 3 YEARS (i.e. K61, K62 AND TW36)
-  指定為「綜合發展區」多於3年的地盤
SITE DESIGNATED "CDA"
FOR MORE THAN 3 YEARS

主體地點界線只作識別用
SUBJECT SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2014年2月28日擬備，
所根據的資料為地圖組別HM50C

EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON MAP SERIES HM50C

位置圖 LOCATION PLAN

荃灣、葵青和西九龍區綜合發展區地盤

COMPREHENSIVE DEVELOPMENT AREA SITES
IN TSUEN WAN, KWAI TSING AND WEST KOWLOON DISTRICT

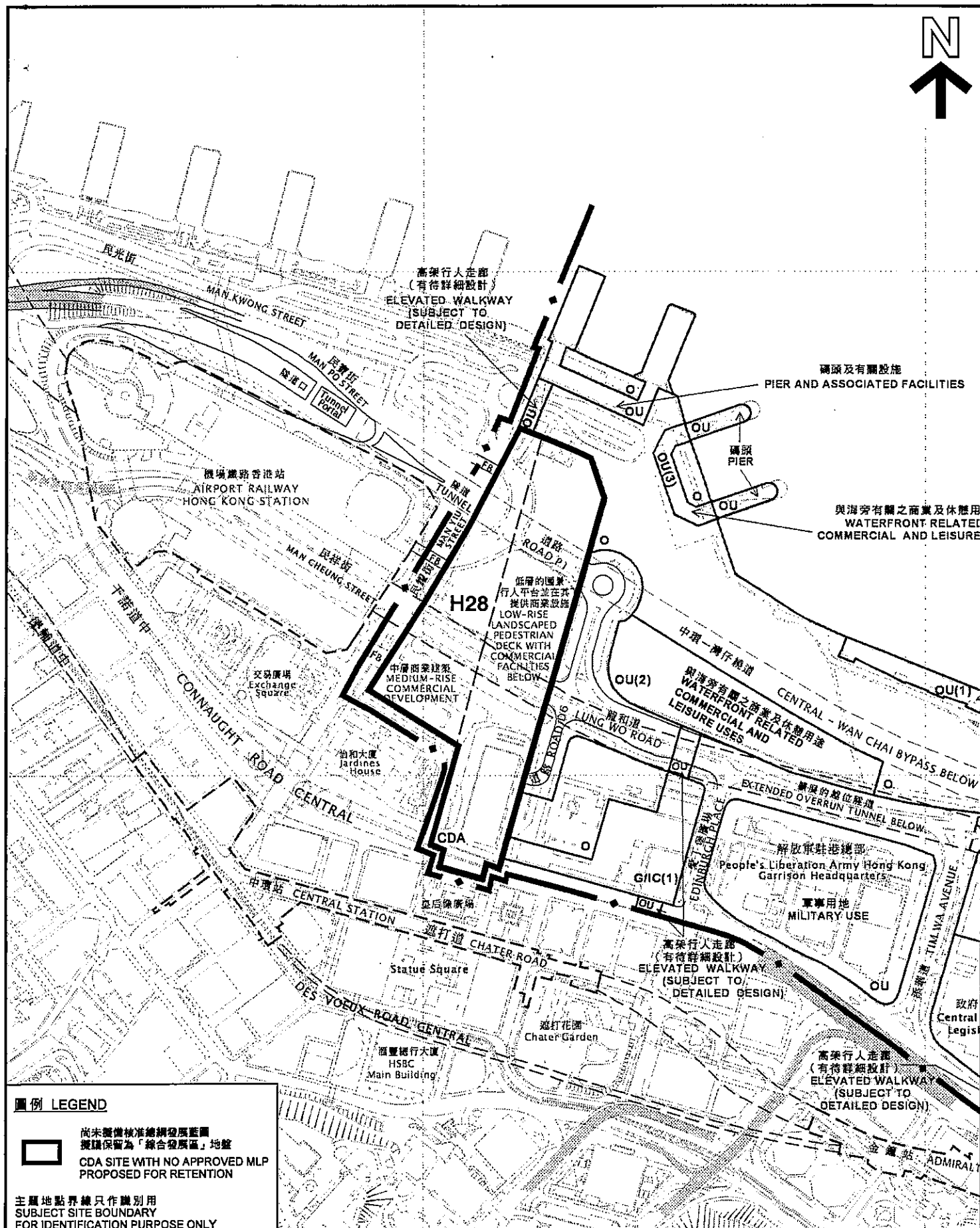
SCALE 1: 50 000 比例尺

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
3



圖例 LEGEND

尚未獲備核准總綱發展藍圖
建議保留為「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 H28
香港中環填海第3期
鄰近民耀街

CDA SITE REF. No. H28
ADJACENT TO MAN YIU STREET
CENTRAL RECLAMATION PHASE III
HONG KONG

SCALE 1:5 000 比例尺

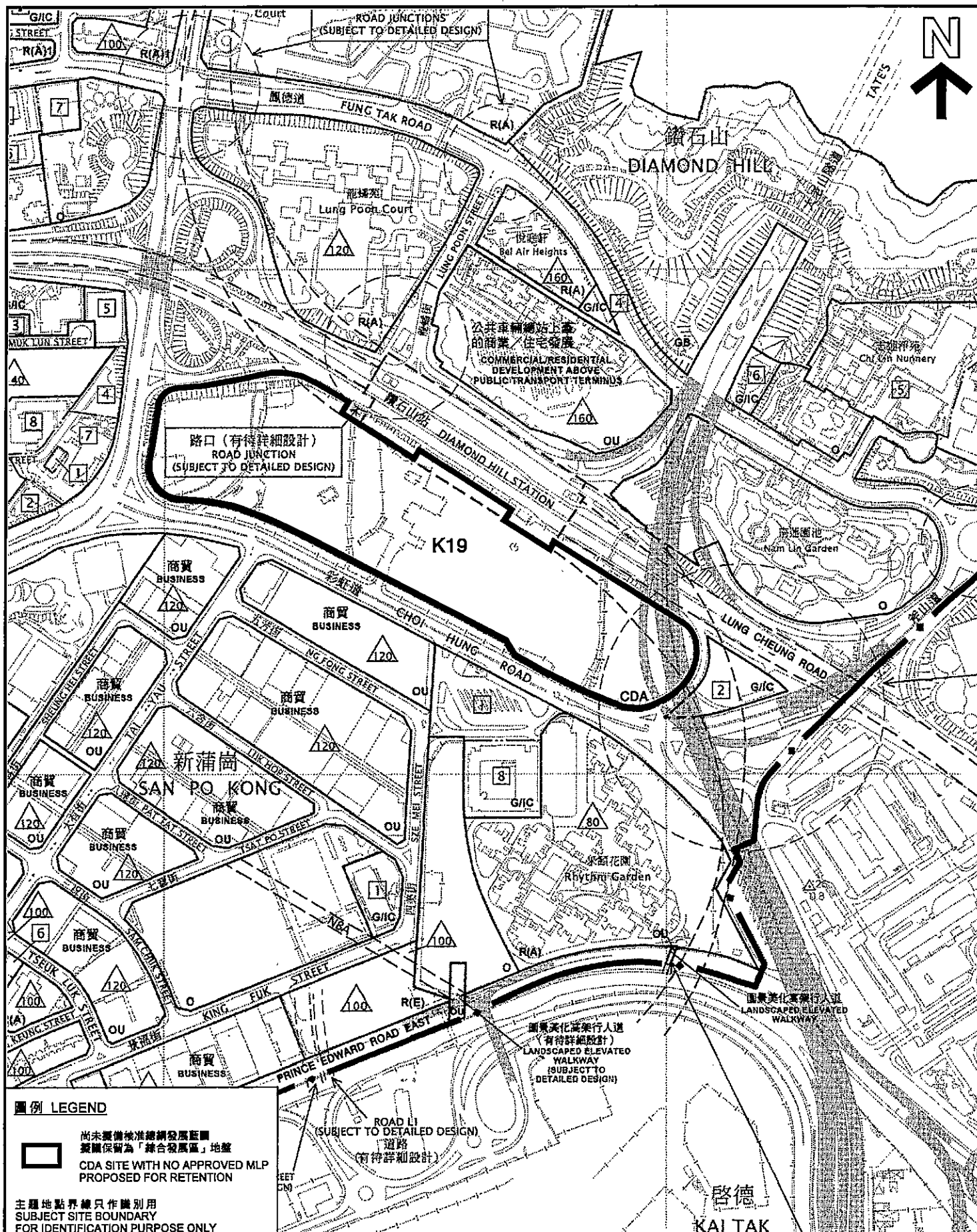
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
4

本摘要圖於2014年2月28日擬備，
所根據的資料為於2013年2月15日
展示的分區計劃大綱圖編號S/H24/8
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/H24/8 EXHIBITED ON 15.2.2013



圖例 LEGEND



尚未獲批准建議發展區
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

本摘要圖於2014年2月28日獲備，
所根據的資料為於2010年1月12日
核准的分區計劃大綱圖編號S/K11/25

EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/K11/25 APPROVED ON 12.1.2010

平面圖 SITE PLAN

綜合發展區地盤參考編號 K19
以九龍鑽石山的彩虹道和龍翔道為界線

CDA SITE REF. No. K19
AREA BOUNDED BY CHOI HUNG ROAD
AND LUNG CHEUNG ROAD IN DIAMOND HILL
KOWLOON

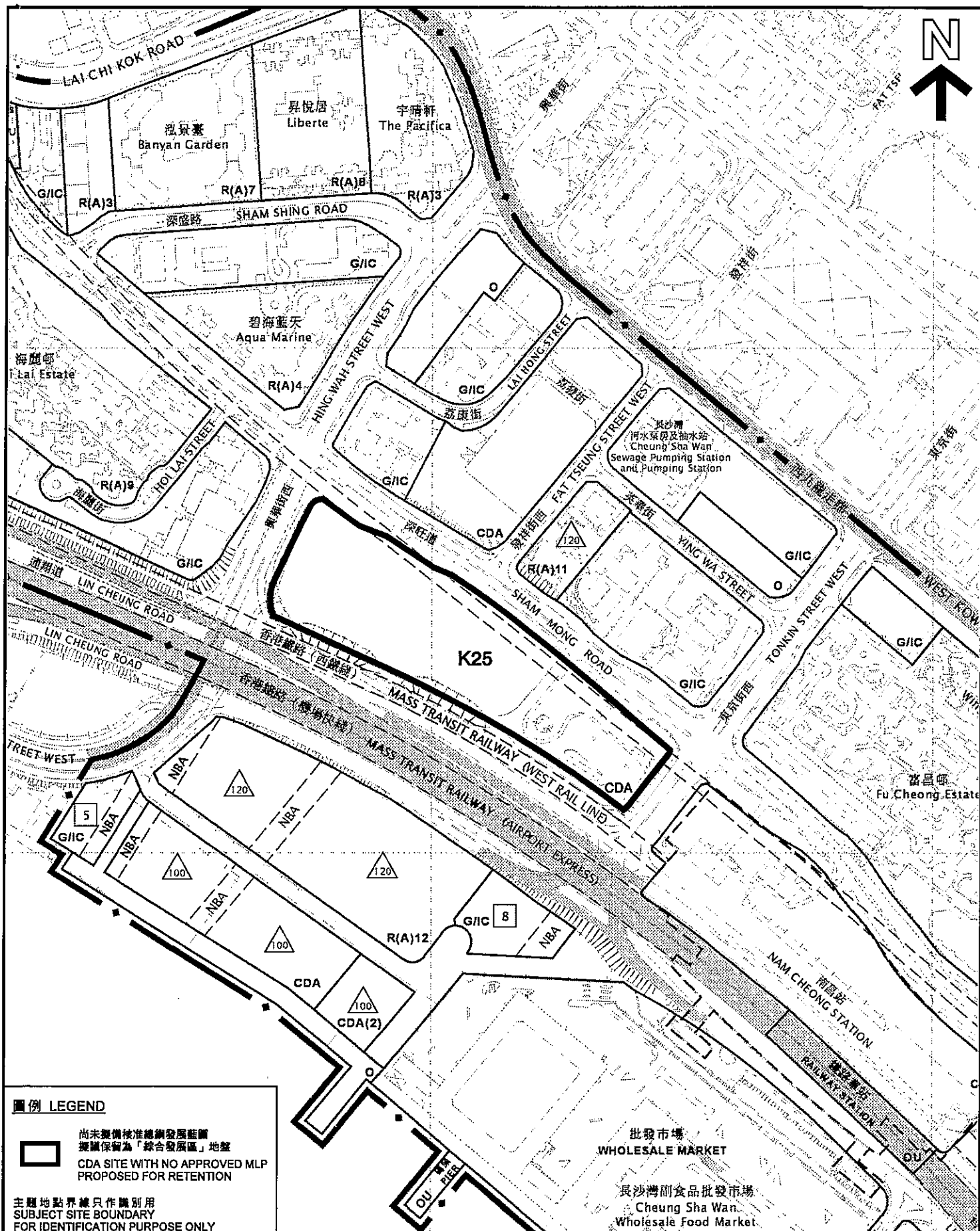
SCALE 1:5 000 比例尺

規劃署
PLANNING
DEPARTMENT



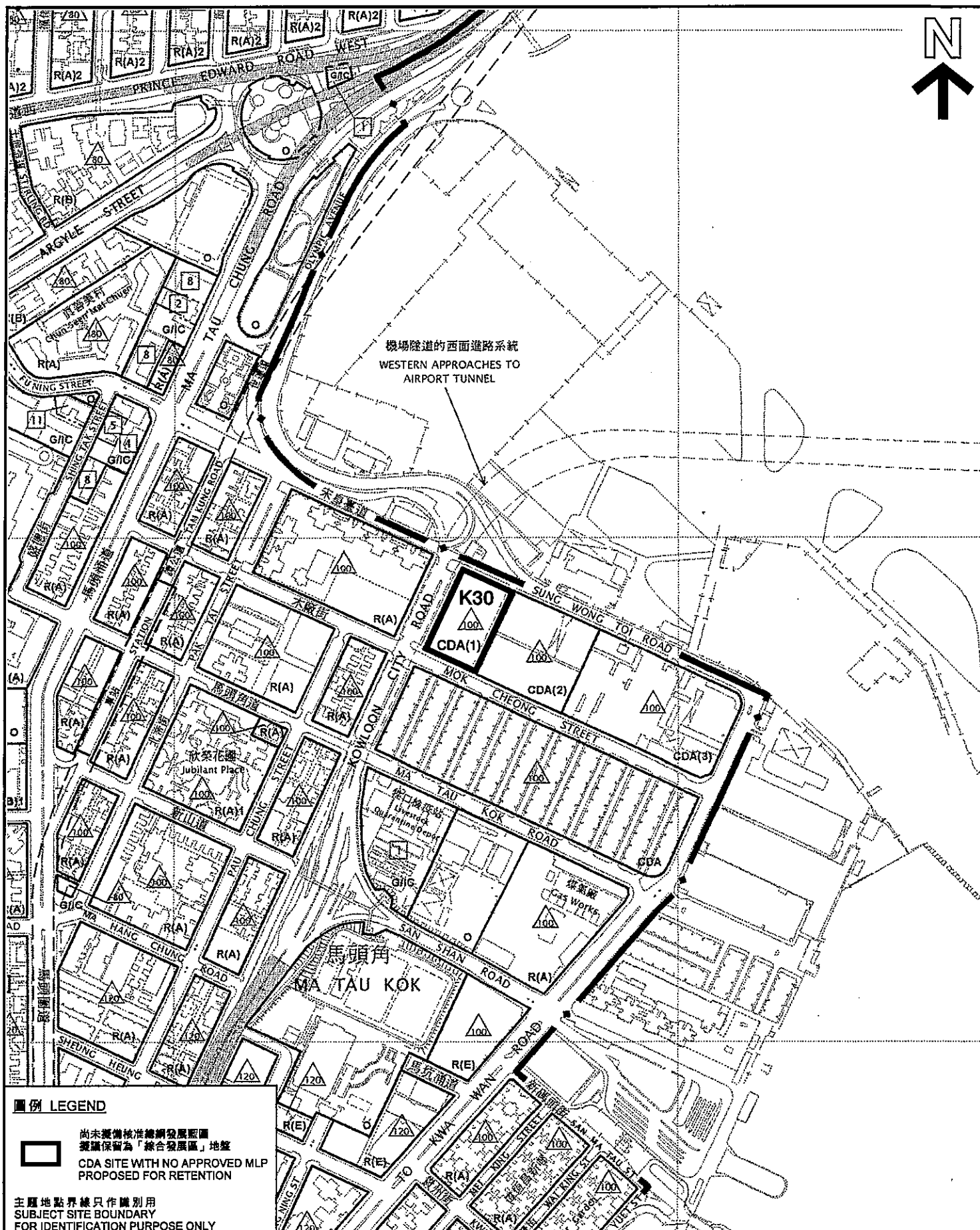
參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
5



本摘要圖於2014年2月28日擬備，
所根據的資料為於2013年12月13日
展示的分區計劃大綱圖編號S/K20/29
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/K20/29 EXHIBITED ON 13.12.2013

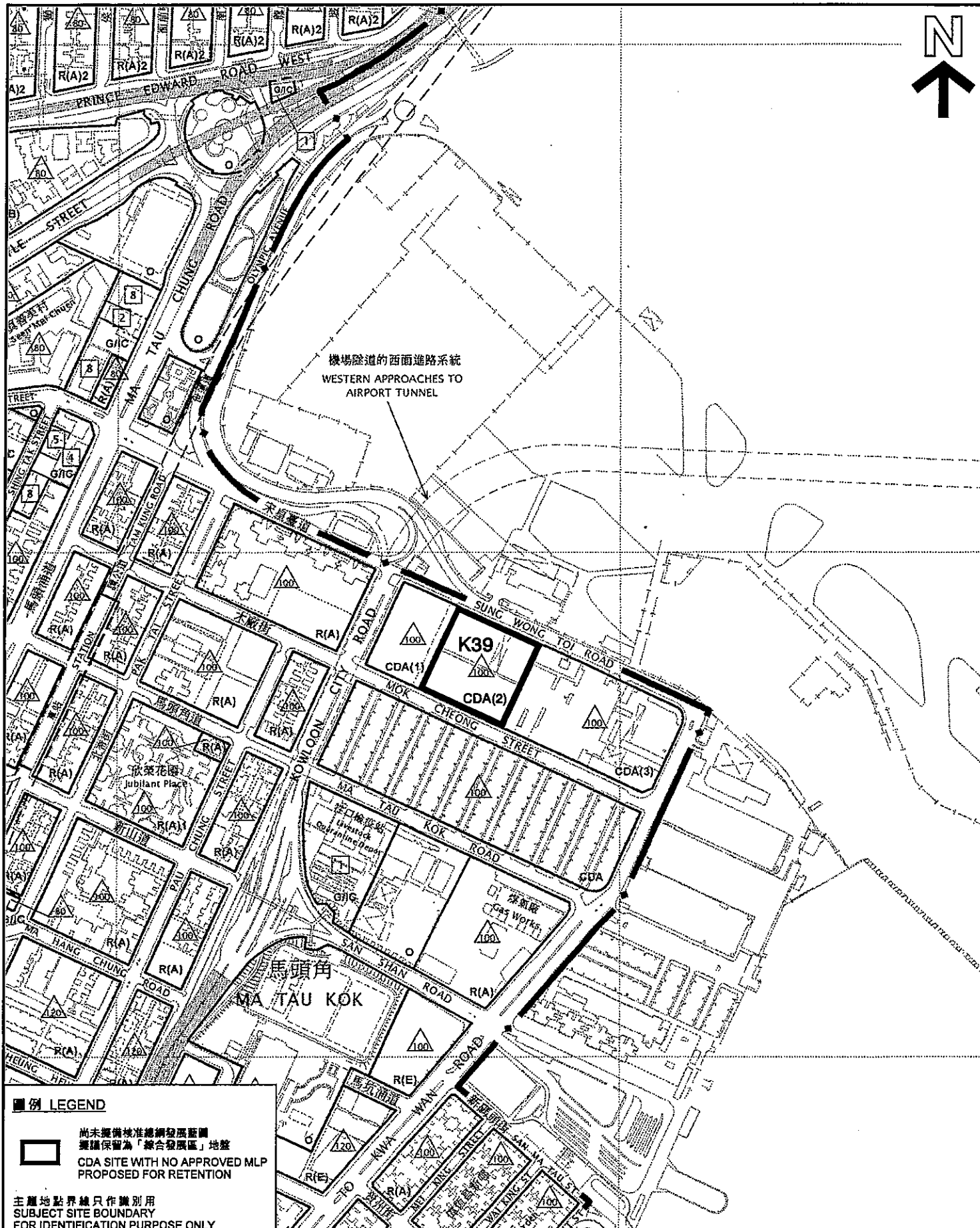
SCALE 1:5 000 比例尺



SCALE 1 : 5 000 比例尺

7

**EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/K10/20 APPROVED ON 4.11.2008**



圖例 LEGEND

尚未擬備核准總綱發展藍圖
建議保留為「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

本摘要圖於2014年2月28日擬備，
所根據的資料為於2008年11月4日
核准的分區計劃大綱圖編號S/K10/20

EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/K10/20 APPROVED ON 4.11.2008

平面圖 SITE PLAN

綜合發展區地盤參考編號 K39
九龍馬頭角
以宋皇臺道、土瓜灣道、木廠街
和九龍城道為界線的中間土地

CDA SITE REF. No. K39
MIDDLE PART OF THE AREA BOUNDED
BY SUNG WONG TOI ROAD, TO KWA WAN ROAD,
MOK CHEONG STREET AND KOWLOON CITY ROAD
MA TAU KOK, KOWLOON

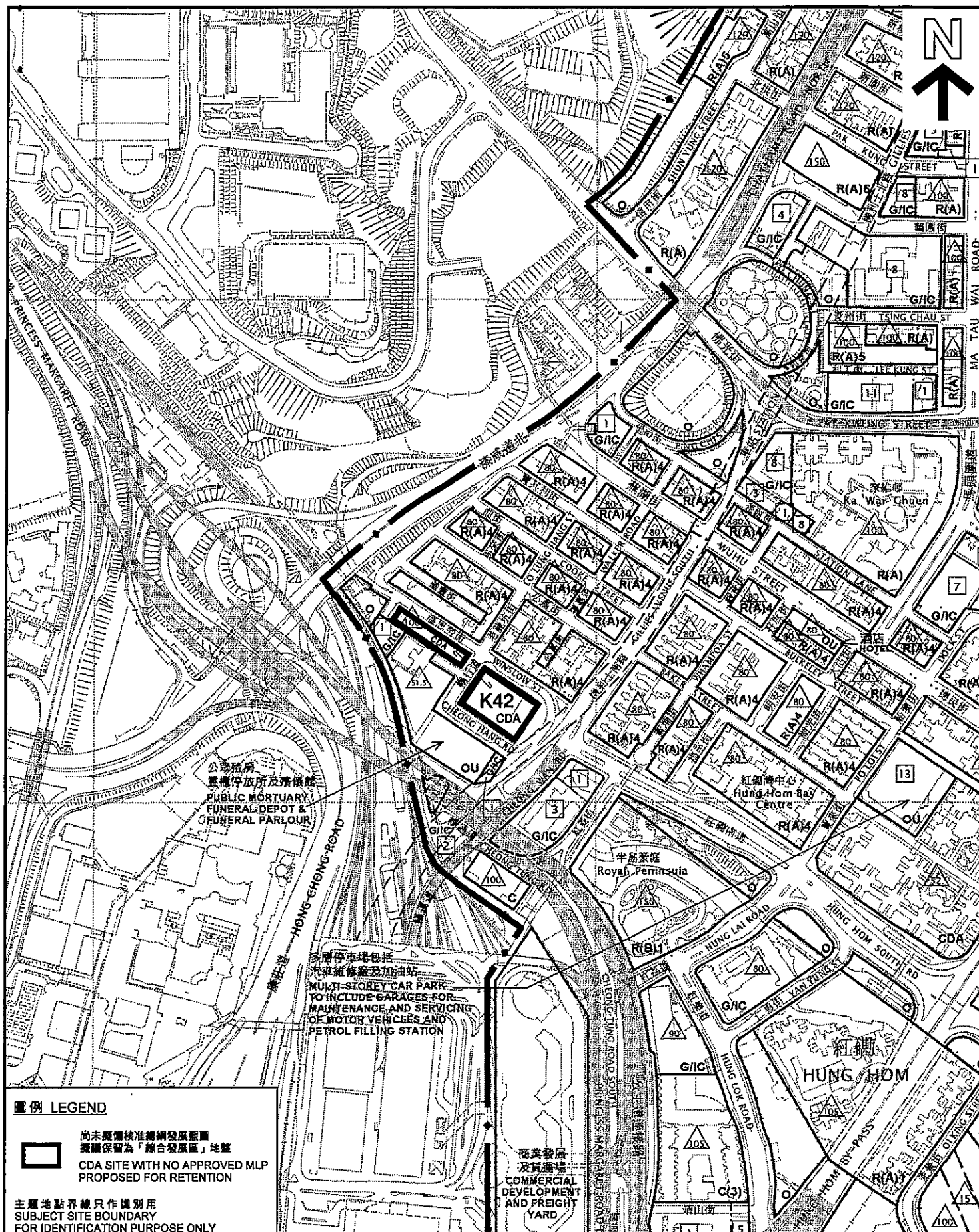
SCALE 1 : 5 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
8



圖例 LEGEND

 尚未獲備核准總發展藍圖
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 K42
九龍紅磡暢行道和溫思勞街交匯處

CDA SITE REF. No. K42
J/O CHEONG HANG ROAD AND WINSLOW STREET
HUNG HOM, KOWLOON

SCALE 1:5 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN

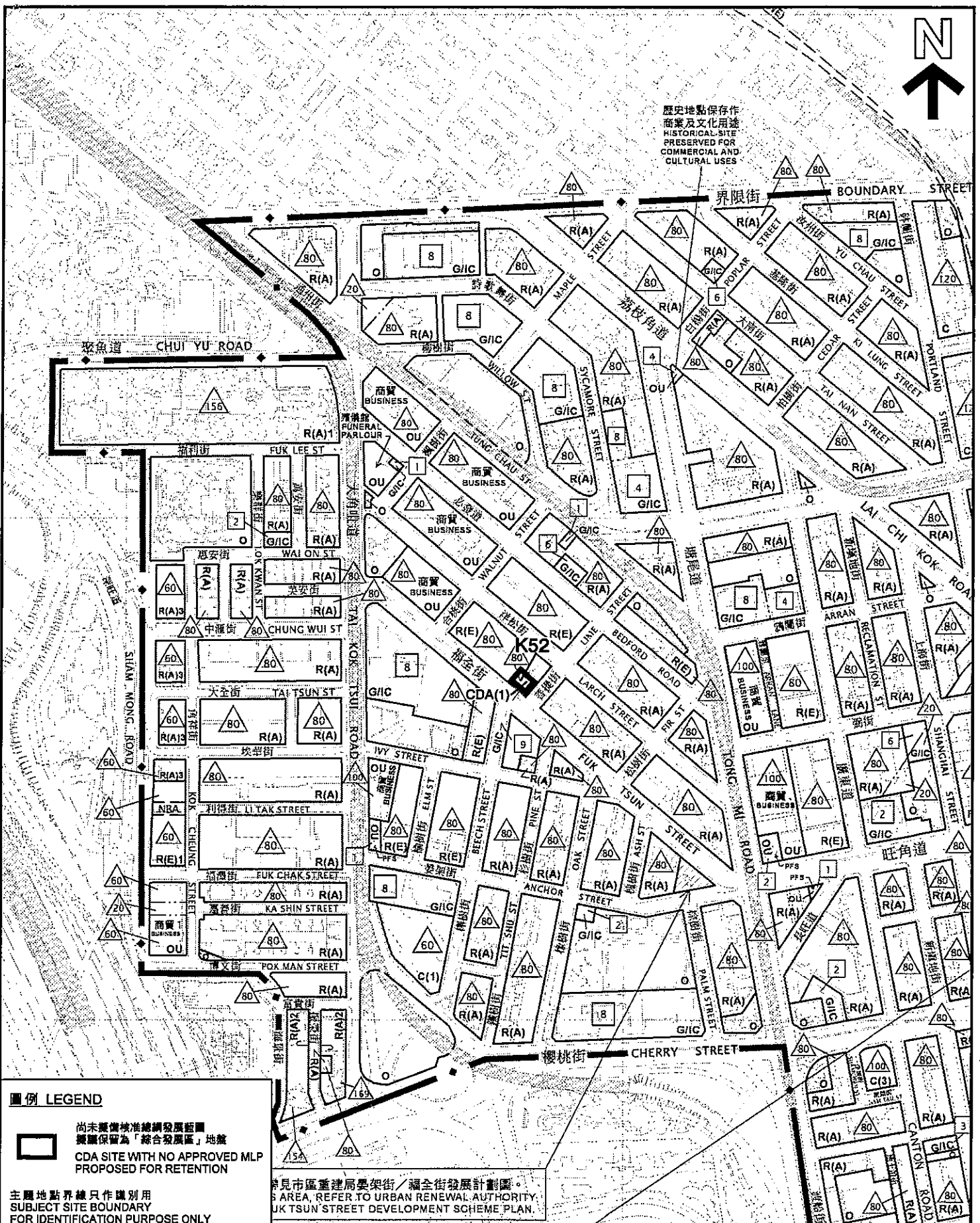
9

本摘要圖於2014年2月28日製備，
所根據的資料為於2010年10月5日
核准的分區計劃大綱圖編號S/K9/24

EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/K9/24 APPROVED ON 5.10.2010



歷史地點保存作
商業及文化用途
HISTORICAL SITE
PRESERVED FOR
COMMERCIAL AND
CULTURAL USES



圖例 LEGEND

尚未獲核准總綱發展藍圖
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

參見市區重建局晏架街／福全街發展計劃圖。
SEE AREA, REFER TO URBAN RENEWAL AUTHORITY
UK TSUN STREET DEVELOPMENT SCHEME PLAN.

平面圖 SITE PLAN

綜合發展區地盤參考編號 K52
九龍旺角福全街56號和菩提街1號
(九龍內地段第11170號)

CDA SITE REF. No. K52
56 FUK TSUN STREET & 1 LIME STREET
MONG KOK, KOWLOON
(KIL 11170)

SCALE 1:5 000 比例尺

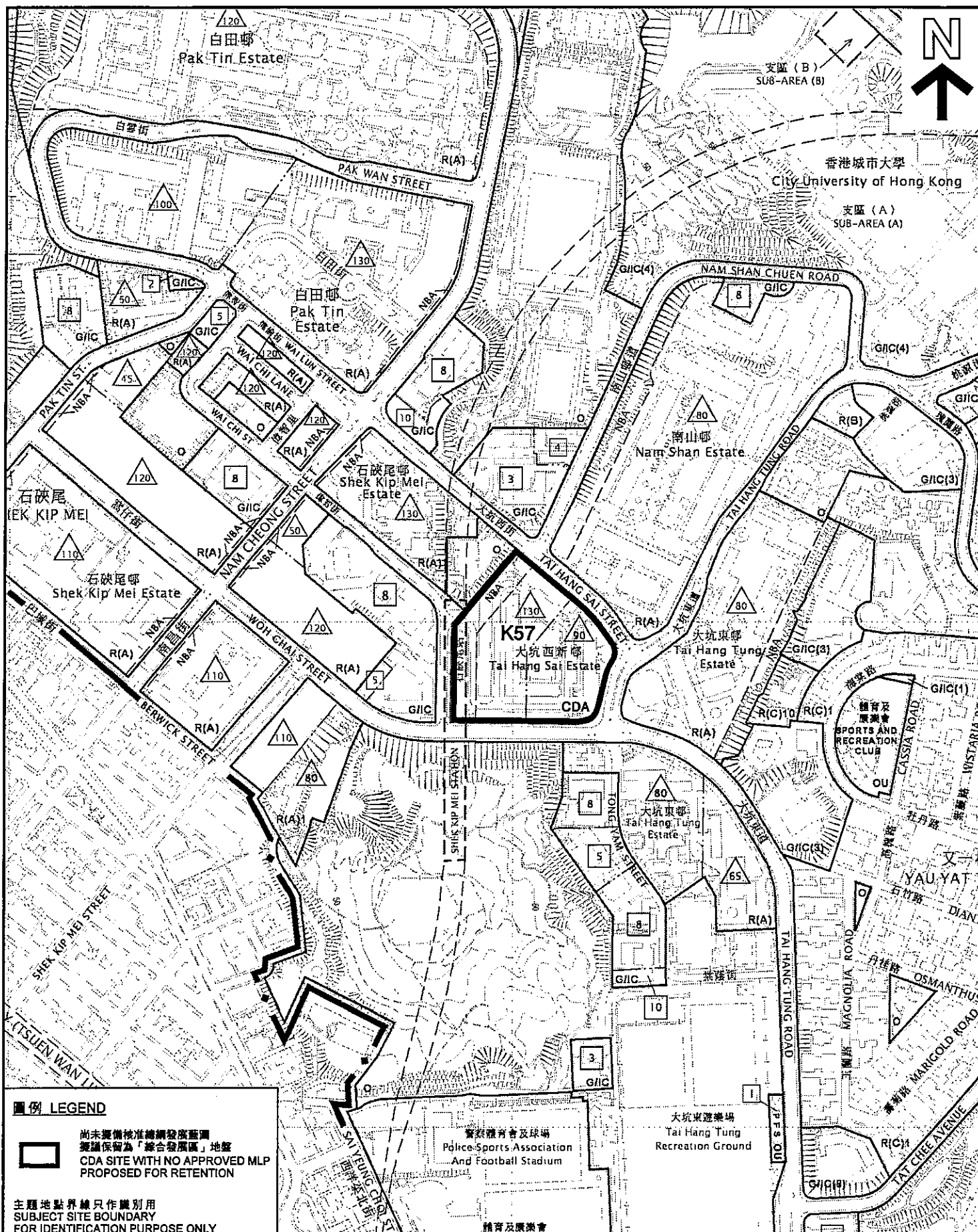
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
10

本摘要圖於2014年2月28日獲備，
所根據的資料為於2013年5月31日
展示的分區計劃大綱圖編號S/K3/30
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/K3/30 EXHIBITED ON 31.5.2013



圖例 LEGEND

尚未獲備核准總綱發展藍圖
建議保留為「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 K57
九龍石硤尾
大坑西新邨

CDA SITE REF. No. K57
TAI HANG SAI ESTATE
SHEK KIP MEI, KOWLOON

SCALE 1:5 000 比例尺

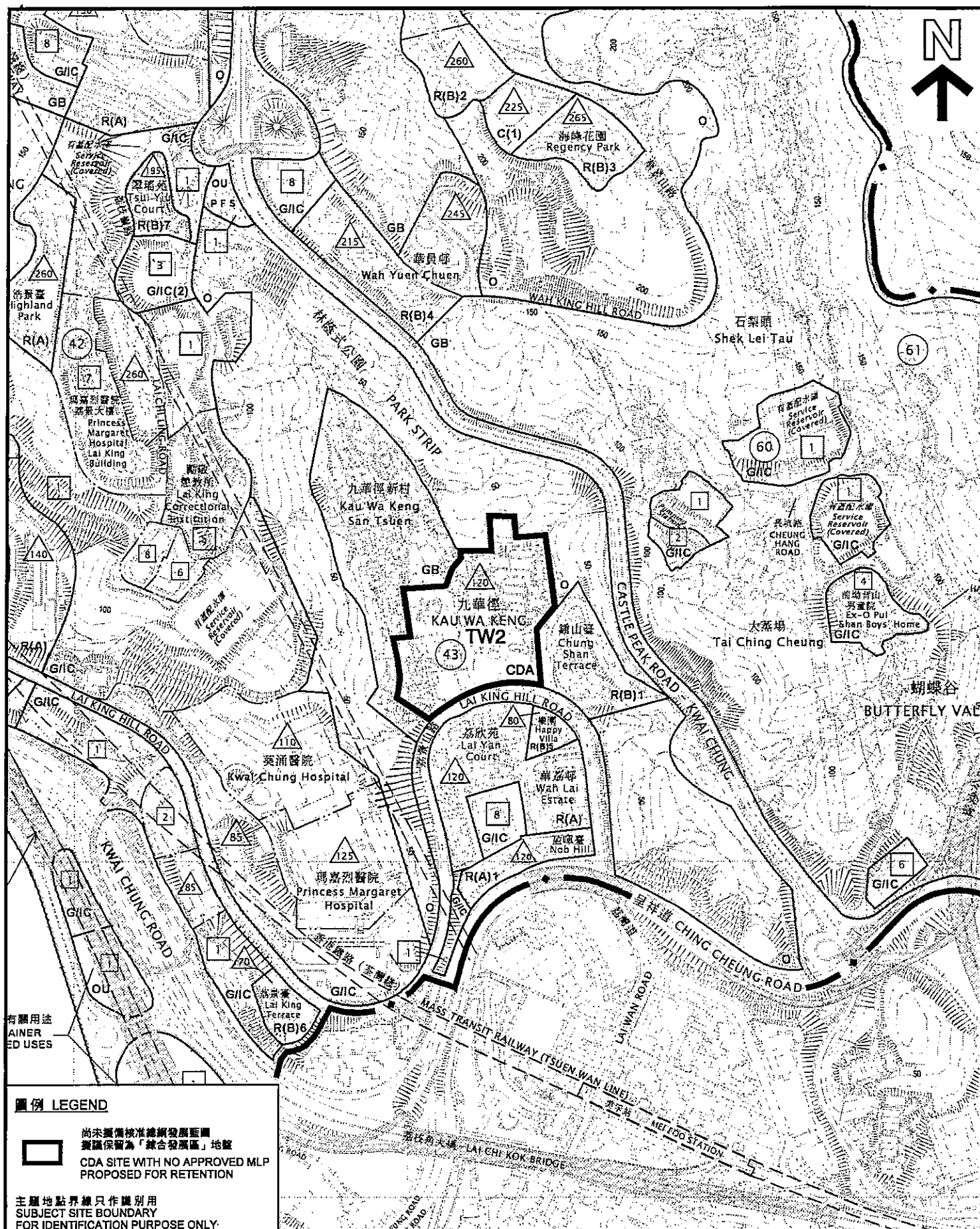
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
12

本摘要圖於2014年2月28日獲備，
所根據的資料為於2012年6月5日
核准的分區計劃大綱圖編號S/K4/27
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/K4/27 APPROVED ON 5.6.2012



平面圖 SITE PLAN

綜合發展區地盤參考編號 TW2
新界葵涌九華徑
荔景山道以北

CDA SITE REF. No. TW2
NORTH OF LAI KING HILL ROAD
KAU WA KENG, KWAI CHUNG, NEW TERRITORIES

SCALE 1:7 500 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
13

本摘要圖於2014年2月28日提備，
所根據的資料為於2012年4月20日
展示的分區計劃大綱圖編號S/KC/26
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/KC/26 EXHIBITED ON 20.4.2012



平面圖 SITE PLAN

綜合發展區地盤參考編號 TW23
新界荃灣
馬頭壩道19-31號

CDA SITE REF. No. TW23
19-31 MA TAU PA ROAD
TSUEN WAN, NEW TERRITORIES

SCALE 1:7 500 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN

14

本摘要圖於2014年2月28日擬備，
所根據的資料為於2014年1月7日
核准的分區計劃大綱圖編號S/TW/31

EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/TW/31 APPROVED ON 7.1.2014



平面圖 SITE PLAN

綜合發展區地盤參考編號 TW32

新界荃灣

橫窩仔街以北、沙咀道及聯仁街交界處附近

CDA SITE REF. No. TW32

NORTH OF WANG WO TSAI STREET NEAR
THE JUNCTION OF SHA TSUI ROAD AND LUEN YAN STREET
TSUEN WAN, NEW TERRITORIES

SCALE 1:7 500 比例尺

規劃署
PLANNING
DEPARTMENT

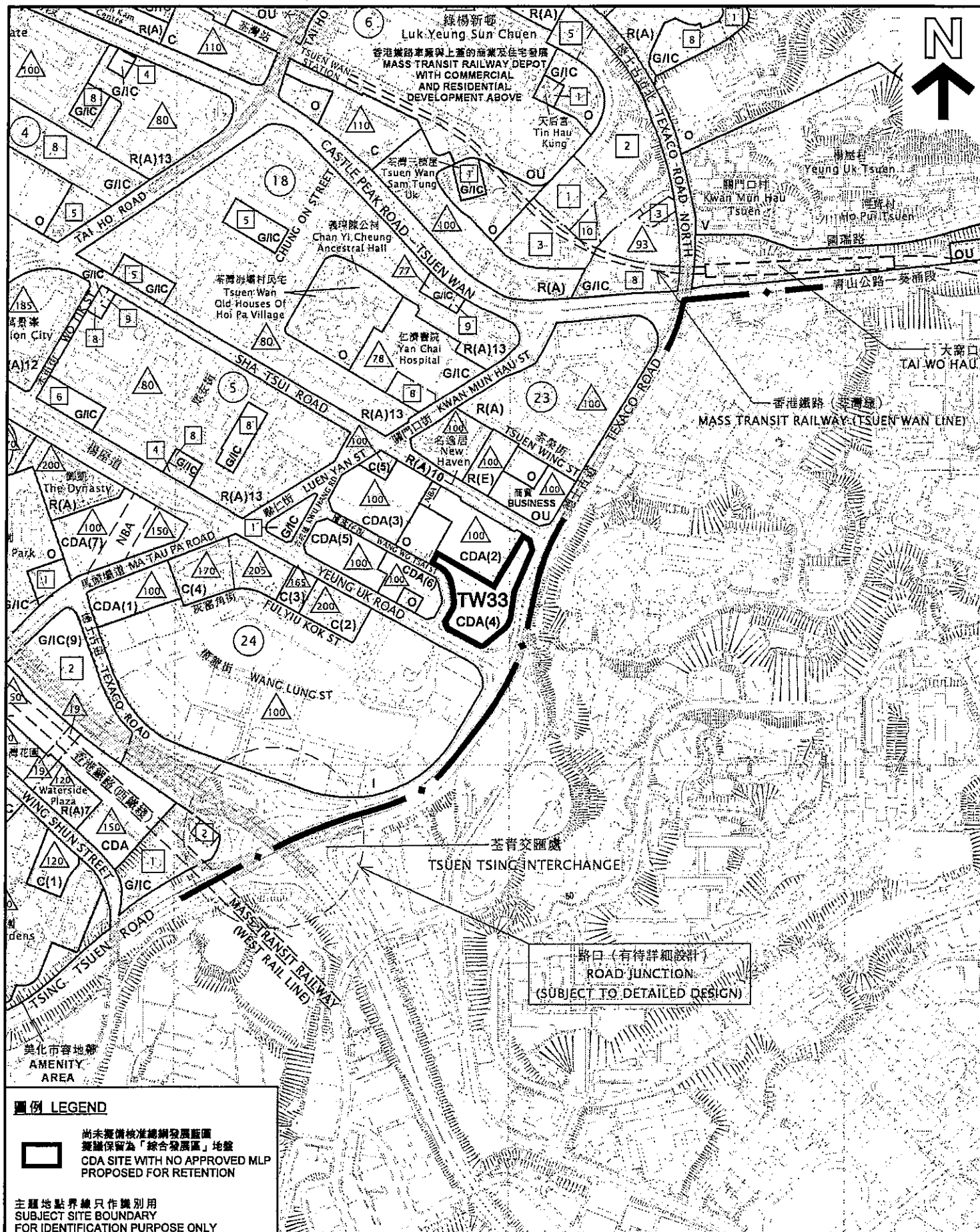


參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
15

本摘要圖於2014年2月28日擬備，
所根據的資料為於2014年1月7日
核准的分區計劃大綱圖編號S/TW/31

EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/TW/31 APPROVED ON 7.1.2014



平面圖 SITE PLAN

綜合發展區地盤參考編號 TW33
新界荃灣
橫窩仔街的東北、楊屋道及德士古道交界處

CDA SITE REF. No. TW33
NORTH-EAST OF WANG WO TSAI STREET AT
THE JUNCTION OF YEUNG UK ROAD AND TEXACO ROAD
TSUEN WAN, NEW TERRITORIES

SCALE 1 : 7 500 比例尺

規劃署
PLANNING
DEPARTMENT

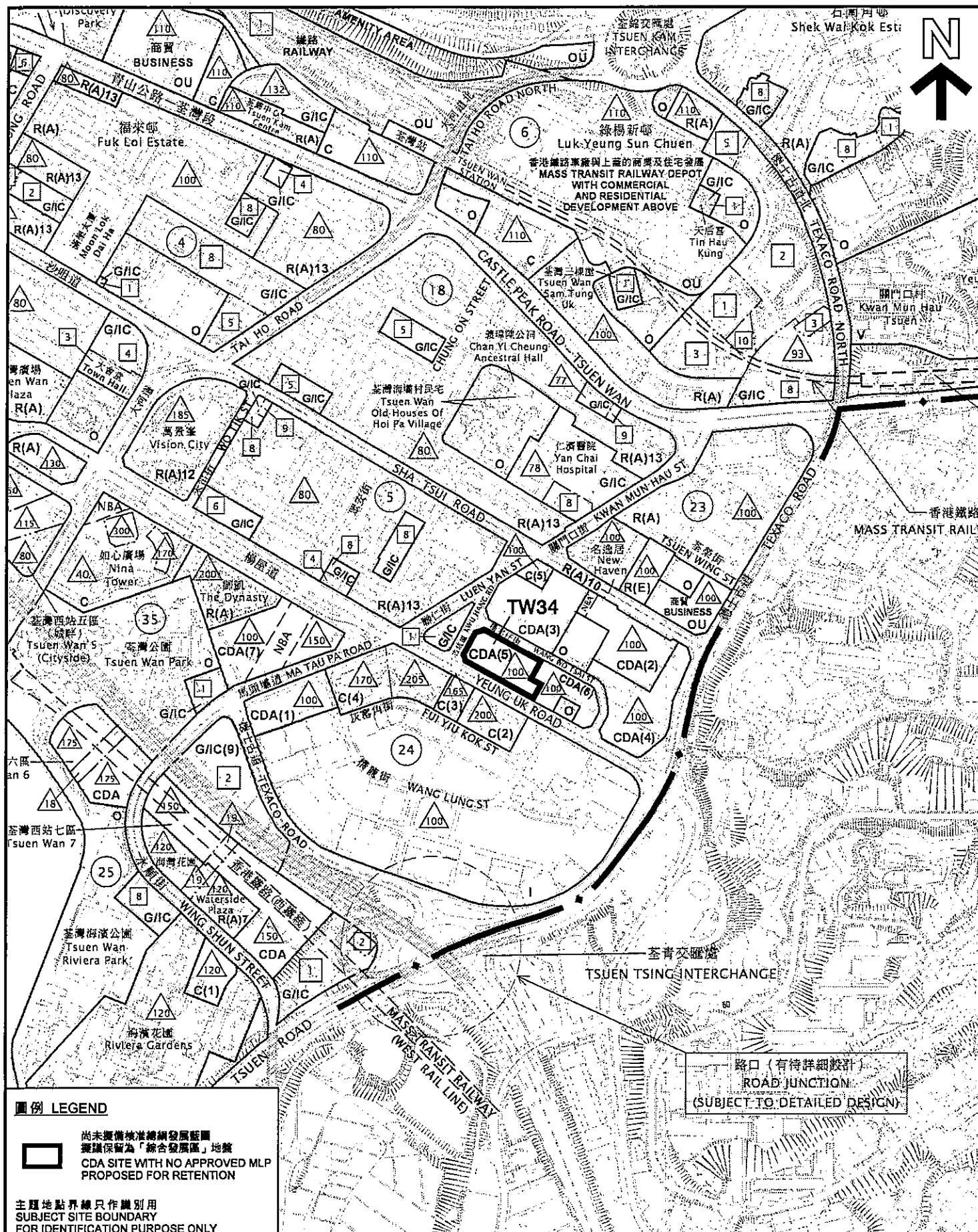


參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
16

本摘要圖於2014年2月28日擬備，
所根據的資料為於2014年1月7日
核准的分區計劃大綱圖編號S/TW/31

EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/TW/31 APPROVED ON 7.1.2014



平面圖 SITE PLAN

綜合發展區地盤參考編號 TW34
新界荃灣
橫窩仔街以南、楊屋道及古坑道交界處

CDA SITE REF. No. TW34
SOUTH OF WANG WO TSAI STREET AT
THE JUNCTION OF YEUNG UK ROAD AND KWU HANG ROAD
TSUEN WAN, NEW TERRITORIES

SCALE 1:7 500 比例尺

規劃署
PLANNING
DEPARTMENT

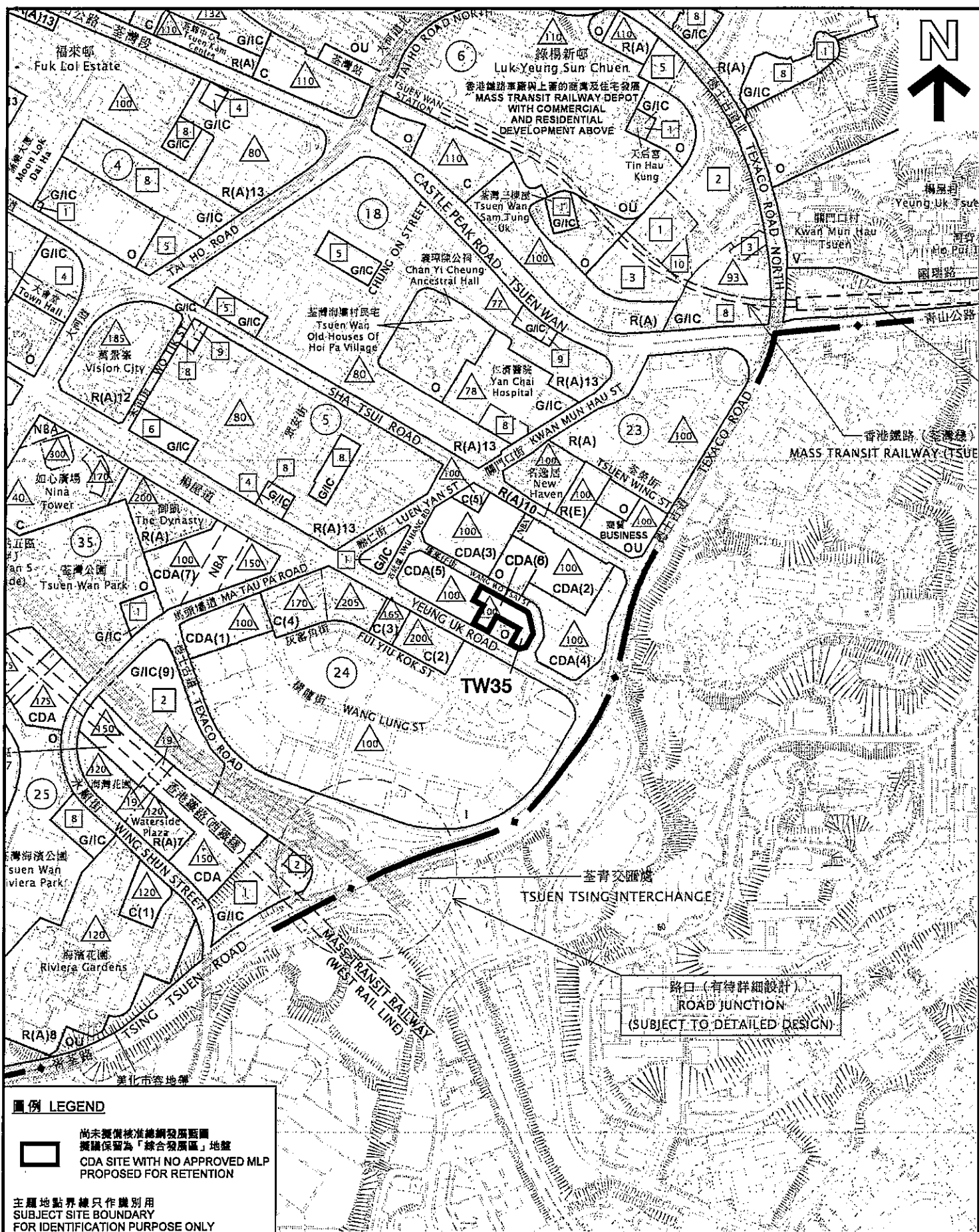


參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
17

本摘要圖於2014年2月28日獲備，
所根據的資料為於2014年1月7日
核准的分區計劃大綱圖編號S/TW/31

EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/TW/31 APPROVED ON 7.1.2014



圖例 LEGEND



尚未獲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

本摘要圖於2014年2月28日獲備，
所根據的資料為於2014年1月7日
核准的分區計劃大綱圖編號S/TW/31

EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/TW/31 APPROVED ON 7.1.2014

平面圖 SITE PLAN

綜合發展區地盤參考編號 TW35
新界荃灣
橫窩仔街以南及楊屋道以北

CDA SITE REF. No. TW35
SOUTH OF WANG WO TSAI STREET AND
NORTH OF YEUNG UK ROAD
TSUEN WAN, NEW TERRITORIES

SCALE 1 : 7 500 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
18

靚塘仔灣
YAU TONG BAY
(KWUN TONG TSAI WAN)

污水處理廠
SEWAGE
TREATMENT
PLANT

維多利亞港
VICTORIA HARBOUR

平面圖 SITE PLAN

綜合發展區地盤參考編號 K38
九龍油塘工業區

CDA SITE REF. No. K38
YAU TONG INDUSTRIAL AREA, KOWLOON

SCALE 1:5 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/9

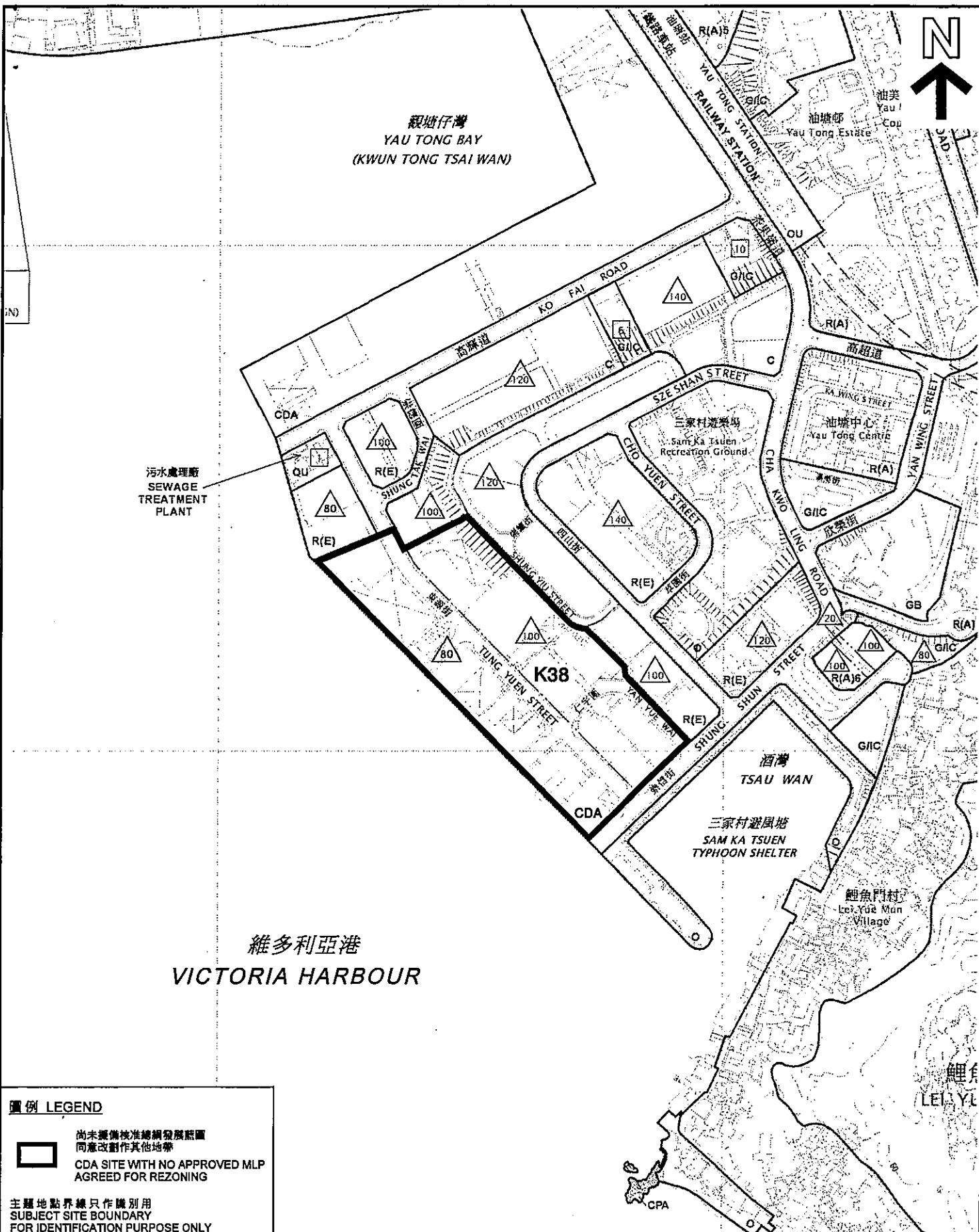
圖 PLAN
19

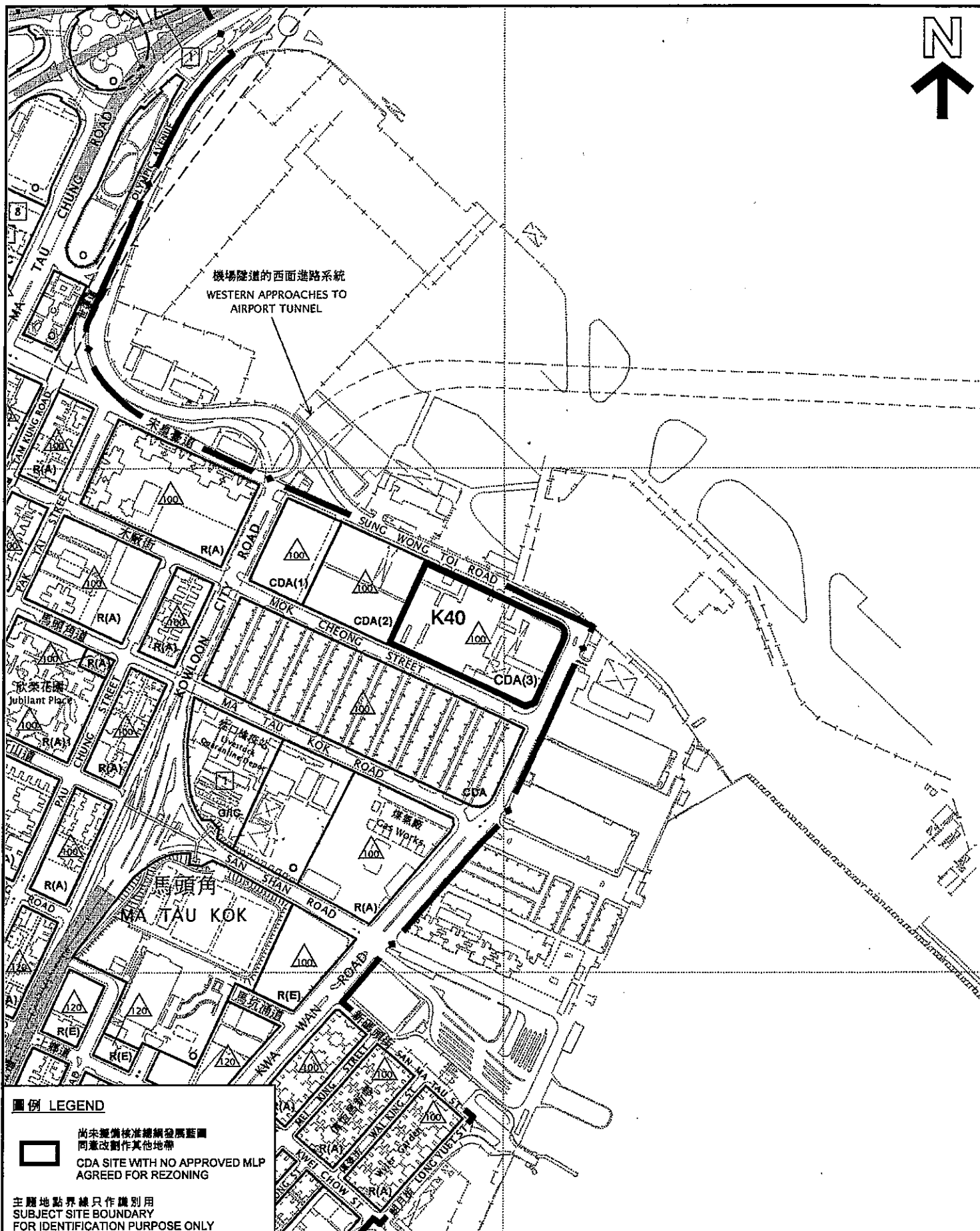
圖例 LEGEND

尚未提供核准總發展藍圖
同意改劃作其他地帶
CDA SITE WITH NO 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2014年2月28日製備，
所根據的資料為於2013年8月16日
展示的分區計劃大綱圖編號S/K15/20
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/K15/20 EXHIBITED ON 16.8.2013





圖例 LEGEND



尚未獲備核准總綱發展藍圖
同意改劃作其他地帶
CDA SITE WITH NO APPROVED MLP
AGREED FOR REZONING

主體地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2014年2月28日擬備，
所根據的資料為於2008年11月4日
核准的分區計劃大綱圖編號S/K10/20

EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/K10/20 APPROVED ON 4.11.2008

平面圖 SITE PLAN

綜合發展區地盤參考編號 K40
九龍馬頭角以宋皇臺道、土瓜灣道、木廠街
和九龍城道為界線的東面土地
CDA SITE REF. No. K40
EASTERN PORTION OF THE AREA BOUNDED BY
SUNG WONG TOI ROAD, TO KWA WAN ROAD,
MOK CHEONG STREET AND KOWLOON CITY ROAD
MA TAU KOK, KOWLOON

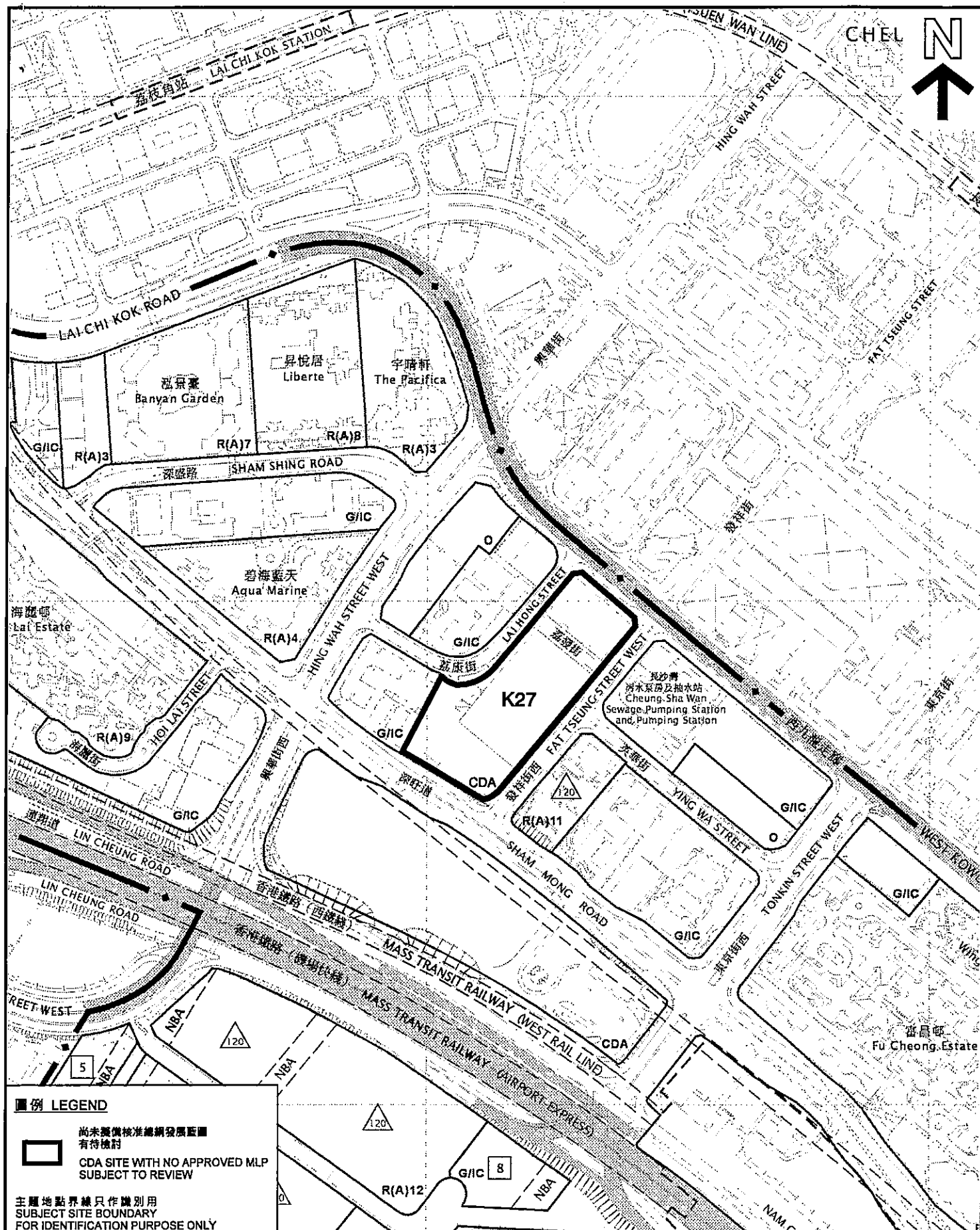
SCALE 1:5 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
20



圖例 LEGEND

尚未獲核准總綱發展圖
有待檢討
CDA SITE WITH NO APPROVED MLP
SUBJECT TO REVIEW

主體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 K27
西南九龍
鄰近荔康街(新九龍內地段第6003號餘段、
第6052號及政府土地)
(被稱為新九龍內地段第6357號)
CDA SITE REF. No. K27
ADJACENT TO LAI HONG STREET
(NKILS 6003RP, 6052 AND GOVERNMENT LAND)
(TO BE KNOWN AS NKIL 6357)
SOUTH WEST KOWLOON

SCALE 1:5 000 比例尺

規劃署
PLANNING
DEPARTMENT



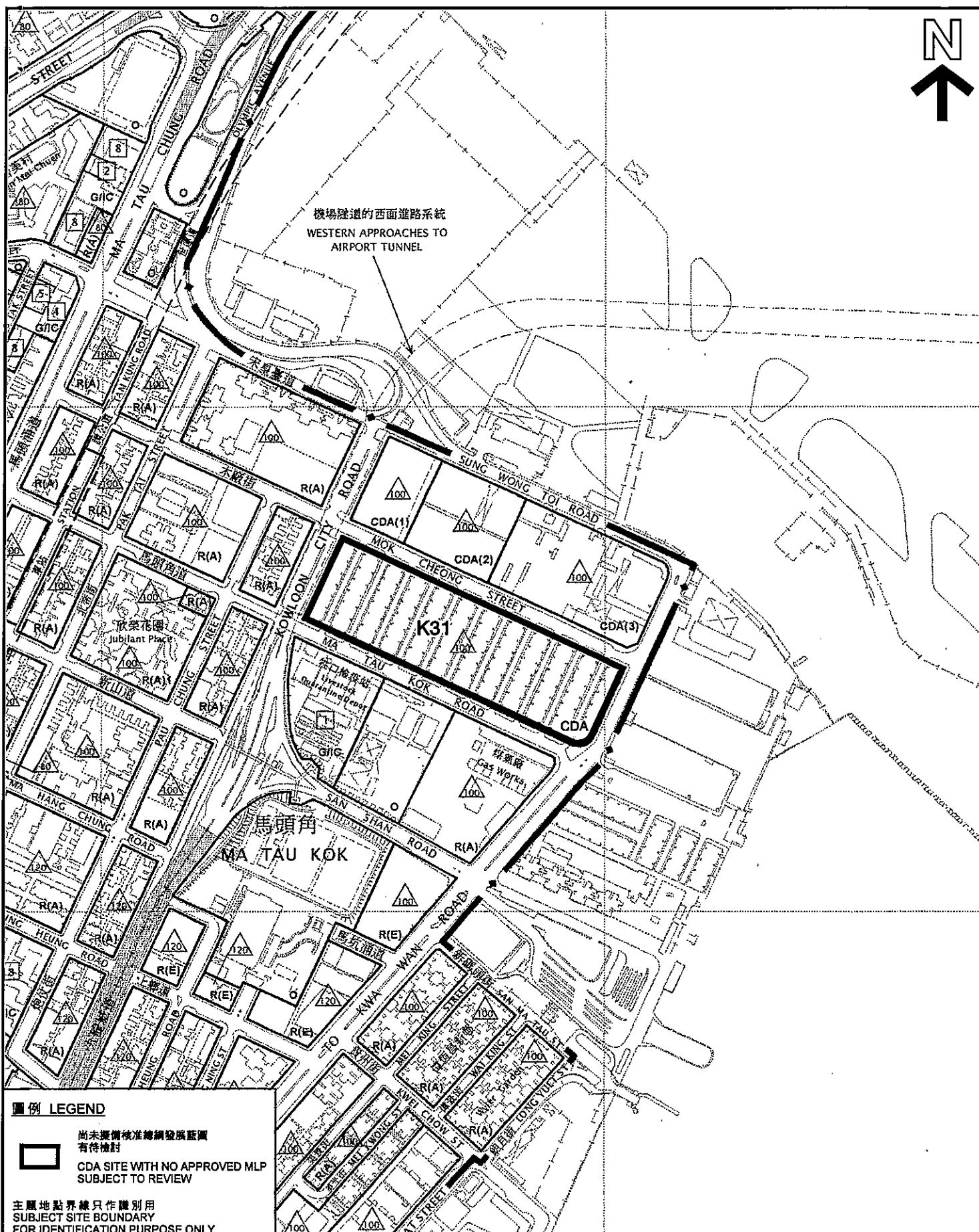
參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
21


本摘要圖於2014年2月28日擬備，
所根據的資料為於2013年12月13日
展示的分區計劃大綱圖編號S/K20/29
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/K20/29 EXHIBITED ON 13.12.2013



機場隧道的西面進路系統
WESTERN APPROACHES TO
AIRPORT TUNNEL



圖例 LEGEND

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

主圖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 K31
九龍馬頭角九龍城道和馬頭角道交匯處

CDA SITE REF. No. K31
J/O KOWLOON CITY ROAD AND MA TAU KOK ROAD
MA TAU KOK, KOWLOON

SCALE 1:5 000 比例尺

規劃署
PLANNING
DEPARTMENT

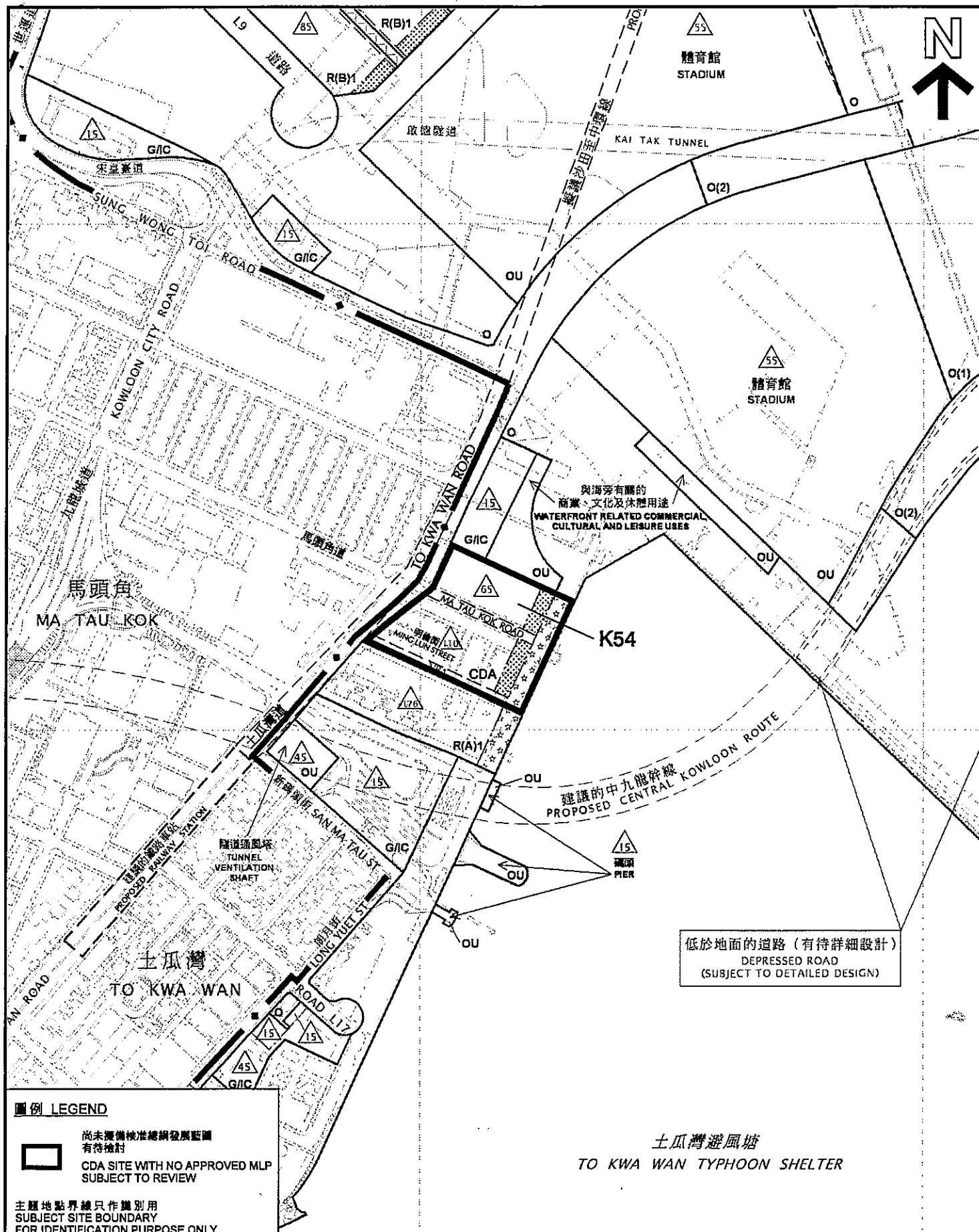


參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
22

本摘要圖於2014年2月28日擬備，
所根據的資料為於2008年11月4日
核准的分區計劃大綱圖編號S/K10/20

EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/K10/20 APPROVED ON 4.11.2008



圖例 LEGEND

尚未獲備核准總發展藍圖
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2014年2月28日擬備，
所根據的資料為於2012年9月4日
核准的分區計劃大綱圖編號S/K22/4

EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/K22/4 APPROVED ON 4.9.2012

平面圖 SITE PLAN

綜合發展區地盤參考編號 K54
九龍土瓜灣
馬頭角道和土瓜灣道交匯處
(包括明倫街)

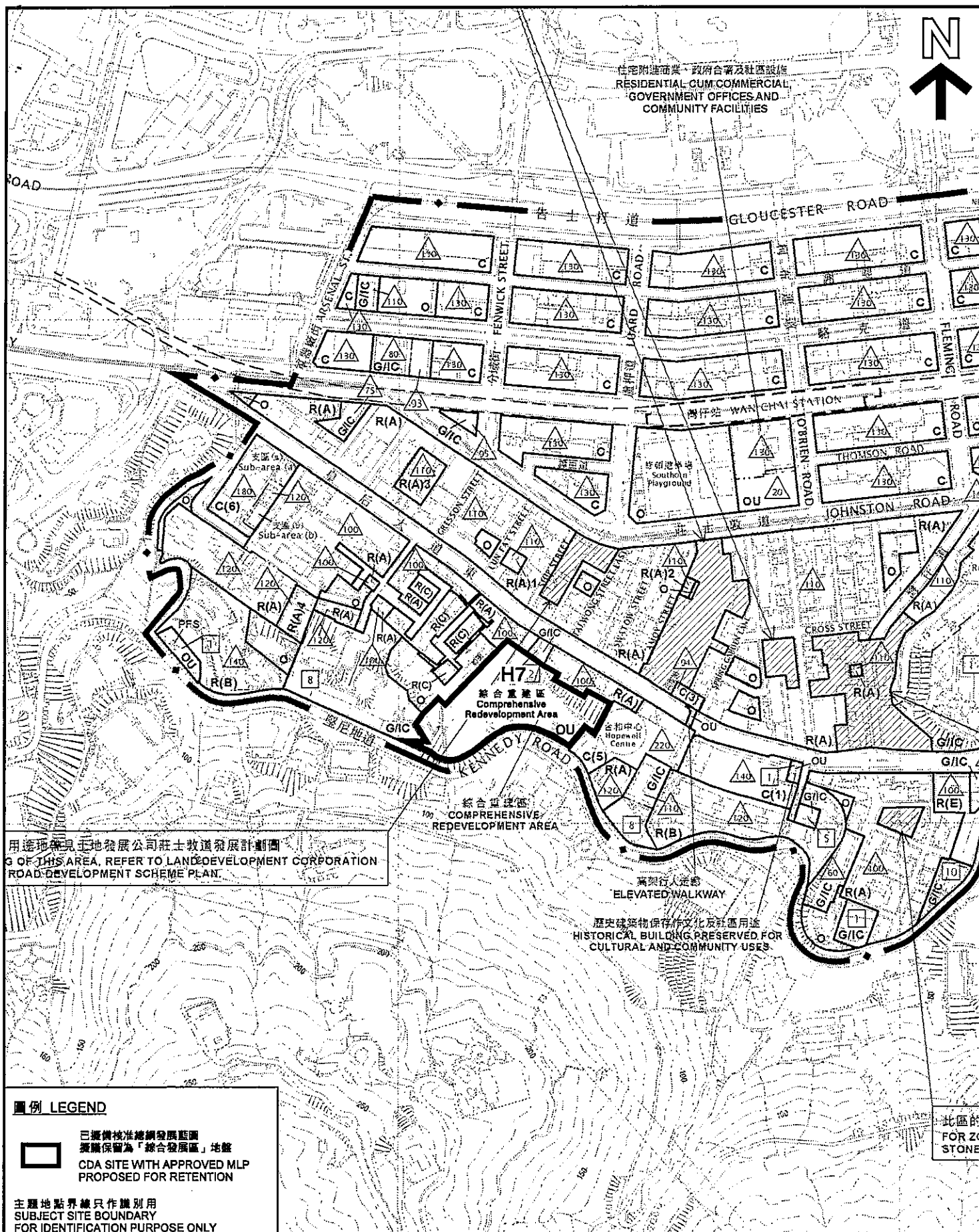
CDA SITE REF. No. K54
J/O MA TAU KOK ROAD AND TO KWA WAN ROAD
(INCLUDING MING LUN STREET)
TO KWA WAN, KOWLOON
SCALE 1:5 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
23



平面圖 SITE PLAN

綜合發展區地盤參考編號 H7

合和中心二期

位於香港灣仔合和中心西面以堅尼地道和船街為界線

CDA SITE REF. No. H7

HOPEWELL CENTRE II

AREA TO THE WEST OF HOPEWELL CENTRE BOUNDED
BY KENNEDY ROAD AND SHIP STREET
WAN CHAI, HONG KONG

SCALE 1:5 000 比例尺

規劃署
PLANNING
DEPARTMENT

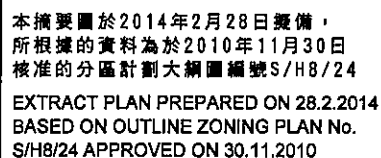


參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
24

本摘要圖於2014年2月28日擬備，
所根據的資料為於2012年8月3日
展示的分區計劃大綱圖編號S/H5/27

EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/H5/27 EXHIBITED ON 3.8.2012



高架行人走廊
(有待詳細設計)
ELEVATED WALKWAY
(SUBJECT TO DETAILED DESIGN)

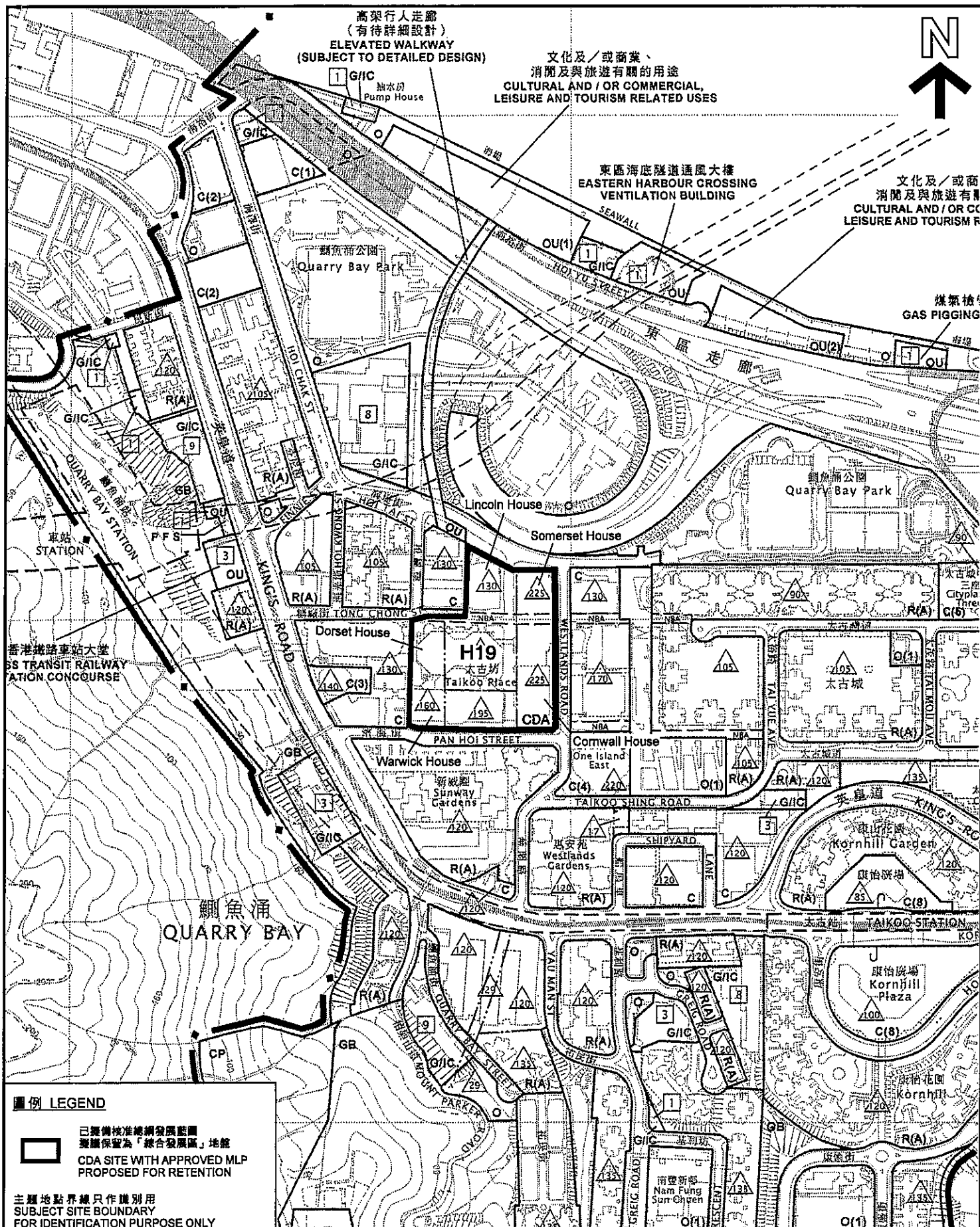
文化及／或商業、
消閒及與旅遊有關的用途
CULTURAL AND / OR COMMERCIAL,
LEISURE AND TOURISM RELATED USES



東區海底隧道通風大樓
EASTERN HARBOUR CROSSING
VENTILATION BUILDING

文化及／或商
消閒及與旅遊有關
CULTURAL AND / OR CO
LEISURE AND TOURISM R

煤氣接
GAS PIGGING



圖例 LEGEND



已獲備核准總發展區圖
擬議保留為「綜合發展區」地段
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 H19
香港 鰂魚涌 英皇道979號太古坊

CDA SITE REF. No. H19
TAIKOO PLACE, 979 KING'S ROAD
QUARRY BAY, HONG KONG

規劃署
PLANNING
DEPARTMENT

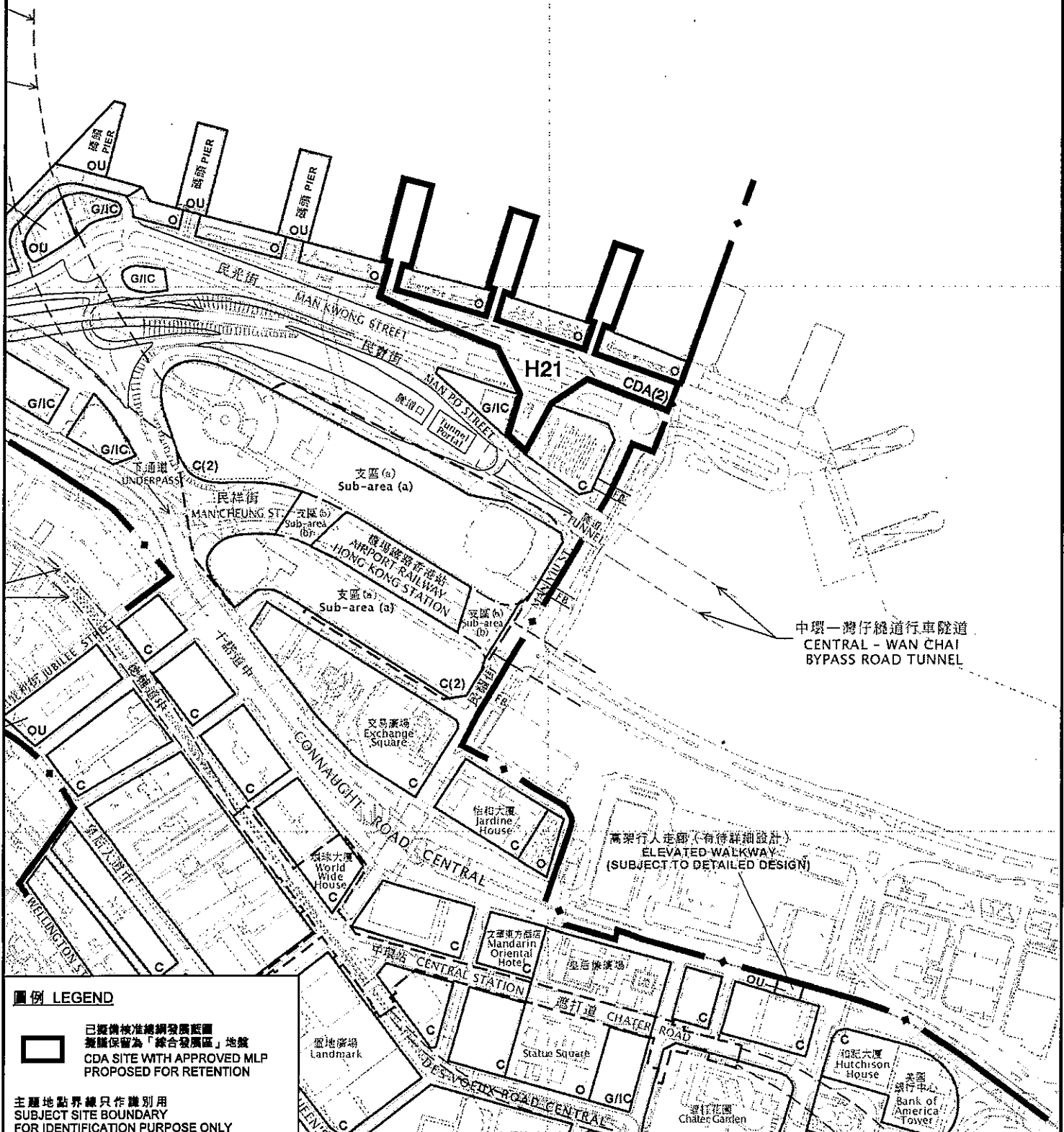


參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
26

SCALE 1:5 000 比例尺

本摘要圖於2014年2月28日擬備，
所根據的資料為於2010年7月6日
核准的分區計劃大綱圖編號S/H21/28
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/H21/28 APPROVED ON 6.7.2010



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 H21
香港中環
綜合發展包括4、5和6號碼頭

CDA SITE REF. No. H21
COMPREHENSIVE DEVELOPMENT
INCLUDING PIERS No. 4, 5, AND 6
CENTRAL, HONG KONG

SCALE 1:5 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
27

本摘要圖於2014年2月28日擬備，
所根據的資料為於2013年4月9日
核准的分區計劃大綱圖編號S/H4/14
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/H4/14 APPROVED ON 9.4.2013



北 角
NORTH POINT

中環灣仔繞道行政大樓
CENTRAL - WAN CHAI BYPASS
ADMINISTRATION BUILDING

中環灣仔繞道出口上的園景平台
LANDSCAPED DECK OVER
CENTRAL - WAN CHAI BYPASS
TUNNEL PORTAL

美化市容地帶
AMENITY AREA

直通橋大樓
CHAI BYPASS
BUILDING

景高架行人走廊
(位於中環灣仔繞道出口)

圖例 LEGEND

 已獲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 H23
香港北角(前政府物料供應處倉庫)
油街

CDA SITE REF. No. H23
OIL STREET
(EX-GOVERNMENT SUPPLIES DEPARTMENT DEPOT)
NORTH POINT, HONG KONG

SCALE 1 : 5 000 比例尺

規劃署
PLANNING
DEPARTMENT

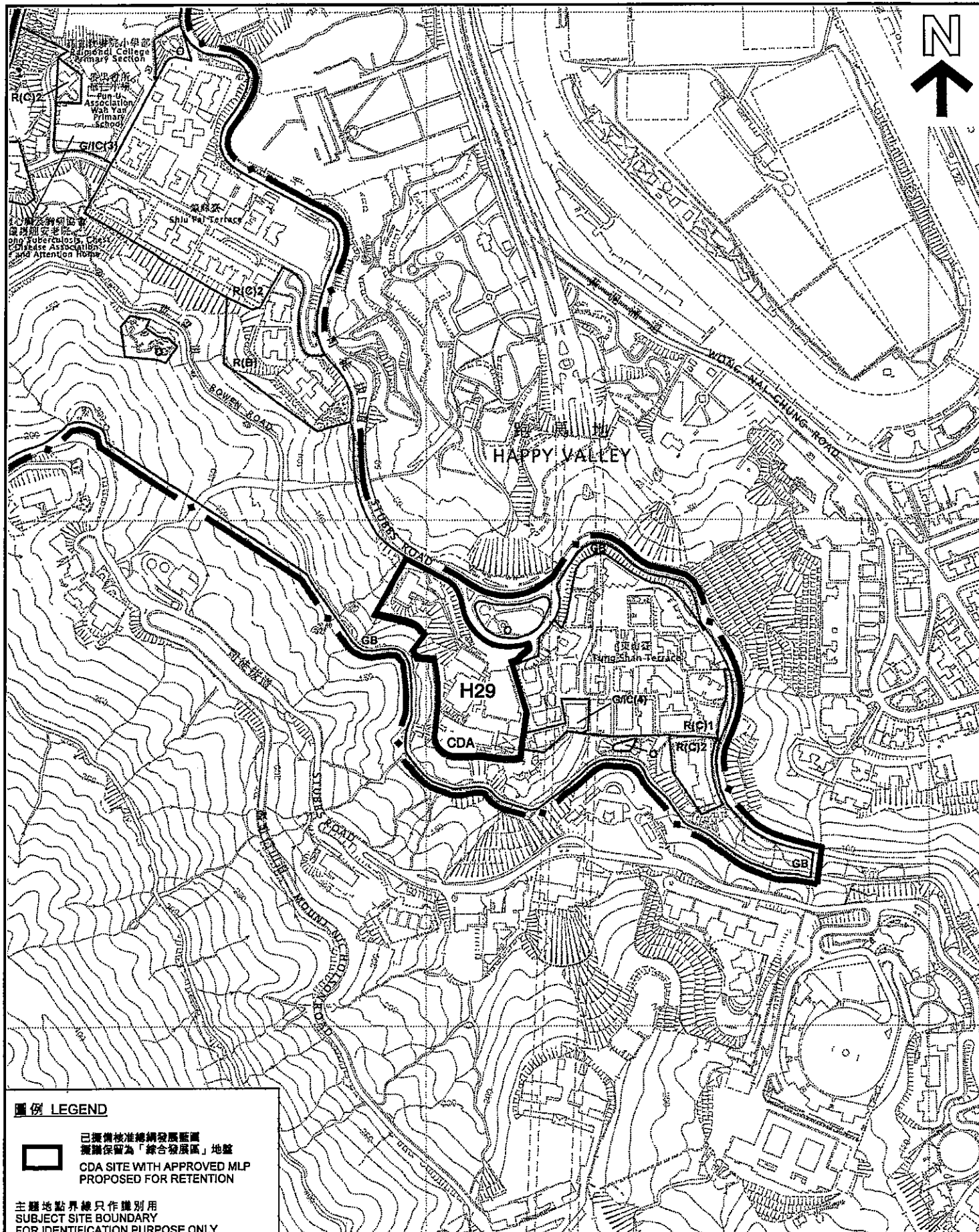


參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
28

本摘要圖於2014年2月28日擬備，
所根據的資料為於2010年11月30日
核准的分區計劃大綱圖編號S/H8/24

EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/H8/24 APPROVED ON 30.11.2010



圖例 LEGEND

 已獲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 H29
香港司徒拔道
前嶺南大學校園地盤
CDA SITE REF. No. H29
FORMER LINGNAN CAMPUS SITE
AT STUBBS ROAD
HONG KONG

SCALE 1:5 000 比例尺

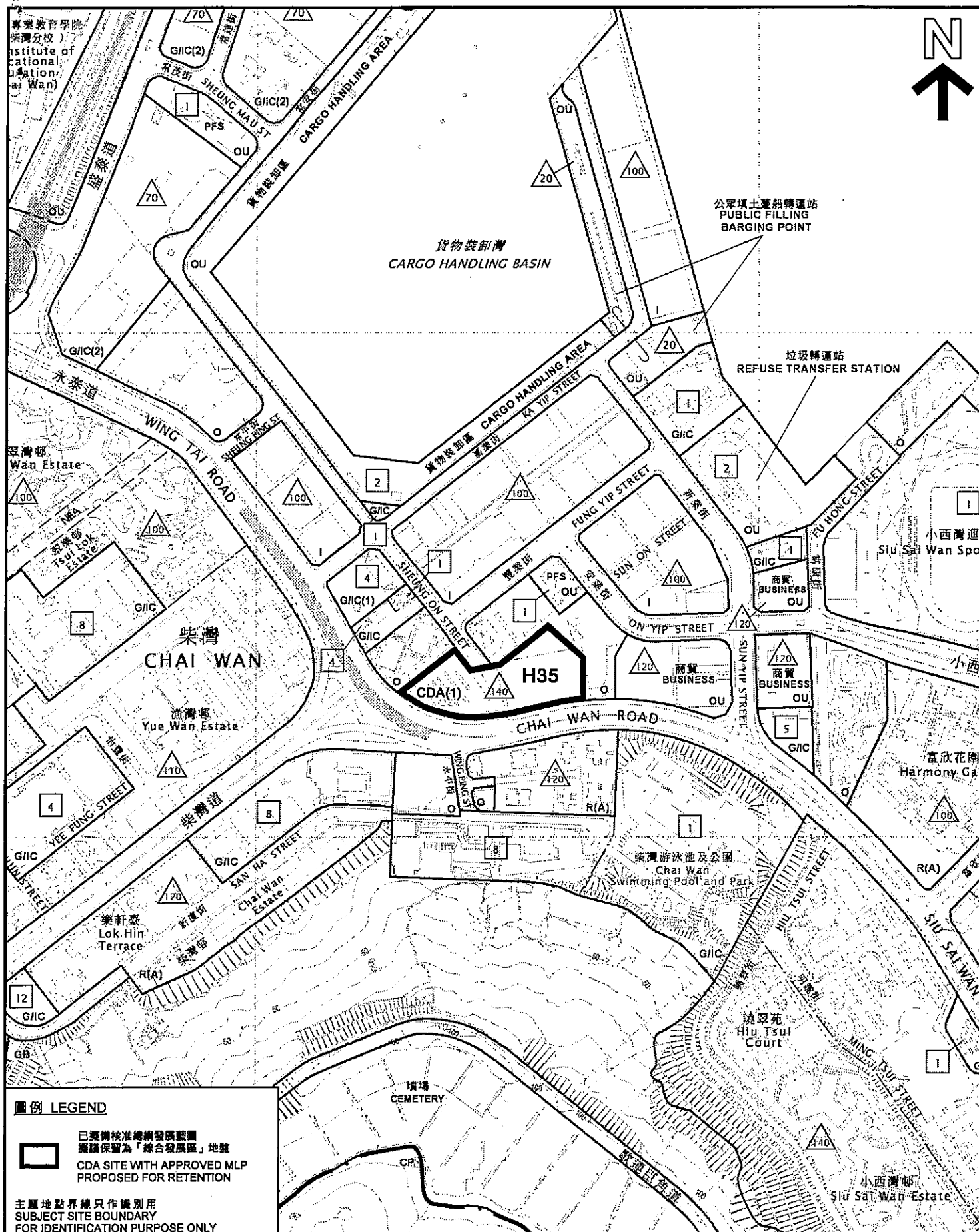
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
29

本摘要圖於2014年2月28日製備，
所根據的資料為於2010年7月6日
核准的分區計劃大綱圖編號S/H12/12
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/H12/12 APPROVED ON 6.7.2010



圖例 LEGEND

已獲批准發展區
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 H35
香港柴灣柴灣道地盤

CDA SITE REF. No. H35
SITE AT CHAI WAN ROAD
CHAI WAN, HONG KONG

SCALE 1:5 000 比例尺

規劃署
PLANNING
DEPARTMENT

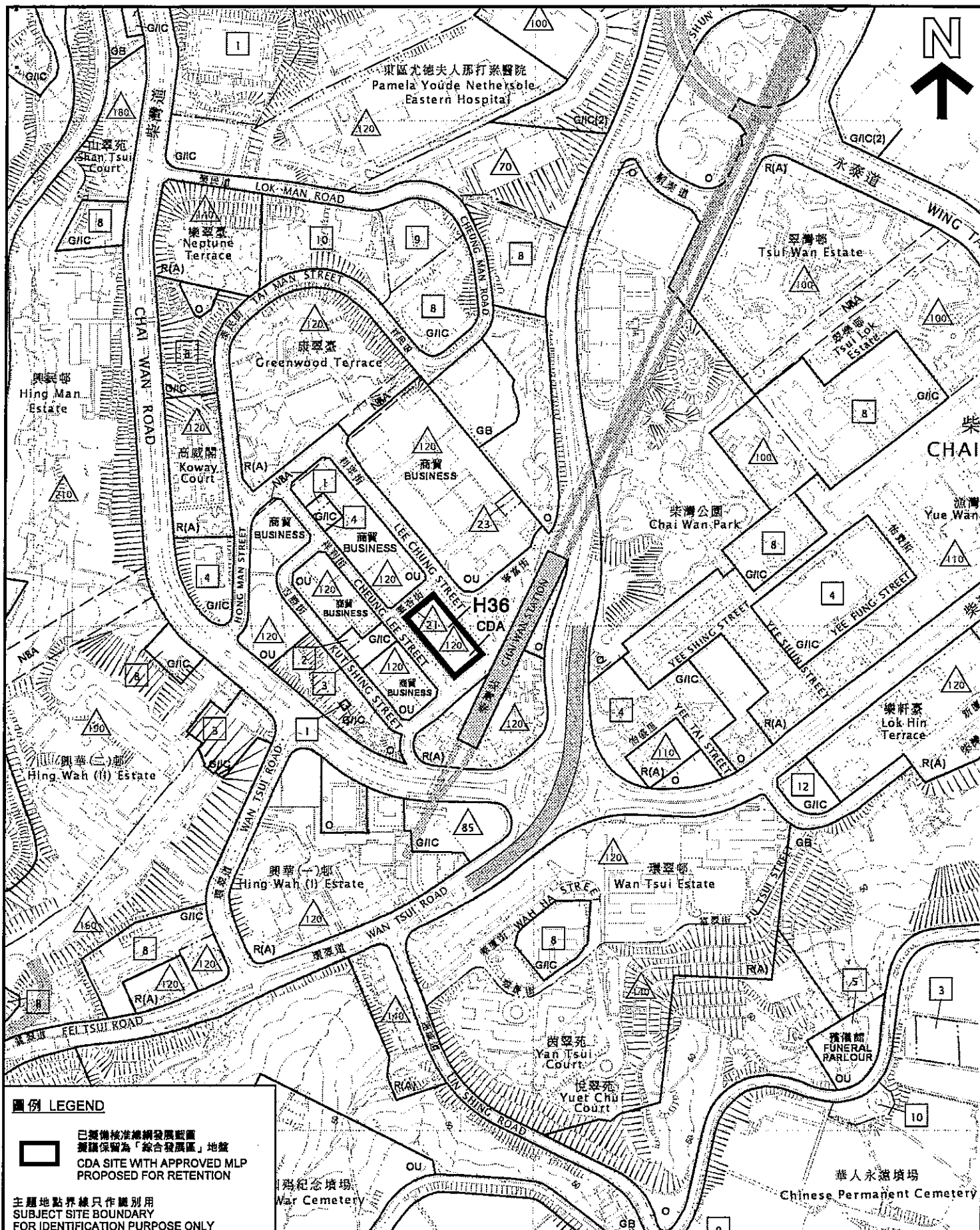


參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
30

本摘要圖於2014年2月28日擬備，
所根據的資料為於2013年2月5日
核准的分區計劃大綱圖編號S/H20/21

EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/H20/21 APPROVED ON 5.2.2013



圖例 LEGEND

 已獲備核准總綱發展藍圖
建議保留為「綜合發展區」地盤
CDA SITE WITH APPROVED MFLP
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 H36
香港柴灣
接連柴灣地鐵站以西的地盤

CDA SITE REF. No. H36
SITE TO THE IMMEDIATE WEST OF THE
MTR CHAI WAN STATION
CHAI WAN, HONG KONG

SCALE 1:5 000 比例尺

規劃署
PLANNING
DEPARTMENT

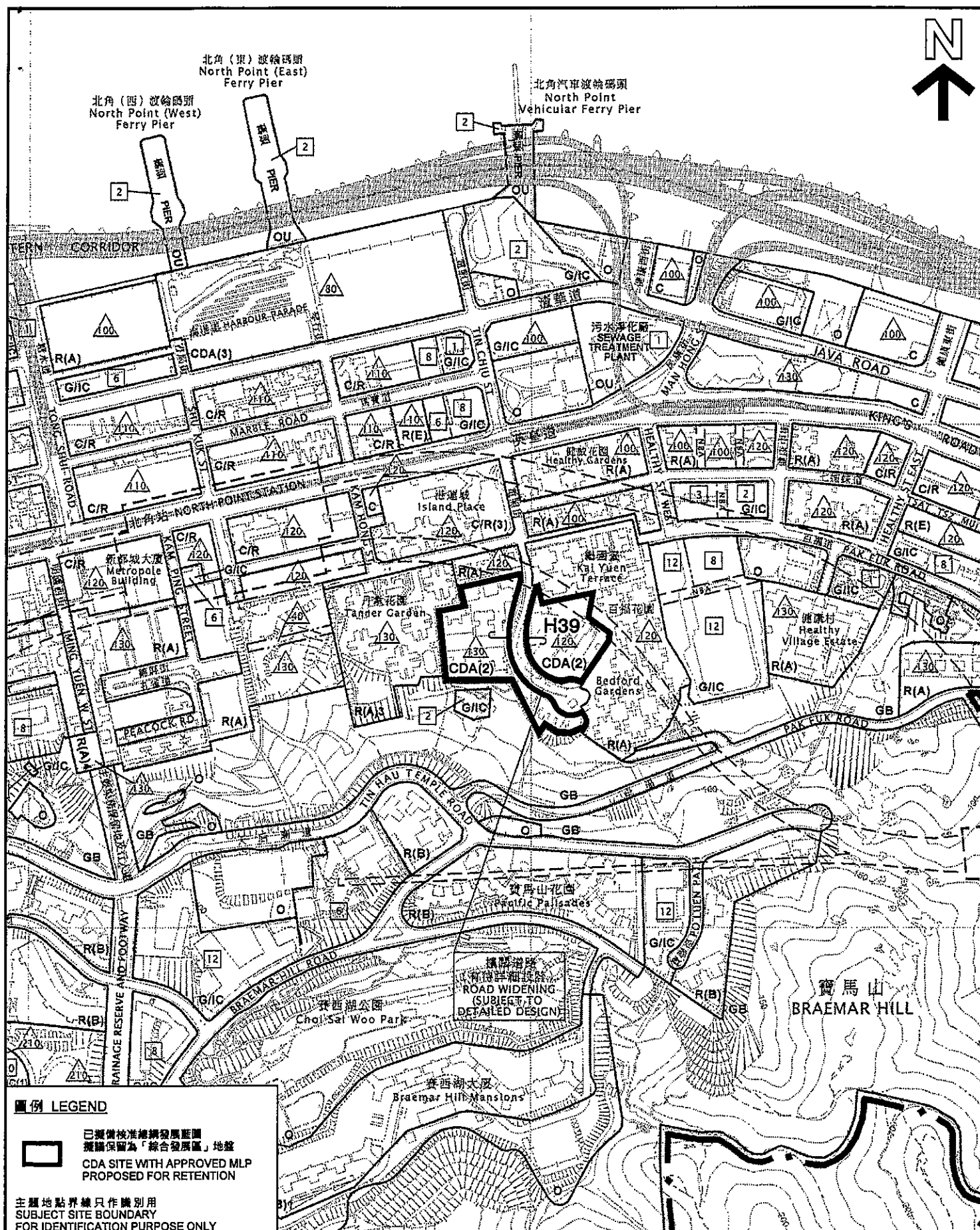


參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
31

本摘要圖於2014年2月28日製備，
所根據的資料為於2013年2月5日
核准的分區計劃大綱圖編號S/H20/21

EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/H20/21 APPROVED ON 5.2.2013



平面圖 SITE PLAN

綜合發展區地盤參考編號 H39
香港北角繼園街
CDA SITE REF. No. H39
KAI YUEN STREET
NORTH POINT, HONG KONG

SCALE 1:5 000 比例尺

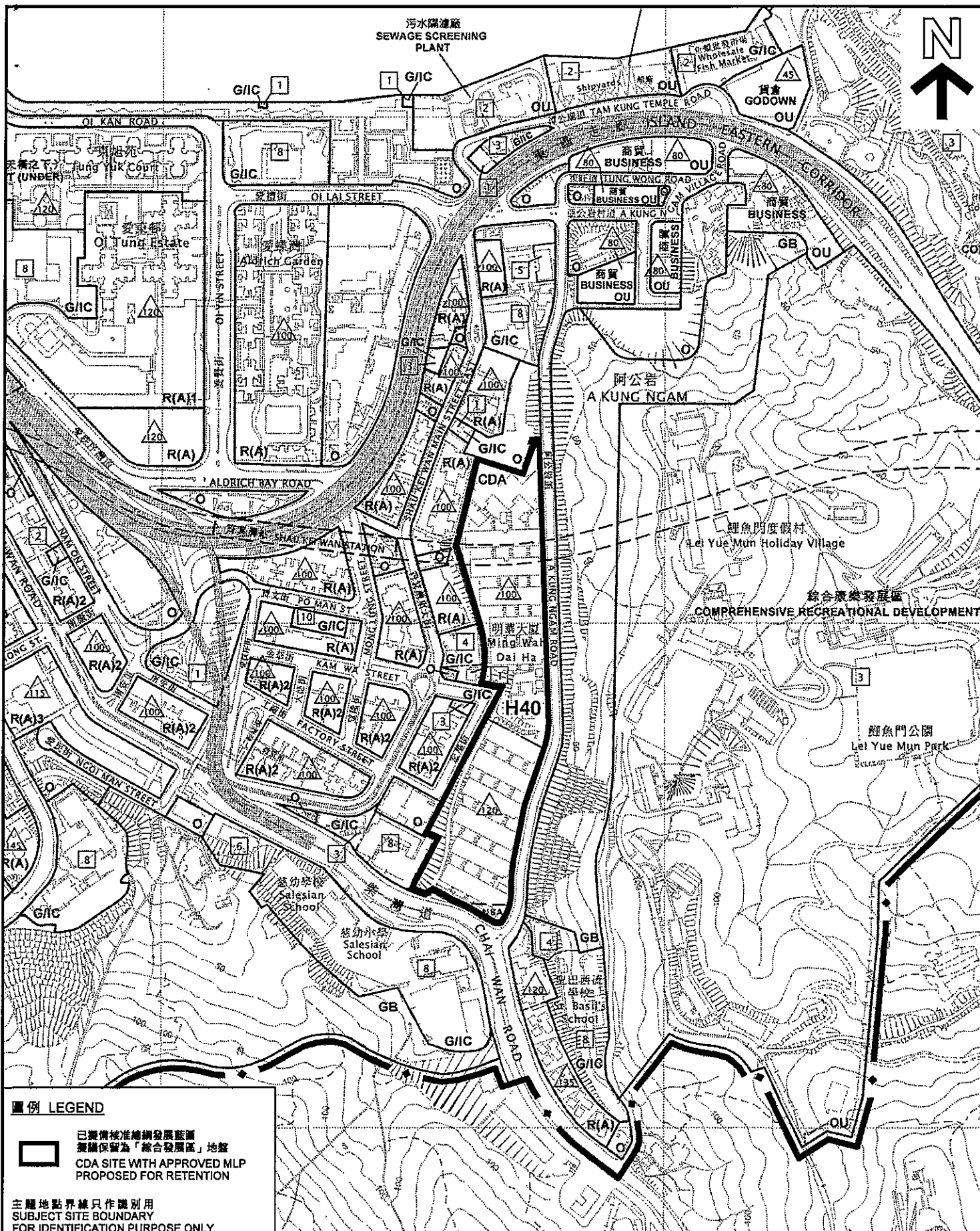
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
32

本摘要圖於2014年2月28日製備，
所根據的資料為於2010年11月30日
核准的分區計劃大綱圖編號S/H8/24
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/H8/24 APPROVED ON 30.11.2010



平面圖 SITE PLAN

本摘要圖於2014年2月28日製備，
所根據的資料為於2009年12月8日
核准的分區計劃大綱圖編號S/H9/16
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/H9/16 APPROVED ON 8.12.2009

綜合發展區地盤參考編號 H40
香港筲箕灣亞公岩道1-25號
CDA SITE REF. No. H40
1-25 A KUNG NGAM ROAD,
SHAU KEI WAN, HONG KONG

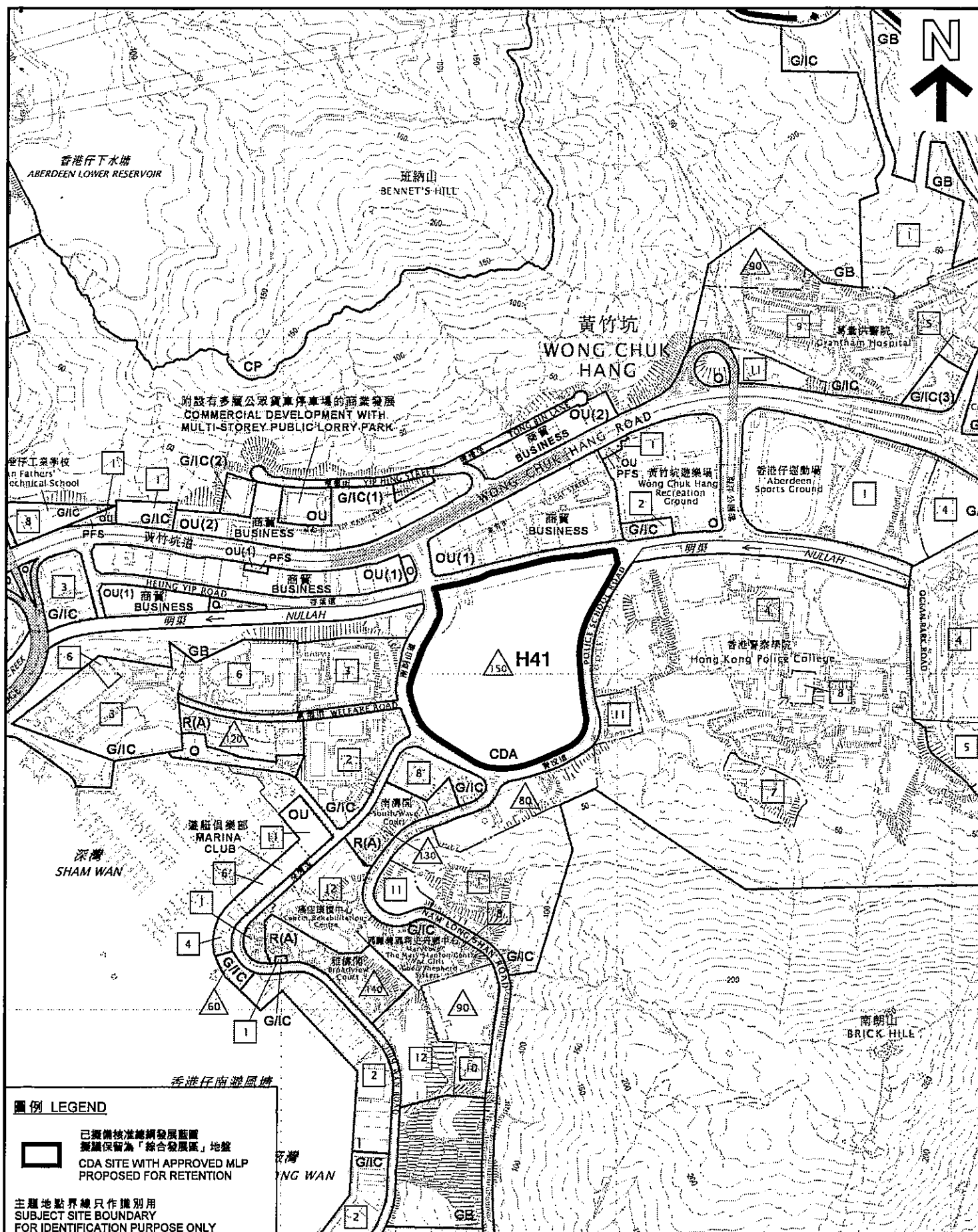
SCALE 1:5 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/9

PLAN
33



圖例 LEGEND



已獲備核准總發展藍圖
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 H41
香港香港仔及鴨脷洲
前黃竹坑邨

CDA SITE REF. No. H41
EX-WONG CHUK HANG ESTATE
ABERDEEN & AP LEI CHAU, HONG KONG

SCALE 1:7 500 比例尺

規劃署
PLANNING
DEPARTMENT

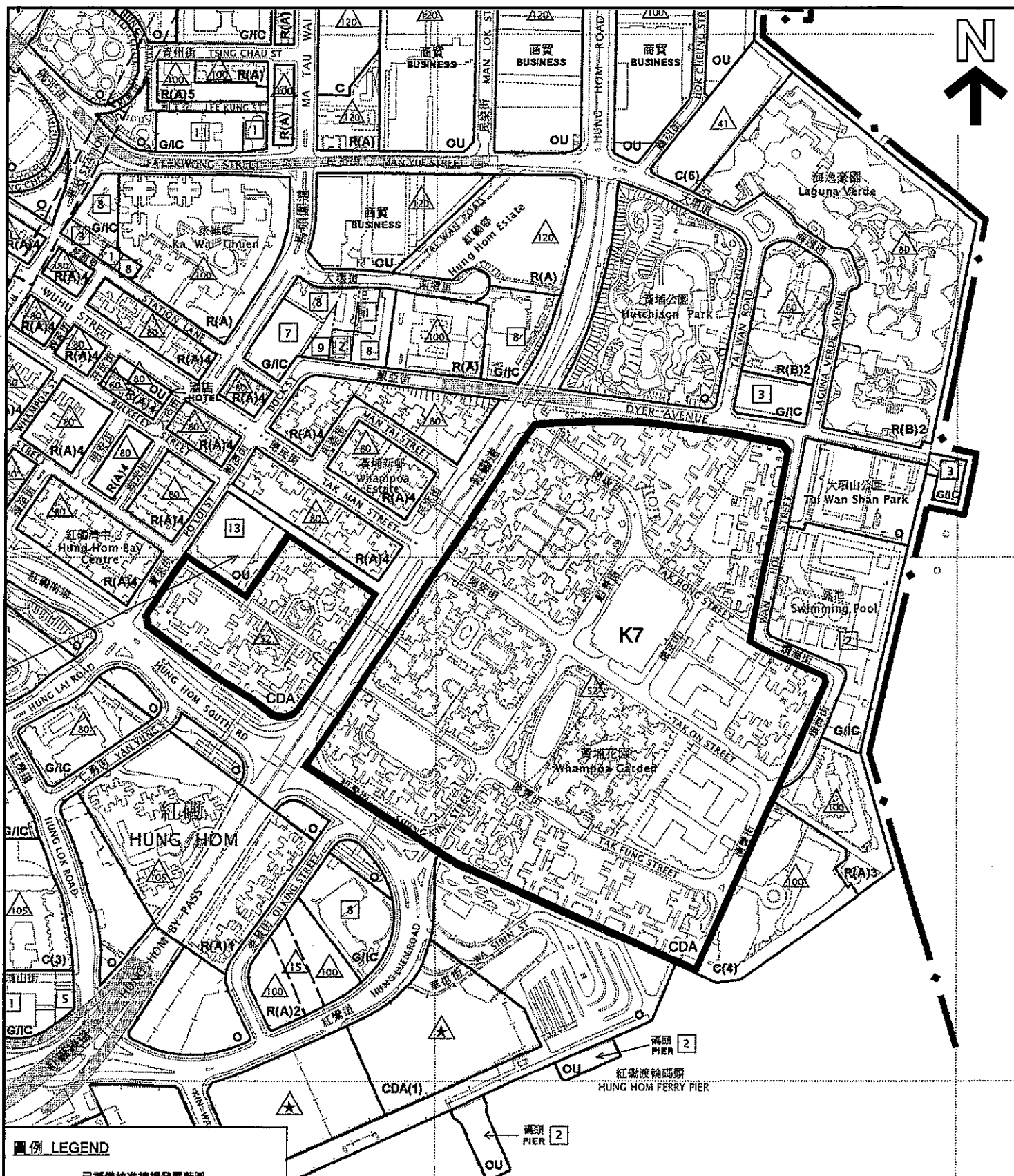


參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
34

本摘要圖於2014年2月28日製備，
所根據的資料為於2013年7月12日
展示的分區計劃大綱圖編號S/H15/28

EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/H15/28 EXHIBITED ON 12.7.2013



圖例 LEGEND

 已獲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

主體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 K7
九龍紅磡黃埔花園

CDA SITE REF. No. K7
WHAMPOA GARDEN,
HUNG HOM, KOWLOON

本摘要圖於2014年2月28日發備，
所根據的資料為於2010年10月5日
核准的分區計劃大綱圖編號S/K9/24
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/K9/24 APPROVED ON 5.10.2010

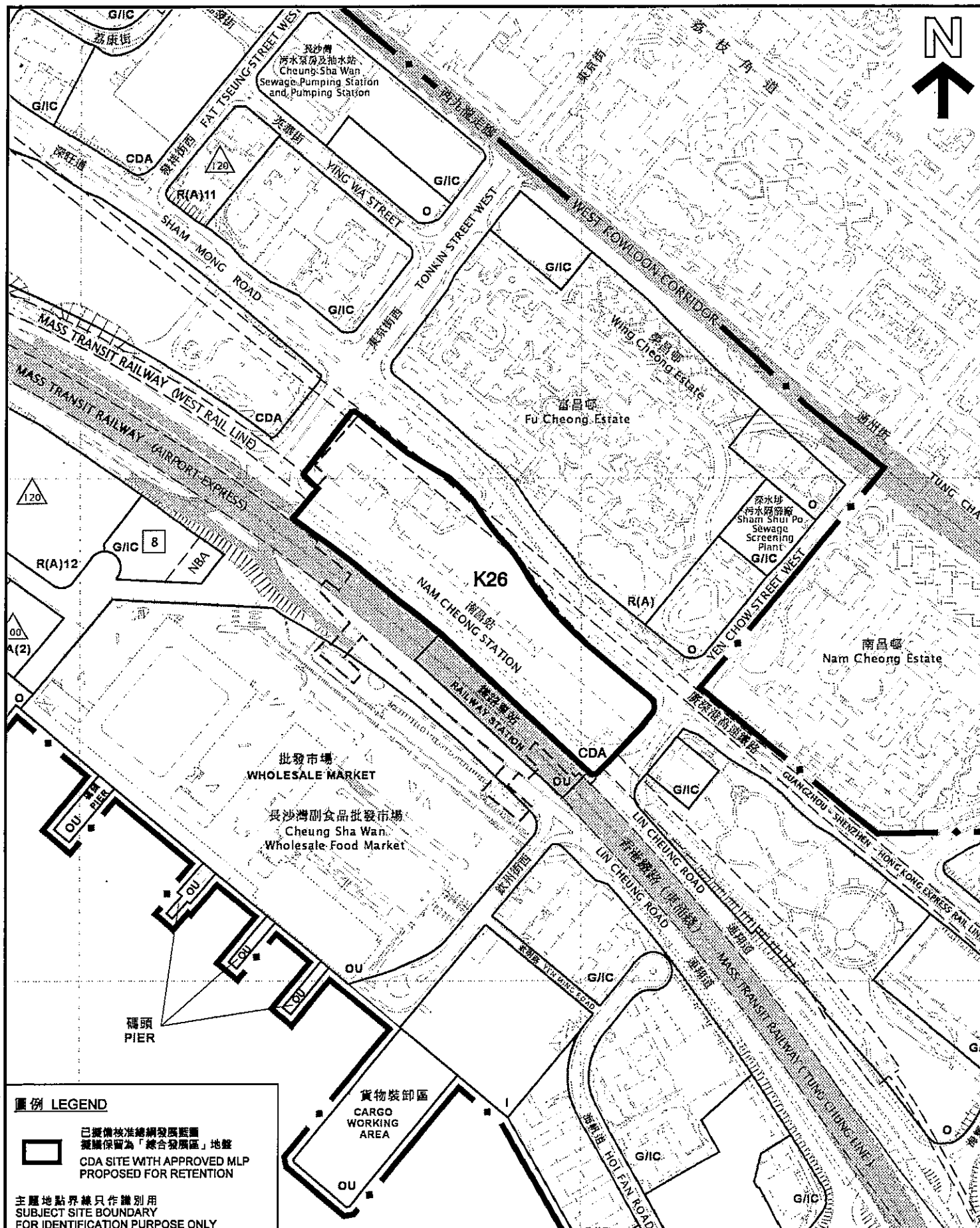
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
36

SCALE 1:5 000 比例尺



圖例 LEGEND



已獲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 K26
西南九龍
西鐵南昌站

CDA SITE REF. No. K26
WEST RAIL NAM CHEONG STATION
SOUTH WEST KOWLOON

SCALE 1:5 000 比例尺

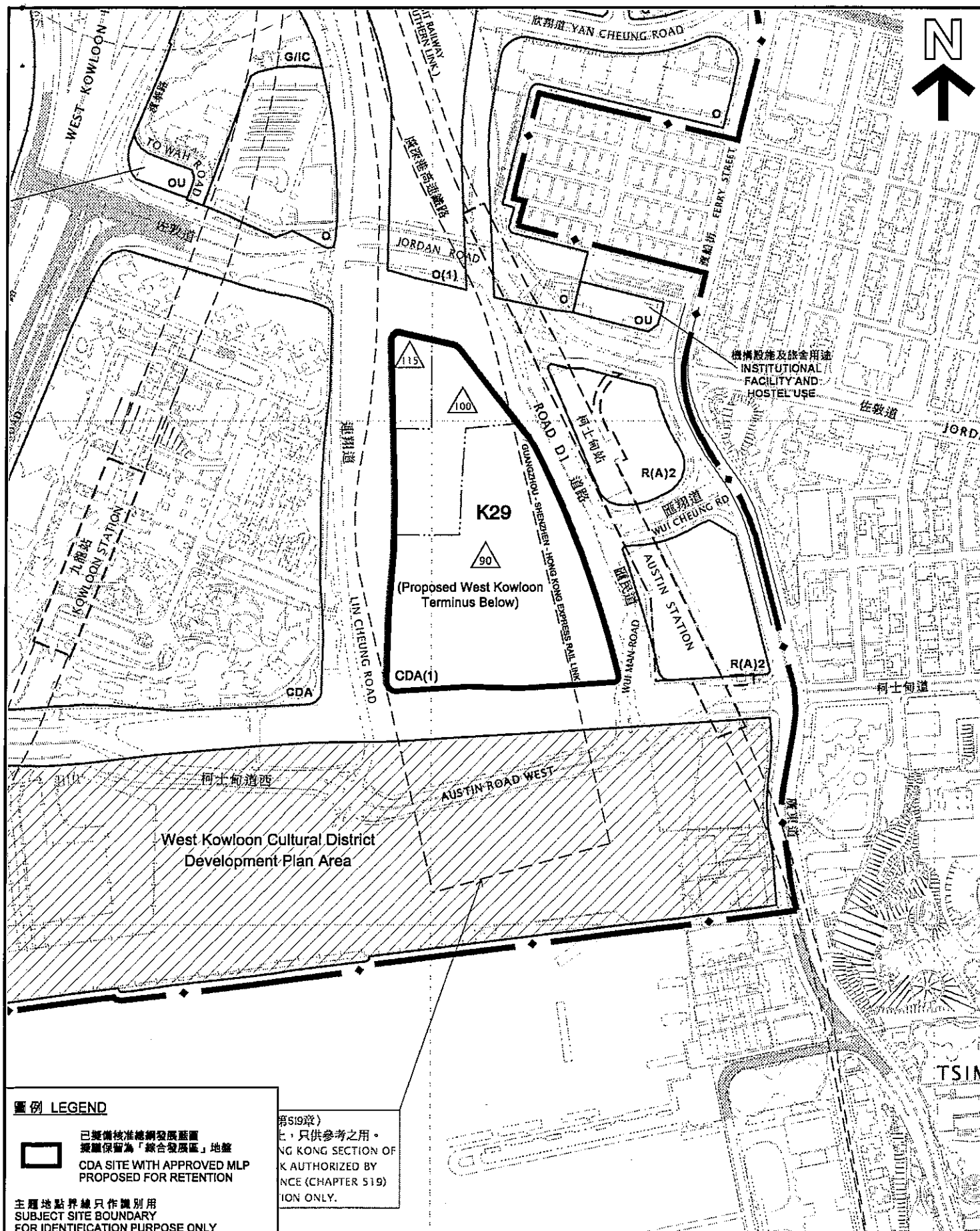
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
38

本摘要圖於2014年2月28日獲備，
所根據的資料為於2013年12月13日
展示的分區計劃大綱圖編號S/K20/29
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/K20/29 EXHIBITED ON 13.12.2013



平面圖 SITE PLAN

綜合發展區地盤參考編號 K29
九龍西九龍填海區
以連翔道、佐敦道及道路D1為界線
鄰近柯士甸站

CDA SITE REF. No. K29
AREA BOUNDED BY LIN CHEUNG ROAD, JORDAN ROAD
AND ROAD D1, ADJACENT TO AUSTIN STATION
WEST KOWLOON RECLAMATION, KOWLOON

SCALE 1:5 000 比例尺

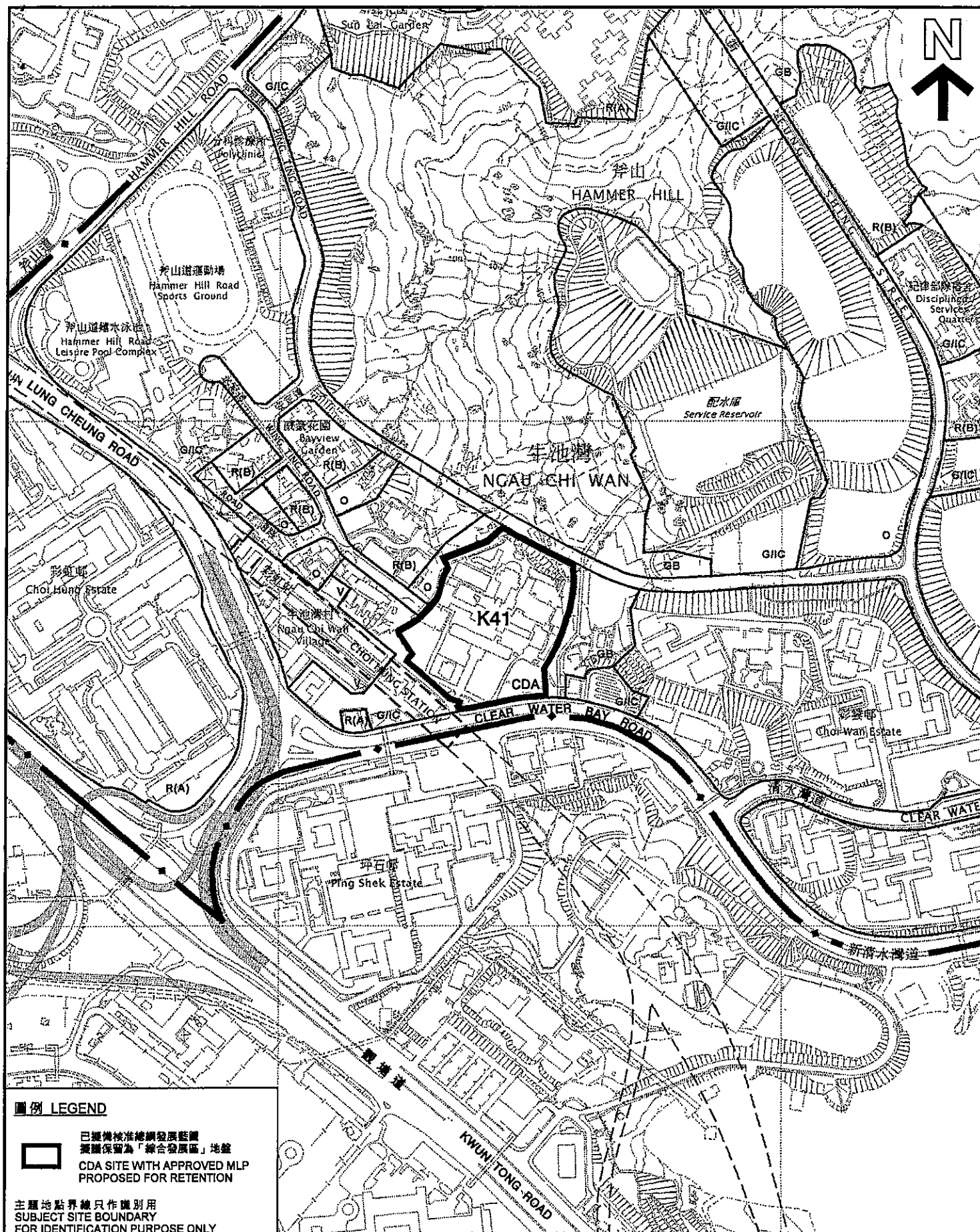
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
39

本摘要圖於2014年2月28日擬備，
所根據的資料為於2013年12月13日
展示的分區計劃大綱圖編號S/K20/29
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/K20/29 EXHIBITED ON 13.12.2013



平面圖 SITE PLAN

綜合發展區地盤參考編號 K41
九龍牛池灣清水灣道35號

CDA SITE REF. No. K41
35 CLEAR WATER BAY ROAD
NGAU CHI WAN, KOWLOON

本摘要圖於2014年2月28日製備，
所根據的資料為於2004年11月2日
核准的分區計劃大綱圖編號S/K12/16

EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/K12/16 APPROVED ON 2.11.2004

SCALE 1:5 000 比例尺

規劃署
PLANNING
DEPARTMENT

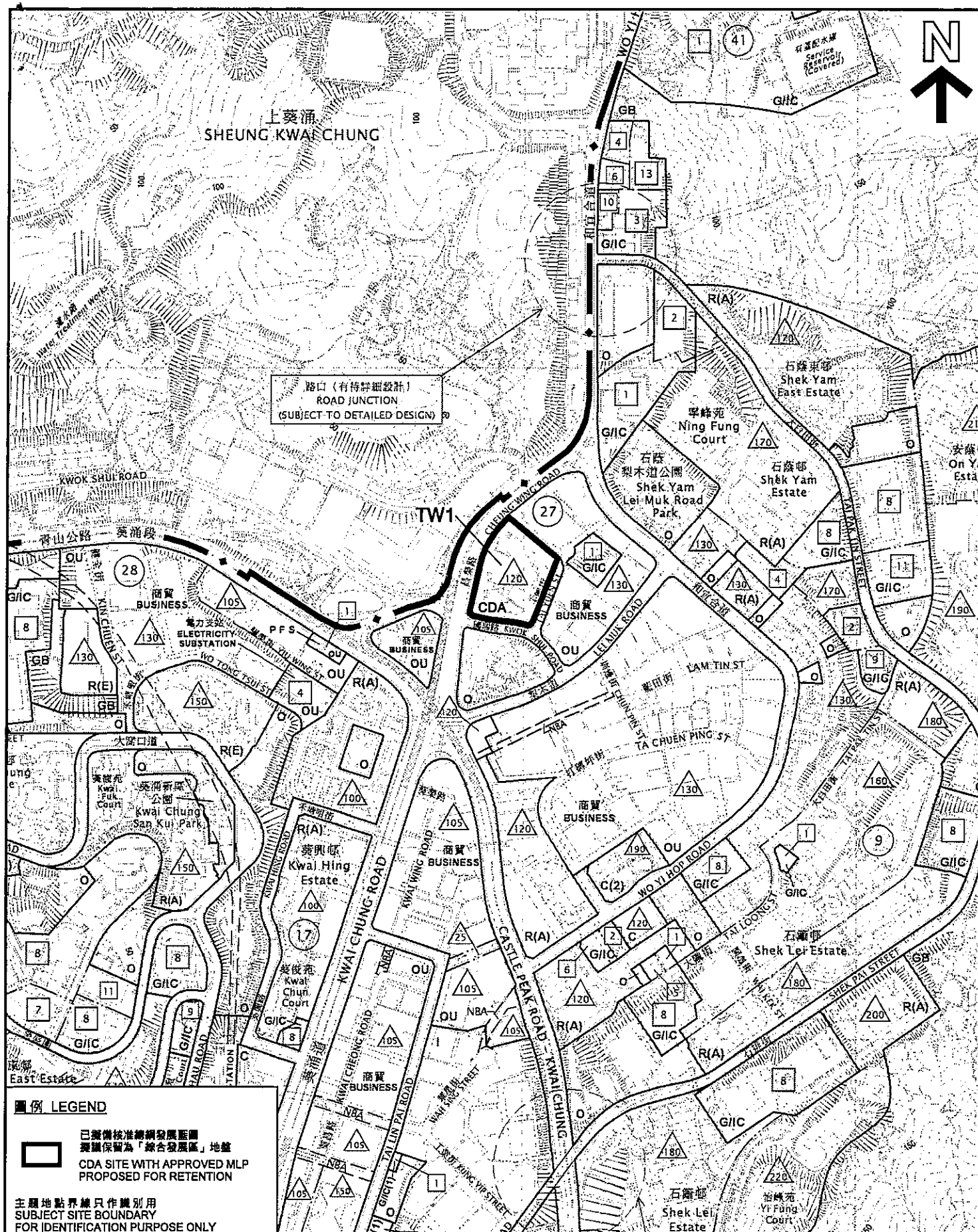


參考編號
REFERENCE No.

M/NT/14/9

圖 PLAN

40



平面圖 SITE PLAN

綜合發展區地盤參考編號 TW1
新界葵涌
國瑞路和昌榮路交匯處

CDA SITE REF. No. TW1
J/O KWOK SHUI ROAD AND CHEUNG WING ROAD
KWAI CHUNG, NEW TERRITORIES

SCALE 1:7 500 比例尺

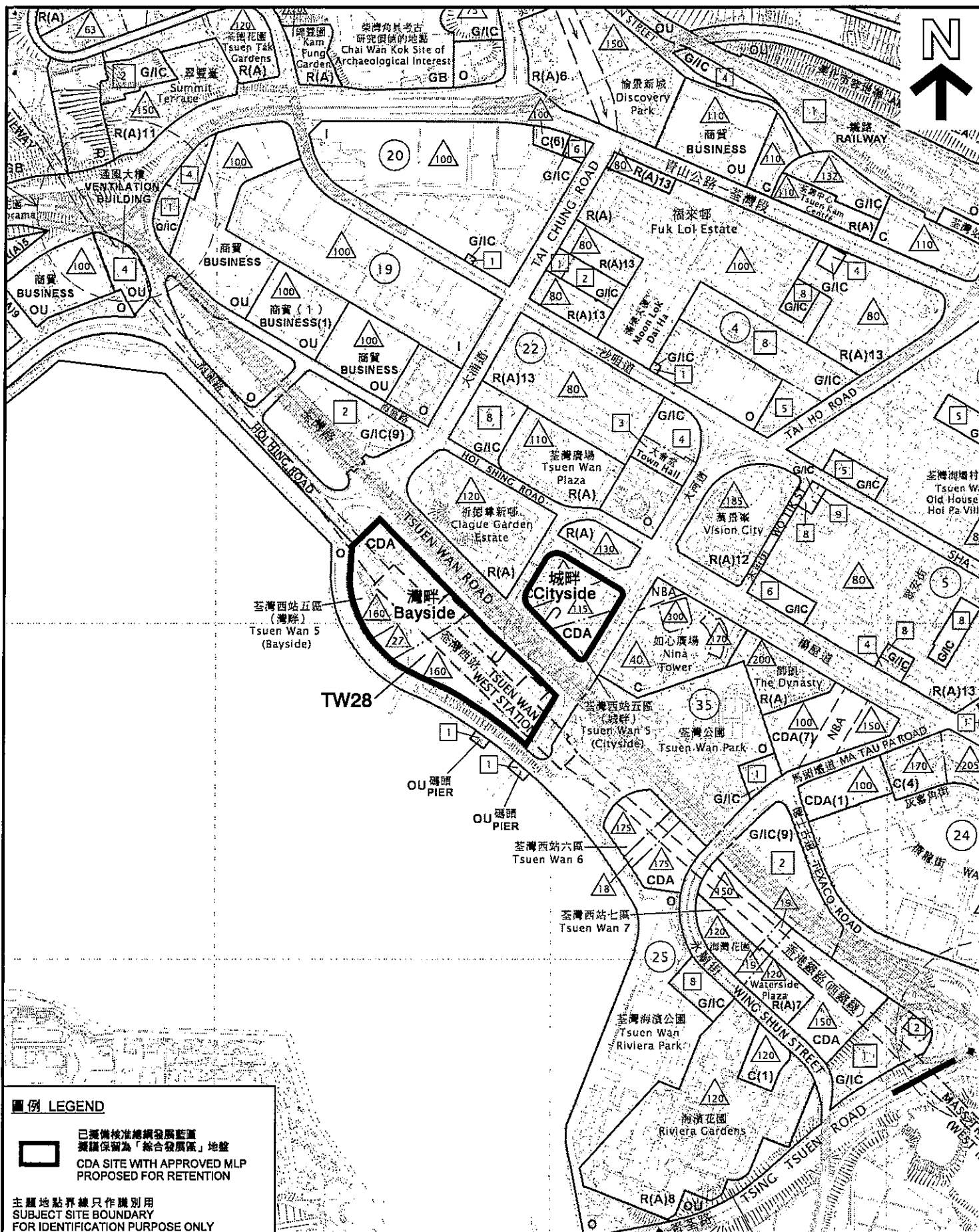
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
42

本摘要圖於2014年2月28日製備，
所根據的資料為於2012年4月20日
展示的分區計劃大綱圖編號S/KC/26
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/KC/26 EXHIBITED ON 20.4.2012



圖例 LEGEND

 已獲備核准總綱發展藍圖
建議保留為「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 TW28
新界荃灣

西鐵荃灣西車站地盤TW5

CDA SITE REF. No. TW28
WEST RAIL, TSUEN WAN WEST STATION, SITE TW5,
TSUEN WAN, NEW TERRITORIES

SCALE 1 : 7 500 比例尺

規劃署
PLANNING
DEPARTMENT

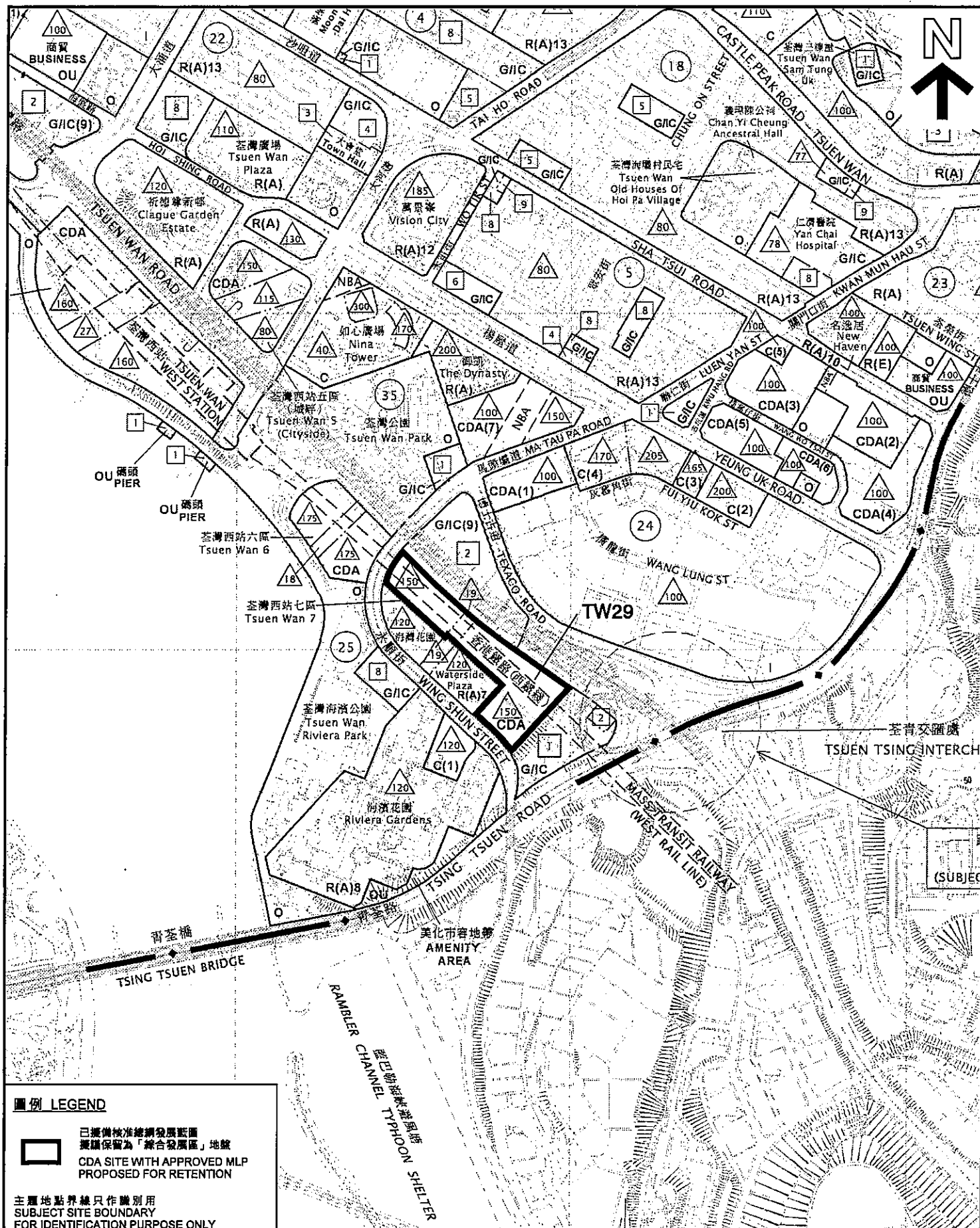


參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
43

本摘要圖於2014年2月28日擬備，
所根據的資料為於2014年1月7日
核准的分區計劃大綱圖編號S/TW/31

EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/TW/31 APPROVED ON 7.1.2014



平面圖 SITE PLAN

綜合發展區地盤參考編號 TW29
新界荃灣
西鐵荃灣西車站地盤TW7

CDA SITE REF. No. TW29
WEST RAIL, TSUEN WAN WEST STATION, SITE TW7,
TSUEN WAN, NEW TERRITORIES

SCALE 1:7 500 比例尺

規劃署
PLANNING
DEPARTMENT

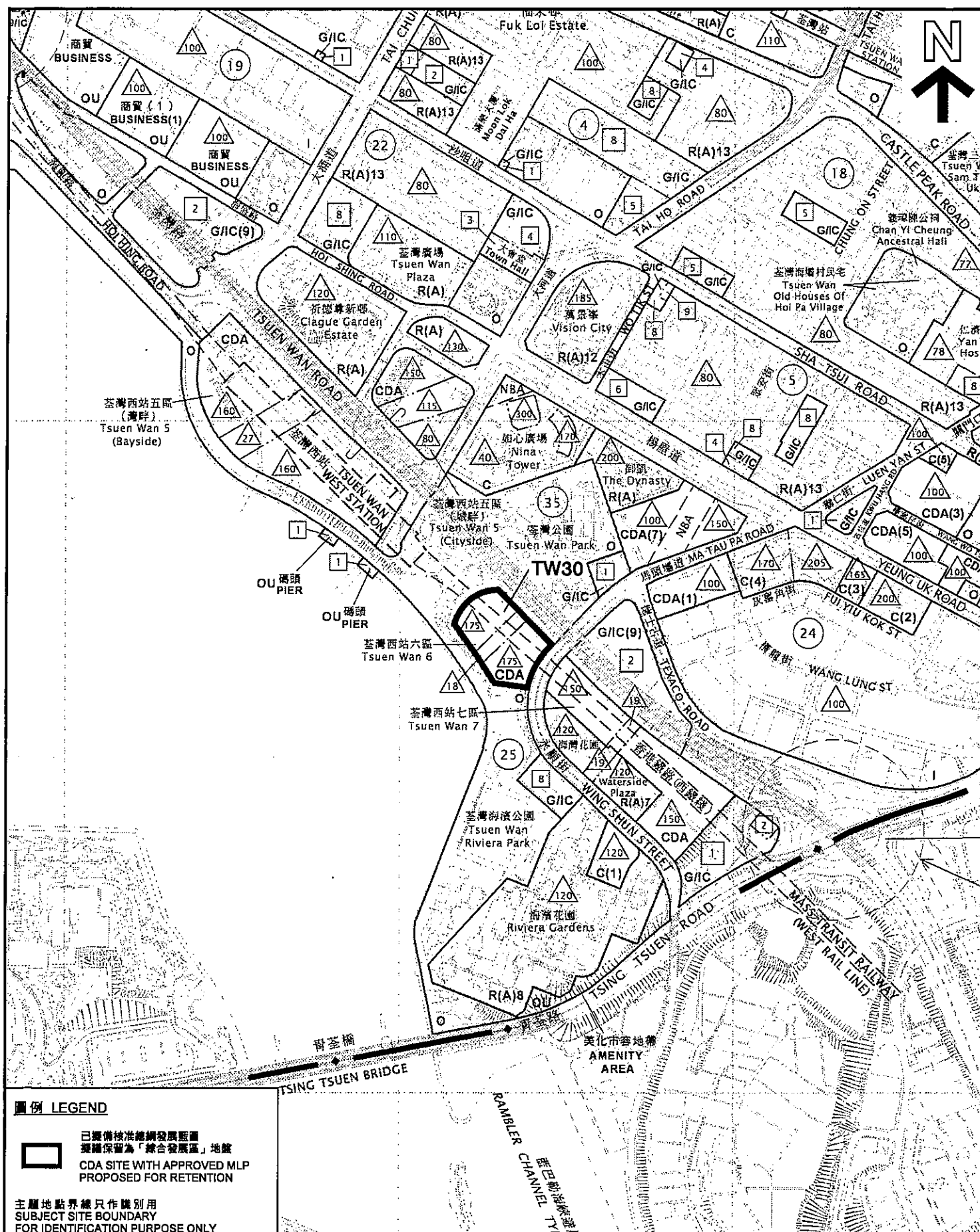


參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
44

本摘要圖於2014年2月28日擬備，
所根據的資料為於2014年1月7日
核准的分區計劃大綱圖編號S/TW/31

EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/TW/31 APPROVED ON 7.1.2014



圖例 LEGEND



已獲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 TW30
新界荃灣
西鐵荃灣西車站地盤TW6

CDA SITE REF. No. TW30
WEST RAIL, TSUEN WAN WEST STATION, SITE TW6,
TSUEN WAN, NEW TERRITORIES

SCALE 1 : 7 500 比例尺

規劃署
PLANNING
DEPARTMENT

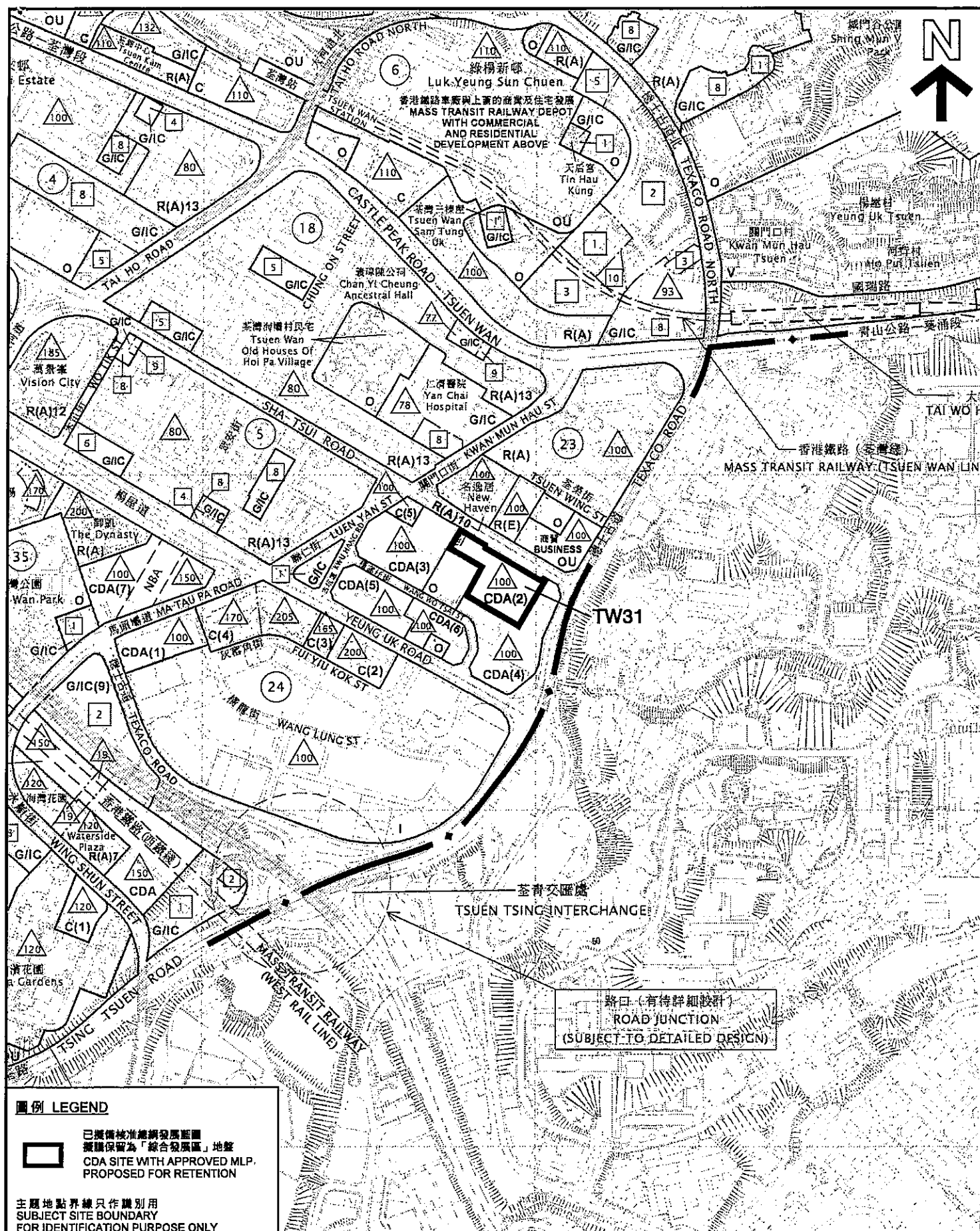


參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
45

本摘要圖於2014年2月28日擬備，
所根據的資料為於2014年1月7日
核准的分區計劃大綱圖編號S/TW/31

EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/TW/31 APPROVED ON 7.1.2014



平面圖 SITE PLAN

綜合發展區地盤參考編號 TW31
新界荃灣
沙咀道

CDA SITE REF. No. TW31
SHA TSUI ROAD
TSUEN WAN, NEW TERRITORIES

SCALE 1:7 500 比例尺

規劃署
PLANNING
DEPARTMENT

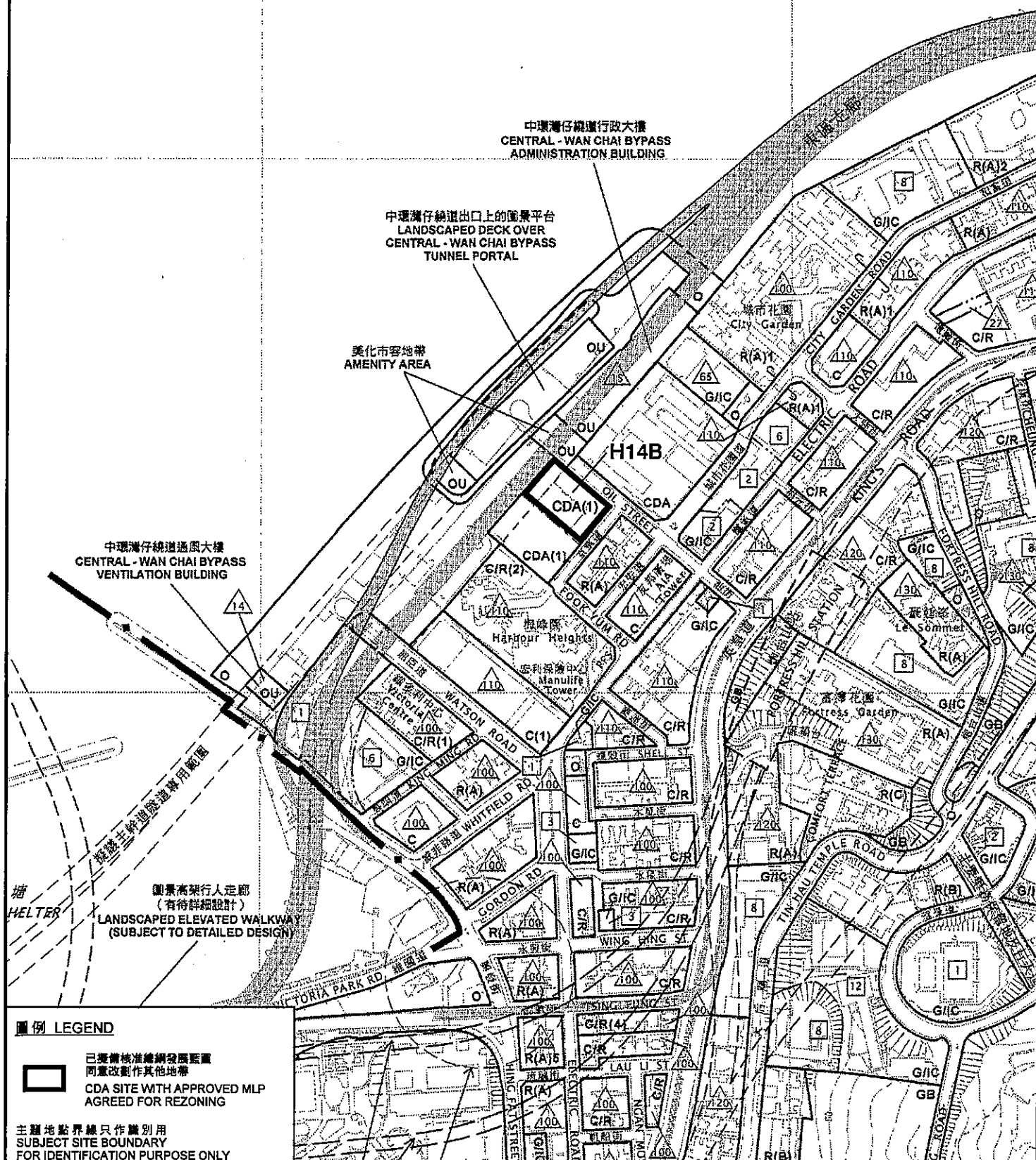
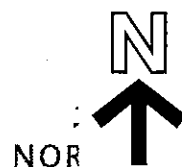


參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
46

本摘要圖於2014年2月28日擬備，
所根據的資料為於2014年1月7日
核准的分區計劃大綱圖編號S/TW/31

EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/TW/31 APPROVED ON 7.1.2014



平面圖 SITE PLAN

綜合發展區地盤參考編號 H14B
香港北角油街23號

CDA SITE REF. No. H14B
23 OIL STREET
NORTH POINT, HONG KONG

SCALE 1:5 000 比例尺

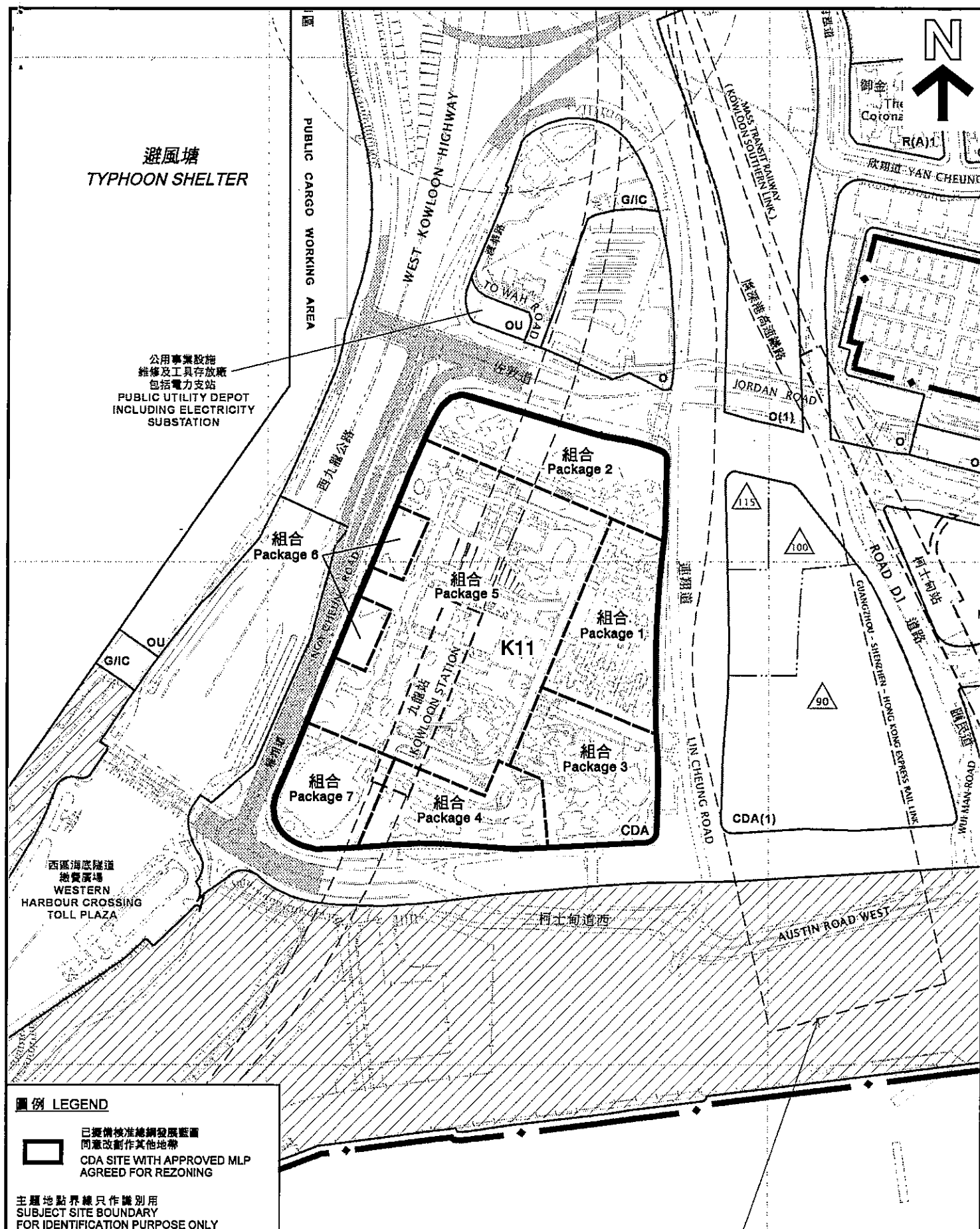
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
47

本摘要圖於2014年2月28日擬備，
所根據的資料為於2010年11月30日
核准的分區計劃大綱圖編號S/H8/24
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/H8/24 APPROVED ON 30.11.2010



平面圖 SITE PLAN

綜合發展區地盤參考編號 K11
九龍西九龍填海區
機場鐵路九龍站

CDA SITE REF. No. K11
AIRPORT RAILWAY KOWLOON STATION
WEST KOWLOON RECLAMATION, KOWLOON

SCALE 1:5 000 比例尺

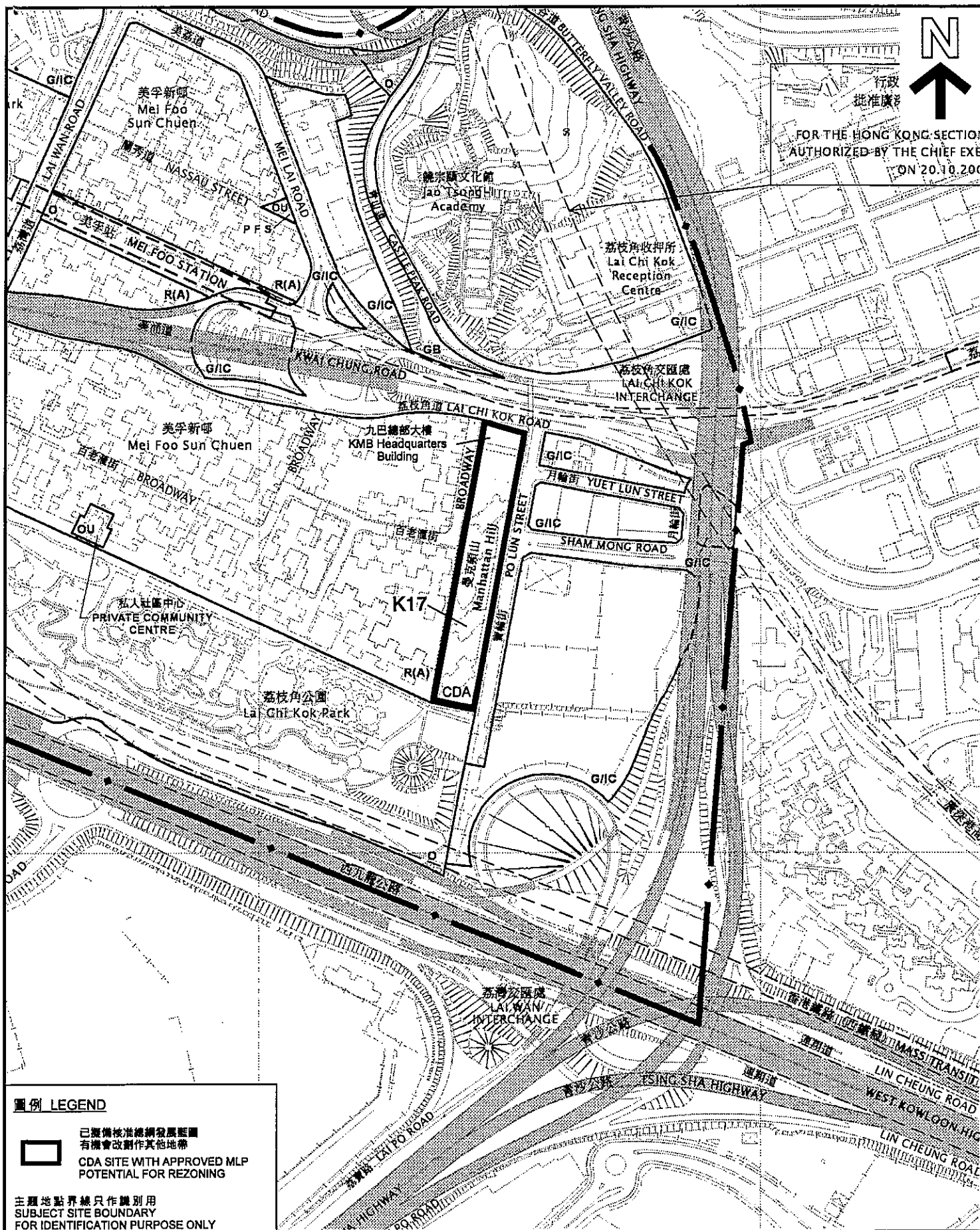
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/9

PLAN
48

本摘要圖於2014年2月28日擬備，
所根據的資料為於2013年12月13日
展示的分區計劃大綱圖編號S/K20/29
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/K20/29 EXHIBITED ON 13.12.2013



圖例 LEGEND



已獲備核准總綱發展藍圖
有機會改劃作其他地帶
CDA SITE WITH APPROVED MLP
POTENTIAL FOR REZONING

主體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 K17
九龍荔枝角實輪街1號
前九龍巴士荔枝角道巴士車廠

CDA SITE REF. No. K17
EX-KMB LAI CHI KOK BUS DEPOT
1 PO LUN STREET
LAI CHI KOK, KOWLOON

SCALE 1:5 000 比例尺

規劃署
PLANNING
DEPARTMENT

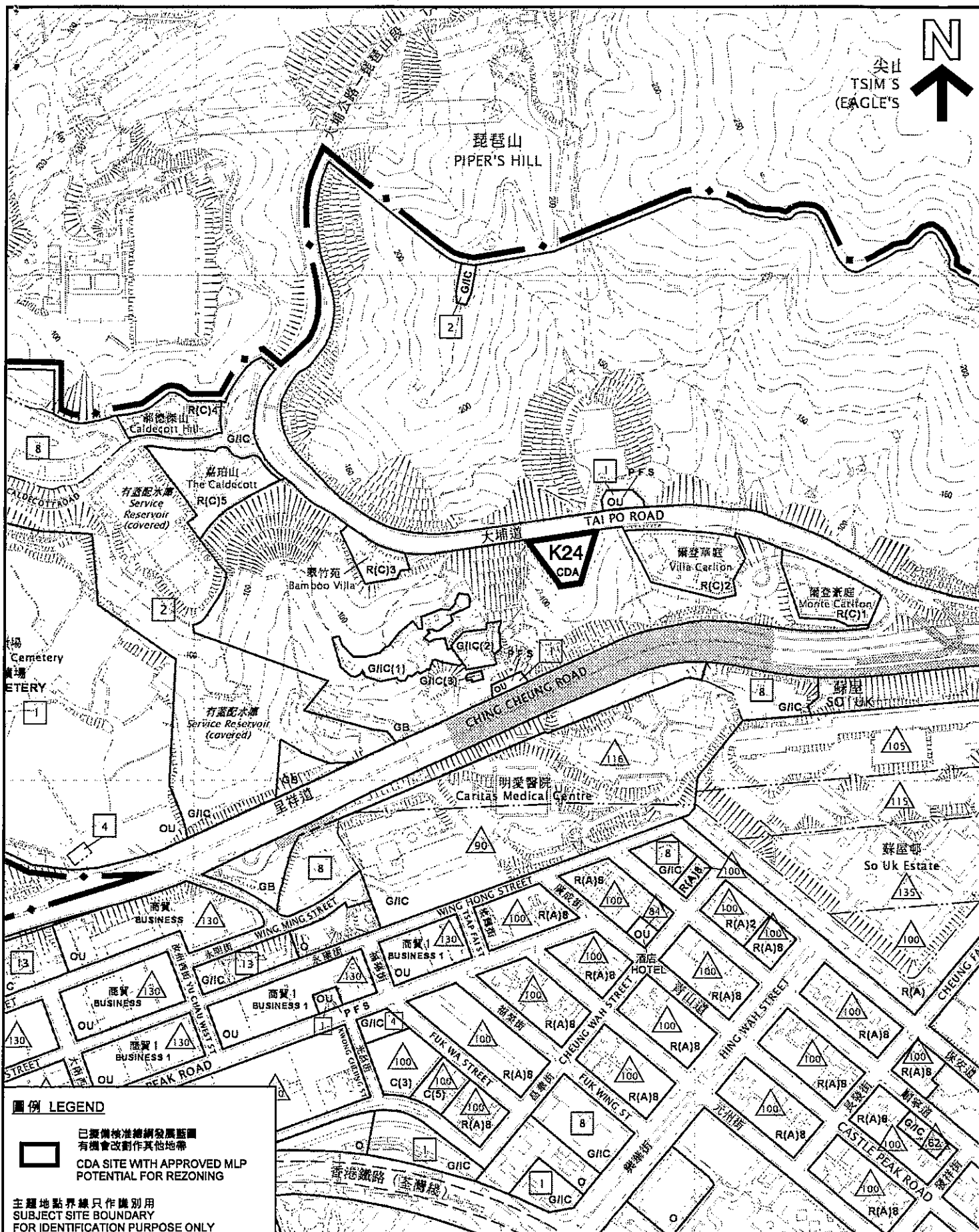


參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
50

本摘要圖於2014年2月28日製備，
所根據的資料為於2013年10月8日
核准的分區計劃大綱圖編號S/K16/16
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/K16/16 APPROVED ON 8.10.2013

FOR THE HONG KONG SECTION
AUTHORIZED BY THE CHIEF EXECUTIVE OFFICER
ON 20.10.2003



圖例 LEGEND

 已獲備核准繪網發展藍圖
有機會改劃作其他地帶
CDA SITE WITH APPROVED MLP
POTENTIAL FOR REZONING

主理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 K24
九龍長沙灣大埔道松坡
(新九龍內地段第6419號)

CDA SITE REF. No. K24
PINE CREST, TAI PO ROAD
CHEUNG SHA WAN, KOWLOON
(NKIL 6419)

SCALE 1 : 5 000 比例尺

規劃署
PLANNING
DEPARTMENT

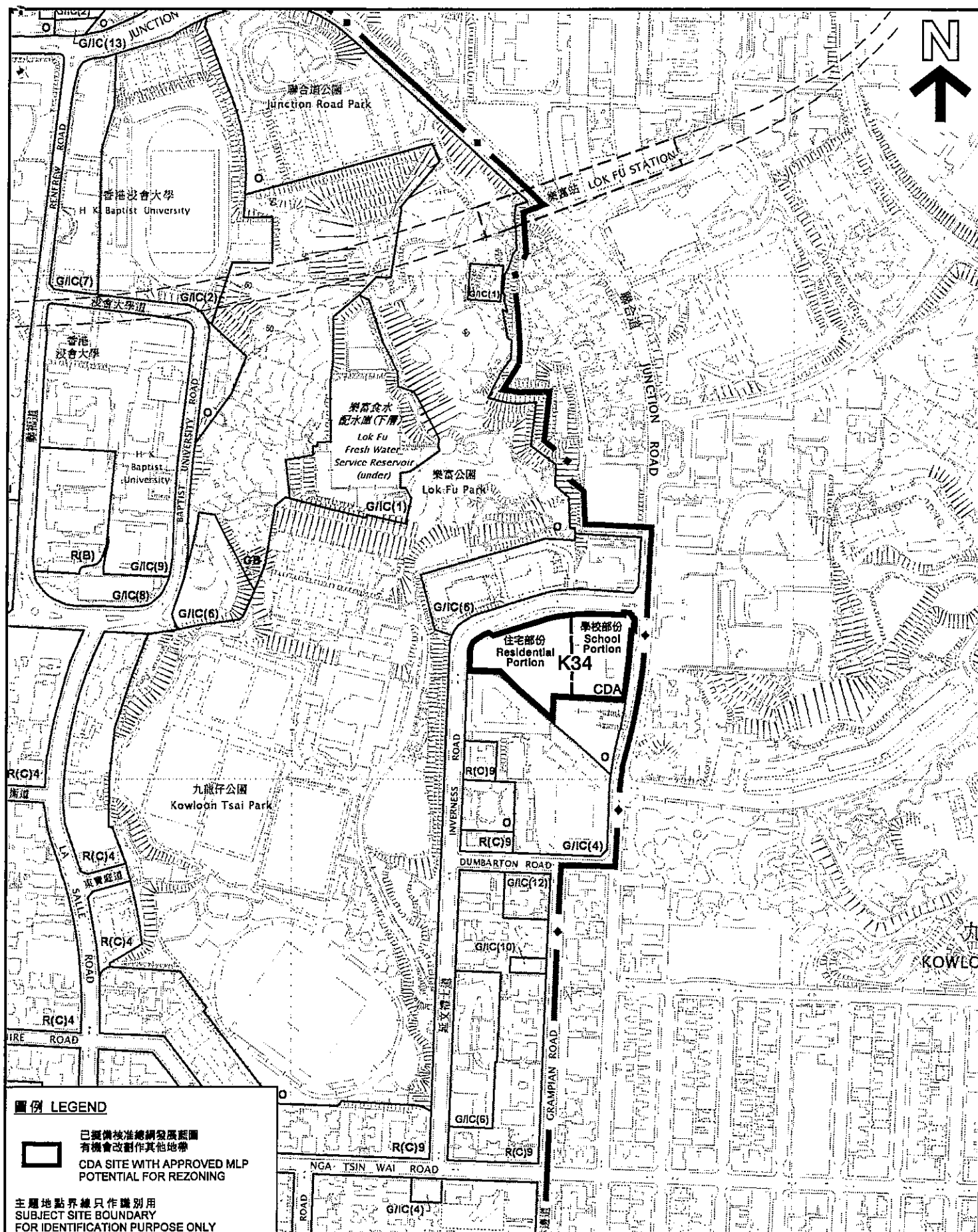


參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
51

本摘要圖於2014年2月28日擬備，
所根據的資料為2013年12月17日
核准的分區計劃大綱圖編號S/K5/35

EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/K5/35 APPROVED ON 17.12.2013



平面圖 SITE PLAN

綜合發展區地盤參考編號 K34

九龍九龍塘

擬議的延文體士道擴展部分以南

和聯合道以西交匯處

CDA SITE REF. No. K34

JUNCTION OF SOUTH OF

PROPOSED INVERNESS ROAD EXTENSION

AND WEST OF JUNCTION ROAD

KOWLOON TONG, KOWLOON

SCALE 1:5 000 比例尺

規劃署
PLANNING
DEPARTMENT



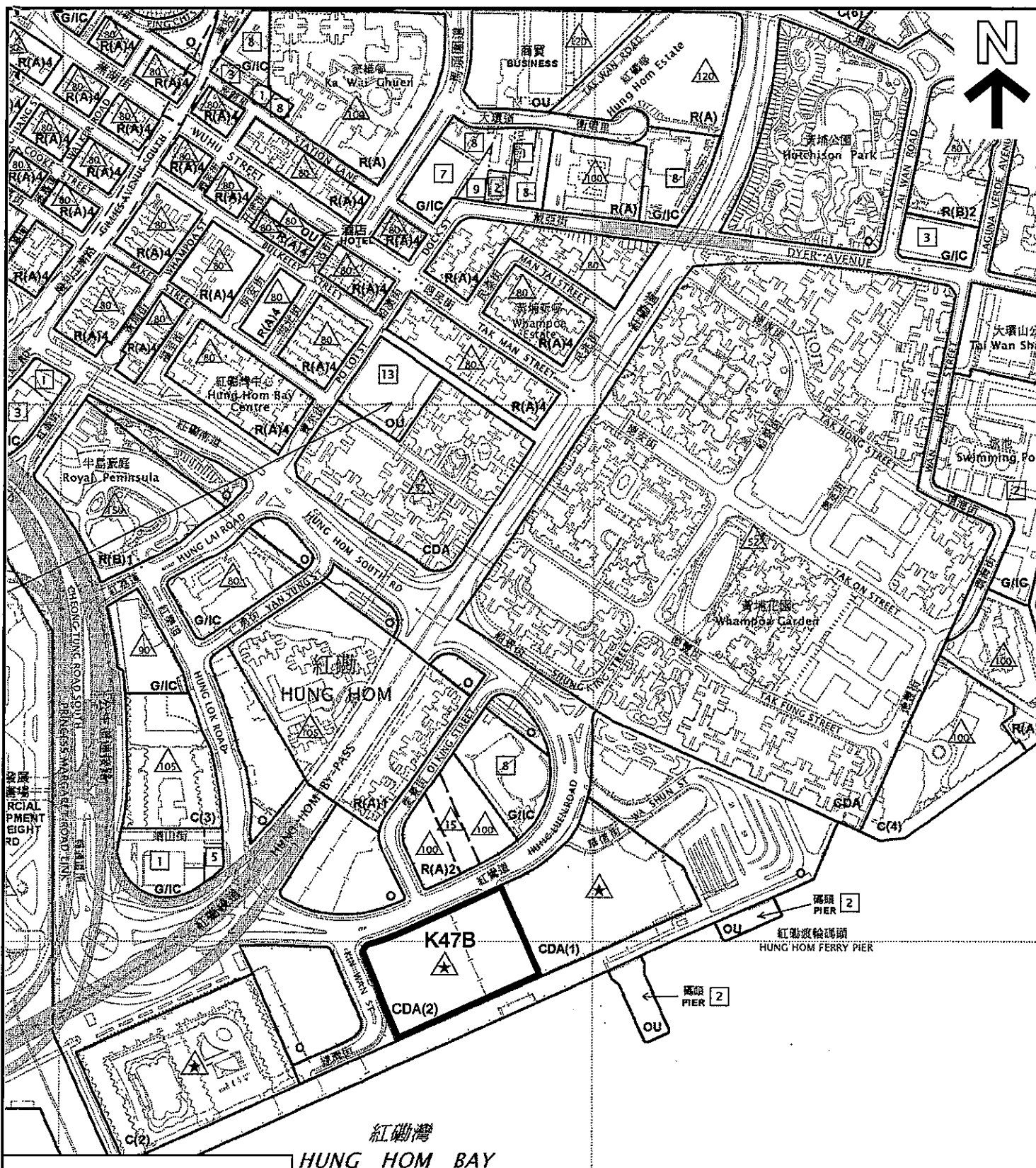
參考編號
REFERENCE No.

M/NT/14/9

圖 PLAN

52

本摘要圖於2014年2月28日擬備，
所根據的資料為於2013年12月20日
展示的分區計劃大綱圖編號S/K18/18
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/K18/18 EXHIBITED ON 20.12.2013



圖例 LEGEND

- 已擬備按建議綱發展藍圖
有機會改劃作其他地帶
 CDA SITE WITH APPROVED MLP
POTENTIAL FOR REZONING

主體地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2014年2月28日擬備，
所根據的資料為於2010年10月5日
核准的分區計劃大綱圖編號S/K9/24

EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/K9/24 APPROVED ON 5.10.2010

平面圖 SITE PLAN

綜合發展區地盤參考編號 K47B
九龍紅磡紅鸞道和建灣街交匯處

CDA SITE REF. No. K47B
J/O HUNG LUEN ROAD AND KIN WAN STREET
HUNG HOM, KOWLOON

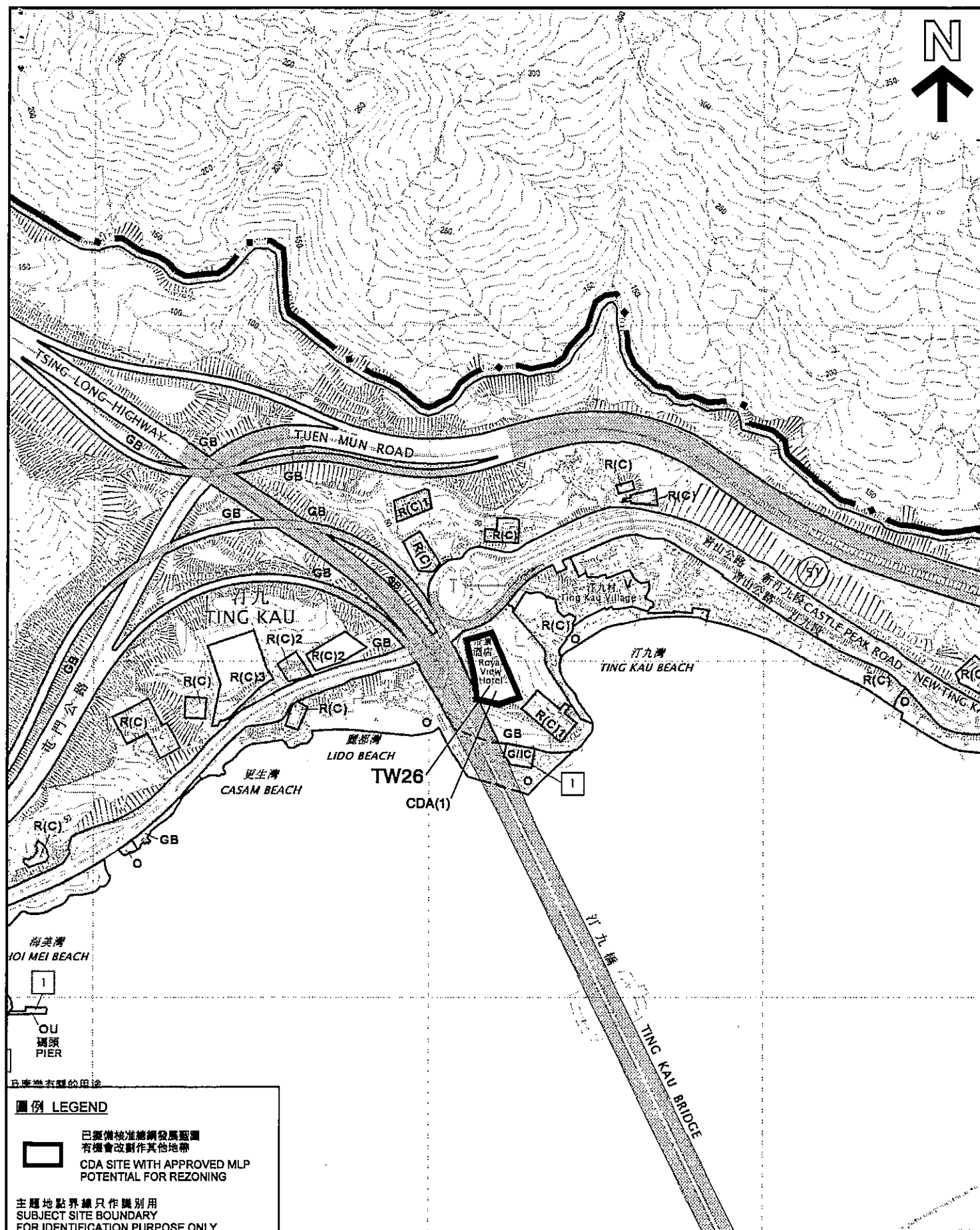
SCALE 1:5 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
53



圖例 LEGEND

 已獲備核准總綱發展藍圖
有機會改劃作其他地帶
CDA SITE WITH APPROVED MLP
POTENTIAL 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 TW26
新界汀九荃灣內地段第5號及
丈量約份第399約地段第429號

CDA SITE REF. No. TW26
TW15 & LOT 429 IN DD 399
TING KAU, NEW TERRITORIES

SCALE 1:7 500 比例尺

規劃署
PLANNING
DEPARTMENT

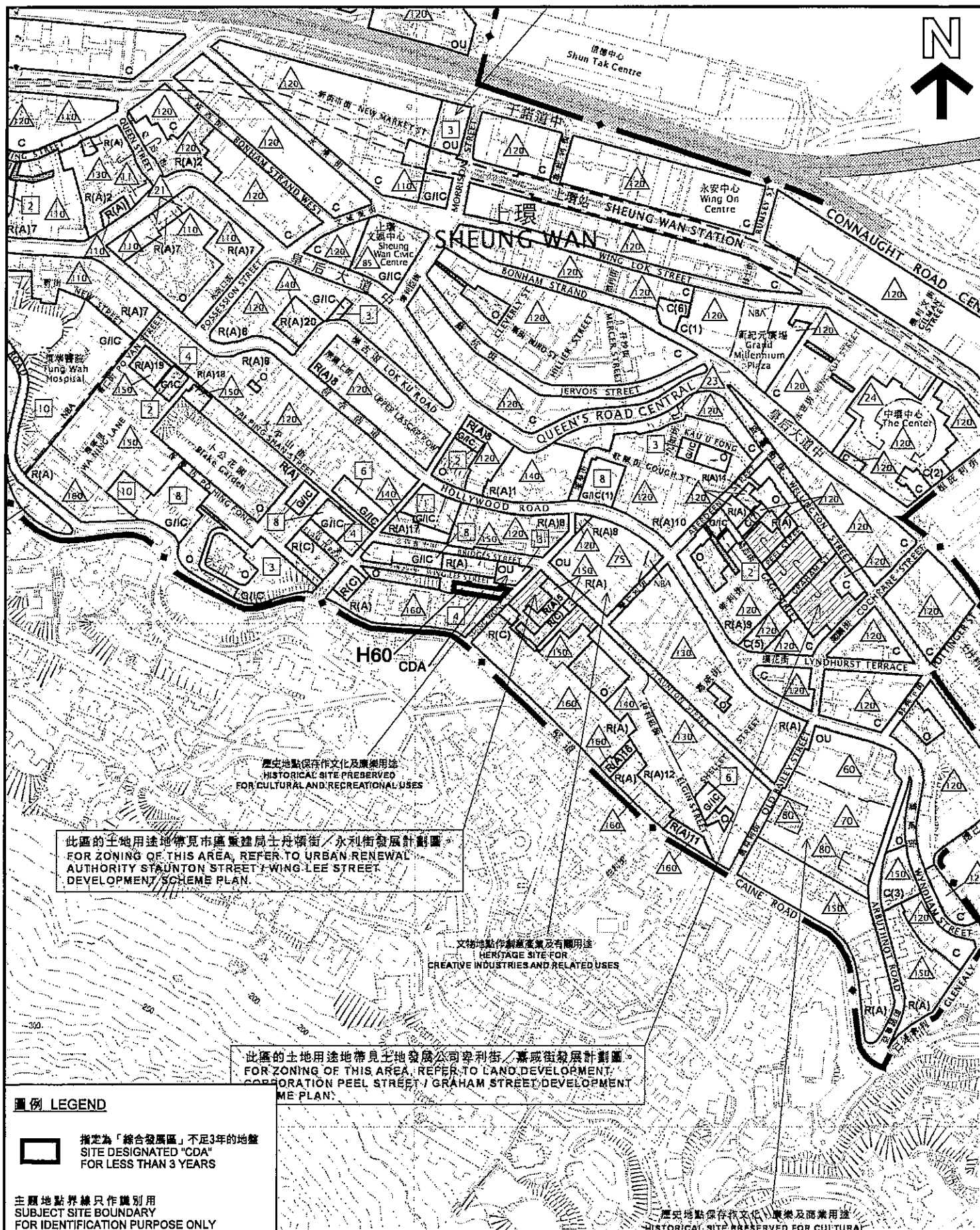


參考編號
REFERENCE No.
M/NT/14/9

 PLAN
54

本摘要圖於2014年2月28日擬備，
所根據的資料為於2012年12月4日
核准的分區計劃大綱圖編號S/TWW/19

EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/TWW/19 APPROVED ON 4.12.2012



平面圖 SITE PLAN

綜合發展區地盤參考編號 H60
香港上環永利街1-12號和城皇街17及19號

CDA SITE REF. No. H60
1-12 WING LEE STREET AND
17 & 19 SHING WONG STREET
SHEUNG WAN, HONG KONG

SCALE 1:5 000 比例尺

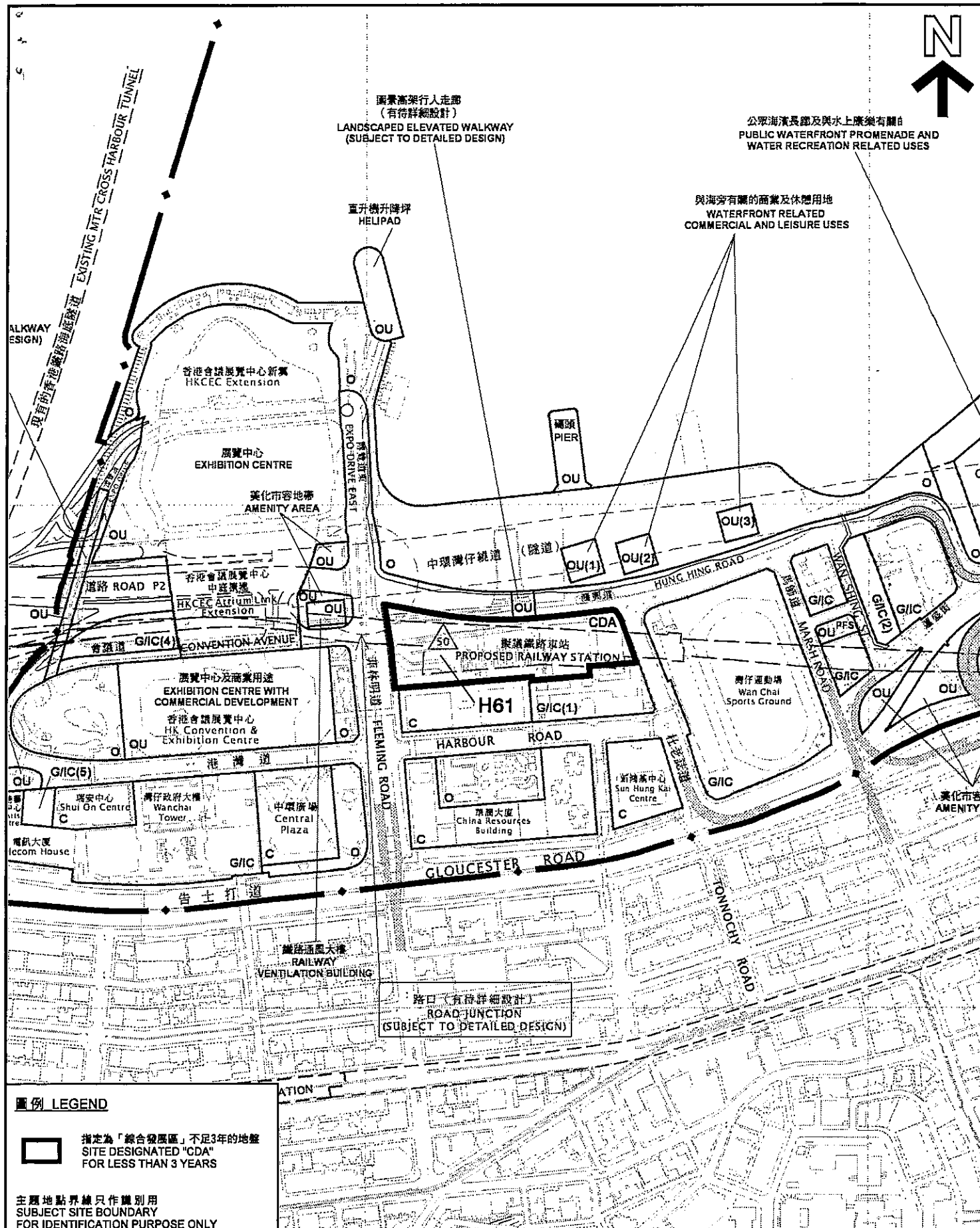
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
55

本摘要圖於2014年2月28日製備，
所根據的資料為2013年9月10日
核准的分區計劃大綱圖編號S/H3/29
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/H3/29 APPROVED ON 10.9.2013



平面圖 SITE PLAN

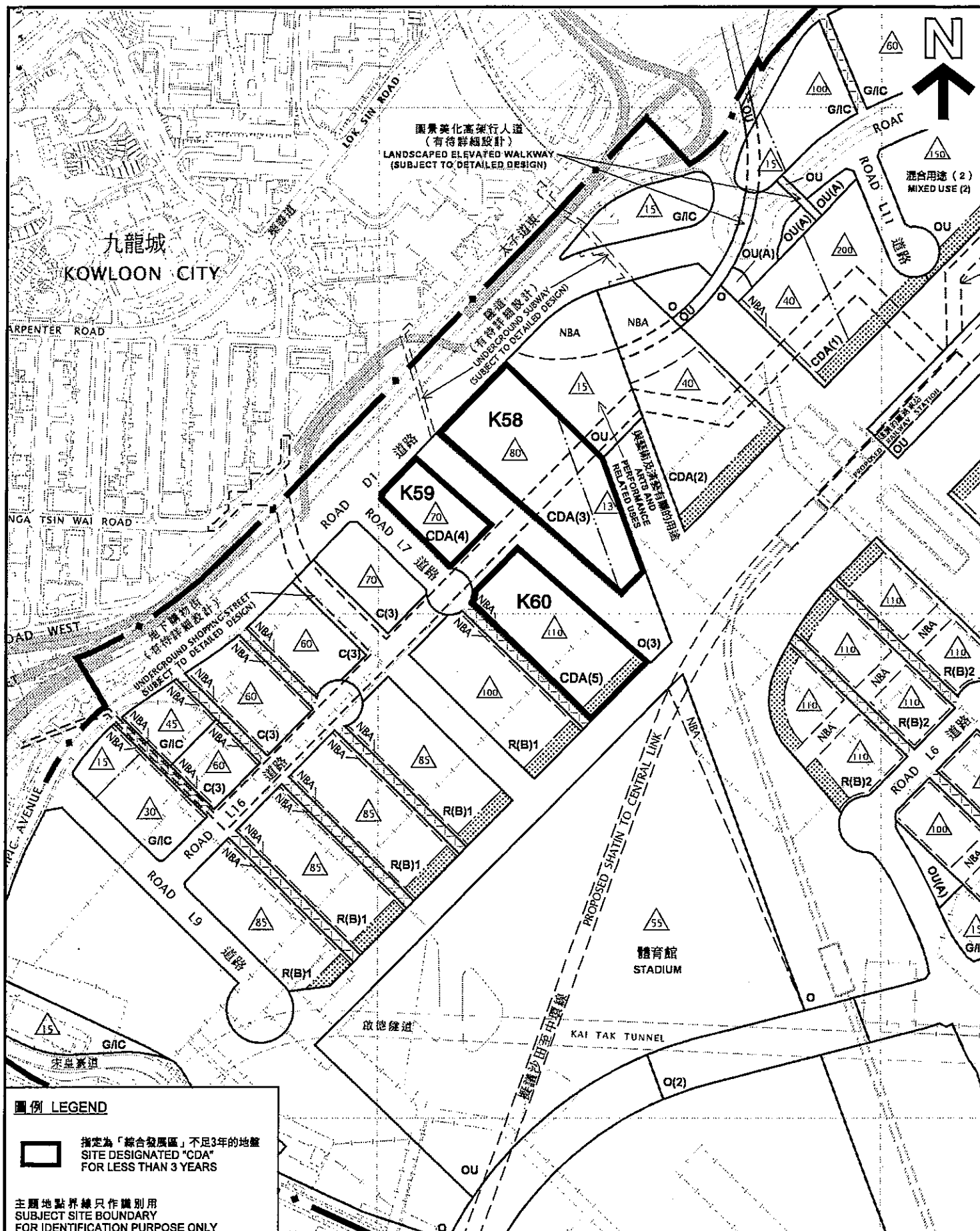
綜合發展區地盤參考編號 H61
香港灣仔
以道路P2、菲林明道、杜老誌道、
鷹君中心及海港中心為界線
CDA SITE REF. No. H61
AREA BOUNDED BY ROAD P2, FLEMING ROAD,
TONNOCHY ROAD, GREAT EAGLE CENTRE
AND HARBOUR CENTRE
WAN CHAI, HONG KONG
SCALE 1:5 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
56



平面圖 SITE PLAN

綜合發展區地盤參考編號 K58、K59及K60
九龍啟德
緊連啟德城中心北部龍津石橋保育長廊
CDA SITE REF. Nos. K58, K59 AND K60
ABUTTING LUNG TSUN STONE BRIDGE
PRESERVATION CORRIDOR IN
KAI TAK CITY CENTRE NORTH
KAI TAK, KOWLOON

SCALE 1 : 5 000 比例尺

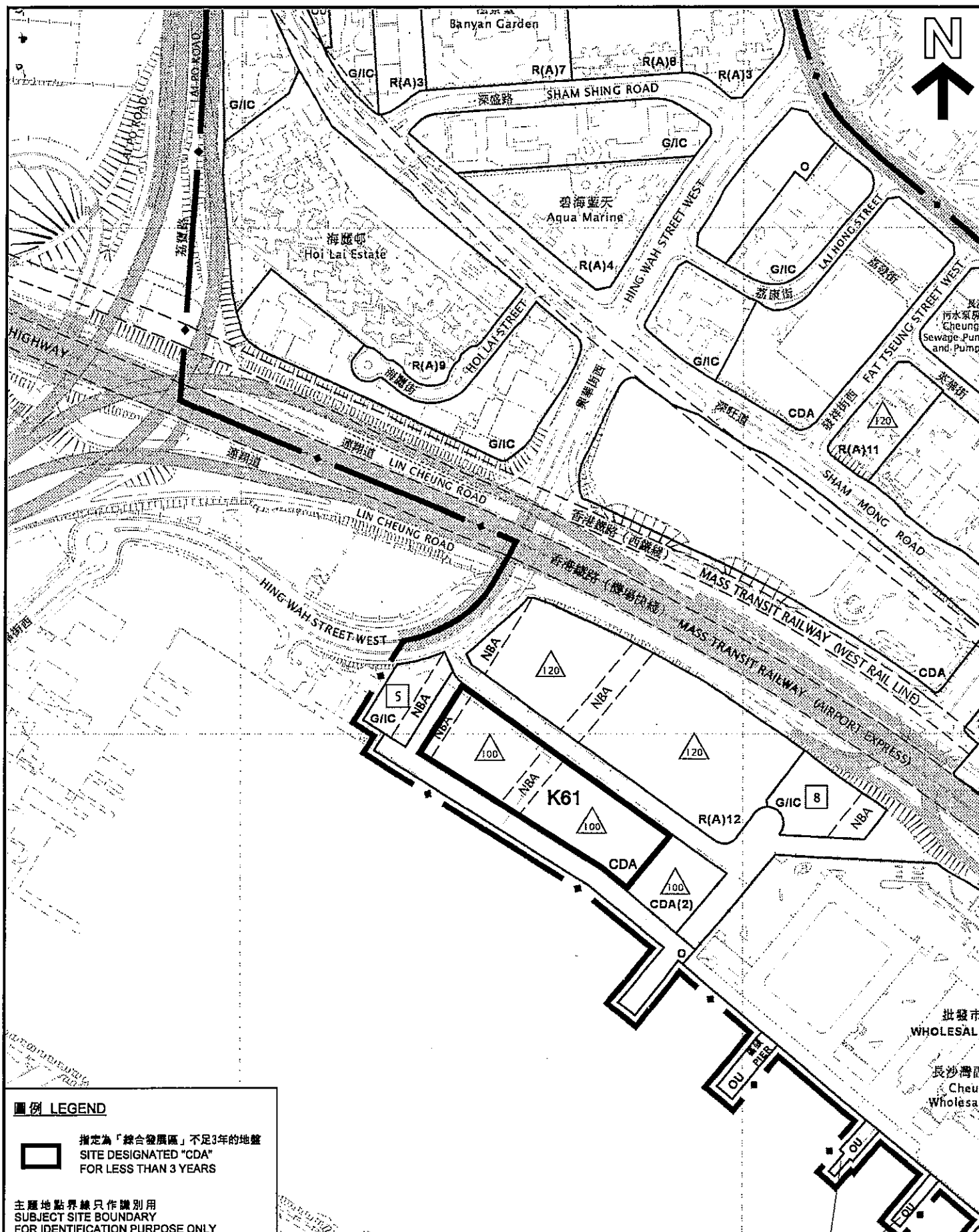
規劃署
PLANNING
DEPARTMENT




參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
57

本摘要圖於2014年2月28日擬備，
所根據的資料為於2012年9月4日
核准的分區計劃大綱圖編號S/K22/4
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/K22/4 APPROVED ON 4.9.2012



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

主體地點界線只作識別用
SUBJECT SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2014年2月28日擬備，
所根據的資料為於2013年12月13日
展示的分區計劃大綱圖編號S/K20/29
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/K20/29 EXHIBITED ON 13.12.2013

平面圖 SITE PLAN

綜合發展區地盤參考編號 K61
西南九龍
位於連翔道一塊土地的西南部
CDA SITE REF. No. K61
SOUTHWESTERN PORTION OF THE AREA
AT LIN CHEUNG ROAD
SOUTH WEST KOWLOON

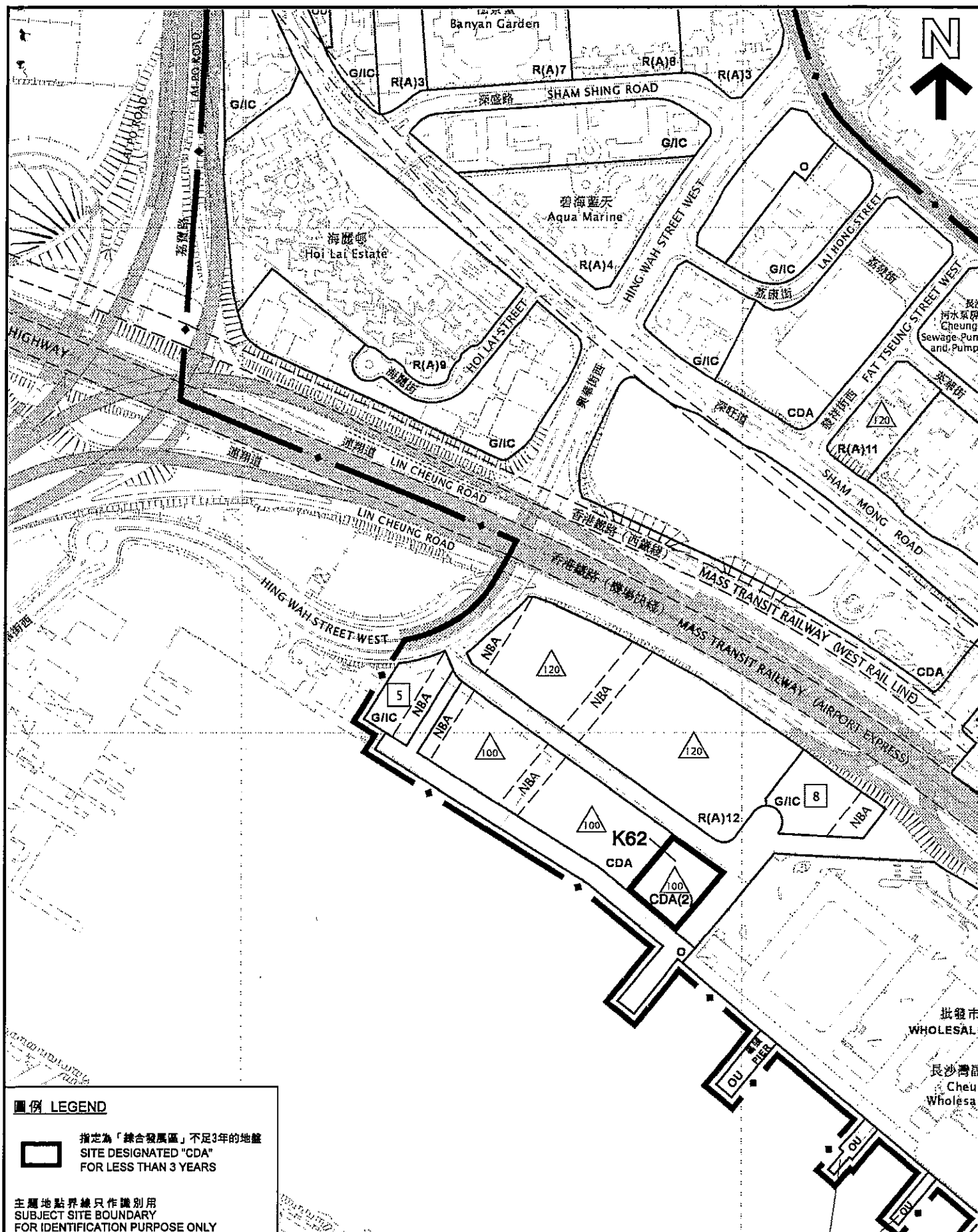
SCALE 1:5 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
58



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

主圖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 K62
西南九龍
位於連翔道一塊土地的東南部

CDA SITE REF. No. K62
SOUTHEASTERN PORTION OF THE AREA
AT LIN CHEUNG ROAD
SOUTH WEST KOWLOON

SCALE 1:5 000 比例尺

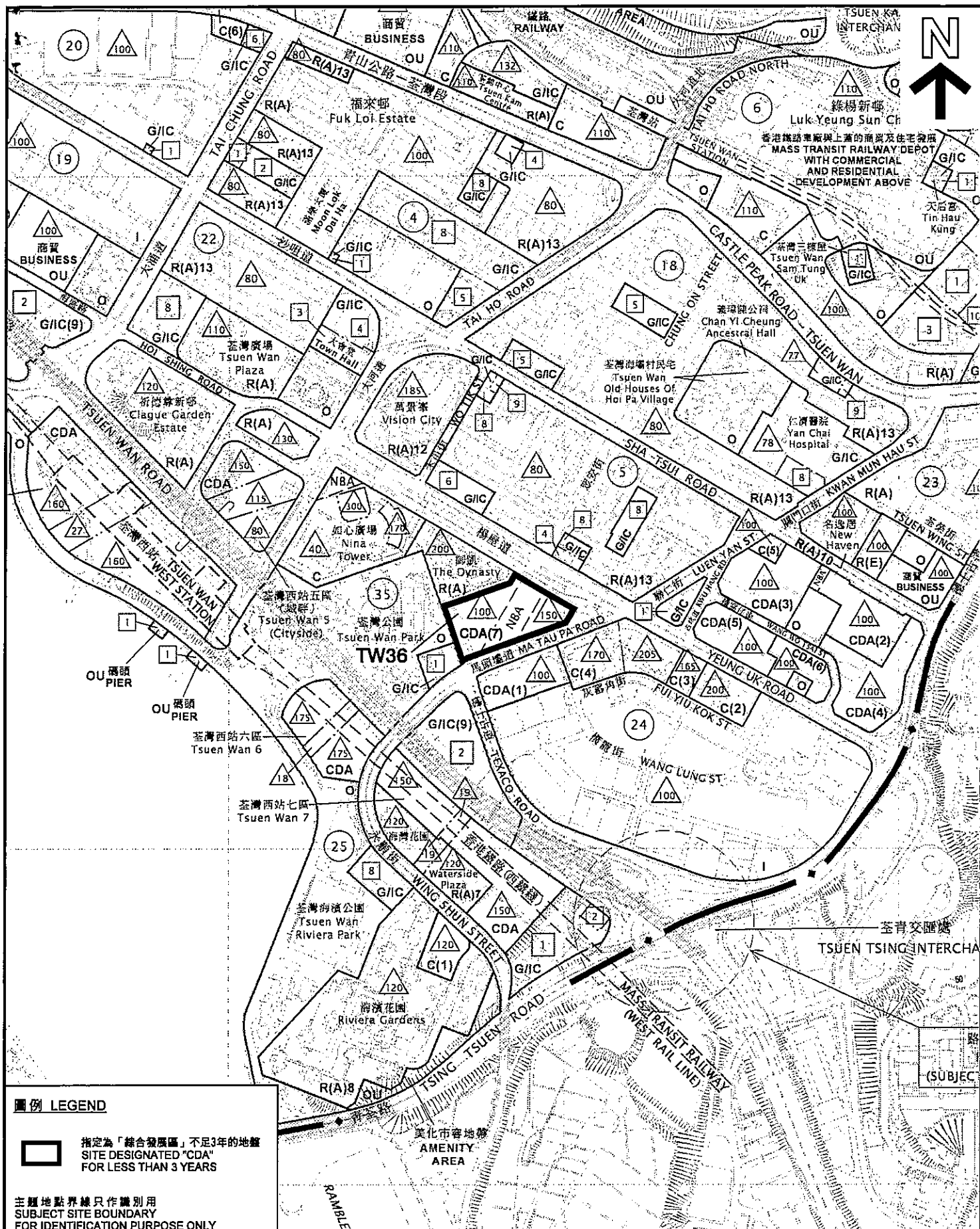
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
59

本摘要圖於2014年2月28日編備，
所根據的資料為於2013年12月13日
展示的分區計劃大綱圖編號S/K20/29
EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/K20/29 EXHIBITED ON 13.12.2013



平面圖 SITE PLAN

綜合發展區地盤參考編號 TW36
新界荃灣
楊屋道和馬頭壩道交匯處

CDA SITE REF. No. TW36
J/O YEUNG UK ROAD AND MA TAU PA ROAD
TSUEN WAN, NEW TERRITORIES

SCALE 1 : 7 500 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/14/9

圖 PLAN
60

本摘要圖於2014年2月28日擬備，
所根據的資料為於2014年1月7日
核准的分區計劃大綱圖編號S/TW/31

EXTRACT PLAN PREPARED ON 28.2.2014
BASED ON OUTLINE ZONING PLAN No.
S/TW/31 APPROVED ON 7.1.2014