

**METRO PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD**

**MPC Paper No. 4/17
For Consideration by
the Metro Planning Committee on 9.6.2017**

**Review of Sites Designated “Comprehensive Development Area”
on Statutory Plans in the Metro Area for the Years 2015/2017**

**Review of Sites Designated “Comprehensive Development Area”
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1. PURPOSE

The purpose of this Paper is to brief the Metro Planning Committee (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 years 2015/2017 (i.e. 1.4.2015 to 31.3.2017). 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. During the consideration of the last CDA Review on 22.5.2015, the Committee noted that the progress of implementation of “CDA” developments in a year’s time might not be significant and considered that the review of “CDA” sites could be carried out biennially instead of annually in order to streamline the workflow and save the resources. Upon agreement by the Board on 1.4.2016, the Town Planning Board Guidelines were further revised to specify that the review of the “CDA” sites designated for more than 3 years should be conducted on a biennial basis.

3. CURRENT SITUATION

- 3.1 There are a total of 64 “CDA” sites (**Plans 1 to 3**) in the Metro Area by the end of March 2017, excluding the 10 “CDA” sites that fall within the Development Scheme Plans prepared by the Urban Renewal Authority or the then Land Development Corporation.

3.2 Amongst these 64 “CDA” sites, a total of 5 sites are designated for less than 3 years on the relevant OZP. These sites are located at Tung Yuen Street and Yan Yue Wai, Yau Tong (K 63 to K 67) (**Plan 57**) which are subdivided from the large Yau Tong Industrial Area “CDA” zone at Yau Tong (previous K 38) to facilitate early redevelopment according to the Committee’s decision on the 2012 Review. On 19.12.2014, the relevant amendments to the OZP to subdivide the “CDA” zone into 5 smaller zones were exhibited for public inspection. The amended OZP was approved by the Chief Executive in Council (CE in C) on 27.10.2015. In addition, the eastern portion of a site at Ma Tau Kok (previous K 40) had been rezoned to facilitate early implementation. The OZP amendment was gazetted on 5.4.2016. There is no change to the zoning of the remaining site (renumbered K 68) (**Plan 15**).

3.3 This current review has examined 59 “CDA” sites that have been designated for more than 3 years by the end of March 2017, as follows:

(a) “CDA” Sites with No Approved Master Layout Plan (MLP)	22
(b) “CDA” Sites with Approved MLP	37
Total	59

4. THE REVIEW

4.1 “CDA” Sites with No Approved MLP (Total: 22)

Sites Proposed for Retention (Total: 20)

4.1.1 There are a total of 22 “CDA” sites designated for more than 3 years with no approved MLP, 20 of them are proposed for retention (**Appendix I**) and the status of these sites are summarised in the following:

- (a) **9** sites with planning briefs recently approved, under preparation or to be prepared (H 28, H 61, K 55, K 56, K 58 to K 62) (**Plans 4, 6 and 11 to 14**);
- (b) **9** sites are subject to traffic, environmental and/or visual impacts which have to be properly addressed (K 27, K 30, K 42, K 68, TW 2, TW 23 and TW 33 to TW 35) (**Plans 7 to 9 and 15 to 18**);
- (c) **1** site is related to preservation of historical building (K 52) (**Plan 10**); and
- (d) **1** site is for preservation of the existing character and ambience of the area (H 60) (**Plan 5**).

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 20 sites are at **Appendix I**.

Sites Subject to Review (Total: 2)

4.1.3 The following 2 “CDA” sites with no approved MLP are subject to review on the zoning and site boundary/development intensity. Details of the sites are at **Appendix II** and summarised below:

- (a) K 31 (**Plan 19**) is located at the junction of Kowloon City Road and Ma Tau Kok Road which is commonly known as “13 Streets” 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, the then 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. As a large number of owners, tenants and business operators will be affected, the Administration is assessing the appropriate implementation mechanism to facilitate redevelopment of the site; and
- (b) K 54 (**Plan 20**) 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, the then KC DURF has proposed to subdivide the “CDA” into 2 “CDAs”. The plot ratio (PR) for the “CDA” zone covering the existing residential portion, which is commonly known as “5 Streets”, is proposed to be relaxed from 5 to 6.5 to provide incentive for redevelopment. The Administration is assessing the appropriate implementation mechanism to facilitate redevelopment of the site.

4.2 “CDA” Sites with Approved MLP (Total: 37)

Sites Proposed for Retention (Total: 27)

- 4.2.1 There are a total of 37 “CDA” sites designated for more than 3 years with approved MLP, 27 of which are proposed for retention (**Appendix III**). 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 27 sites are summarised in the following:
 - (a) **18** sites with building plans approved while construction work has yet to commence or is at different stages of construction (H 7, H 14A, H 19, H 23, H 29, H 39, H 40, H 42, K 25, K 26, K 29, K 41, TW 1, TW 26, TW 28, TW 30, TW 31 and TW 36) (**Plans 21 to 23, 25, 26, 28, 29, 31, 35 to 37, 39, 41 to 45, and 47**);
 - (b) **7** sites with building plans yet to be approved (H 35, H 41, K 13, K 19, K 39, K 57 and TW 32) (**Plans 27, 30, 34, 33, 38, 40 and 46**);
 - (c) **1** site being a Government project subject to the Public Works Programme (H 21) (**Plan 24**); and

- (d) 1 site was once rezoned to “Residential (Group A)” and “Commercial” (“C”) (K 7) (**Plan 32**) on 28.4.2003. However, after consideration of the strong local objections against the rezoning amendments, the Board decided to uphold the objections and revert the site back to the original “CDA” zoning.

Sites already Agreed for Rezoning (Total: 3)

4.2.2 When considering the review for “CDA” sites at the meeting on 21.3.2014, the Committee agreed that 3 sites at Oil Street (H 14B) (**Plan 48**), the Airport Railway Kowloon Station, West Kowloon Reclamation, Kowloon (K 11) (**Plan 49**) and the Former Marine Police Headquarters at Salisbury Road, Tsim Sha Tsui (K 14) (**Plan 50**) could be rezoned to appropriate zonings to reflect their as-built conditions. The current progress of these 3 sites are detailed in **Appendix IV** and summarized below:

- (a) since the hotel development at 23 Oil Street, North Point (H 14B) (**Plan 48**) has been completed, the Committee has previously agreed that the site is suitable for rezoning to “C” to reflect the planning intention for the site and the existing hotel use. Given that the proposed developments at the adjoining site on the western part of the same “CDA(1)” zone (H 14A) (**Plan 22**) and the “CDA” zone to the east (H 23) (**Plan 25**) are now under implementation, rezoning of the three sites (H 14A, H 14B and H 23) could be made comprehensively in one go upon their completion;
- (b) while the comprehensive residential, office, hotel and service apartment development at the Airport Railway Kowloon Station, West Kowloon Reclamation Area (K 11) (**Plan 49**) has been completed and all the approval conditions of the “CDA” site have been complied with, the “CDA(1)” site (K 29) (**Plan 37**) to the east across Lin Cheung Road for the proposed West Kowloon Terminus and its topside development of the Guangzhou-Shenzhen-Hong Kong Express Rail Link (XRL) is being actively developed and will be connected with K 11 by three footbridges. The XRL and the terminus are scheduled to be completed by 2018. Subject to completion of the development on K 29 and the full compliance with the relevant approval conditions, the “CDA” zoning of these 2 sites will be comprehensively reviewed for rezoning to appropriate zonings to reflect the planning intention of the sites and the as-built conditions; and
- (c) the development at the Former Marine Police Headquarters site in Salisbury Road (K 14) (**Plan 50**) was completed in early 2009 with Occupation Permit (OP) issued on 9.2.2009. All the approval conditions 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 when opportunity arises.

Sites Proposed for Rezoning (Total: 3)

- 4.2.3 The developments in the following 3 sites have been completed. It is proposed to rezone the sites to appropriate zonings to reflect their as-built conditions and approved uses when opportunity arises. Detailed justifications are at **Appendix V** and summarised below:
- (a) the residential development at Pine Crest, Tai Po Road (K 24) (**Plan 51**) was completed with OP and certificate of compliance (CC) issued on 12.9.2014 and 20.11.2015 respectively;
 - (b) the school portion of the site at the junction of Inverness Road and Junction Road (K 34) (**Plan 52**) was completed in 2007. The residential portion was completed with OP and CC issued on 18.3.2016 and 29.12.2016 respectively; and
 - (c) the comprehensive residential cum Government, Institution or Community (G/IC) development at MTR Tsuen Wan West Station Site TW7 (TW 29) (**Plan 53**) was completed with OP and CC issued on 19.9.2014 and on 31.3.2015 respectively.

Sites with Potential for Rezoning (Total: 4)

- 4.2.4 Should opportunity arise, the following 4 “CDA” sites with approved MLP are considered as sites with potential for rezoning subject to full compliance with the approval conditions and completion of the developments. Detailed justifications for rezoning are at **Appendix VI** and summarised below:
- (a) the MLP for the proposed conservation and conversion of the Chai Wan Flatted Factory Building (CWFF) (H 36) (**Plan 54**), which is a Grade 2 historic building, for public rental housing (PRH) development with a view to preserving the last ‘H’ type factory building was approved with conditions by the Committee on 16.8.2013 and the building plans were approved on 29.10.2013. The conservation and conversion of CWFF for PRH was completed in mid-2016. As such, the site has potential for rezoning to reflect the conservation of the CWFF and its existing use upon full compliance with the approval conditions;
 - (b) the ex-KMB Lai Chi Kok bus depot (K 17) (**Plan 55**) consists of two private lots. The redevelopment of the southern portion into a comprehensive residential and commercial development namely Manhattan Hill was completed with OP issued on 12.12.2006. With regards to the existing KMB Headquarters Building in the northern portion of the CDA zone, application No. A/K16/41 for proposed eating place, office, shop and services at G/F (part) was approved with conditions by the Committee on 8.1.2016. No actions for compliance with the approval conditions have been taken since then. Another application No. A/K16/42 for proposed shop and services, place of recreation, sports or culture and office at 6/F was approved with conditions by the Committee on 5.2.2016. On 17.2.2017, the applicant was reminded that a revised MLP and development

schedule incorporating the proposed change of use should be submitted to comply with the planning approval condition. Upon full compliance with the approval conditions, the site has potential for rezoning to reflect the development at Manhattan Hill and the KMB Headquarters Building;

- (c) a site south of Hung Luen Road, Hung Hom (K 47A) (**Plan 56**) was sold by tender in December 2011. General building plans were first approved in 2014. Construction of the development has been completed. Compliance of approval conditions is at advanced stage. Upon full compliance of all approval conditions, there is potential to rezone the site to appropriate zoning in tandem with the adjacent site (K 47B); and
- (d) another site at the junction of Hung Luen Road and Kin Wan Street, Hung Hom (K 47B) (**Plan 56**) was sold by tender in August 2011 and MLP was approved with conditions by the Committee on 20.4.2012. All conditions have been complied with and the OP and certificate of compliance were issued on 15.1.2016 and 1.6.2016 respectively. There is potential to rezone the site to appropriate zoning in tandem with the adjacent site (K 47A).

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 2016/early 2017 in order to have a better understanding on the implementation of the sites. A total of 29 replies were 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	20 (Appendix I)	27 (Appendix III)	47
No. of Sites Already Agreed for Rezoning	-	3 (Appendix IV)	3
No. of Sites Subject to Review	2 (Appendix II)	-	2
No. of Site Proposed for Rezoning	-	3 (Appendix V)	3
No. of Sites have Potential for Rezoning	-	4 (Appendix VI)	4
Total number of “CDA” sites designated for more than 3 years			59

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

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

- (f) note the sites with potential for rezoning mentioned in paragraph 4.2.4 and detailed at **Appendix VI**.

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

ATTACHMENTS

Appendix I	List of “CDA” Sites with No Approved MLP and Proposed for Retention
Appendix II	List of “CDA” Sites with No Approved MLP and Subject to Review
Appendix III	List of “CDA” Sites with Approved MLP and Proposed for Retention
Appendix IV	List of “CDA” Sites with Approved MLP and Agreed for Rezoning
Appendix V	List of “CDA” Sites with Approved MLP and Proposed 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 57	Extract Plans for Individual “CDA” Sites

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

(Total: 20 – H 28, H 60, H 61, K 27, K 30, K 42, K 52, K 55, K 56, K 58 to K 62, K 68, TW 2, TW 23 & TW 33 to TW 35) (Plans 4 to 18)

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Justifications for Retention
H 28 (Plan 4)	Adjacent to Man Yiu Street, Central Reclamation Phase III, Hong Kong (5.23 ha) (Government land, except a small portion under private ownership for a private utility facility)	17	<ul style="list-style-type: none"> According to the Notes for the “CDA” zone, development on the site is subject to maximum building height (BH) restrictions 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 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 commercial development mainly for office and retail uses in medium-rise separate building blocks on top of a landscaped deck with provision of public open space and supporting facilities. To provide comprehensive guidance to the future developer to facilitate the preparation of master layout plan (MLP) submission, PlanD has prepared a draft planning brief (PB) setting out the broad development parameters and the planning and design requirements of the site. On 30.9.2016, the Committee agreed that the draft PB was suitable for public consultation. The Task Force on Harbourfront Developments on Hong Kong Island (TFHK) and the Central and Western (C&W) District Council (DC) were consulted on 19.10.2016 and 20.10.2016 respectively. The revised PB which took account of the views of TFHK and C&W DC, where appropriate, was endorsed by the Committee on 23.12.2016. The “CDA” designation should be retained to provide guidance on the proper development of the site.
H 60 (Plan 5)	Wing Lee Street/ Shing Wong Street, Sheung Wan (0.07 ha) (multiple ownership)	5	<ul style="list-style-type: none"> The Wing Lee Street site was excised from the Urban Renewal Authority (URA) Staunton Street/Wing Lee Street Development Scheme Plan and zoned “CDA” on the draft Sai Ying Pun & Sheung Wan OZP No. S/H3/26 which was exhibited for public inspection on 8.7.2011. The Wing Lee Street site covers 1 to 12 Wing Lee Street and 17 and 19 Shing Wong Street. The existing tenement buildings (built in the late 1950’s) on Wing Lee Street are of Chinese tenement style with Art Deco influence and are special in terms of their

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
			<p>rather uniform design and contextual setting on a terrace. The buildings at 17 and 19 Shing Wong Street, built in the same period, form an integral part of the cluster.</p> <ul style="list-style-type: none"> • The "CDA" zone is intended primarily to preserve the existing character and ambience of the Wing Lee Street area. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development. Any development/ redevelopment for residential and/or commercial uses should be planned in a comprehensive manner. Residential use and ground floor shop and services use in an existing building are always permitted. • Whilst Wing Lee Street was no longer a redevelopment project to be carried out by URA, URA has renovated the four acquired blocks at 5, 7, 8 & 9 Wing Lee Street and invited the University of Hong Kong, Hong Kong Youth Federation and Hong Kong Arts Centre to make better use of the blocks. • The "CDA" designation should be retained to ensure planning control in a holistic manner.
H 61 (Plan 6)	<p>Area bounded by Road P2, Fleming Road, Tonnochy Road, Great Eagle Centre and Harbour Centre, Wan Chai</p> <p>(1.65ha)</p> <p>(Government land)</p>	3	<ul style="list-style-type: none"> • The "CDA" zone is intended for comprehensive development, which is primarily for convention and meeting facilities and other commercial related uses, together with railway station facilities, a public transport interchange and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints. • A set of PB which serves as the basis for the preparation of MLP for the future development at the site was endorsed by the Committee on 11.7.2014. • The Commerce and Economic Development Bureau is co-ordinating the planning and development of the site. • The "CDA" designation should be retained to provide control and guidance on the development of the site.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
K 27 (Plan7)	Lai Hong Street, South West Kowloon (2.37 ha) (multiple ownership)	18	<ul style="list-style-type: none"> • The MLP for the site 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. • In this CDA review, the lot owner of Yuen Fat Wharf and Godown expressed genuine intention to redevelop the captioned CDA site jointly with the adjacent land owner of Kerry Hung Kai Warehouse and that a MLP will be submitted to the Town Planning Board (the Board) in due course for the comprehensive development. • Correspondingly, the owner of Kerry Hung Kai Warehouse also advised that they have strong intention of redeveloping the sites and are now actively reviewing the sites and jointly planning the MLP together with the adjoining land owner of Yuen Fat Wharf and Godown. • In view of that the owners are actively pursuing the development and in order to facilitate redevelopment of the warehouses and maintain adequate planning control to achieve coordinated redevelopment for the site to ensure that there would not be adverse impacts on the surrounding residential neighbourhood, the "CDA" zoning of the site is proposed to be retained at this juncture.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
K 30 (Plan 8)	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)	17	<ul style="list-style-type: none"> K 30 (Plan 8), K 39 (Plan 38) and K 68 (Plan 15), were originally covered by a single "CDA" zone. To meet the objections to the Ma Tau Kok OZP No. 7S/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 for this review. As planning permission was granted for residential use on the adjacent "CDA(2)" zone (K 39) in 2016, there is room to comprehensively review the "CDA" zoning for the three sites along Mok Cheong Street if the residential development proceeds to more advanced stage.
K 42 (Plan 9)	J/O Cheong Hang Road and Winslow Street, Hung Hom, Kowloon (0.47 ha) (single ownership)	17	<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 and should be retained to address the environmental and visual impacts. In 2014, the site owner put up some conceptual redevelopment proposals for the site to Government. However, those proposals were not taken forward. Subject to any further discussion with the developer on their proposal, consideration will be given to whether there is a need to review the "CDA" zoning for the site.
K 52 (Plan 10)	56 Fuk Tsun Street & 1 Lime Street, Mong Kok, Kowloon (KIL 11170) (Zoned "CDA(1)" on OZP) (0.04 ha) (single ownership and Government land)	13	<ul style="list-style-type: none"> The MLP approved by the Committee on 5.12.2003 and application for extension of time limit 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 25.1.2017 that they are still interested to pursue the development. The site is under single ownership (i.e. it involves 1 private owner and Government land). There would be opportunities to

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
			integrate the preservation of the historical temple (Grade 3 historic building) on the site through comprehensive development. The "CDA" designation should therefore be retained.
K 55 (Plan 11)	Area on the Eastern Side of Kai Tak River in Kai Tak City Centre North, Kai Tak (Zoned "CDA(1)") on OZP) (1.77 ha) (Government land)	9	<ul style="list-style-type: none"> The "CDA(1)" site together with the "CDA(2)" site under K 56 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 BH 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/retail uses. The PB for the "CDA(1)" site was approved by the Committee on 26.8.2016. Kai Tak Development is now at the implementation stage and necessary infrastructure is being provided to serve the development sites in phases. The "CDA" designation should be retained to realize the planning intention.
K 56 (Plan 11)	Area 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)	9	<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 BH 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. The PB for the site is under preparation. Kai Tak Development is now at the implementation stage and necessary infrastructure to serve the development sites is being provided in phases. The "CDA" designation should be retained to realize the planning intention.
K 58, K 59 & K 60	Abutting Lung Tsun Stone Bridge Preservation	5	<ul style="list-style-type: none"> The "CDA(3)" site together with the "CDA(4)" and "CDA(5)" sites abutting the Lung Tsun Stone Bridge Preservation

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
(Plan 12)	<p>Corridor in Kai Tak City Centre North, Kai Tak</p> <p>(Zoned "CDA(3)" (K 58), "CDA(4)" (K 59) and "CDA(5)" (K 60) on OZP)</p> <p>("CDA(3)" – 1.98ha; "CDA(4)" – 0.63ha; "CDA(5)" – 1.38ha)</p> <p>(Government land)</p>		<p>Corridor are designated to ensure their disposition and design would be in harmony with the Preservation Corridor. Taking into account the winning entry of the Design Idea Competition for Preservation Corridor for Lung Tsun Stone Bridge Remnants announced in January 2014, PBs are under preparation to set out the special design feature for these three "CDA" sites to ensure a harmonious environment with the Preservation Corridor.</p> <ul style="list-style-type: none"> • The "CDA(3)" site is intended for commercial use with a maximum PR of 6.6 and maximum SC of 65%. In order to provide a more open view towards the Kowloon City and the Lion Rock, the eastern part of the site is subject to a lower BH restriction of 13mPD while the remaining area will be subject to a maximum BH of 100mPD. • The "CDA(4)" site is intended for commercial use with a maximum PR of 6.6, maximum BH of 90mPD and maximum SC of 65%. • The "CDA(5)" site is intended for residential use with a maximum PR of 6.8, maximum BH of 135mPD and maximum SC of 40%. • Kai Tak Development is now at the implementation stage and necessary infrastructure is being provided to serve the development sites in phases. The "CDA" designation should be retained to realize the planning intention.
K 61 (Plan 13)	<p>Northwestern portion, Lin Cheung Road, South West Kowloon</p> <p>(Zoned "CDA" on OZP)</p> <p>(1.93ha)</p> <p>(Government land)</p>	4	<ul style="list-style-type: none"> • The "CDA" zone (K 61) is planned for private residential development and restricted to a total maximum gross floor area (GFA) for residential use at 91,770m² with provision of not less than 3,600m² of public open space and a maximum BH of 100mPD. • The "CDA(2)" zone (K 62) is planned for hotel development and restricted to a total maximum GFA for hotel use at 34,770m² and a maximum BH of 100mPD. • The respective site is to be developed together with the waterfront promenade which falls within the adjoining "Open Space" zone. • On 30.9.2016, the Committee agreed that the draft PB prepared for both sites was suitable for consultation with the Sham Shui Po DC and the Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing of the Harbourfront Commission, which were consulted on 8.11.2016 and 18.11.2016 respectively. • The revised PB was endorsed by the Committee on 12.5.2017. • The "CDA" designation should be retained to facilitate comprehensive and integrated planning over the design and layout of the
K 62 (Plan 14)	<p>Southeastern portion, Lin Cheung Road, South West Kowloon</p> <p>(Zoned "CDA(2)" on OZP)</p> <p>(0.49ha)</p> <p>(Government land)</p>		

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
			future development of the site.
K 68 (Plan 15)	The area abuts Sung Wong Toi Road and Mok Cheong Street, Kowloon (Zoned "CDA(3)" on OZP) (0.83 ha) (multiple ownership)	17	<ul style="list-style-type: none"> The "CDA(3)" site is under multiple ownership. 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 draft Ma Tau Kok OZP incorporating the rezoning of part of the site occupied by Government land (i.e. the Kowloon Animal Management Centre and the ex-EMSD Workshop) and the Hong Kong Society for the Blind site from "CDA(3)" to "R(A)" and "G/IC" respectively, was gazetted on 15.5.2015. The amended OZP was approved by the Chief Executive in Council on 5.4.2016. It is appropriate to retain the remaining area under "CDA(3)" zone for this review. As planning permission was granted for residential use on the adjacent "CDA(2)" zone (K 39) in 2016, there is room to comprehensively review the "CDA" zoning for the three sites along Mok Cheong Street if the residential development proceeds into more advanced stage.
TW 2 (Plan 16)	North of Lai King Hill Road, Kau Wa Keng, Kwai Chung, New Territories (5.08 ha) (multiple ownership)	24	<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, it is considered appropriate to maintain the "CDA" zoning in order to avoid piecemeal redevelopment and to ensure comprehensive development of the Kau Wa Keng area incorporating the necessary transport, environmental, infrastructure and utility provisions. 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. The improvement to

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
			the sewerage of the area has yet to be finalized.
TW 23 (Plan 17)	19-31 Ma Tau Pa Road, Tsuen Wan, New Territories (Zoned "CDA(1)" on OZP) (0.55 ha) (single ownership)	19	<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 site from "Industrial" ("I") to "CDA(1)" is to help alleviate the I/R interface problem of the area. The "CDA(1)" zone is intended for comprehensive commercial development. 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. In view of that the site is under single ownership and the adjacent development is in progress, the zoning of the site is to be reviewed upon completion of the adjacent developments. 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 at this juncture.
TW 33 (Plan 18)	North-east of Wang Wo Tsai Street at the junction of Yeung Uk Road and Texaco Road, Tsuen Wan, New Territories (Zoned "CDA(4)" on OZP) (about 1.3 ha) (single ownership for 3 buildings and multiple ownership for the remaining 3 buildings)	6	<ul style="list-style-type: none"> The three sites are located at the northern part of Tsuen Wan East Industrial Area occupied by industrial buildings. The main reason for rezoning the sites from "I" to "CDA" in 2010 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 road nearby could not be satisfactorily addressed through redevelopment of individual private industrial buildings with uncertain redevelopment programme. DEP has also been very concerned that the phasing out of existing industrial uses in the area would likely require a very long lead time to materialise. The future residents of redeveloped sites would be subject to industrial noise problems and aerial emissions and plume impingement impacts from the nearby industrial operations. In this
TW 34 (Plan 18)	South of Wang Wo Tsai Street at the junction of Yeung Uk Road and Kwu Hang Road, Tsuen Wan, New Territories (Zoned "CDA(5)" on OZP) (about 0.7 ha)		

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
	(single ownership for 2 buildings and multiple ownership for the remaining 4 buildings)		respect, DEP 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.
TW 35 (Plan 18)	South of Wang Wo Tsai Street and north of Yeung Uk Road, Tsuen Wan, New Territories (Zoned "CDA(6)" on OZP) (about 0.5ha) (multiple ownership)		<ul style="list-style-type: none"> • In view of the above, although no development proposal has been received, the sites 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. • A s.12A application for OZP amendments to excise part of the "CDA(5)" zone and rezone it to "Other Specified Uses" annotated "Business (2)" to facilitate a proposed data centre development was received. The application is scheduled for the Committee's consideration in June 2017.

List of “CDA” Sites with No Approved MLP and Subject to Review**(Total: 2 – K 31 & K 54) (Plans 19 to 20)**

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Progress of Rezoning
K 31 (Plan 19)	J/O Kowloon City Road and Ma Tau Kok Road, Ma Tau Kok, Kowloon (13 Streets) (2.84 ha) (multiple ownership)	18	<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 then Kowloon City District Urban Renewal Forum (KC DURF) was set up to advise the Government on the district-based urban renewal initiatives. To facilitate redevelopment in the area, the then 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 was submitted to the Government for consideration in January 2014. As a large number of owners, tenants and operators will be affected, the Administration is assessing the appropriate implementation mechanism to facilitate redevelopment of the site.
K 54 (Plan 20)	J/O Ma Tau Kok Road and To Kwa Wan Road (including Ming Lun Street), To Kwa Wan (5 Streets) (1.86 ha) (multiple ownership)	10	<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

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Progress of Rezoning
			<p>"CDA" zoning will also ensure the provision of the public waterfront promenade upon redevelopment.</p> <ul style="list-style-type: none"> To facilitate redevelopment in the area, the then KC DURF 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 DURF's proposal was submitted to the Government for consideration in January 2014. The Administration is assessing the appropriate implementation mechanism to facilitate redevelopment of the site.

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

(Total: 27 – H 7, H 14A, H 19, H 21, H 23, H 29, H 35, H 39 to H 42,
K 7, K 13, K 19, K 25, K 26, K 29, K39, K 41, K 57, TW 1, TW 26, TW 28, TW 30 to TW 32 & TW36)
(Plans 21 to 47)

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”/“CRA”	Justifications for Retention
H 7 (Plan 21)	Hopewell Centre II (HCII), area to the west of Hopewell Centre bounded by Kennedy Road and Ship Street, Wan Chai, Hong Kong (Zoned “OU(CRA)” on OZP) (0.98 ha) (single ownership)	31	<ul style="list-style-type: none"> The MLP (with Class A amendment to the MLP approved on 7.1.1994) was agreed by the Board on 12.12.2008. The revised MLP was deposited in the Land Registry on 17.8.2009. Land exchange for the revised scheme was executed on 24.11.2012. On 4.3.2016, the Committee partially approved with conditions the s.16A application (No. A/H5/217-2) for addition of an internal vehicular egress on 11/F of HCII connecting with the adjacent Hopewell Centre. On 10.6.2016, the Committee rejected the s.16A application (No. A/H5/217-3) for a proposed at-grade vehicular egress onto Kennedy Road. The latest general building plans for the revised scheme under Application No. A/H5/217 was approved on 24.2.2017 and the latest site formation and hoarding plans for major part of the site were approved on 7.10.2016 and 29.9.2016 respectively. Compliance with planning approval conditions is in progress. The “Other Specified Uses” annotated “Comprehensive Redevelopment Area” (“OU(CRA)”) designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.
H 14A (Plan 22)	J/O Fook Yum Road and King Wah Road, North Point, Hong Kong (Zoned “CDA(1)” on OZP) (0.35 ha) (single ownership)	33 (Part of the site was first designated “OU(CRA)” on 26.8.1983. On 1.12.2000, the “OU(CRA)” and the adjoining “OU” annotated “Open Storage, Loading & Unloading Areas and Service Car Parking” zones were rezoned to “CDA(1)” to facilitate implementation of comprehensive development.)	<ul style="list-style-type: none"> 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). 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. The latest building plans for the proposed office scheme were approved by BA on 24.1.2017 and construction is underway. Lease modification was executed on 25.10.2016. Compliance with planning approval conditions is in progress. 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
H 19 (Plan 23)	Taikoo Place, 979 King’s Road, Quarry Bay, Hong Kong (2.22 ha) (multiple ownership)	12	<ul style="list-style-type: none"> The first MLP for a two-phased development was approved by the Board 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 industrial buildings at the site into Building 2A and 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 2.4.2009 and 22.4.2014 respectively. For Application No. A/H21/132, the latest building plans for Buildings 2A and 2B were approved on 3.3.2017 and 17.3.2017 respectively. Construction works of Building 2A is in progress. Compliance with planning approval conditions is in progress. The “CDA” designation should be retained to ensure proper implementation of Phase 2 development and approval conditions.
H 21 (Plan 24)	Comprehensive Development Area including Piers No. 4, 5 and 6, Central, Hong Kong (Zoned “CDA(2)” on OZP) (1.89 ha) (Government Land)	22	<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 Board 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. 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. 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. Compliance with planning approval conditions is in progress. The “CDA” designation should be retained to ensure implementation of approved MLP and approval conditions.
H 23 (Plan 25)	Oil Street (ex-Government Supplies Department Depot), North Point, Hong Kong	21	<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

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"/"CRA"	Justifications for Retention
	(1.17 ha) (single ownership)		<p>further updated on 23.1.2009.</p> <ul style="list-style-type: none"> • The major development parameters of the endorsed PB have been incorporated into the land sale conditions. The site was sold on 25.8.2011. • 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 23.9.2016. • Compliance with planning approval conditions is in progress. • The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.
H 29 (Plan 26)	Former Lingnan Campus Site at Stubbs Road, Hong Kong (1.6 ha) (single ownership)	17	<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. • The applicant submitted two applications No. A/H12/26-1 and A/H12/26-2 on 9.11.2012 and 6.6.2014 respectively for Class B amendments to the approved MLP. These applications were approved by the D of Plan on 15.2.2013 and 3.9.2014 respectively under the delegated authority of the Board. • Compliance with planning approval conditions is in progress. • The building plan submission was first approved on 6.2.2014. • Construction works is underway and the proposed development is expected to be completed by 3rd quarter of 2018. • The "CDA" designation should be retained to ensure proper implementation of the approved MLP and approval conditions.
H 35 (Plan 27)	Site at Chai Wan Road, Chai Wan, Hong Kong (Zoned "CDA(1)" on OZP) (1.04 ha) (single ownership)	15	<ul style="list-style-type: none"> • The MLP was first approved on 8.2.2002. Two subsequent applications for extension of time limit (EOT) 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 abandoned the appeal on 5.2.2014. • A planning application (No. A/H20/177) was

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”/“CRA”	Justifications for Retention
			<p>submitted on 17.8.2012 and approved with conditions by the Board 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)”, and a public open space at the remaining portion of the site zoned “Open Space”.</p> <ul style="list-style-type: none"> • Compliance with planning approval conditions is in progress. • General building plans have yet to be approved. • The “CDA” designation should be retained to ensure implementation of the approved MLP and approval conditions.
H 39 (Plan 28)	<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>	9	<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.16A application No. A/H8/401-1 for Class B amendments to the approved development proposal was approved by the Committee on 14.1.2011. D of Plan under the delegated authority of the Board approved on 12.2.2014 another s.16A application No. A/H8/401-2 for EOT for commencement of development until 12.2.2018. • The latest general building plans for Phase 1 development were approved by the BA on 14.2.2017. Compliance with planning approval conditions is in progress. • The “CDA” designation should be retained to ensure implementation of the approved MLP and approval conditions.
H 40 (Plan 29)	<p>Ming Wah Dai Ha, 1-25 A Kung Ngam Road, Shau Kei Wan, Hong Kong</p> <p>(3.53 ha)</p> <p>(single ownership)</p>	8	<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 (HKHS)’s MLP (Application No. A/H9/69) for comprehensive redevelopment of the site was approved with conditions by Committee on 15.3.2013. Subsequently, two s.16A Applications for Class B amendments to Phase 1 of the approved scheme (Application No. A/H9/69-1) and EOT for commencement of development (Application No. A/H9/69-2) were approved with conditions by D of Plan under the delegated authority of the Board on 22.2.2016 and 5.9.2016 respectively. The planning permission for the redevelopment is valid until 15.3.2021. • The redevelopment scheme will be implemented in 3 phases for completion by 2036. • General building plans for Phase 1 of the

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”/“CRA”	Justifications for Retention
			<p>redevelopment was first approved on 10.11.2016.</p> <ul style="list-style-type: none"> • Compliance with planning approval conditions is in progress. • The “CDA” designation should be retained to ensure implementation of the approved MLP and approval conditions.
H 41 (Plan 30)	<p>Ex-Wong Chuk Hang Estate, Aberdeen & Ap Lei Chau, Hong Kong</p> <p>(7.17 ha)</p> <p>(single ownership)</p>	6	<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. • The application (No. A/H15/254-2) for Class B Amendment for EOT for commencement of development up to 8.2.2019 was approved by D of Plan under delegated authority of the Board on 3.11.2016. • Construction works of the railway station and depot are about complete. The development of the commercial and residential property on top of the depot will commence soon in phases. • Land grant application for the topside development is being processed by LandsD. • Compliance with planning approval conditions is underway. • General building plans have not been received yet. • The “CDA” designation should be retained to ensure implementation of the approved MLP and approval conditions.
H 42 (Plan 31)	<p>Ex-North Point Estate, North Point, Hong Kong</p> <p>(Zoned “CDA(3)” on OZP)</p> <p>(2.93 ha)</p> <p>(single ownership)</p>	7	<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, GIC 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. • The latest building plans for Phases 1 and 2 of the development were approved on 11.1.2017 and 16.11.2016 respectively. • Compliance with planning approval conditions is in progress.

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”/“CRA”	Justifications for Retention
			<ul style="list-style-type: none"> The “CDA” designation should be retained to ensure implementation of the approved MLP and approval conditions.
K 7 (Plan 32)	Whampoa Garden, Hung Hom, Kowloon (18.61 ha) (multiple ownership)	13	<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 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. 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 the Board 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.
K 13 (Plan 33)	Area bounded by Cha Kwo Ling Road, Ko Fai Road and Victoria Harbour, Yau Tong Bay, Kowloon (9.91 ha) (multiple ownership)	24	<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. An application for amendments to the approved scheme was submitted in January 2014 to retain the water pumping station on site and to revise the building block design. The application was approved with conditions by the Committee on 16.1.2015. 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
K 19 (Plan 34)	Area bounded by Choi Hung Road and Lung Cheung Road in Diamond Hill, Kowloon (7.18 ha) (Government land)	23	<ul style="list-style-type: none"> The PB for comprehensive public housing development with commercial use, public open space including a water feature park and landscaped walk with cultural theme, religious facility and public transport interchange was endorsed by the Committee on 17.7.2015. The MLP for the proposed comprehensive residential, commercial (shop and services, market, eating place), GIC uses, religious uses, public open space and public transport terminus development (Application No. A/K11/223) at the site was approved with conditions by the Committee on 27.5.2016. The "CDA" designation should be retained to ensure implementation of approved MLP and approval conditions.
K 25 (Plan 35)	South of Sham Mong Road and East of Hing Wah Street West, South West Kowloon (4.5 ha) (Government land)	18	<ul style="list-style-type: none"> HD submitted a s.16 planning application (A/K20/124) for proposed comprehensive development for public rental housing with commercial, government, institution, community facilities, public open space and public transport interchange, which was approved by the Committee on 17.7.2015. Construction works has commenced with targeted completion date by early 2020/late 2021. The development is to be completed by phases with building plans for Phase 1 already approved by Housing Department's Independent Checking Unit (ICU) on 13.1.2017 and is currently under construction. Whilst building plans for Phase 2 and 3 for the remaining part of the development still await ICU's approval. The "CDA" designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.
K 26 (Plan 36)	West Rail, Nam Cheong Station, South West Kowloon (4.62 ha) (single ownership)	18	<ul style="list-style-type: none"> The "CDA" site is the subject of nine approved planning applications for comprehensive residential and commercial development. The MLP (Application No. A/K20/27) for comprehensive residential and commercial development was first approved by Committee on 17.12.1999. The latest planning application (No. A/K20/119-2) for amendments to a previously approved scheme (Application No. A/K20/119) has been approved with conditions by the Director of Planning under the delegated authority of the Town Planning Board on 14.7.2015. The land grant of the site was executed on 31.1.2012. The development is to be completed by phases with construction already commenced in 2012 and targeted completion date by 2019. The "CDA" designation should be retained to

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”/“CRA”	Justifications for Retention
			ensure implementation of the approved MLP and fulfilment of approval conditions.
K 29 (Plan 37)	Guangzhou – Shenzhen – Hong Kong Express Rail Link (XRL), West Kowloon Terminus Area bounded by Lin Cheung Road, Jordan Road and Road D1, adjacent to Austin Station, West Kowloon Reclamation, Kowloon (Zoned “CDA(1)” on OZP) (5.88 ha) (Government land)	7	<ul style="list-style-type: none"> 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 2018, topside development is expected to be completed in phases between 2021 and 2023, 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.
K 39 (Plan 38)	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)	17	<ul style="list-style-type: none"> K 30 (Plan 8), K 39 and K 68 (Plan 15) were originally covered by a single “CDA” zone. To meet the objections 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 27.5.2016 under application No. A/K10/256 for a proposed comprehensive residential development with ‘Shop and Services’ and ‘Eating Place’ uses. The MLP covers the whole “CDA(2)” zone. The applicants have proposed to implement the development by two phases. The “CDA” designation should be retained to ensure implementation of approved MLP and fulfilment of approval conditions. There is room to comprehensively review the “CDA” zoning for the three sites along Mok Cheong Street if the residential development proceeds into more advanced stage.
K 41 (Plan 39)	35 Clear Water Bay Road, Ngau Chi Wan, Kowloon (2.17 ha) (multiple ownership)	17	<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. The revised MLP was deposited in Land Registry on 14.1.2014. Detailed design of the development to comply with

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”/“CRA”	Justifications for Retention
			<p>approval conditions is underway.</p> <ul style="list-style-type: none"> • Building plans for the proposed development were approved on 27.5.2011. The land exchange application is being processed by Lands Department. • The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.
K 57 (Plan 40)	<p>Tai Hang Sai Estate, Shek Kip Mei, Kowloon</p> <p>(2.09 ha)</p> <p>(single ownership)</p>	7	<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 adequate planning control. A maximum PR of 5.5 and a maximum BH of 90mPD/130mPD and a 25-wide non-building area are stipulated. • In March 2016, the HKSHCL submitted a s.16 application (No. A/K4/67) for the MLP of the proposed comprehensive redevelopment of the estate and minor relaxation of PR and BH restrictions. On 24.6.2016, the MLP was approved with conditions by the MPC. • On 31.10.2017, a s.12A application was submitted by a local resident for proposed amendments to the Notes of the OZP to impose restrictions on housing type (subsidized housing including rental), type / size of shops and services, and GIC provision, as well as to increase the maximum PR for the “CDA” zone. With further information received from the applicant on 13.3.2017, the application is tentatively scheduled for consideration by the Committee on or before 9.6.2017. • On 23.2.2017, the HKSHCL issued a press release and public notice announcing that one of the two blocks in Phase 1 would provide rental flats for the existing tenants while the other one is for sale and stating that they would follow up with the affected tenants on the rehousing arrangement. • The “CDA” designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.
TW 1 (Plan 41)	<p>J/O Kwok Shui Road and Cheung Wing Road, Kwai Chung, New Territories</p> <p>(1.23 ha)</p> <p>(single ownership)</p>	24	<ul style="list-style-type: none"> • The MLP for proposed hotel and service apartments with shops and services (retail/commercial) under application No. A/KC/241 was first approved by the Committee on 17.3.2000. Subsequently, a set of building plans for the above development was approved on 20.2.2003. Hence, the proposed development under application No. A/KC/241 was deemed commenced but no building works have been carried out. • The existing soy sauce factory on the site is still in operation. • The “CDA” designation should be retained to

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”/“CRA”	Justifications for Retention
			<p>ensure implementation of the approved MLP and fulfilment of approval conditions.</p> <ul style="list-style-type: none"> On 20.4.2012, the draft Kwai Chung OZP No. 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. On 11.1.2013 and 8.8.2014, Tung Chun Company Ltd. (the applicant) submitted a judicial review (JR) application against Board’s decision of imposing BH restrictions of 120mPD to his site. Determination of the proceedings of the two JRs has been stayed until 30.6.2017. On 13.2.2017, the applicant submitted a fresh s.16 application for proposed office, retail and residential development and also applied for minor relaxation of the plot ratio and building height. On 28.4.2017, the Committee agreed to the applicant’s request to defer the consideration of the application for 2 months so as to allow time for them to address departmental comments. Since the applicant is requested by concerned departments to submit revised technical assessments to support the application, the application will be submitted to MPC for consideration upon receipt of further information from the applicant.
TW 26 (Plan 42)	<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>	17	<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 with OP 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 existing public open space next to Lido Beach, all planning approval conditions have been complied with. On 13.3.2015, the applicant submitted the revised drawings and geotechnical report to H(GEO), CEDD for further consideration before submitting the revised design of the PA. The applicant has to submit a short term tenancy submission for the PA to District Lands Officer/Tsuen Wan & Kwai Tsing for implementation. The applicant is still considering the comments of H(GEO), CEDD. The “CDA” designation should be retained to ensure the fulfilment of approval conditions.
TW 28	West Rail, Tsuen	18	<ul style="list-style-type: none"> The MLP was first approved by the Committee on

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"/"CRA"	Justifications for Retention
(Plan 43)	Wan West Station, Site TW5, Tsuen Wan, New Territories (5.93 ha) (Bayside and Cityside portion each under single ownership)		<p>14.1.2000 (Application No. A/TW/280) for commercial and residential development.</p> <ul style="list-style-type: none"> The Bayside and Cityside portions of the Site TW5 will be developed under separate packages. 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 Board respectively. The latest building plans for the proposed development at the Bayside and Cityside portions were approved on 1.6.2016 and 30.12.2016 by the Building Authority respectively. The construction works is in progress and it is anticipated that the developments will be completed by 2017-2018. The "CDA" designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.
TW 30 (Plan 44)	West Rail, Tsuen Wan West Station, Site TW6, Tsuen Wan, New Territories (1.39 ha) (single ownership)	18	<ul style="list-style-type: none"> The MLP was first approved by the Committee on 31.3.2000. 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 latest building plans for the proposed development were approved by the BA on 24.10.2016. The construction works is in progress and it is anticipated that the development will be completed by 2017-2018. The "CDA" designation should be retained to ensure implementation of the approved MLP and compliance of all approval conditions.
TW 31 (Plan 45)	Sha Tsui Road, Tsuen Wan, New Territories (Zoned "CDA(2)" on OZP) (about 1.0ha) (single ownership)	6	<ul style="list-style-type: none"> The site is located at the northern part of Tsuen Wan East Industrial Area. The site was a piece of Government land. The main reason of rezoning the site from "I" to "CDA" in 2010 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 western boundary of the site to provide a link between Sha Tsui Road and a proposed open space

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"/"CRA"	Justifications for Retention
			<p>to the south.</p> <ul style="list-style-type: none"> The site has been granted to HA for proposed HOS development. 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 exercise of application for purchase was launched in December 2014. The construction work is in progress and the HOS development is anticipated to be completed in 2017. The "CDA" designation should be retained to ensure implementation of the approved MLP and compliance of all approval conditions.
TW 32 (Plan 46)	<p>North of Wang Wo Tsai Street near the junction of Sha Tsui Road and Luen Yan Street, Tsuen Wan, New Territories</p> <p>(Zoned "CDA(3)" on OZP)</p> <p>(about 1.1 ha)</p> <p>(single ownership for 3 buildings and multiple ownership for 1 building)</p>	7	<ul style="list-style-type: none"> The "CDA" 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. The "CDA(3)" zone comprises of 4 buildings owned by different owners. The MLP submitted under Application No. A/TW/452 was approved with conditions by the Committee on 16.1.2015 for proposed comprehensive residential development for the entire "CDA(3)" zone submitted by the owner of the one of the buildings in the "CDA(3)" zone. The application is for a proposed phased and separate residential development so that the other land owners in the zone can make amendments as and when necessary to the approved Master Layout Plan, subject to approval by Town Planning Board. In view of the above, 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.
TW 36 (Plan 47)	<p>J/O Yeung Uk Road and Ma Tau Pa Road, Tsuen Wan, New Territories</p> <p>(single ownership for the private lot)</p>	4	<ul style="list-style-type: none"> The MLP was first approved by the Committee on 27.3.2015 (Application No. A/TW/466) for comprehensive residential and commercial (hotel and retail) development. Application No. A/TW/480 for amendments to the approved MLP for comprehensive residential and commercial (office and retail) development was approved by the Committee on 9.12.2016. The latest building plans based on the approved MLP under Application No. A/TW/466) were approved by the BA on 20.10.2016. The construction works has been commenced, and

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”/“CRA”	Justifications for Retention
			<p>tentatively scheduled for completion by 2018.</p> <ul style="list-style-type: none">• The “CDA” designation should be retained to ensure implementation of the approved MLP and compliance of all approval conditions.

List of “CDA” Sites with Approved MLP and Agreed for Rezoning**(Total: 3 – H 14B, K 11 & K 14) (Plans 48 to 50)**

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”/“CRA”	Progress of Rezoning
H 14B (Plan 48)	23 Oil Street, North Point, Hong Kong (Zoned “CDA(1)” on OZP) (0.34 ha) (single ownership)	33 (Part of site was first designated “OU(CRA)” on 26.8.1983. On 1.12.2000, the “OU(CRA)” and the adjoining “OU” annotated “Open Storage, Loading & Unloading Areas and Service Car Parking” zones were rezoned to “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. As priority of district planning works has been accorded to the zoning amendments relating to housing sites and given that the proposed developments at the adjoining site (H 14A) (Plan 24) in the western part of the same “CDA(1)” zone and the “CDA” zone to the east (H 23) (Plan 27) are now under implementation, rezoning of the three sites (H 14B, H 14A and H 23) could be made comprehensively in one go upon their completion.
K 11 (Plan 49)	Airport Railway Kowloon Station, West Kowloon Reclamation, Kowloon (13.54 ha) (multiple ownership)	24	<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 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 “CDA(1)” site (K 29) (Plan 40) opposite to the site across Lin Cheung Road for the proposed West Kowloon Terminus and its topside development of the

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”/“CRA”	Progress of Rezoning
			<p>Guangzhou-Shenzhen-Hong Kong Express Rail Link (XRL) is being actively developed and will be connected with K 11 by three footbridges. The XRL and the terminus, is scheduled to be completed by 2018. Subject to completion of the development on K 29 and the full compliance with the relevant approval conditions, the “CDA” zoning of these 2 sites will be comprehensively reviewed for rezoning to appropriate zonings to reflect the planning intention of the sites and the as-built conditions. The site will be rezoned when appropriate.</p>
K 14 (Plan 50)	<p>Former Marine Police Headquarters at Salisbury Road, Tsim Sha Tsui, Kowloon</p> <p>(1.17 ha)</p> <p>(single ownership)</p>	23	<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” Sites with Approved MLP and Proposed for Rezoning

(Total: 3 – K 24, K 34 & TW 29) (Plans 51 to 53)

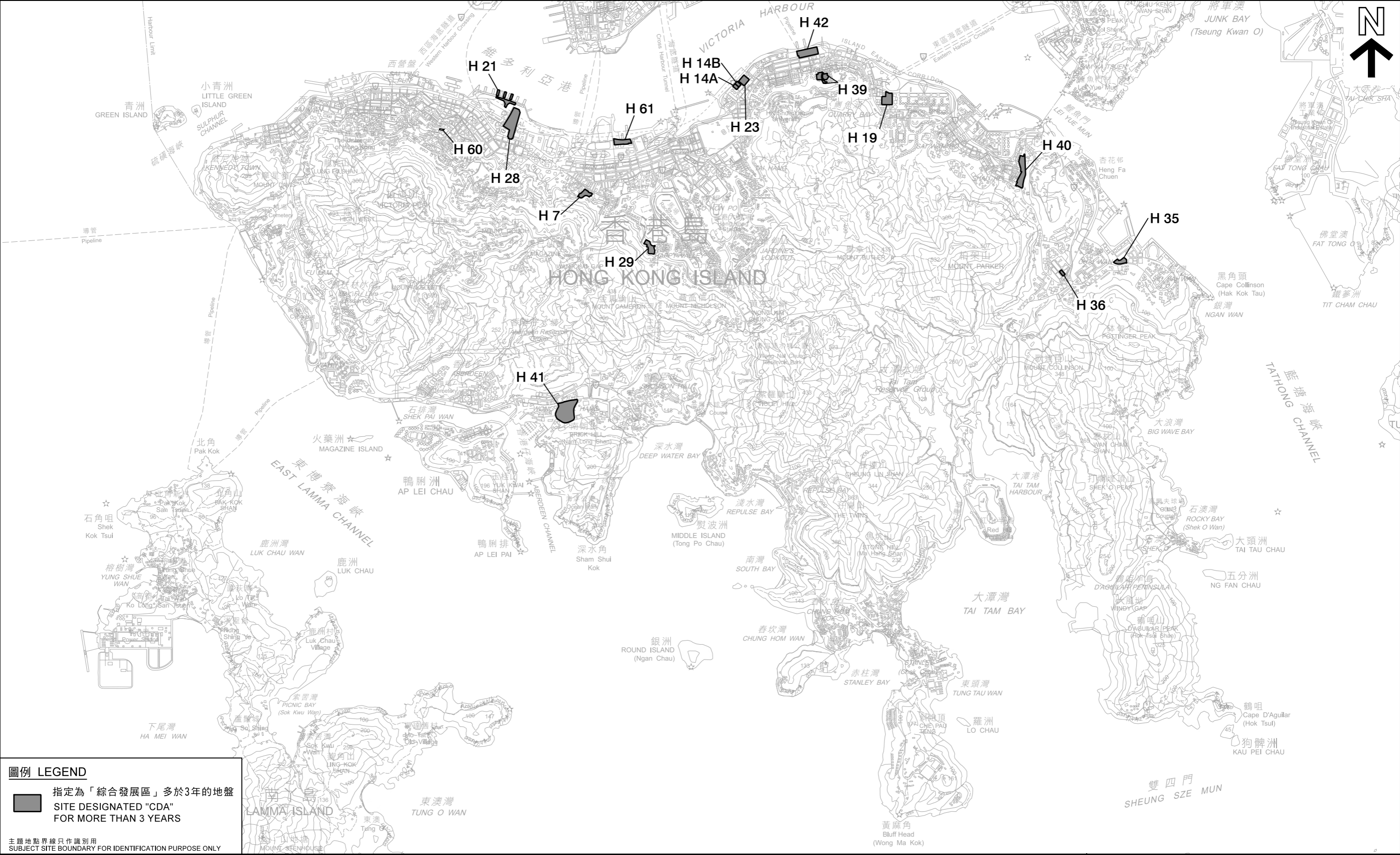
Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Justifications for Rezoning
K 24 (Plan 51)	Pine Crest, Tai Po Road (NKIL 6419), Cheung Sha Wan, Kowloon (0.22 ha) (single ownership)	18	<ul style="list-style-type: none"> The MLP for residential development at Pine Crest, Tai Po was first 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 the OP was issued on 12.9.2014. The Certificate of Compliance was issued on 20.11.2015. The residential development has been completed. The “CDA” could be rezoned to reflect the as-built residential development when opportunity arises.
K 34 (Plan 52)	J/O of Inverness Road and Junction Road, Kowloon Tong, Kowloon (1.24 ha) (single ownership)	19	<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 was completed in 2007. In mid-2008, the Committee of Housing Development agreed to return the residential portion of the subject “CDA” site to the Government for private residential development. The residential portion 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. All approval conditions have been complied with, and the occupation permit and certificate of compliance were issued on 18.3.2016 and 29.12.2016 respectively. The site could be rezoned to reflect the completed development when opportunity arises.
TW 29 (Plan 53)	MTR Tsuen Wan West Station, Site TW7, Tsuen Wan, New Territories (2.40 ha) (multiple ownership)	18	<ul style="list-style-type: none"> The MLP was first approved by the Committee on 17.8.2001 (No. A/TW/373). Application No. A/TW/373-1 for Class B amendments to the approved MLP was approved on 24.7.2009. 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

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Justifications for Rezoning
			<p>development) was approved by the Committee on 6.7.2012.</p> <ul style="list-style-type: none"> • Land grant was executed in December 2008. • The Occupation Permit was issued by the Building Authority on 19.9.2014. • The Certificate of Compliance was issued by Lands Department on 31.3.2015. • All the approval conditions of Application No. A/TW/373-1 and A/TW/434 have been fully complied with. • The “CDA” could be rezoned to reflect the as-built residential and Government, institution or community development when opportunity arises.


List of “CDA” Sites with Approved MLP and Potential for Rezoning**(Total: 4 – H 36, K 17, K 47A & K 47B) (Plans 54 to 56)**

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Justifications for Rezoning
H 36 (Plan 54)	Site to the immediate west of the MTR Chai Wan Station, Hong Kong (0.35 ha) (single ownership)	15	<ul style="list-style-type: none"> On 20.2.2013, the Antiquities Advisory Board (AAB) confirmed the Chai Wan Flatted Factory (CWFF) building as a Grade 2 historic building. A planning application (No. A/H20/178) for conservation and conversion of the existing CWFF to public rental housing (PRH) was approved with conditions by the Committee on 16.8.2013. The building plan submission was approved on 29.10.2013. The conservation and conversion of the existing CWFF to PRH use was completed in mid-2016. Although the conversion works was completed, compliance with planning approval conditions is still in progress and not yet completed. The site has potential for rezoning to reflect the conservation of the CWFF and its existing use when opportunity arises.
K 17 (Plan 55)	Ex-KMB Lai Chi Kok Bus Depot, 1 Po Lun Street, Lai Chi Kok, Kowloon (1.30 ha) (multiple ownership)	21	<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) and existing KMB Headquarters Building was first approved by the Committee on 6.2.1998. The OP for Manhattan Hill was issued on 12.12.2006. With regards to the existing KMB Headquarters Building in the northern portion of the CDA zone, Application No. A/K16/41 for proposed eating place, office, shop and services at portion of the G/F (part) was approved with conditions by the Committee on 8.1.2016. No actions for compliance have been taken since then. Another application No. A/K16/42 for proposed shop and services, place of recreation, sports or culture and office at 6/F was approved with conditions by the Committee on 5.2.2016. On 17.2.2017, the applicant was reminded that a revised MLP and development schedule incorporating the proposed change of use should be submitted for compliance with the remaining planning approval condition. Upon full compliance with the approval

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Rezoning
			conditions, the CDA site has potential for rezoning to reflect the development at Manhattan Hill and the KMB Headquarters Building.
K 47A (Plan 56)	South of Hung Luen Road, Hung Hom, Kowloon (Zoned "CDA(1)" on OZP) (1.6 ha) (single ownership)	9	<ul style="list-style-type: none"> The "CDA(1)" site is planned for hotel, retail and public transport interchange uses and subject to a maximum PR of 4, a maximum BH of 75mPD in the northern part descending to 15mPD near the waterfront, and a site coverage restriction of 80%. PB was endorsed by the Committee on 19.6.2009. The 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 revised MLP was approved with conditions by the Committee. General building plan were first approved in 2014 and occupation permit was issued on 23.11.2016. Compliance of approval conditions is at an advanced stage. Upon fully compliance of all approval conditions, there is potential to rezone the site to appropriate zoning. Upon full completion of the development, the site will be considered for rezoning in tandem with the adjacent "CDA(2)" site.
K 47B (Plan 56)	J/O Hung Luen Road and Kin Wan Street, Hung Hom, Kowloon (Zoned "CDA(2)" on OZP) (1.4 ha) (single ownership)	9	<ul style="list-style-type: none"> The "CDA(2)" site is planned for office and retail uses and subject to a maximum PR of 4, a maximum BH of 75mPD in the northern part descending to 40mPD near the waterfront, and a site coverage restriction of 60%. PB was endorsed by the Committee on 19.6.2009. The site was sold in August 2011. On 20.4.2012, a MLP (Application No. A/K9/247) was approved with conditions by the Committee. General building plans were first approved in 2013 and Occupation Permit was issued on 15.1.2016. All approval conditions have been complied with. Certificate of compliance was issued by Lands Department on 1.6.2016. The site will be considered for rezoning in tandem with the adjacent "CDA(1)" site.



圖例 LEGEND

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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為地圖組別HM50C

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON MAP SERIES HM50C

位置圖 LOCATION PLAN


香港區綜合發展區地盤

COMPREHENSIVE DEVELOPMENT AREA SITES IN HONG KONG DISTRICT

公里 1 0 1 2 3 4 公里
KM

SCALE 1 : 50 000 比例尺

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/19

圖 PLAN
1



圖例

LEGEND

指定為「綜合發展區」不足3年的地盤
(即 K 63 至 K 67)
SITE DESIGNATED "CDA"
FOR LESS THAN 3 YEARS (i.e. K 63 TO K 67)

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

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

<div>本摘要圖於2017年5月19日擬備， 所根據的資料為地圖組別HM50C EXTRACT PLAN PREPARED ON 19.5.2017 BASED ON MAP SERIES HM50C</div>	<div>位置圖 LOCATION PLAN</div> <div>九龍區綜合發展區地盤</div> <div>COMPREHENSIVE DEVELOPMENT AREA SITES IN KOWLOON DISTRICT</div> <div><div>公里 1 0 1 2 3 4 公里</div><div>SCALE 1 : 50 000 比例尺</div></div>	<div>規劃署 PLANNING DEPARTMENT</div> <div><div>參考編號 REFERENCE No. M/NT/16/20</div><div>圖 PLAN 2</div></div>
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圖例

LEGEND

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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為地圖組別HM50C

EXTRACT PLAN PREPARED ON 19.5.2017
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

公里 1 0 1 2 3 4 公里

KM 1 0 1 2 3 4 KM

SCALE 1 : 50 000 比例尺

規劃署

PLANNING DEPARTMENT

參考編號

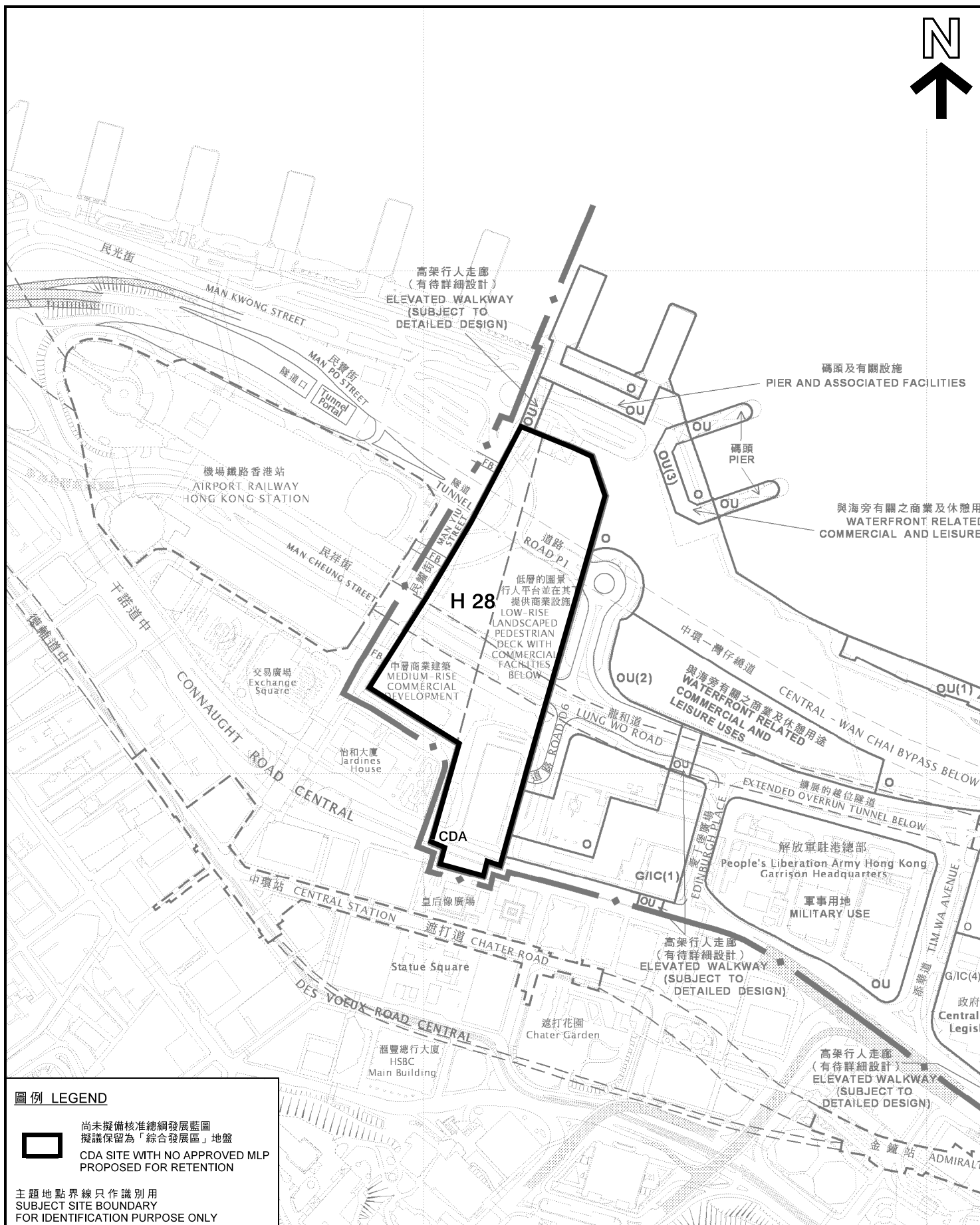
REFERENCE No.

M/NT/16/21

圖

PLAN

3



圖例 LEGEND



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

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

本摘要圖於2017年5月19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 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/H24/8 EXHIBITED ON 15.2.2013

平面圖 SITE PLAN
綜合發展區地盤參考編號 H 28
香港中環填海第3期
鄰近民耀街
CDA SITE REF. No. H 28
ADJACENT TO MAN YIU STREET
CENTRAL RECLAMATION PHASE III
HONG KONG
SCALE 1:5 000 比例尺

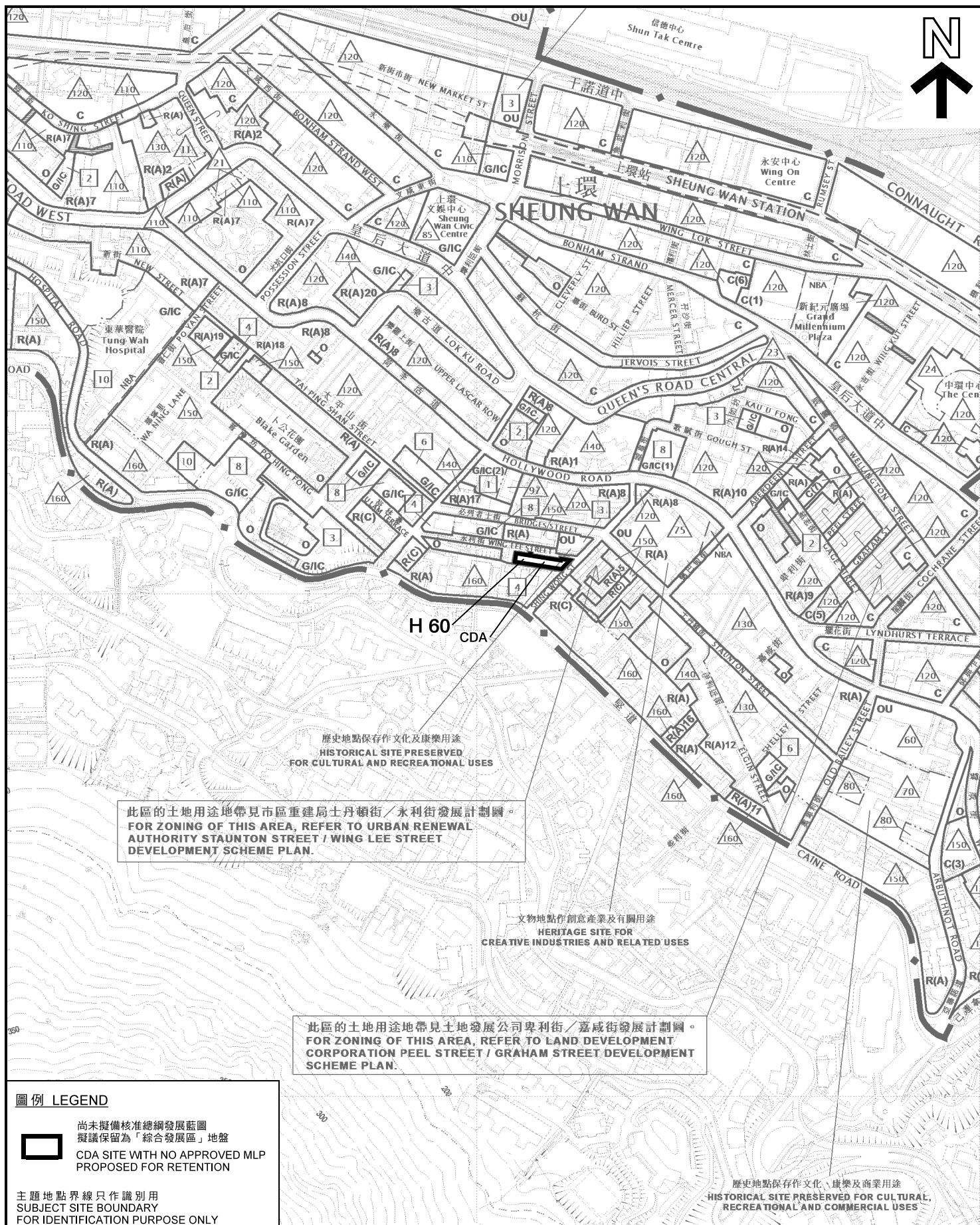
米 METRES 100 0 100 200 米 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/22

圖 PLAN
4



圖例 LEGEND



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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2016年10月21日
展示的分區計劃大綱圖編號S/H3/30

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/H3/30 EXHIBITED ON 21.10.2016

平面圖 SITE PLAN

綜合發展區地盤參考編號 H 60

香港上環永利街和城皇街

CDA SITE REF. No. H 60

WING LEE STREET / SHING WONG STREET

SHEUNG WAN, HONG KONG

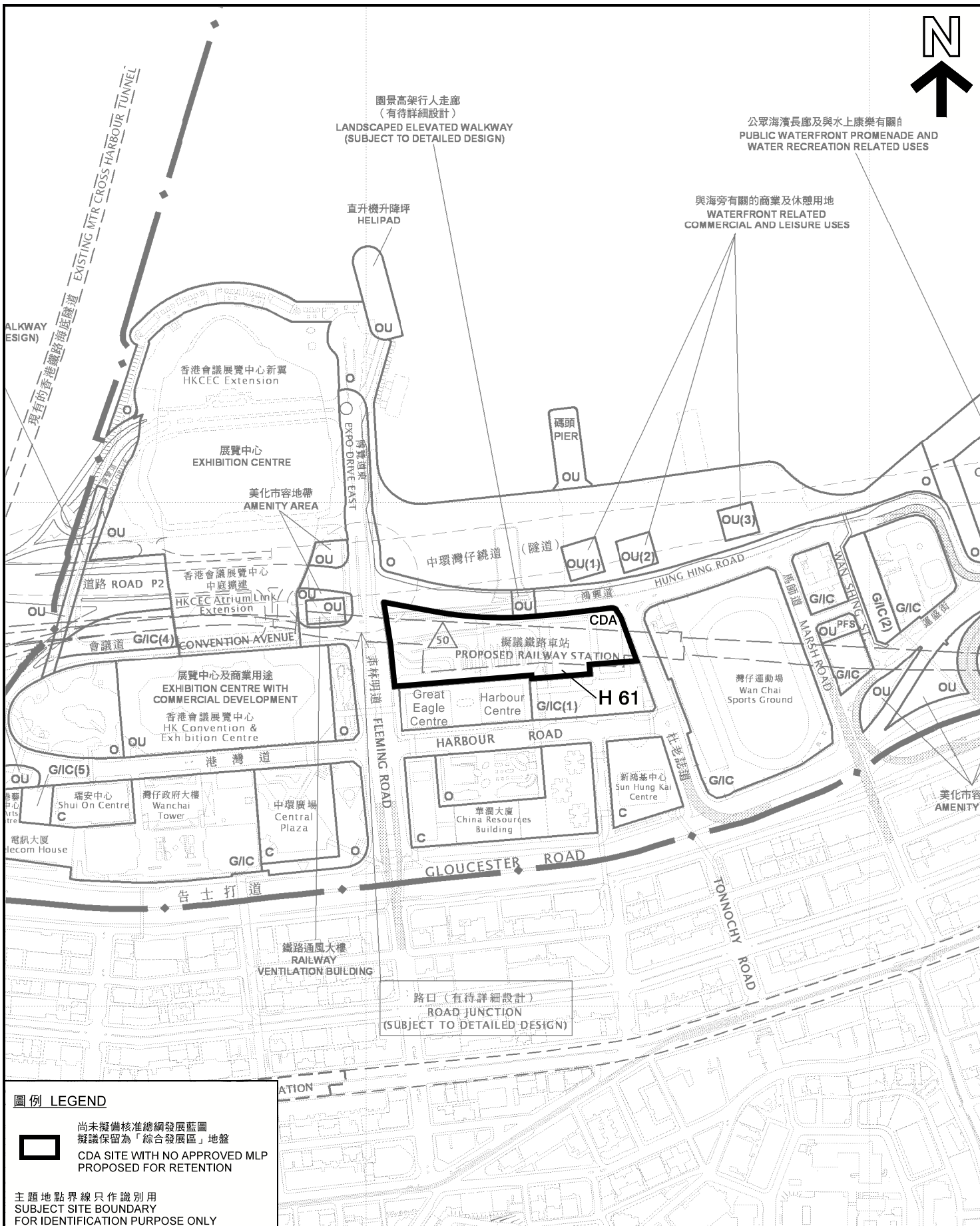
SCALE 1:5 000 比例尺
米 100 0 100 200 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/23

圖 PLAN
5



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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2014年2月18日
核准的分區計劃大綱圖編號S/H25/4

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/H25/4 APPROVED ON 18.2.2014

綜合發展區地盤參考編號 H 61
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. H 61
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

100 米 METRES 0 100 200 米 METRES

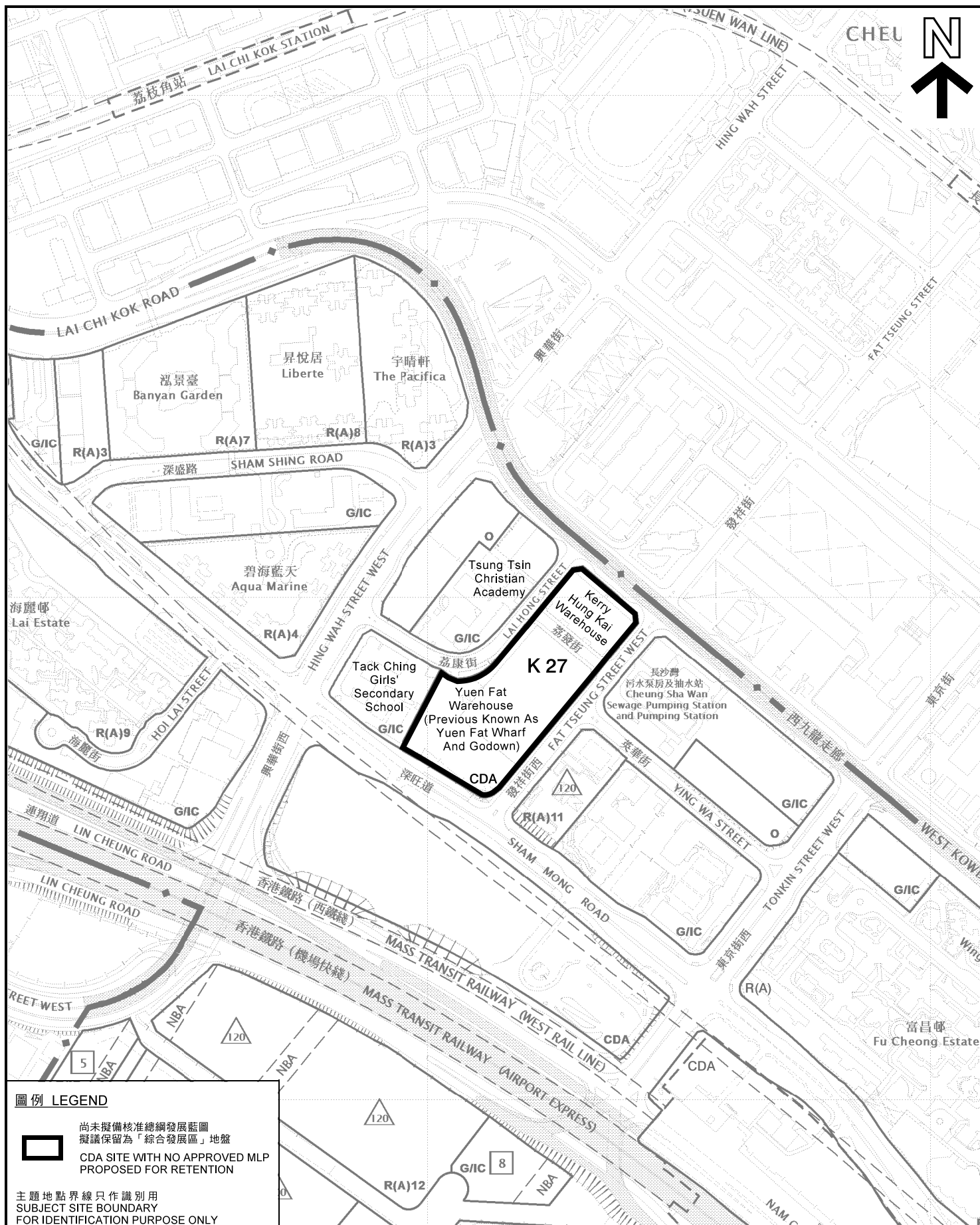
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/24

PLAN

6



本摘要圖於2017年5月19日擬備，
所根據的資料為於2014年9月23日
核准的分區計劃大綱圖編號S/K20/30

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/K20/30 APPROVED ON 23.9.2014

平面圖 SITE PLAN
綜合發展區地盤參考編號 K 27
西南九龍
荔康街
CDA SITE REF. No. K 27
LAI HONG STREET
SOUTH WEST KOWLOON

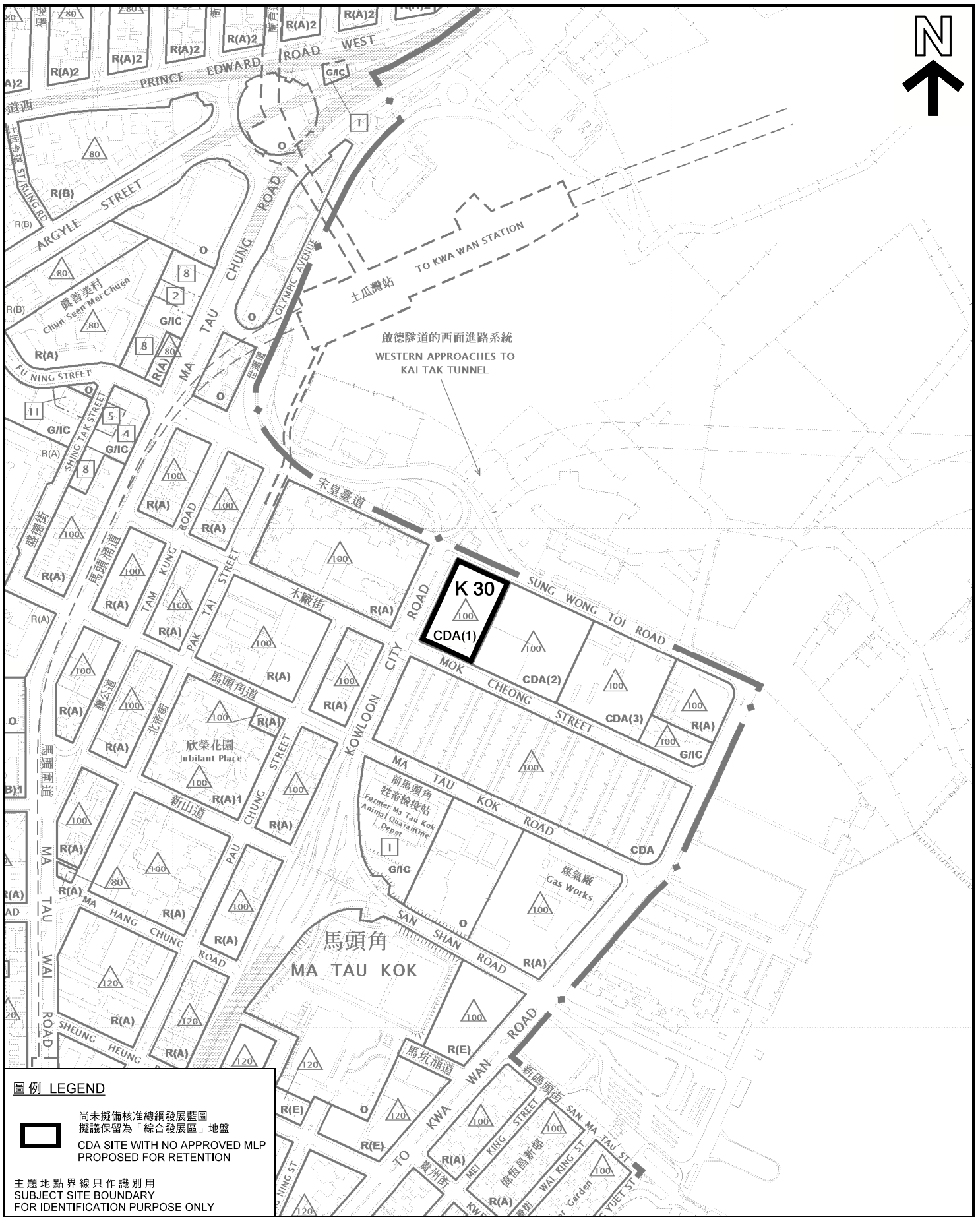
SCALE 1:5 000 比例尺
100 0 100 200
METRES METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/41

圖 PLAN
7



 尚未擬備核准總綱發展藍圖
擬議保留為「綜合發展區」地盤

CDA SITE WITH NO APPROVED MLP
PROPOSED FOR RETENTION

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

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/K10/22 APPROVED ON 5.4.2016

綜合發展區地盤參考編號 K 30
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西面土地
CDA SITE REF. No. K 30
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

SCALE 1 : 5 000 比例尺

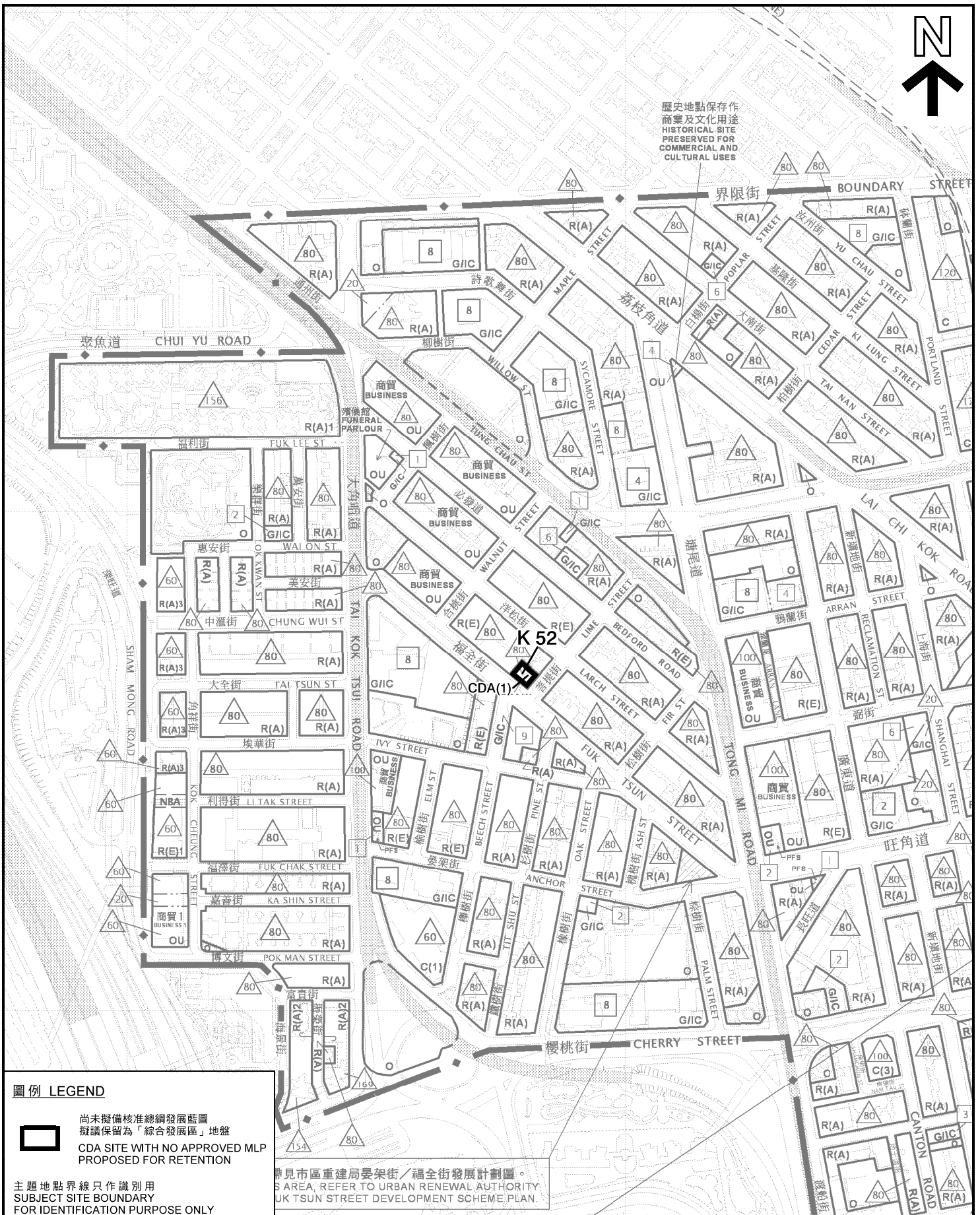
0 100 200

米 METRES 米 METRES

PLAN
8



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



尚未擬備核准總發展藍圖
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

本摘要圖於2017年5月19日擬備，
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 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/K3/30 EXHIBITED ON 31.5.2013

平面圖 SITE PLAN

綜合發展區地盤參考編號 K 52
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. K 52
56 FUK TSUN STREET & 1 LIME STREET
MONG KOK, KOWLOON
(KIL 11170)

SCALE 1:5 000 比例尺

100 0 100 200
METRES METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/28

圖 PLAN
10



圖例 LEGEND



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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2017年2月17日
展示的分區計劃大綱圖編號S/K22/5

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/K22/5 EXHIBITED ON 17.2.2017

平面圖 SITE PLAN

綜合發展區地盤參考編號 K 55 及 K 56
九龍啟德啟德城中心北部
啟德河東面及西面

CDA SITE REF. Nos. K 55 & K 56
EASTERN AND WESTERN SIDES OF
KAI TAK RIVER IN KAI TAK CITY CENTRE NORTH
KAI TAK, KOWLOON

SCALE 1:5 000 比例尺

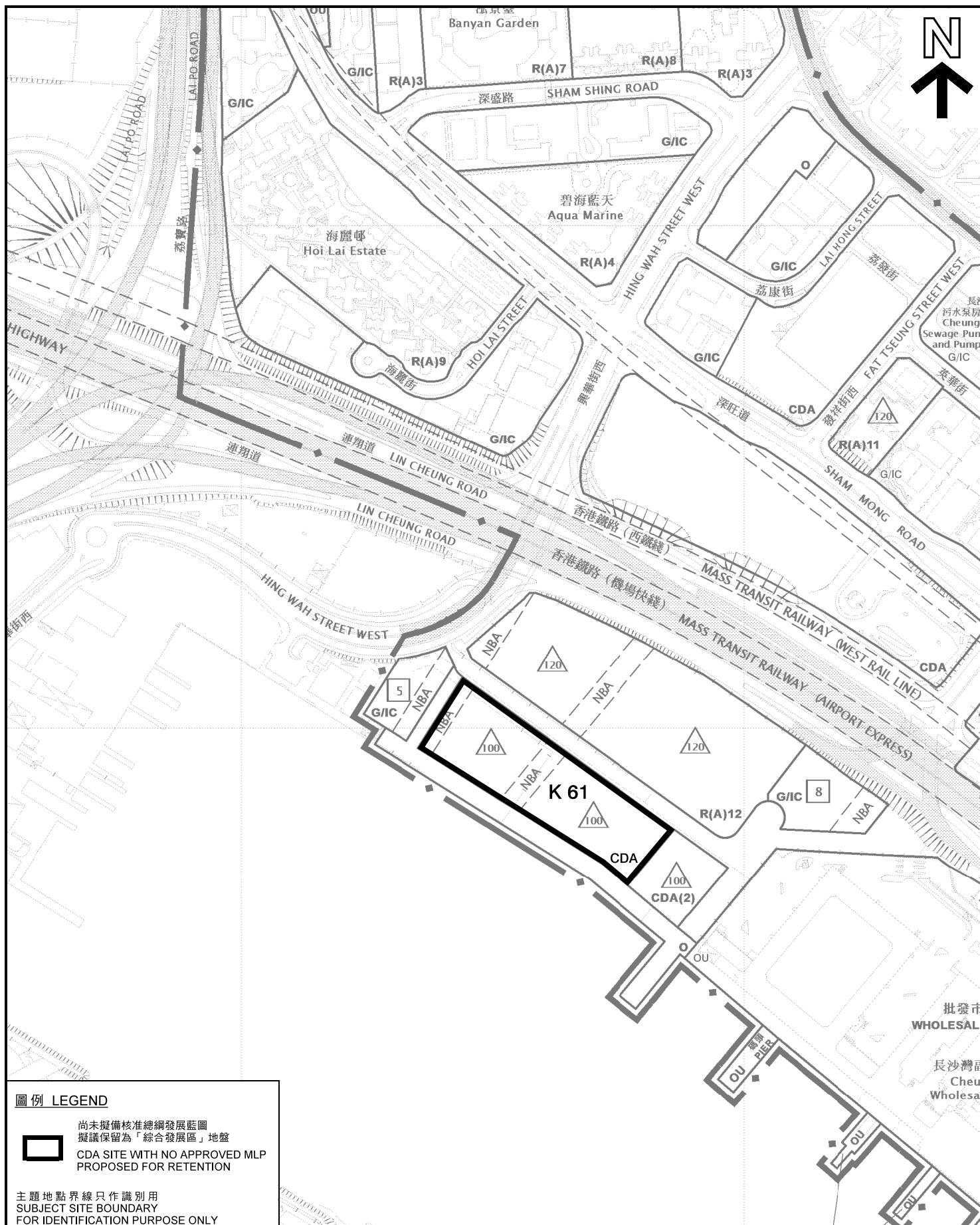
米 100 0 100 200 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/29

圖 PLAN
11



圖例 LEGEND

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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2014年9月23日
核准的分區計劃大綱圖編號S/K20/30

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/K20/30 APPROVED ON 23.9.2014

平面圖 SITE PLAN
綜合發展區地盤參考編號 K 61
西南九龍
連翔道的西南部
CDA SITE REF. No. K 61
SOUTHWESTERN PORTION
LIN CHEUNG ROAD
SOUTH WEST KOWLOON
SCALE 1:5 000 比例尺

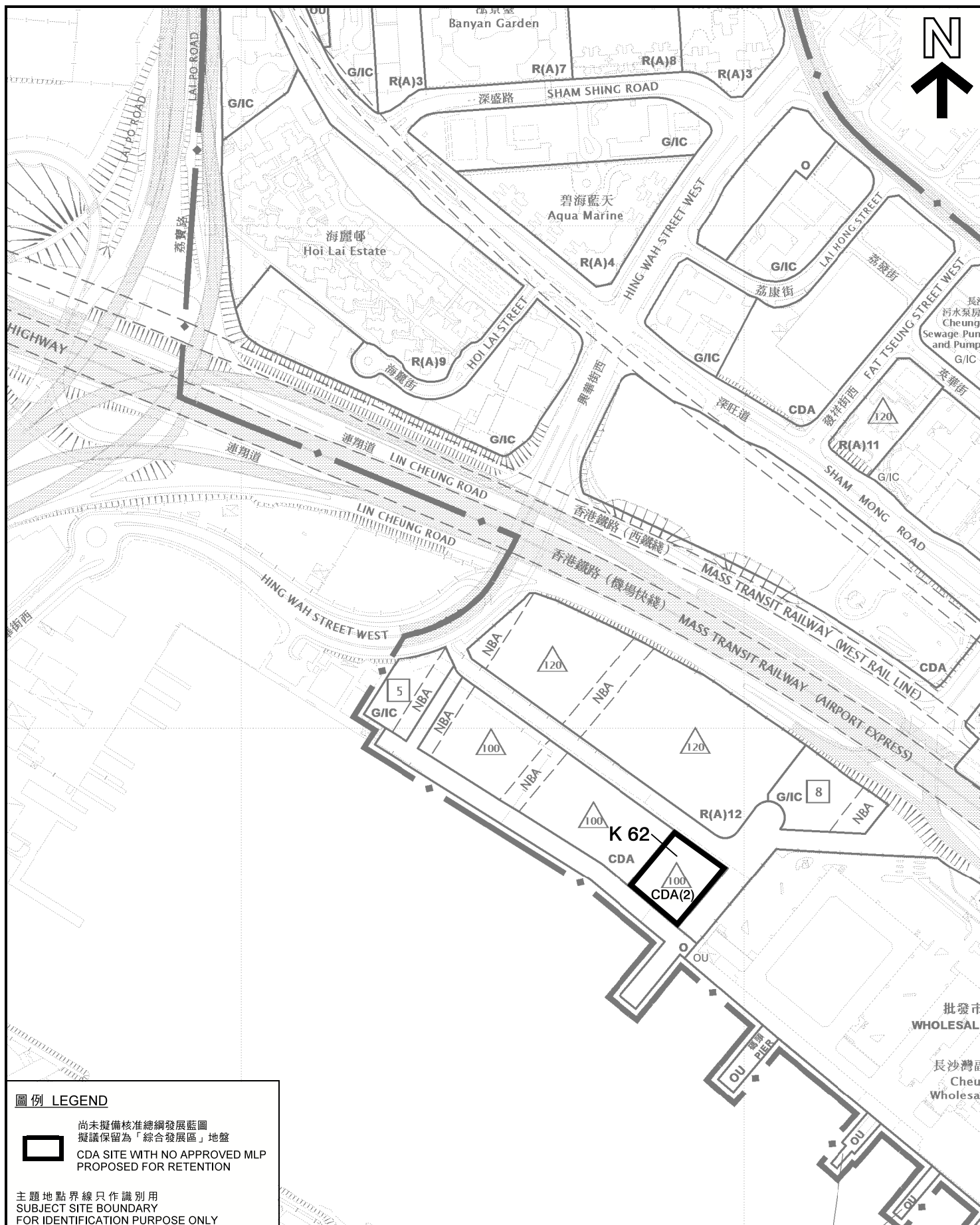
米 100 0 100 200 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/32

圖 PLAN
13



圖例 LEGEND



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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2014年9月23日
核准的分區計劃大綱圖編號S/K20/30

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/K20/30 APPROVED ON 23.9.2014

平面圖 SITE PLAN
綜合發展區地盤參考編號 K 62
西南九龍
連翔道的東南部
CDA SITE REF. No. K 62
SOUTHEASTERN PORTION
LIN CHEUNG ROAD
SOUTH WEST KOWLOON
SCALE 1:5 000 比例尺

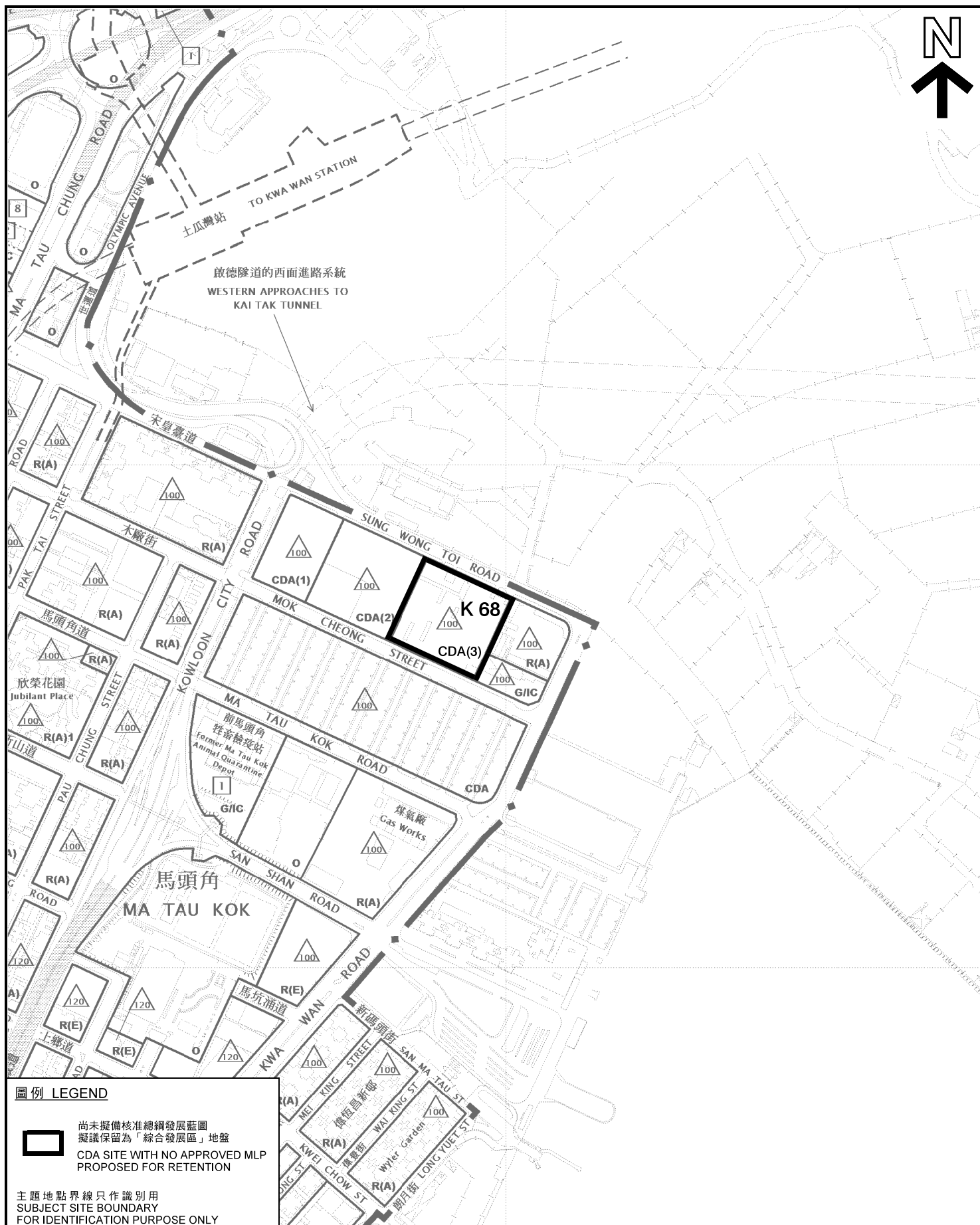
米 100 0 100 200 米
METRES METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/33

圖 PLAN
14



平面圖 SITE PLAN
 綜合發展區地盤參考編號 K 68
 九龍馬頭角緊連
 宋皇臺道和木廠街的土地
 CDA SITE REF. No. K 68
 THE AREA ABUTS
 SUNG WONG TOI ROAD AND
 MOK CHEONG STREET
 MA TAU KOK, KOWLOON
 SCALE 1:5 000 比例尺

米 100 0 100 200 米
 METRES

規劃署
 PLANNING
 DEPARTMENT

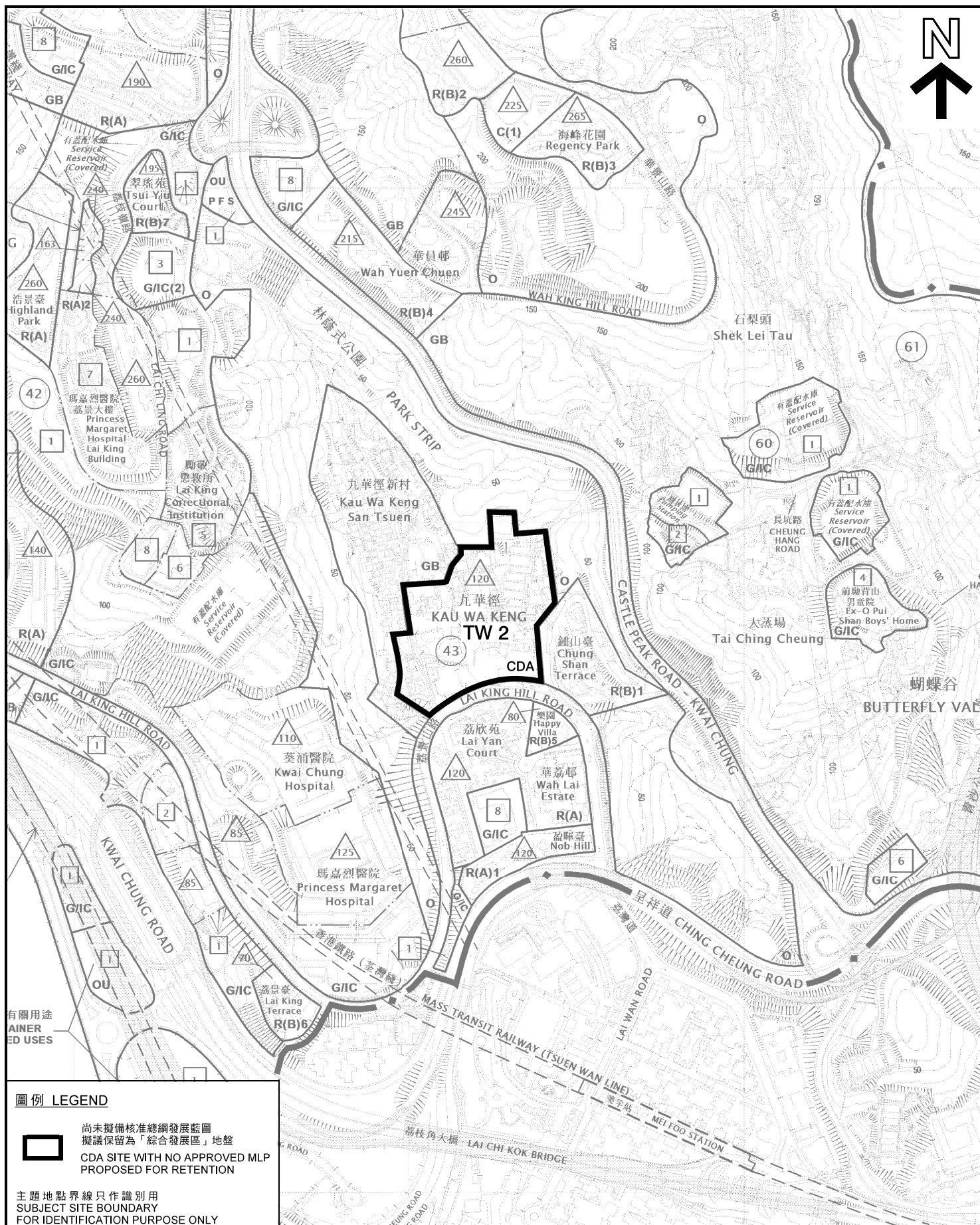


參考編號
 REFERENCE No.
 M/NT/16/34

圖 PLAN
 15

本摘要圖於2017年5月19日擬備，
 所根據的資料為於2016年4月5日
 核准的分區計劃大綱圖編號S/K10/22

EXTRACT PLAN PREPARED ON 19.5.2017
 BASED ON OUTLINE ZONING PLAN No.
 S/K10/22 APPROVED ON 5.4.2016



圖例 LEGEND

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

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

本摘要圖於2017年5月19日擬備，
 所根據的資料為於2014年6月13日
 展示的分區計劃大綱圖編號S/KC/28

EXTRACT PLAN PREPARED ON 19.5.2017
 BASED ON OUTLINE ZONING PLAN No.
 S/KC/28 EXHIBITED ON 13.6.2014

平面圖 SITE PLAN
 綜合發展區地盤參考編號 TW 2
 新界葵涌九華徑
 荔景山道以北
 CDA SITE REF. No. TW 2
 NORTH OF LAI KING HILL ROAD
 KAU WA KENG, KWAI CHUNG, NEW TERRITORIES

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

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 M/NT/16/35

圖 PLAN
 16



圖例 LEGEND

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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2017年4月11日
核准的分區計劃大綱圖編號S/TW/33

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/TW/33 APPROVED ON 11.4.2017

平面圖 SITE PLAN

綜合發展區地盤參考編號 TW 23
新界荃灣
馬頭壩道19-31號
CDA SITE REF. No. TW 23
19-31 MA TAU PA ROAD
TSUEN WAN, NEW TERRITORIES

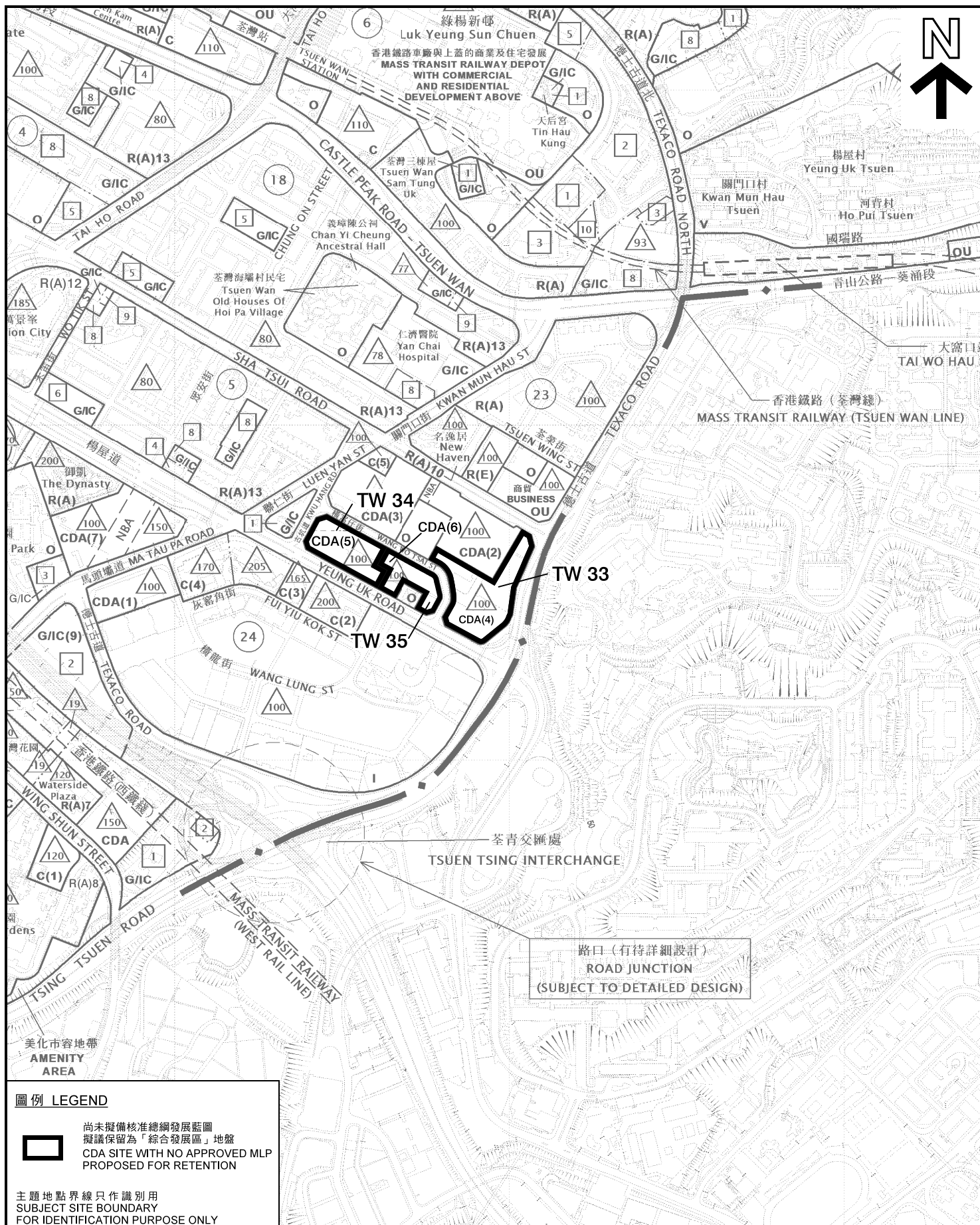
SCALE 1 : 7 500 比例尺
米 METRES 100 0 100 200 300 米 METRES

規劃署
PLANNING
DEPARTMENT

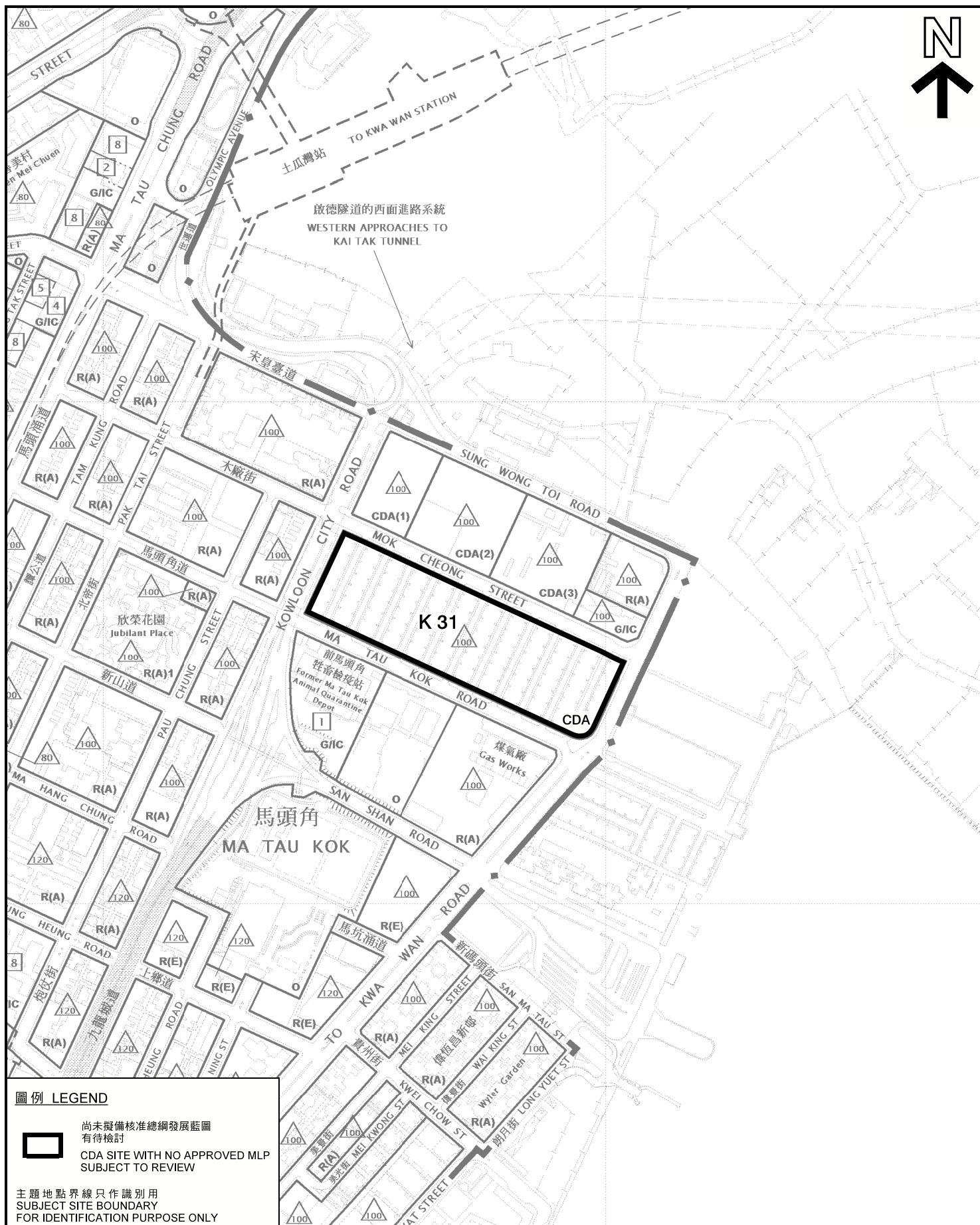


參考編號
REFERENCE No.
M/NT/16/36

圖 PLAN
17



<p>本摘要圖於2017年5月19日擬備， 所根據的資料為於2017年4月11日 核准的分區計劃大綱圖編號S/TW/33</p> <p>EXTRACT PLAN PREPARED ON 19.5.2017 BASED ON OUTLINE ZONING PLAN No. S/TW/33 APPROVED ON 11.4.2017</p>	<p>平面圖 SITE PLAN</p> <p>綜合發展區地盤參考編號 TW 33、TW 34及TW 35 新界荃灣 橫窩仔街、楊屋道及德士古道交界處 CDA SITE REF. No. TW 33, TW34 AND TW35 WANG WO TSAI STREET AT THE JUNCTION OF YEUNG UK ROAD AND TEXACO ROAD TSUEN WAN, NEW TERRITORIES</p> <p>SCALE 1 : 7 500 比例尺</p> <p>米 100 0 100 200 300 米 METRES</p>	<p>規劃署 PLANNING DEPARTMENT</p> <p>參考編號 REFERENCE No. M/NT/16/38</p> <p>圖 PLAN 18</p>
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圖例 LEGEND



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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2016年4月5日
核准的分區計劃大綱圖編號S/K10/22

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/K10/22 APPROVED ON 5.4.2016

平面圖 SITE PLAN

綜合發展區地盤參考編號 K 31
九龍馬頭角九龍城道和馬頭角道交界處

CDA SITE REF. No. K 31
J/O KOWLOON CITY ROAD AND MA TAU KOK ROAD
MA TAU KOK, KOWLOON

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

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/42

圖 PLAN
19



圖例 LEGEND



尚未擬備核准總綱發展藍圖
有待檢討

CDA SITE WITH NO APPROVED MLP
SUBJECT TO REVIEW

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2017年2月17日
展示的分區計劃大綱圖編號S/K22/5

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/K22/5 EXHIBITED ON 17.2.2017

平面圖 SITE PLAN

綜合發展區地盤參考編號 K 54

九龍土瓜灣

馬頭角道和土瓜灣道交界處
(包括明倫街)

CDA SITE REF. No. K 54

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

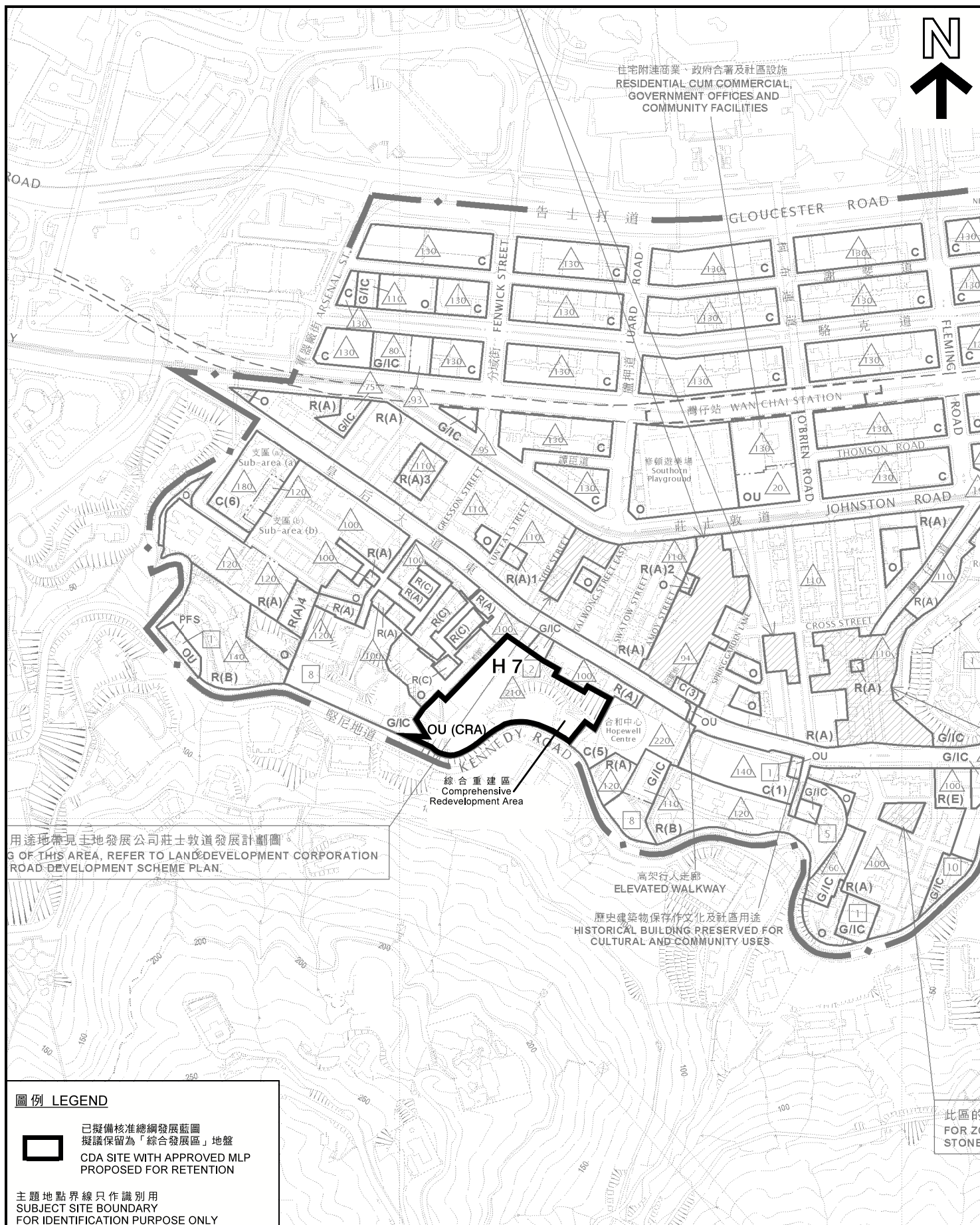
米 100 0 100 200 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/43

圖 PLAN
20



平面圖 SITE PLAN

綜合發展區地盤參考編號 H 7
合和中心二期 (HC II)
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. H 7
HOPEWELL CENTRE II (HC 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

米 100 0 100 200 米
METRES

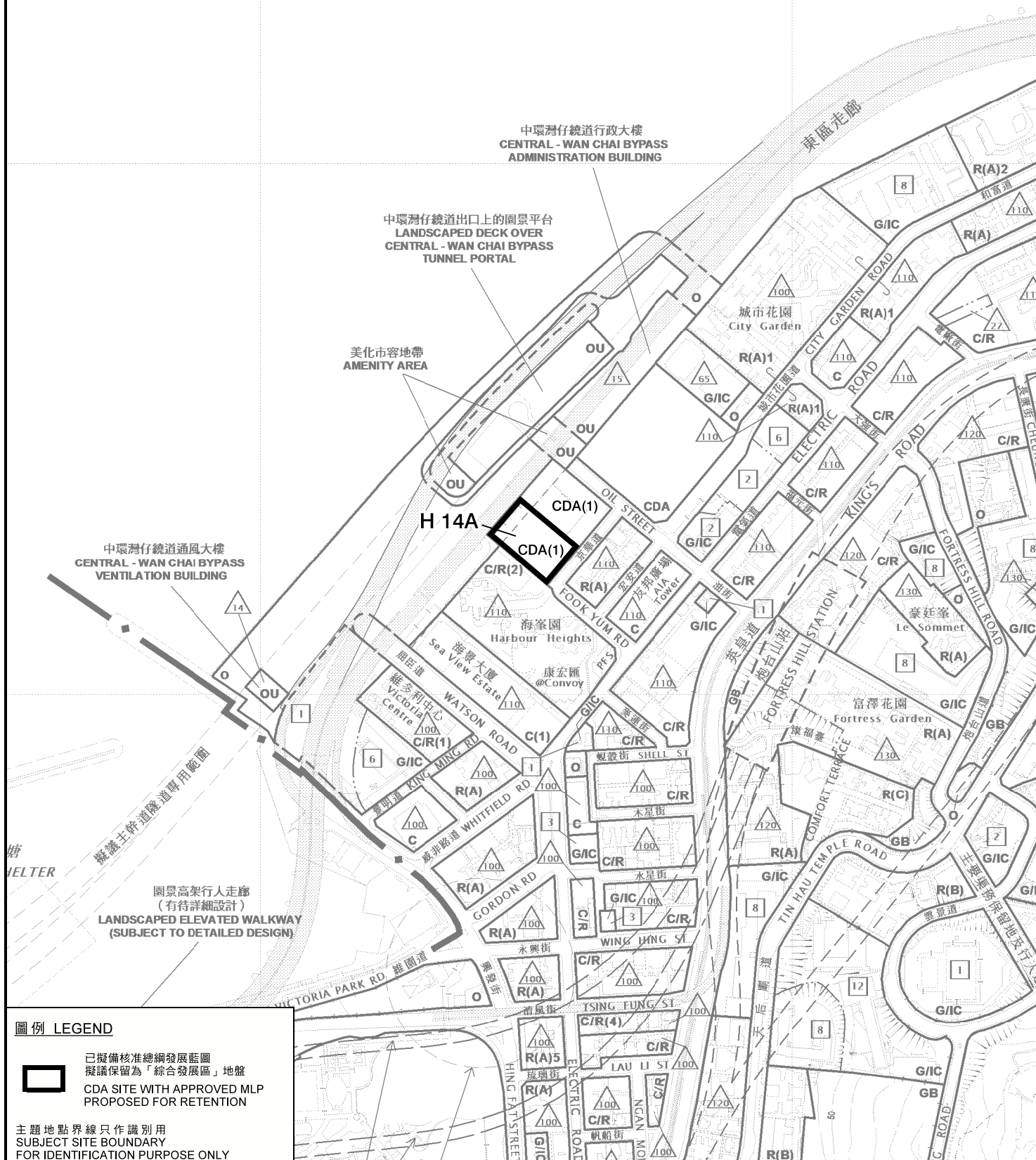
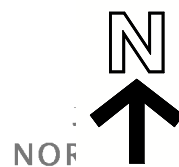
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/44

圖 PLAN
21

本摘要圖於2017年5月19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 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/H5/27 EXHIBITED ON 3.8.2012



圖例 LEGEND



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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2016年8月5日
展示的分區計劃大綱圖編號S/H8/25

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/H8/25 EXHIBITED ON 5.8.2016

平面圖 SITE PLAN

綜合發展區地盤參考編號 H 14A

香港北角福蔭道和京華道交界處

CDA SITE REF. No. H 14A

J/O FOOK YUM ROAD AND KING WAH ROAD
NORTH POINT, HONG KONG

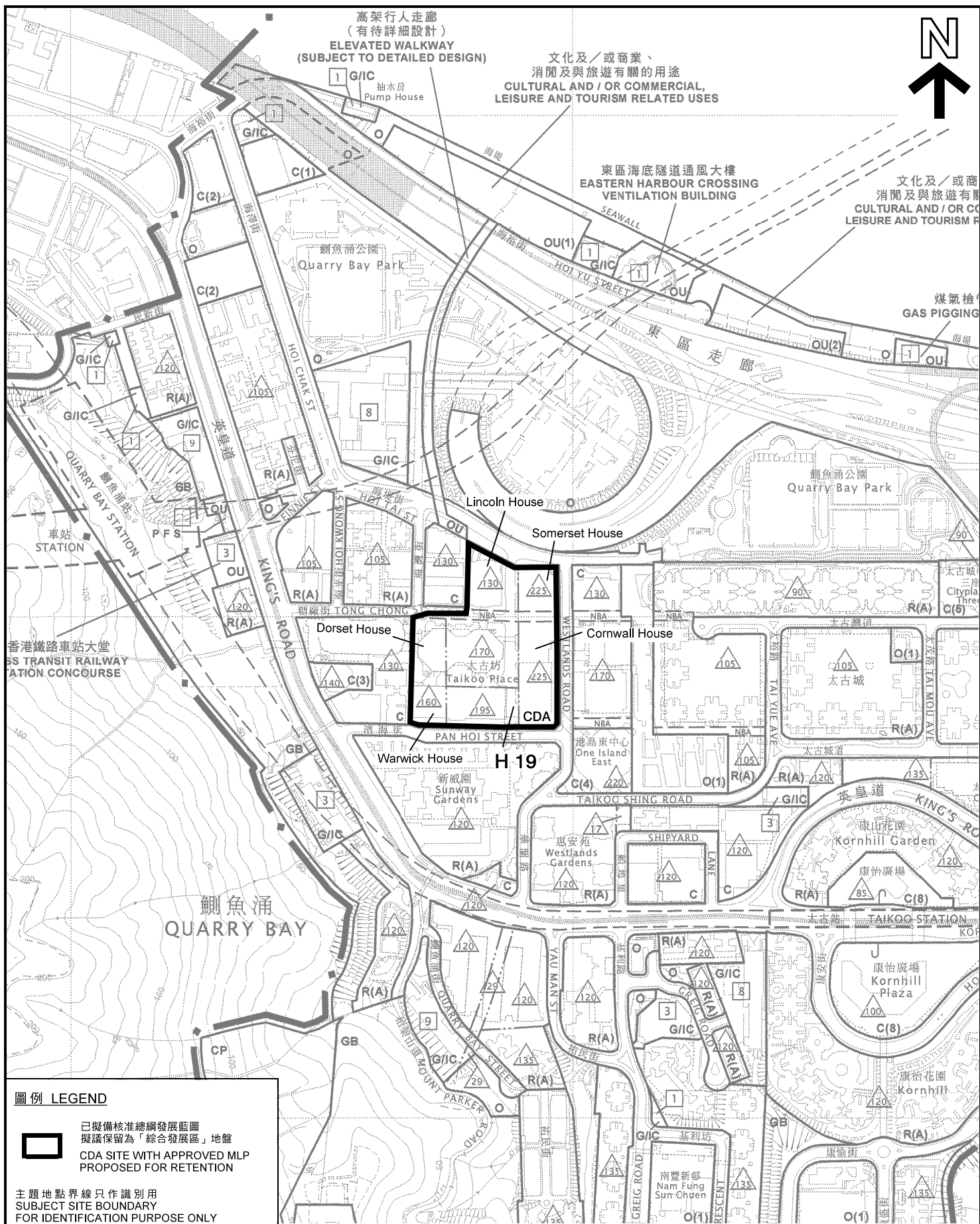
SCALE 1:5 000 比例尺
METRES 100 0 100 200 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/45

圖 PLAN
22



圖例 LEGEND

已擬備核准總發展藍圖
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 H 19
香港鰂魚涌英皇道979號太古坊
CDA SITE REF. No. H 19
TAIKOO PLACE, 979 KING'S ROAD
QUARRY BAY, HONG KONG

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

規劃署
PLANNING
DEPARTMENT

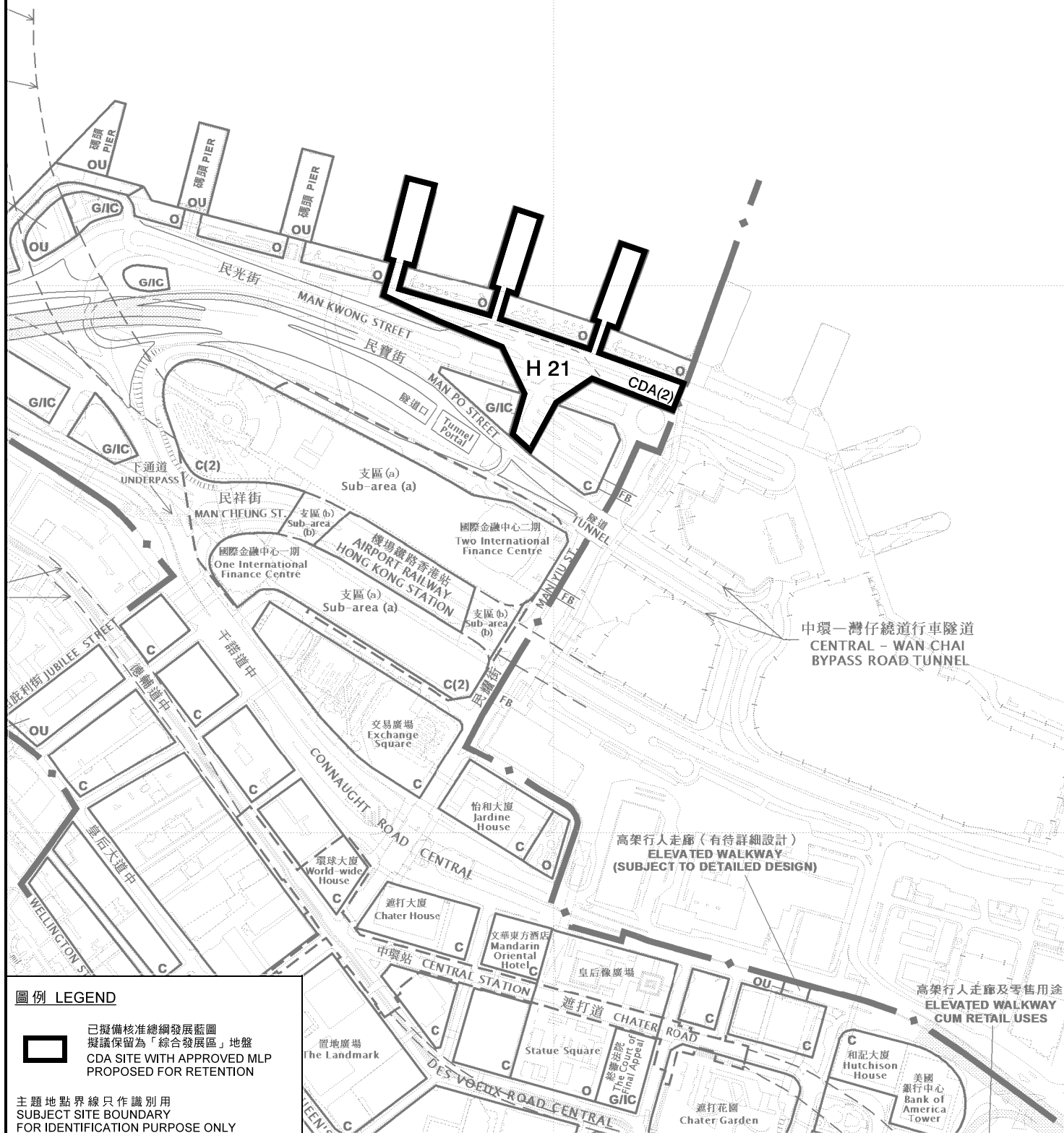


參考編號
REFERENCE No.
M/NT/16/46

圖 PLAN
23

本摘要圖於2017年5月19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 19.5.2017
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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2016年11月1日
核准的分區計劃大綱圖編號S/H4/16

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/H4/16 APPROVED ON 1.11.2016

平面圖 SITE PLAN

綜合發展區地盤參考編號 H 21
香港中環

綜合發展區包括4、5和6號碼頭

CDA SITE REF. No. H 21
COMPREHENSIVE DEVELOPMENT AREA
INCLUDING PIERS No. 4, 5 AND 6
CENTRAL, HONG KONG

SCALE 1:5 000 比例尺

100 0 100 200
METRES METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/47

圖 PLAN
24



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

道通風大樓
CHAI BYPASS
BUILDING

景高架行人走廊
(右列詳細設計)

圖例 LEGEND



已擬備核准總發展藍圖
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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2016年8月5日
展示的分區計劃大綱圖編號S/H8/25

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/H8/25 EXHIBITED ON 5.8.2016

平面圖 SITE PLAN

綜合發展區地盤參考編號 H 23
香港北角(前政府物料供應處倉庫)
油街

CDA SITE REF. No. H 23
OIL STREET
(EX-GOVERNMENT SUPPLIES DEPARTMENT DEPOT)
NORTH POINT, HONG KONG

SCALE 1:5 000 比例尺

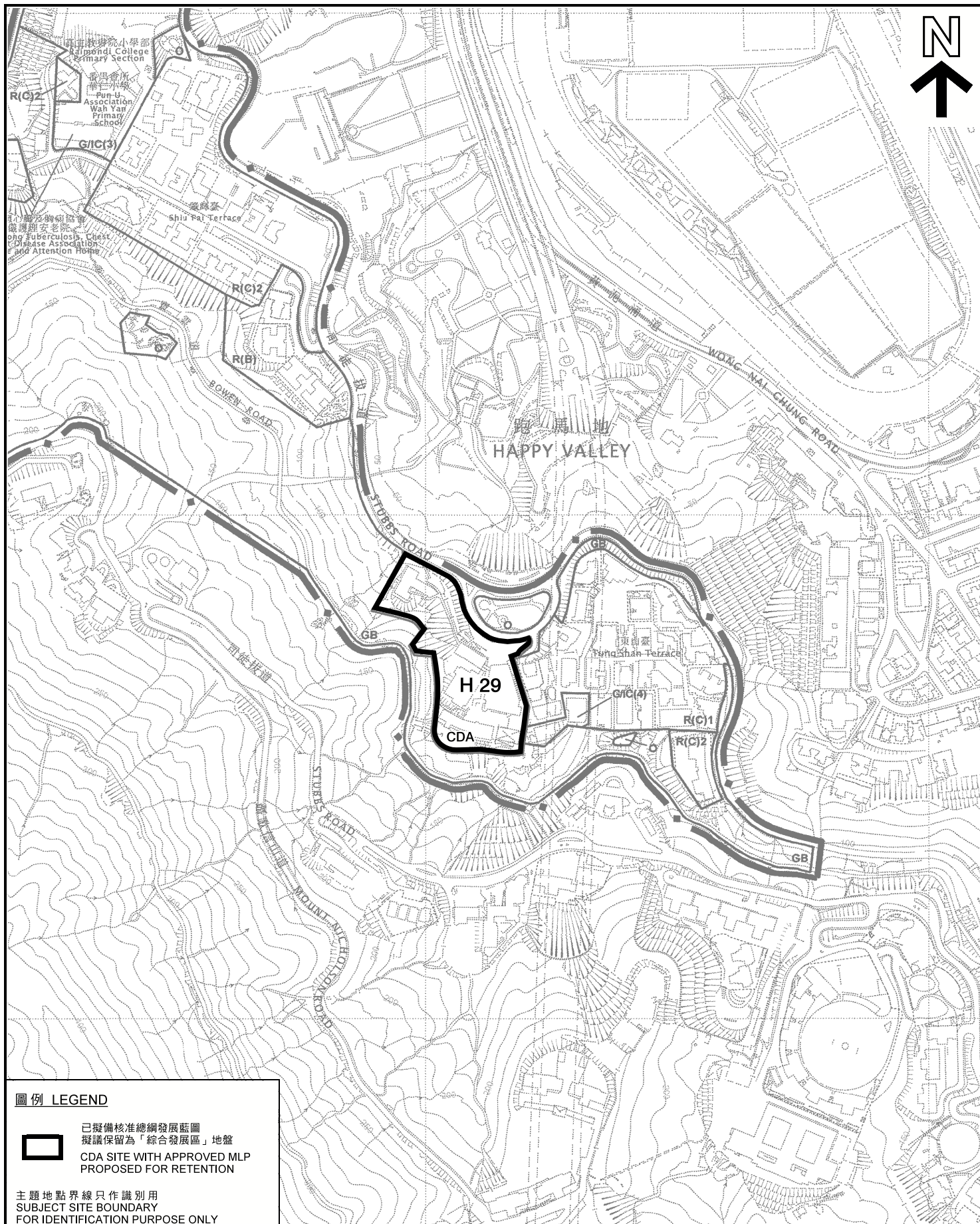
米 100 0 100 200 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/48

圖 PLAN
25



圖例 LEGEND



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

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

本摘要圖於2017年5月19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/H12/12

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/H12/12 APPROVED ON 6.7.2010

平面圖 SITE PLAN

綜合發展區地盤參考編號 H 29
香港司徒拔道
前嶺南大學校園地盤
CDA SITE REF. No. H 29
FORMER LINGNAN CAMPUS SITE
AT STUBBS ROAD
HONG KONG
SCALE 1:5 000 比例尺

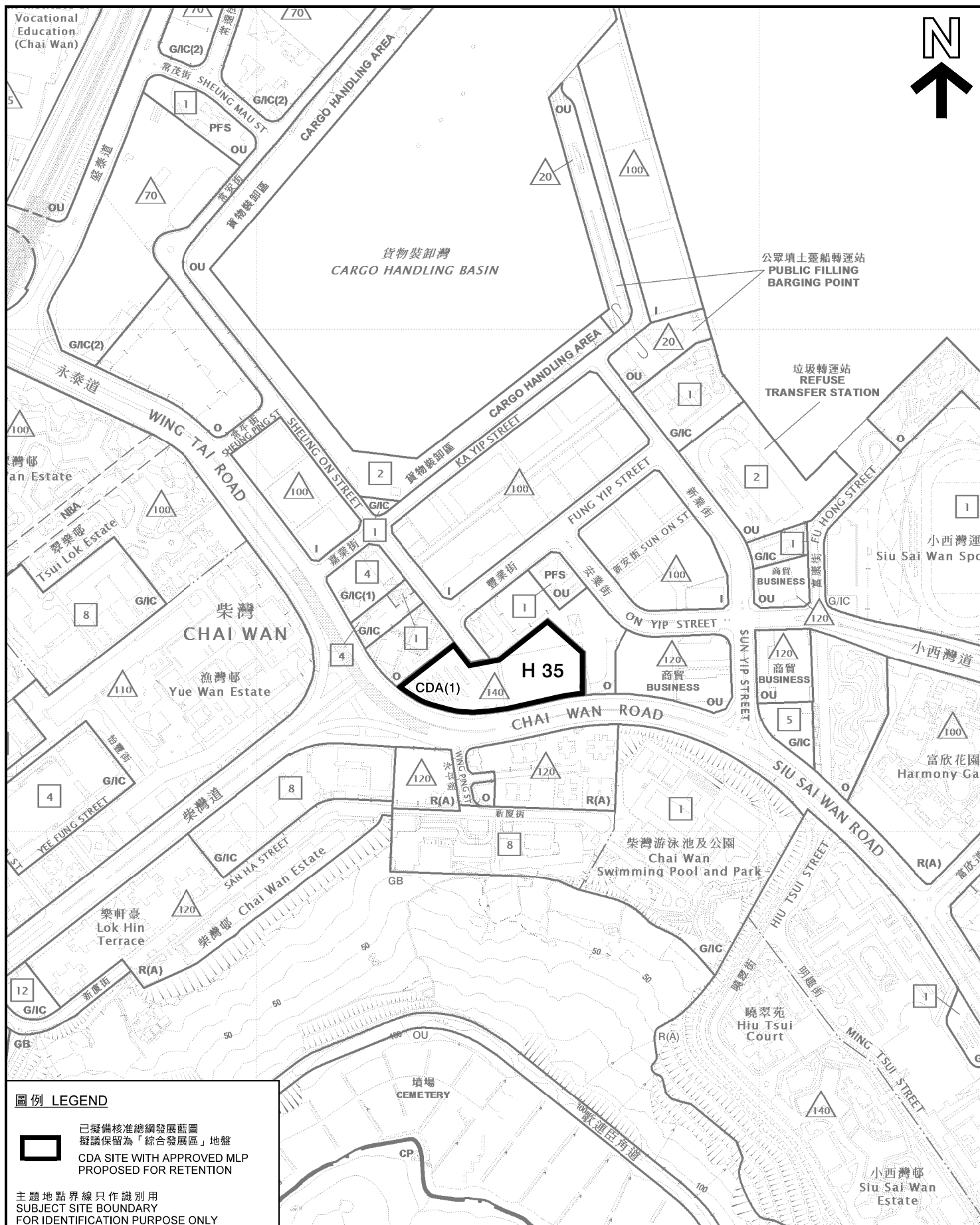
100 0 100 200
METRES METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/49

圖 PLAN
26



圖例 LEGEND



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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2016年11月18日
展示的分區計劃大綱圖編號S/H20/22

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/H20/22 EXHIBITED ON 18.11.2016

平面圖 SITE PLAN
綜合發展區地盤參考編號 H 35
香港柴灣
柴灣道地盤
CDA SITE REF. No. H 35
SITE AT CHAI WAN ROAD
CHAI WAN, HONG KONG

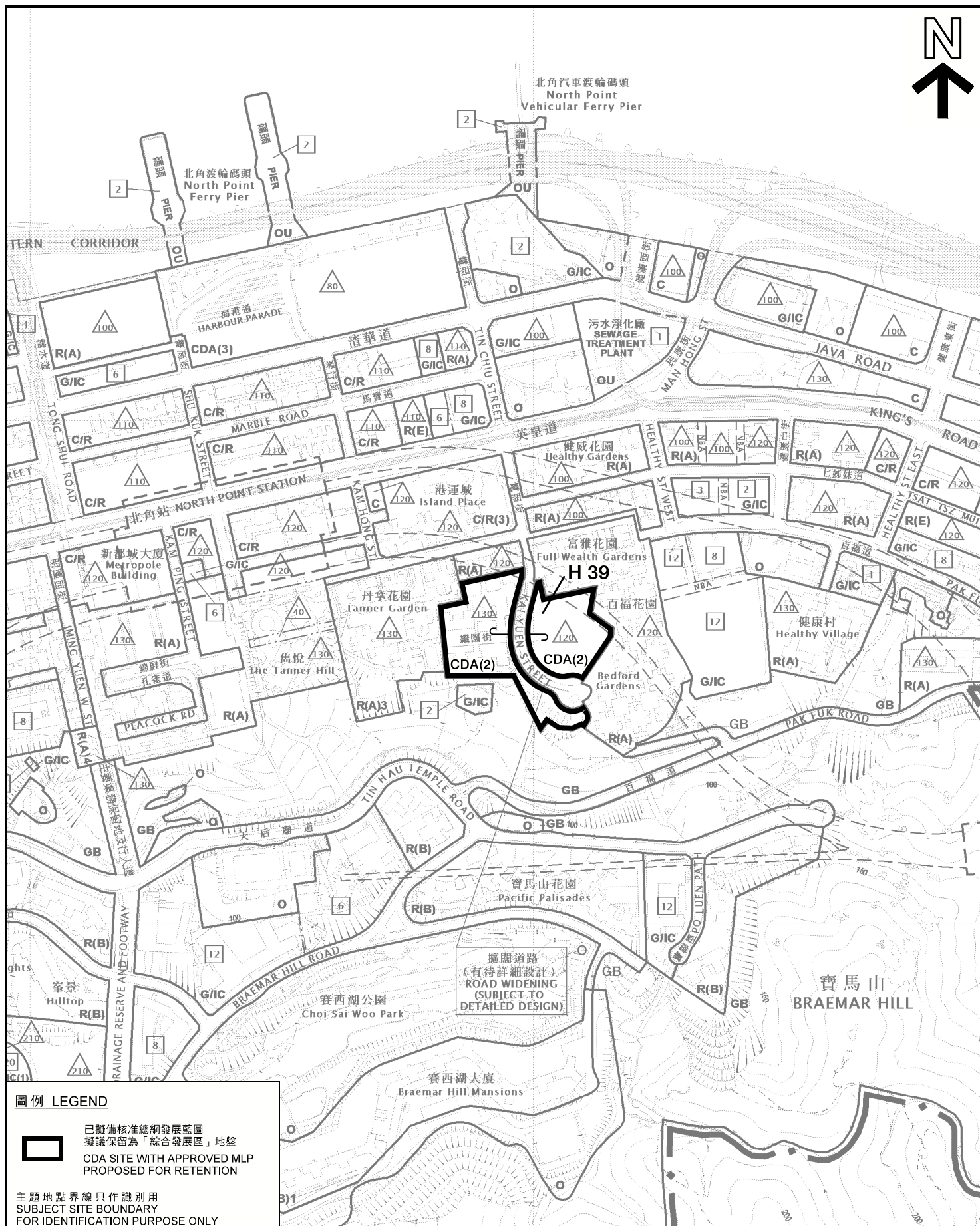
SCALE 1:5 000 比例尺
100 0 100 200
METRES METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/50

圖 PLAN
27



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 H 39
香港北角繼園街
CDA SITE REF. No. H 39
KAI YUEN STREET
NORTH POINT, HONG KONG

本摘要圖於2017年5月19日擬備，
所根據的資料為於2016年8月5日
展示的分區計劃大綱圖編號S/H8/25

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/H8/25 EXHIBITED ON 5.8.2016

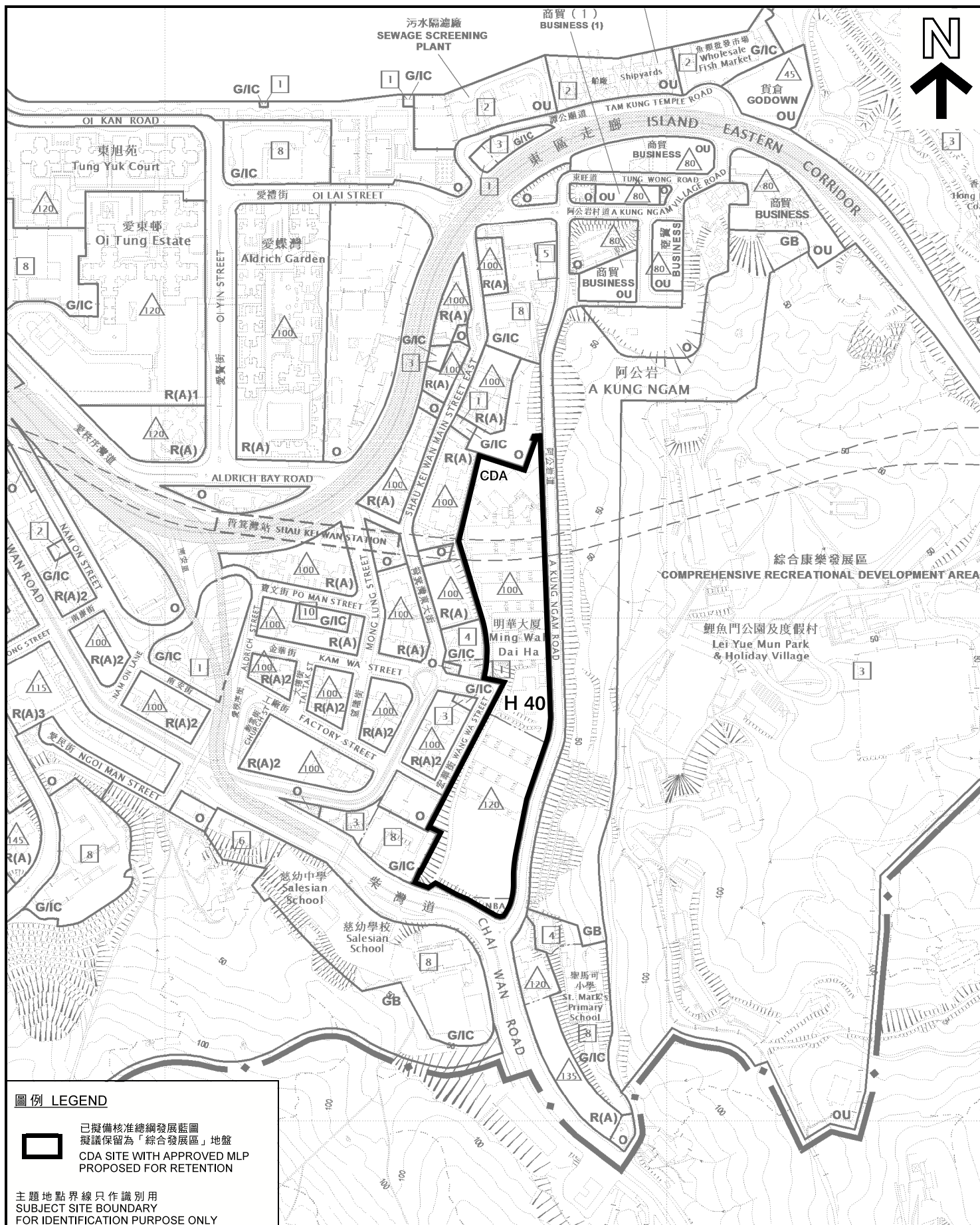
SCALE 1:5 000 比例尺
METRES 100 0 100 200 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/52

圖 PLAN
28



平面圖 SITE PLAN
綜合發展區地盤參考編號 H 40
香港筲箕灣亞公岩道1-25號
明華大廈
CDA SITE REF. No. H 40
MING WAH DAI HA
1-25 A KUNG NGAM ROAD
SHAU KEI WAN, HONG KONG

本摘要圖於2017年5月19日擬備，
所根據的資料為於2015年3月31日
核准的分區計劃大綱圖編號S/H9/18

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/H9/18 APPROVED ON 31.3.2015

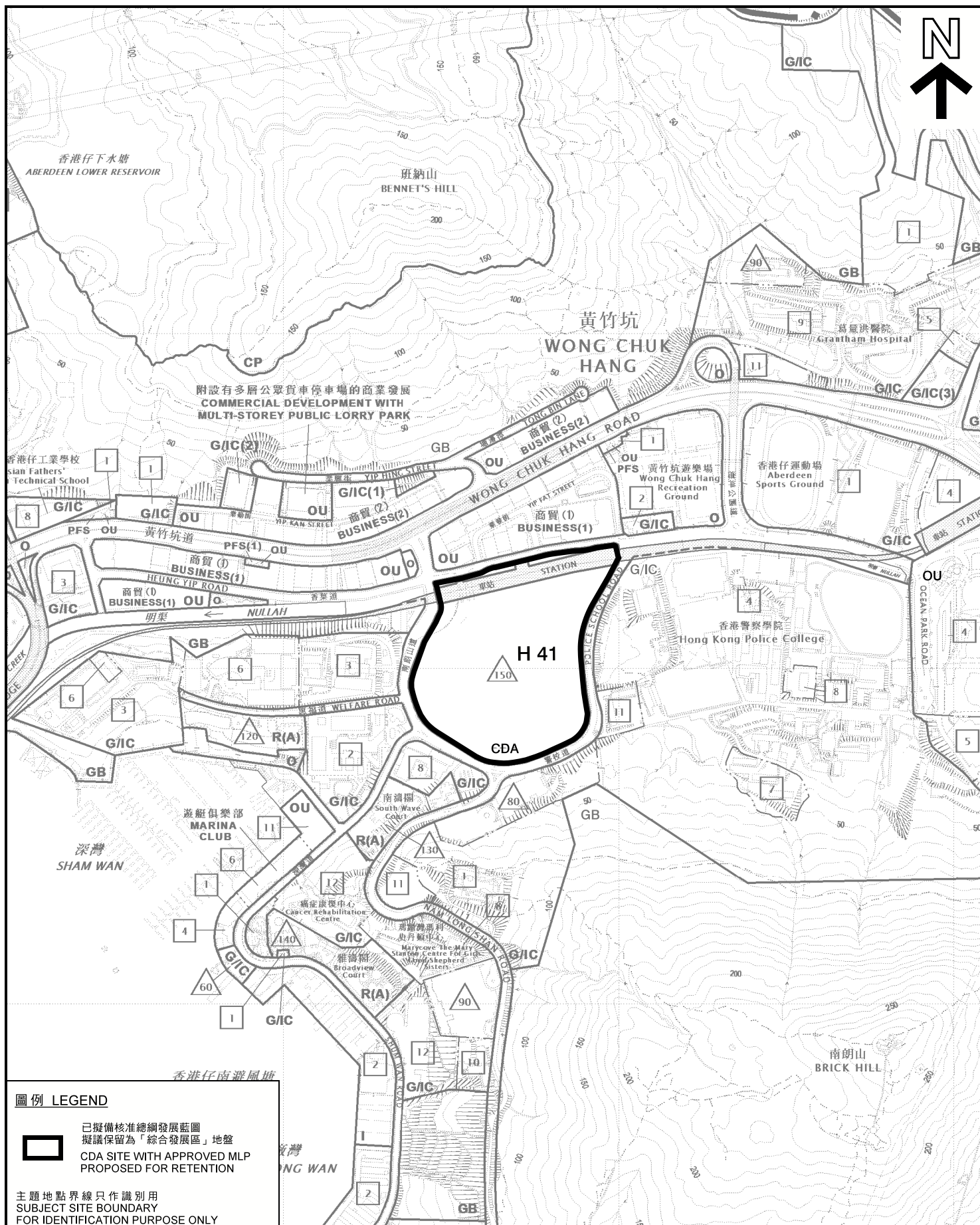
SCALE 1:5 000 比例尺
0 100 200 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/53

圖 PLAN
29



圖例 LEGEND

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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2017年1月3日
核准的分區計劃大綱圖編號S/H15/31

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/H15/31 APPROVED ON 3.1.2017

平面圖 SITE PLAN

綜合發展區地盤參考編號 H 41
香港香港仔及鴨脷洲
前黃竹坑邨
CDA SITE REF. No. H 41
EX-WONG CHUK HANG ESTATE
ABERDEEN & AP LEI CHAU, HONG KONG

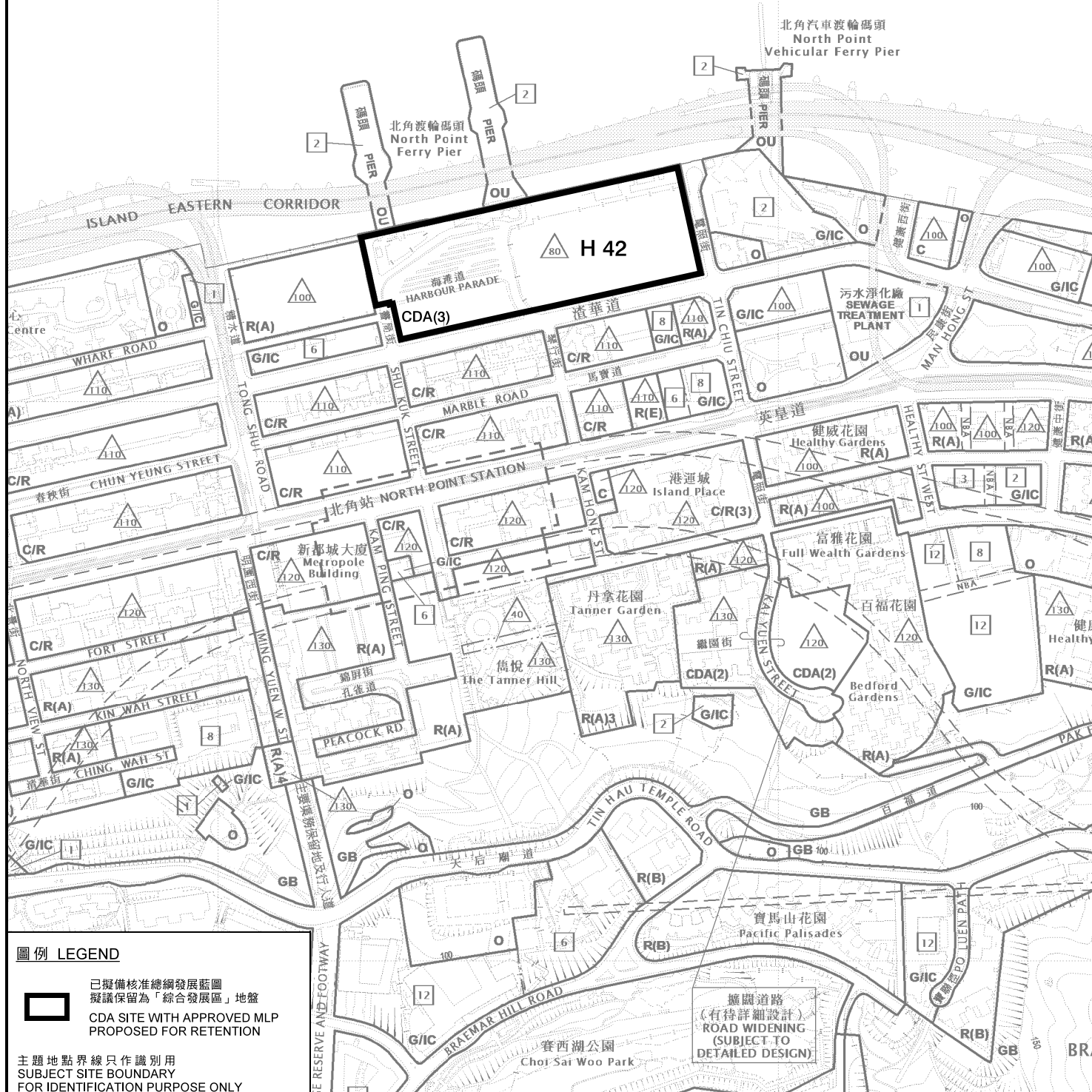
SCALE 1:7 500 比例尺
METRES 100 0 100 200 300 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/54

圖 PLAN
30



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 H 42
香港北角
前北角邨
CDA SITE REF. No. H 42
EX-NORTH POINT ESTATE
NORTH POINT, HONG KONG

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

規劃署
PLANNING
DEPARTMENT

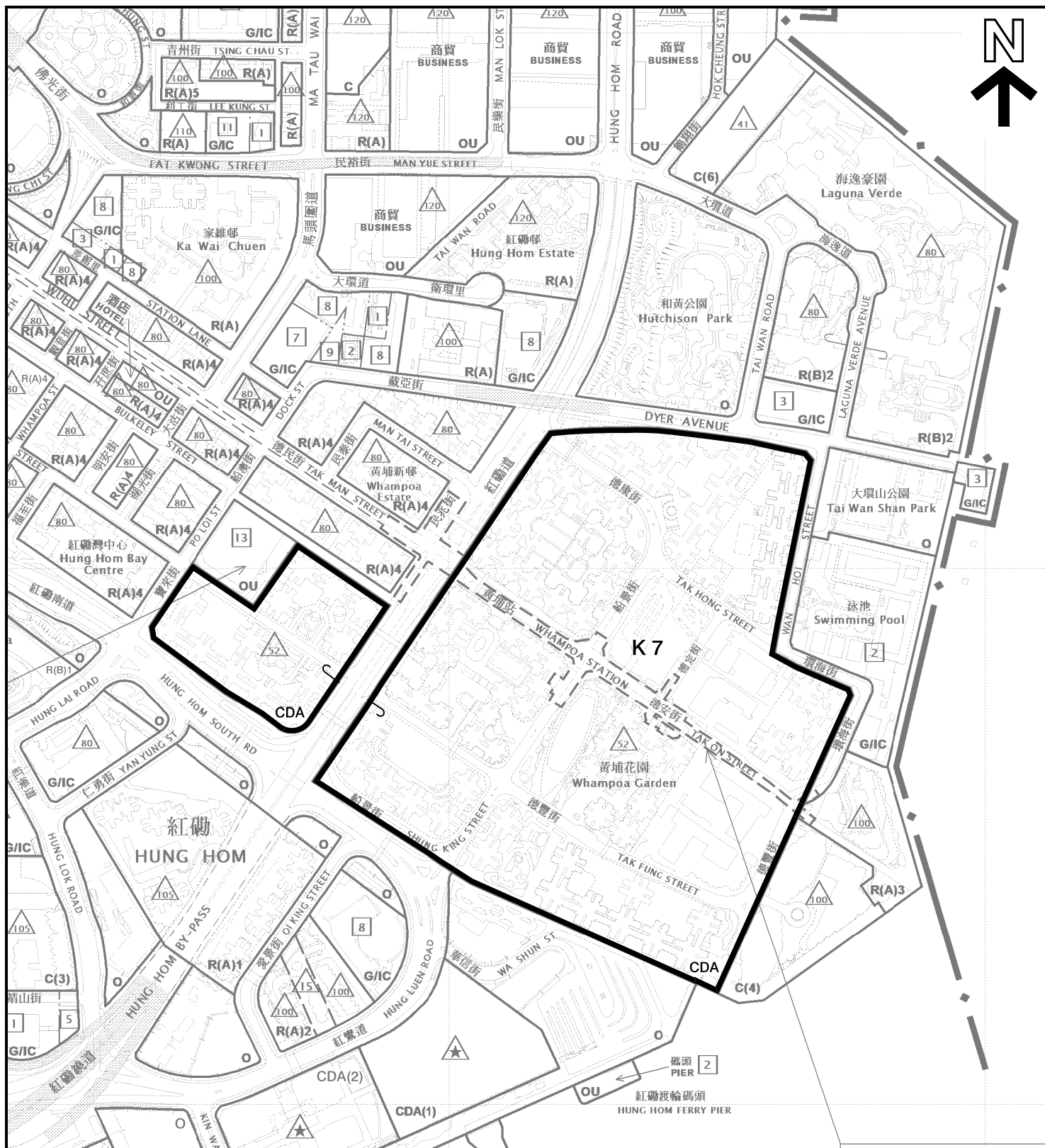


參考編號
REFERENCE No.
M/NT/16/55

圖 PLAN
31

本摘要圖於2017年5月19日擬備，
所根據的資料為於2016年8月5日
展示的分區計劃大綱圖編號S/H8/25

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/H8/25 EXHIBITED ON 5.8.2016



圖例 LEGEND



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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2016年10月28日
展示的分區計劃大綱圖編號S/K9/25

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/K9/25 EXHIBITED ON 28.10.2016

平面圖 SITE PLAN

綜合發展區地盤參考編號 K 7

九龍紅磡黃埔花園

CDA SITE REF. No. K 7

WHAMPOA GARDEN

HUNG HOM, KOWLOON

SCALE 1:5 000 比例尺

米 100 0 100 200 米
METRES

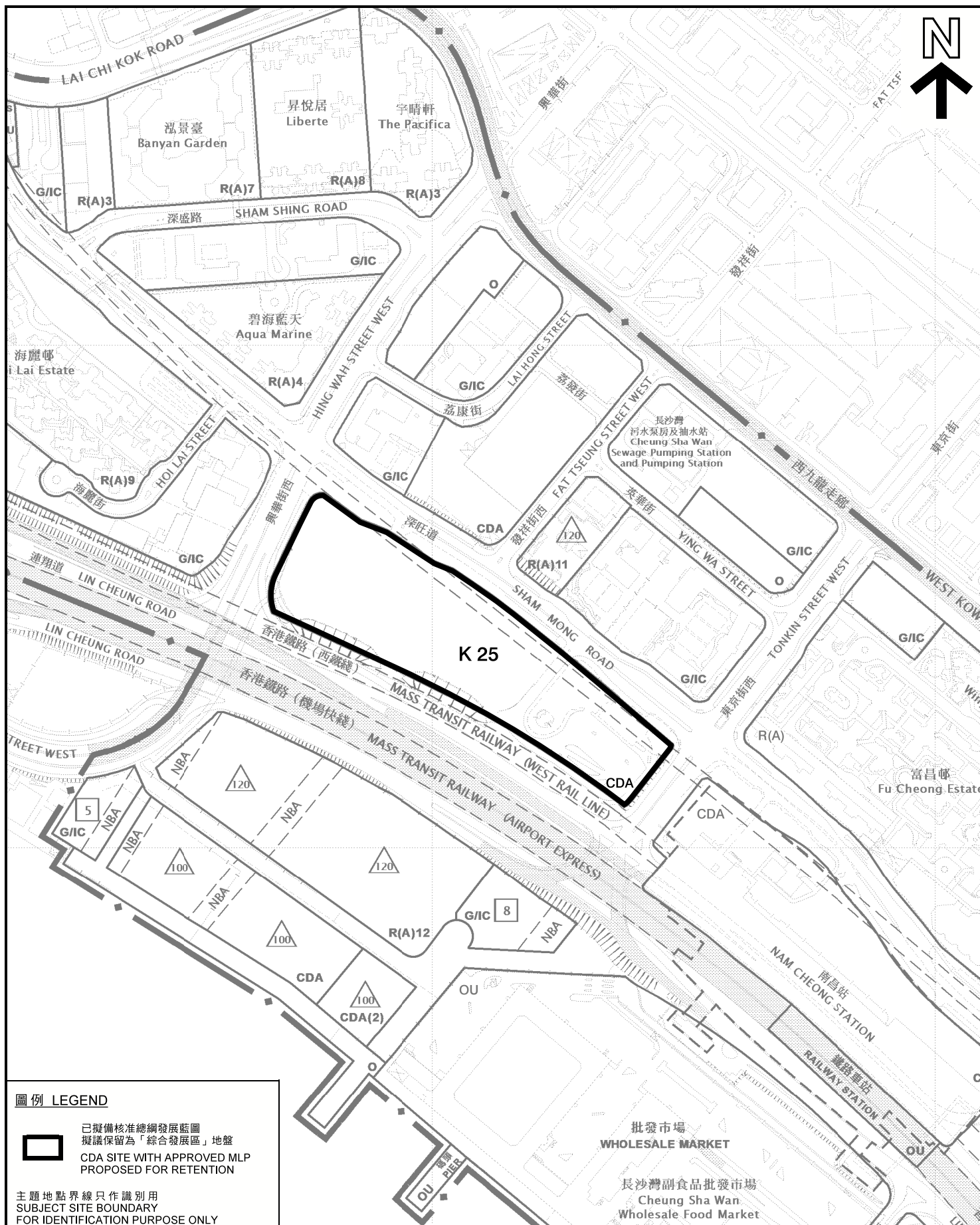
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/56

圖 PLAN
32

行政長官會同行政會議
根據鐵路條例(第511章)
有關方案所述的鐵路顯示
THE RAILWAY AS DESCRIBE
KWUN TONG LINE EXTENSION AUTH
UNDER THE RAILWAYS ORDINANCE
IS SHOWN ON THIS PLAN



圖例 LEGEND



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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2014年9月23日
核准的分區計劃大綱圖編號S/K20/30

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/K20/30 APPROVED ON 23.9.2014

平面圖 SITE PLAN

綜合發展區地盤參考編號 K 25
西南九龍深旺道以南和興華街西以東
CDA SITE REF. No. K 25
SOUTH OF SHAM MONG ROAD
AND EAST OF HING WAH STREET WEST
SOUTH WEST KOWLOON

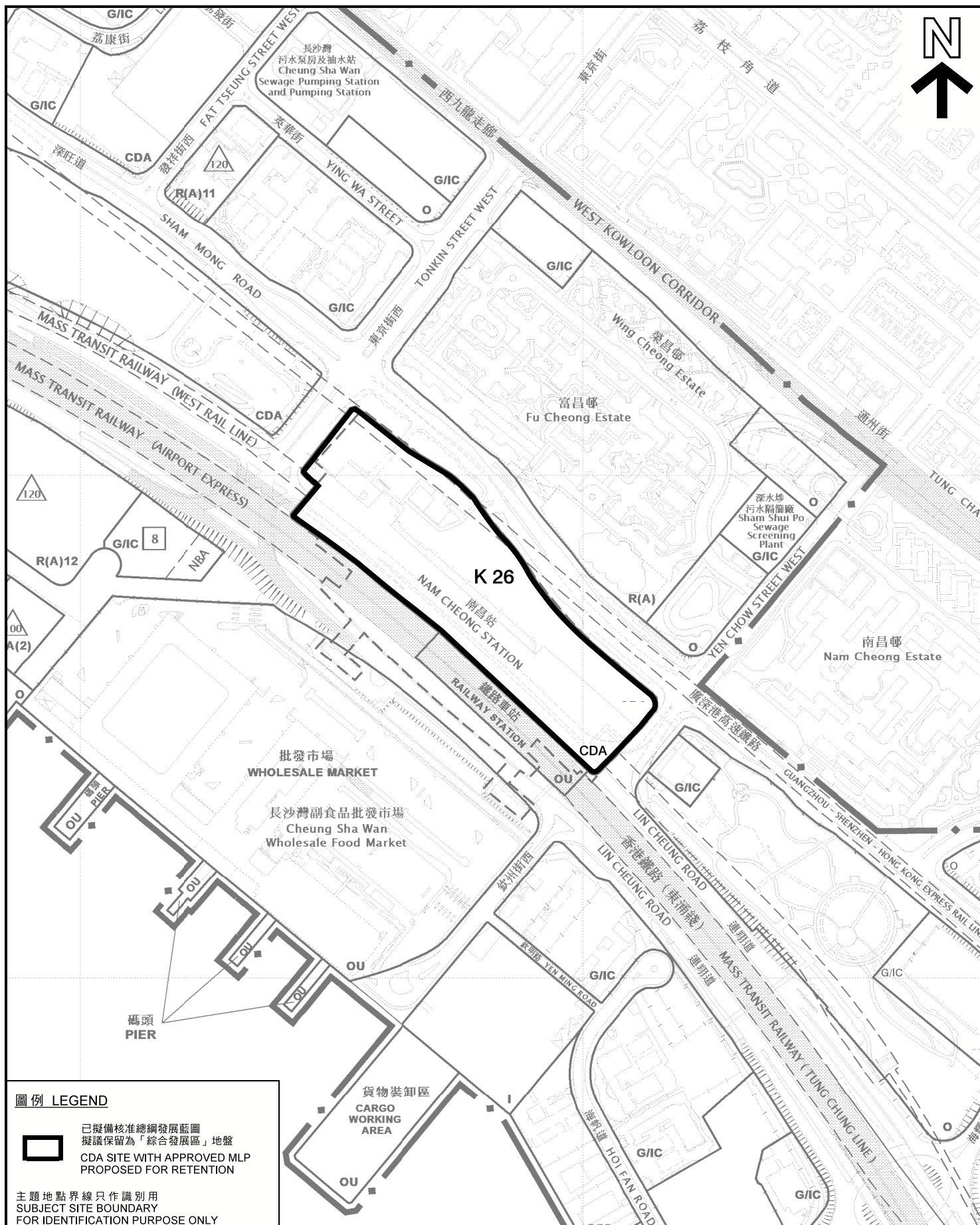
SCALE 1:5 000 比例尺
100 0 100 200
METRES METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/59

圖 PLAN
35



圖例 LEGEND



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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2014年9月23日
核准的分區計劃大綱圖編號S/K20/30

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/K20/30 APPROVED ON 23.9.2014

平面圖 SITE PLAN

綜合發展區地盤參考編號 K 26
西南九龍
西鐵南昌站

CDA SITE REF. No. K 26
WEST RAIL, NAM CHEONG STATION
SOUTH WEST KOWLOON

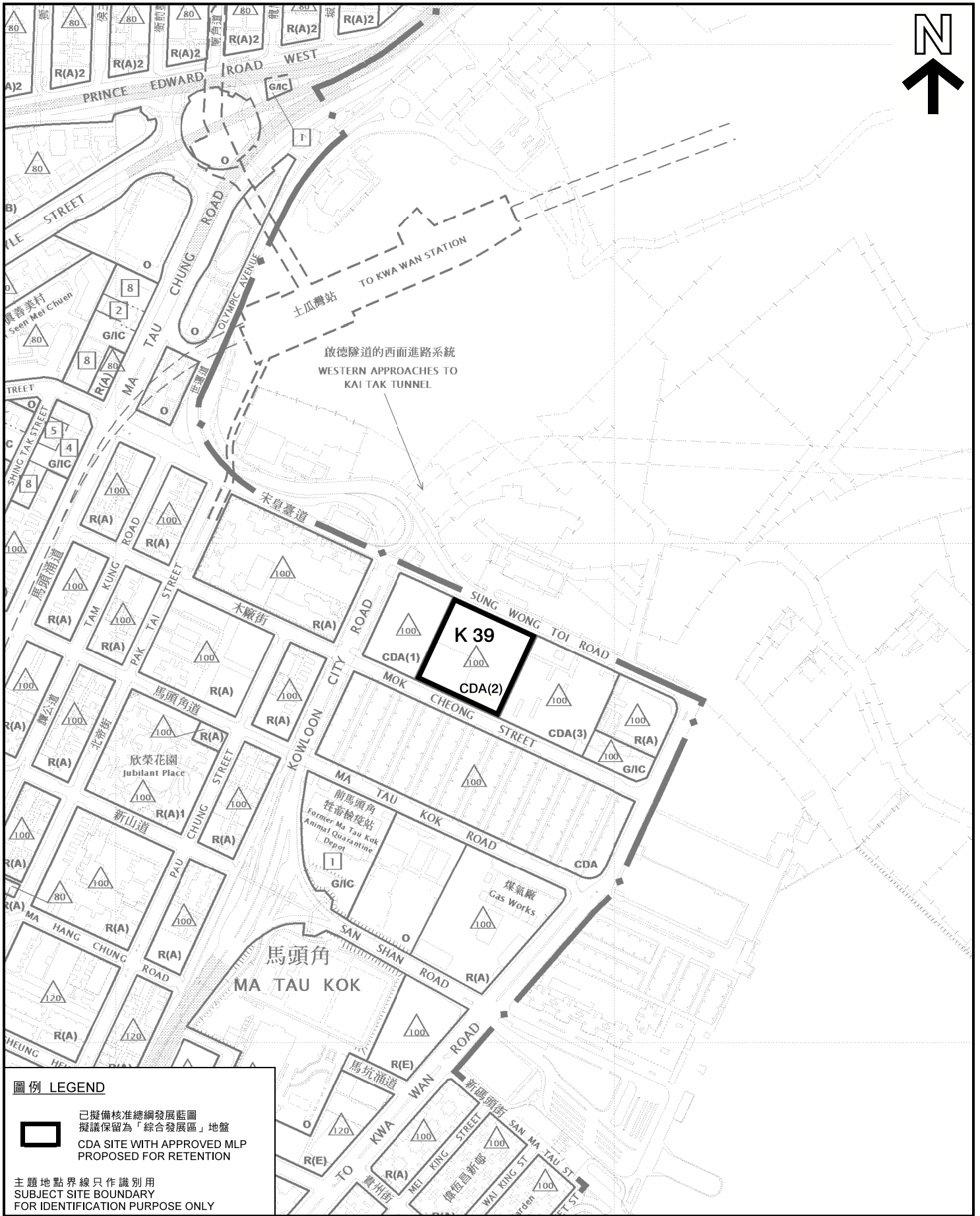
SCALE 1:5 000 比例尺
米 100 0 100 200 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/60

圖 PLAN
36



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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2016年4月5日
核准的分區計劃大綱圖編號S/K10/22

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/K10/22 APPROVED ON 5.4.2016

綜合發展區地盤參考編號 K 39
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. K 39
MIDDLE PART OF THE AREA BOUNDED
BY SUNG WONG TOI ROAD, TO KWA WAN ROAD
MOK CHEUNG STREET AND KOWLOON CITY ROAD
MA TAU KOK, KOWLOON

SCALE 1:5 000 比例尺

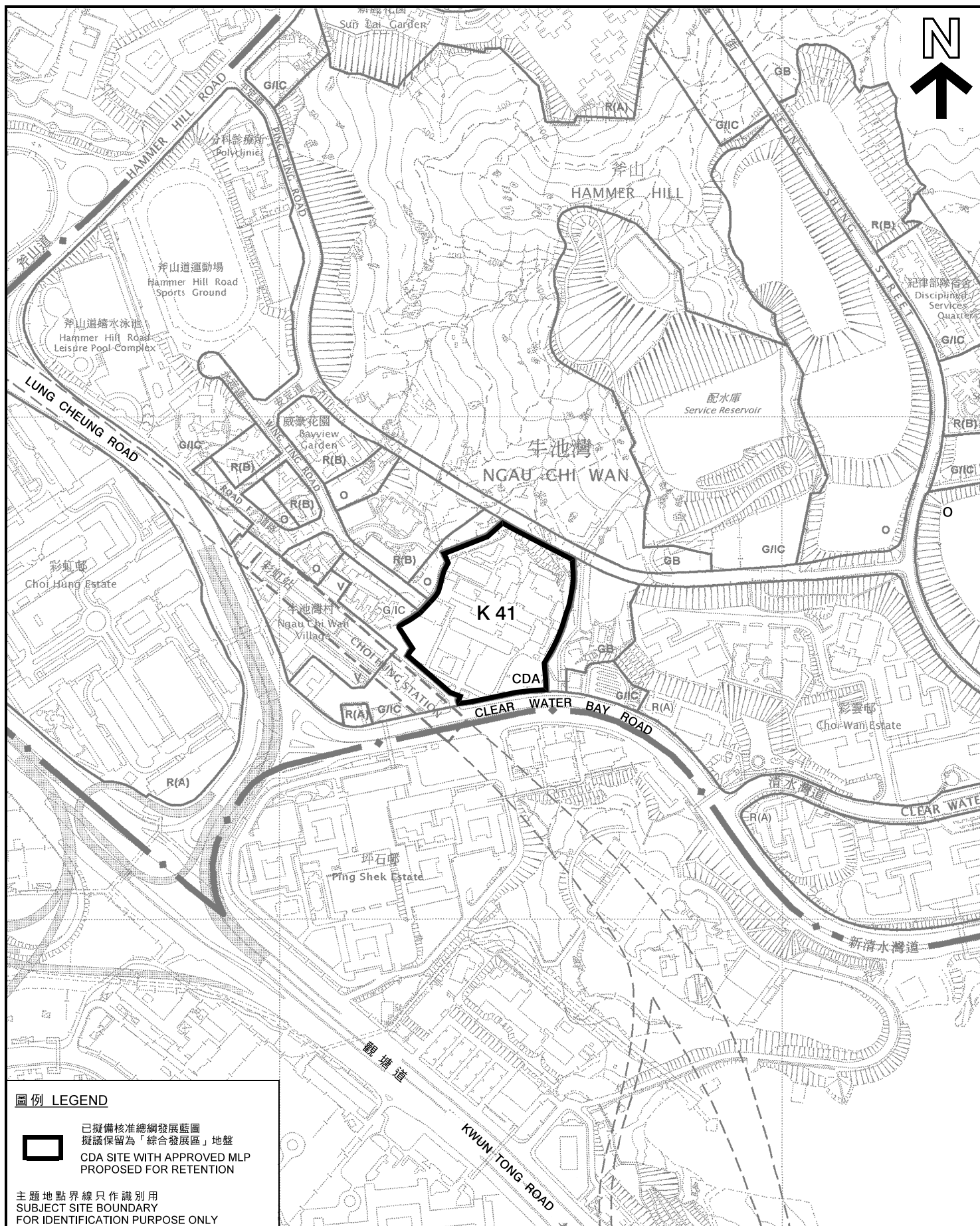
米 100 METRES 0 100 200 米 METRES

PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/26

PLAN
38



圖例 LEGEND



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

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

平面圖 SITE PLAN

綜合發展區地盤參考編號 K 41
九龍牛池灣清水灣道35號
CDA SITE REF. No. K 41
35 CLEAR WATER BAY ROAD
NGAU CHI WAN, KOWLOON

SCALE 1:5 000 比例尺

米 100 0 200 米
METRES

規劃署
PLANNING
DEPARTMENT

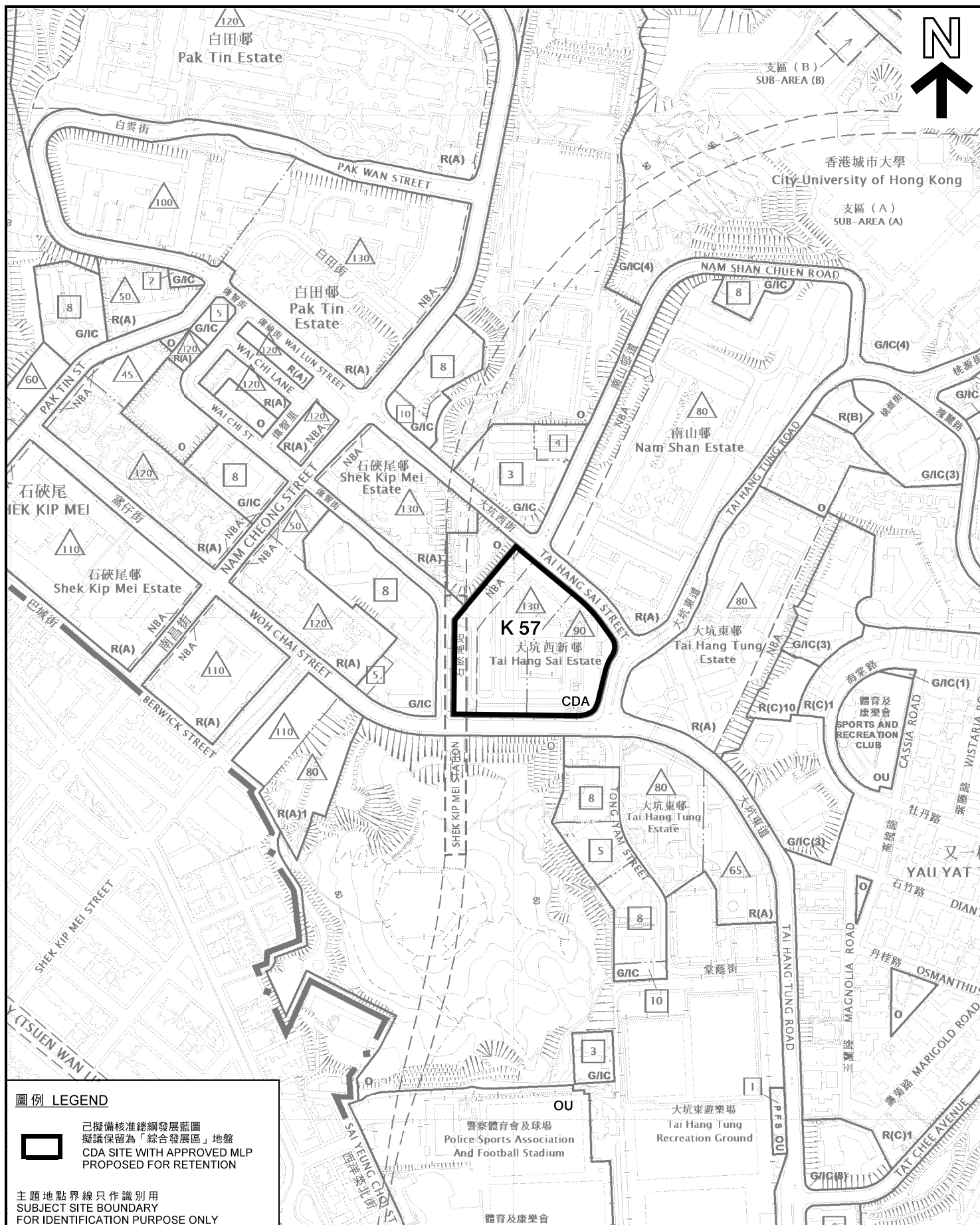


參考編號
REFERENCE No.
M/NT/16/62

圖 PLAN
39

本摘要圖於2017年5月19日擬備，
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 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/K12/16 APPROVED ON 2.11.2004



圖例 LEGEND



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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2015年7月21日
核准的分區計劃大綱圖編號S/K4/29

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/K4/29 APPROVED ON 21.7.2015

平面圖 SITE PLAN

綜合發展區地盤參考編號 K 57
九龍石硤尾
大坑西新邨
CDA SITE REF. No. K 57
TAI HANG SAI ESTATE
SHEK KIP MEI, KOWLOON

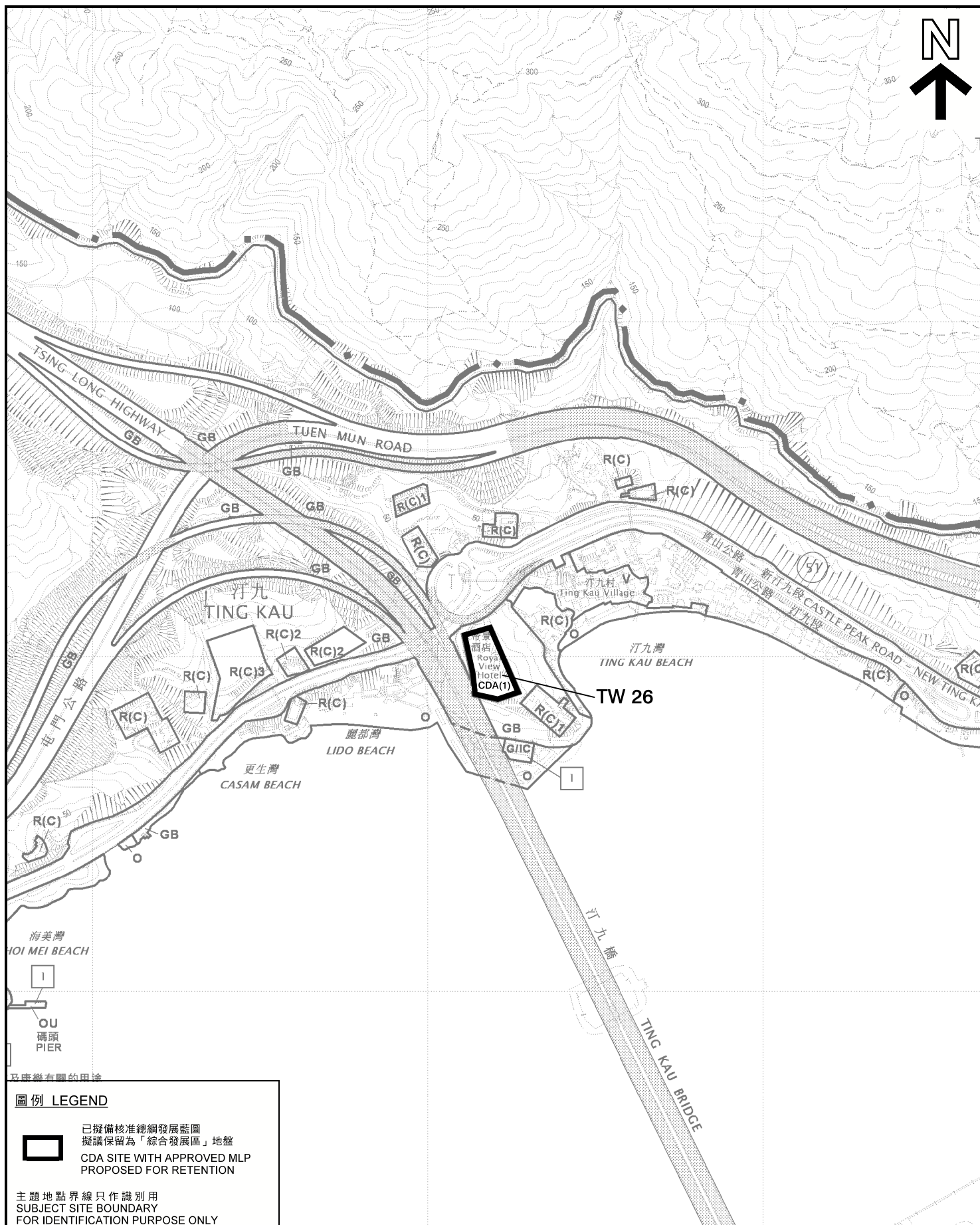
SCALE 1:5 000 比例尺
100 0 100 200
METRES METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/30

圖 PLAN
40



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 TW 26
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. TW 26
TWIL 5 & LOT 429 IN DD 399
TING KAU, NEW TERRITORIES

本摘要圖於2017年5月19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 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/TWW/19 APPROVED ON 4.12.2012

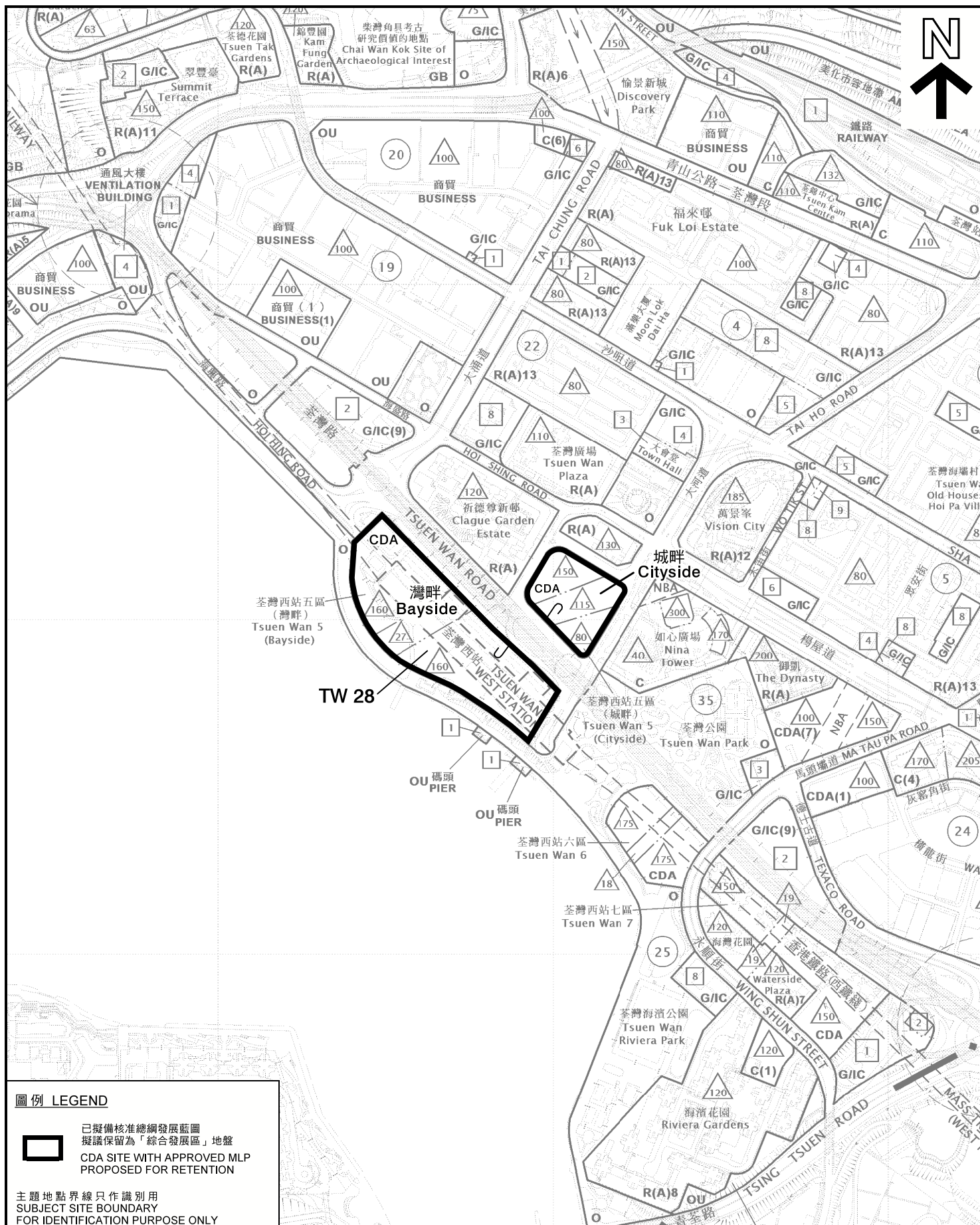
SCALE 1:7 500 比例尺
100 0 100 200 300 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/77

圖 PLAN
42



平面圖 SITE PLAN

綜合發展區地盤參考編號 TW 28

新界荃灣

西鐵荃灣西車站地盤 TW 5

CDA SITE REF. No. TW 28

WEST RAIL, TSUEN WAN WEST STATION, SITE TW 6
TSUEN WAN, NEW TERRITORIES

本摘要圖於2017年5月19日擬備，
所根據的資料為於2017年4月11日
核准的分區計劃大綱圖編號S/TW/33

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/TW/33 APPROVED ON 11.4.2017

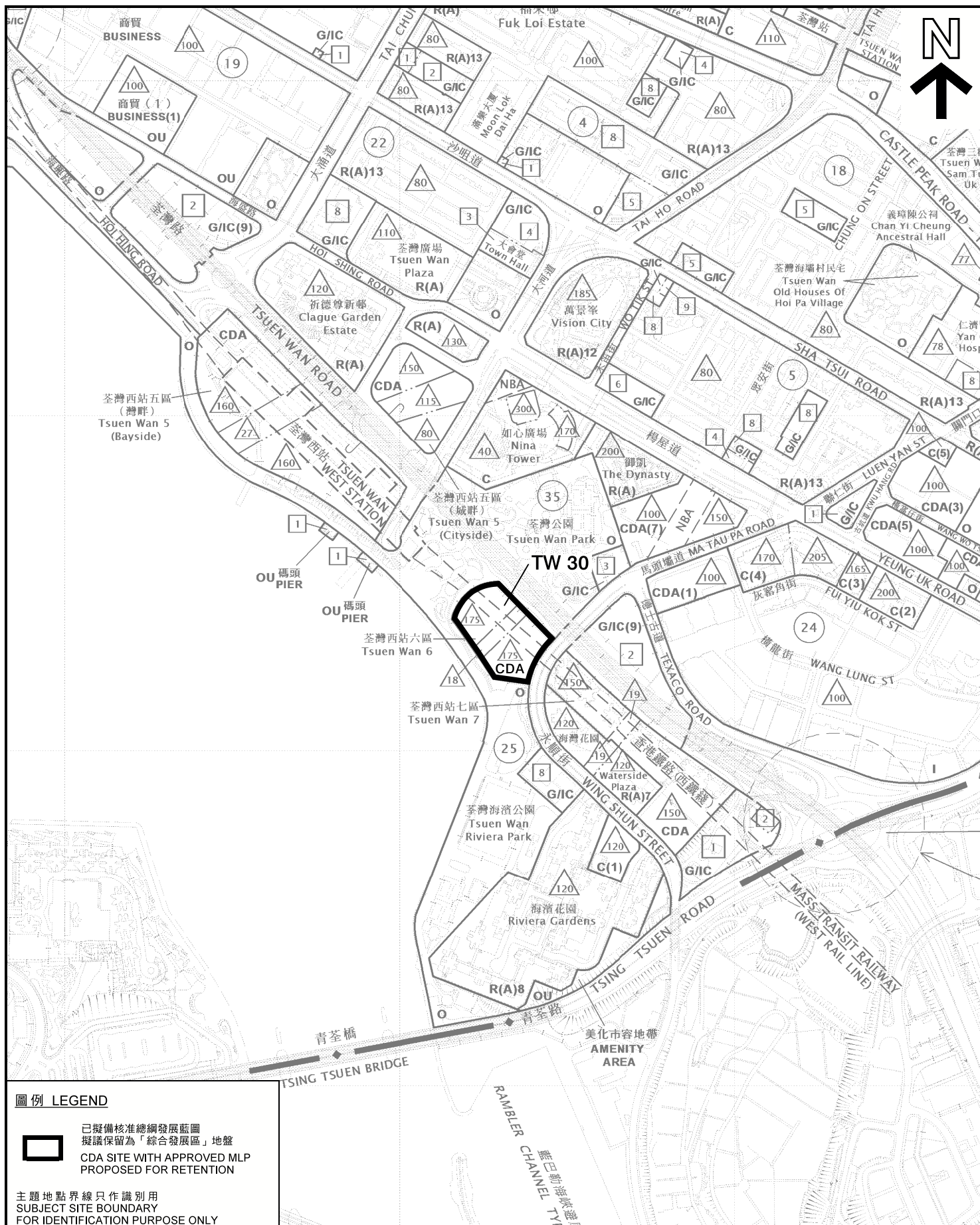
SCALE 1:7 500 比例尺
100 0 100 200 300 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/65

圖 PLAN
43



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 TW 30
新界荃灣

西鐵荃灣西車站地盤 TW 6

CDA SITE REF. No. TW 30
WEST RAIL, TSUEN WAN WEST STATION, SITE TW 6
TSUEN WAN, NEW TERRITORIES

本摘要圖於2017年5月19日擬備，
所根據的資料為於2017年4月11日
核准的分區計劃大綱圖編號S/TW/33

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/TW/33 APPROVED ON 11.4.2017

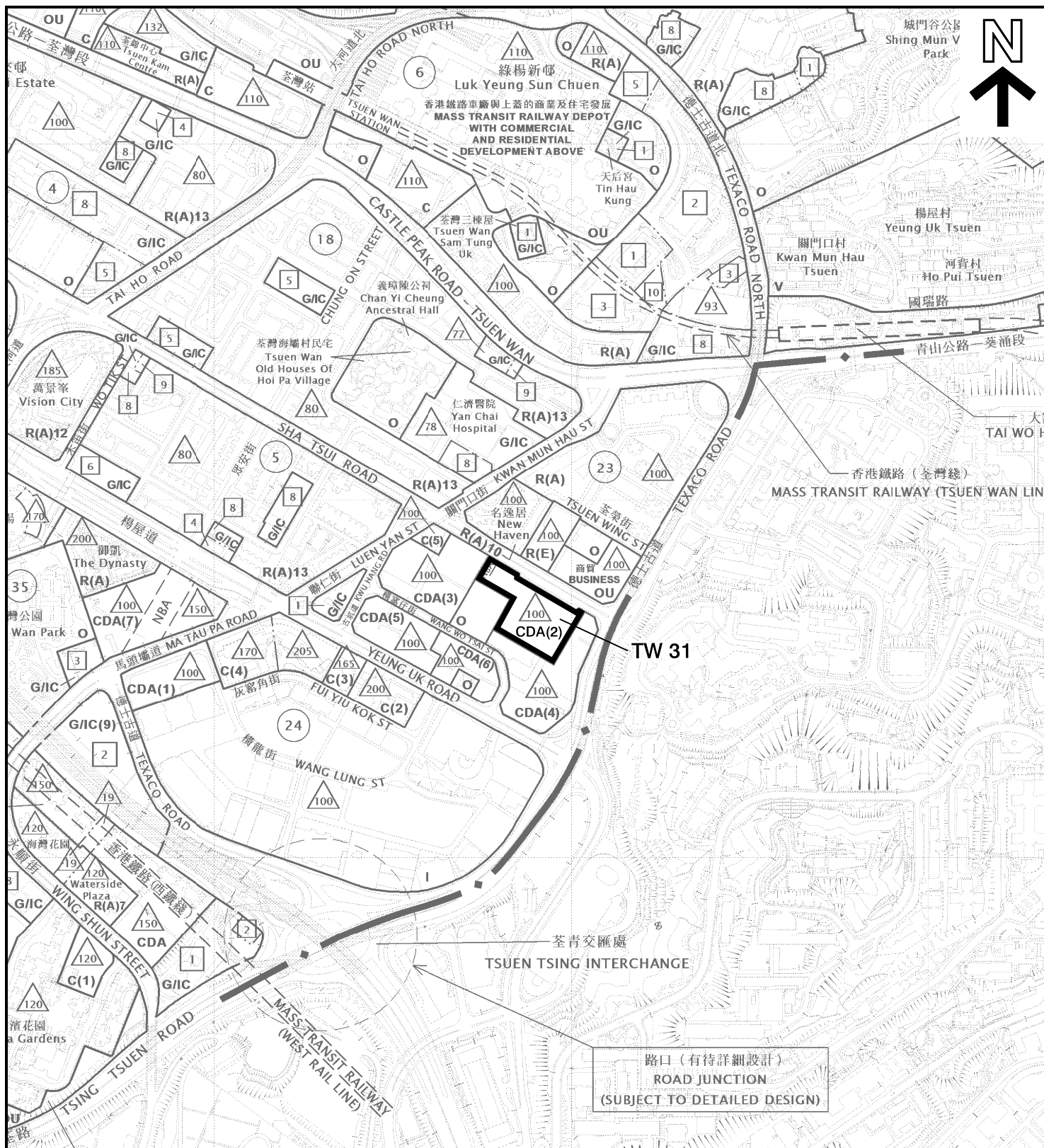
SCALE 1:7 500 比例尺
METRES 100 0 100 200 300 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/67

圖 PLAN
44



圖例 LEGEND



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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2017年4月11日
核准的分區計劃大綱圖編號S/TW/33

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/TW/33 APPROVED ON 11.4.2017

平面圖 SITE PLAN

綜合發展區地盤參考編號 TW 31

新界荃灣
沙咀道

CDA SITE REF. No. TW 31
SHA TSUI ROAD
TSUEN WAN, NEW TERRITORIES

SCALE 1:7 500 比例尺

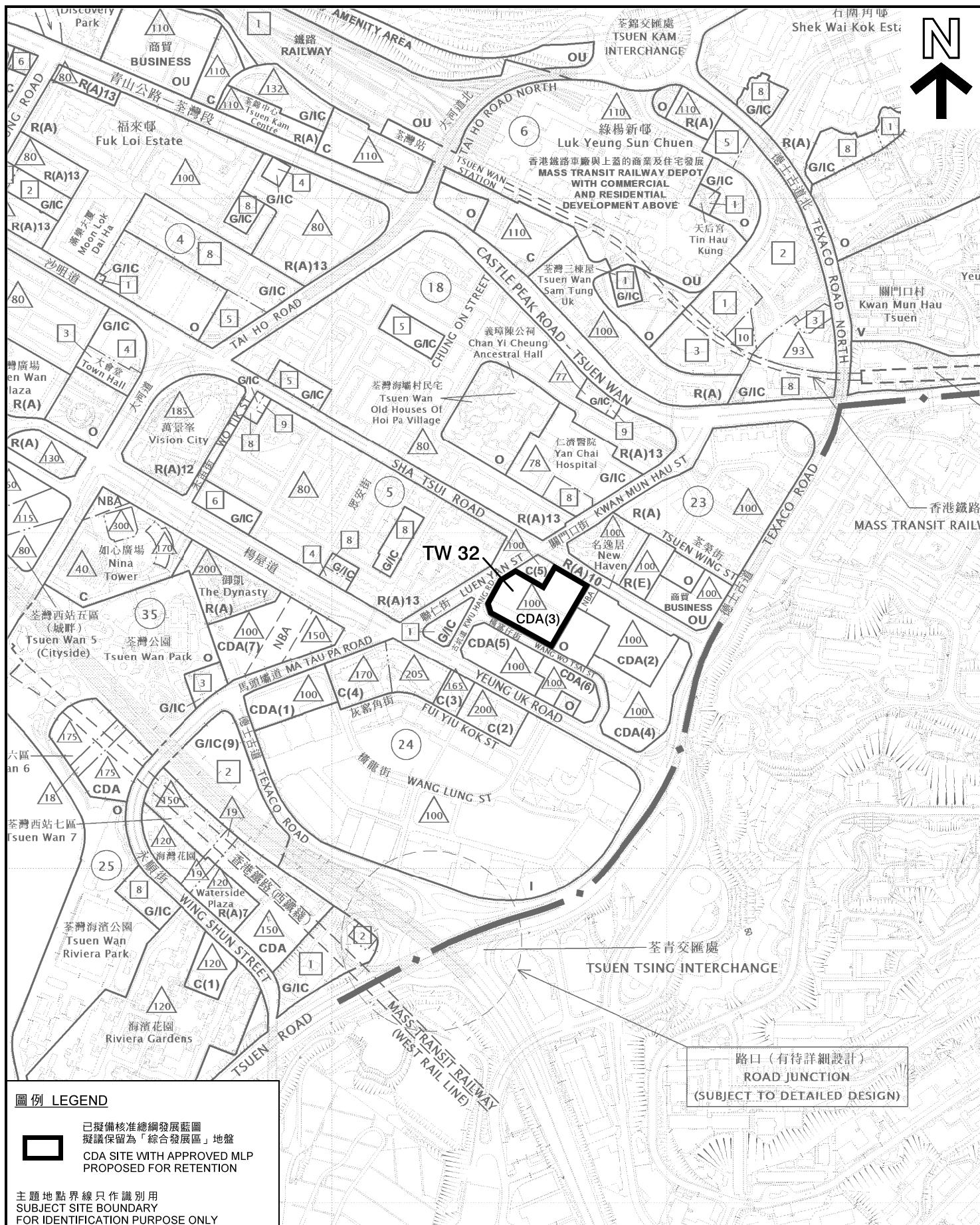
METRES 100 0 100 200 300 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/68

圖 PLAN
45



平面圖 SITE PLAN

綜合發展區地盤參考編號 TW 32

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. TW 32

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



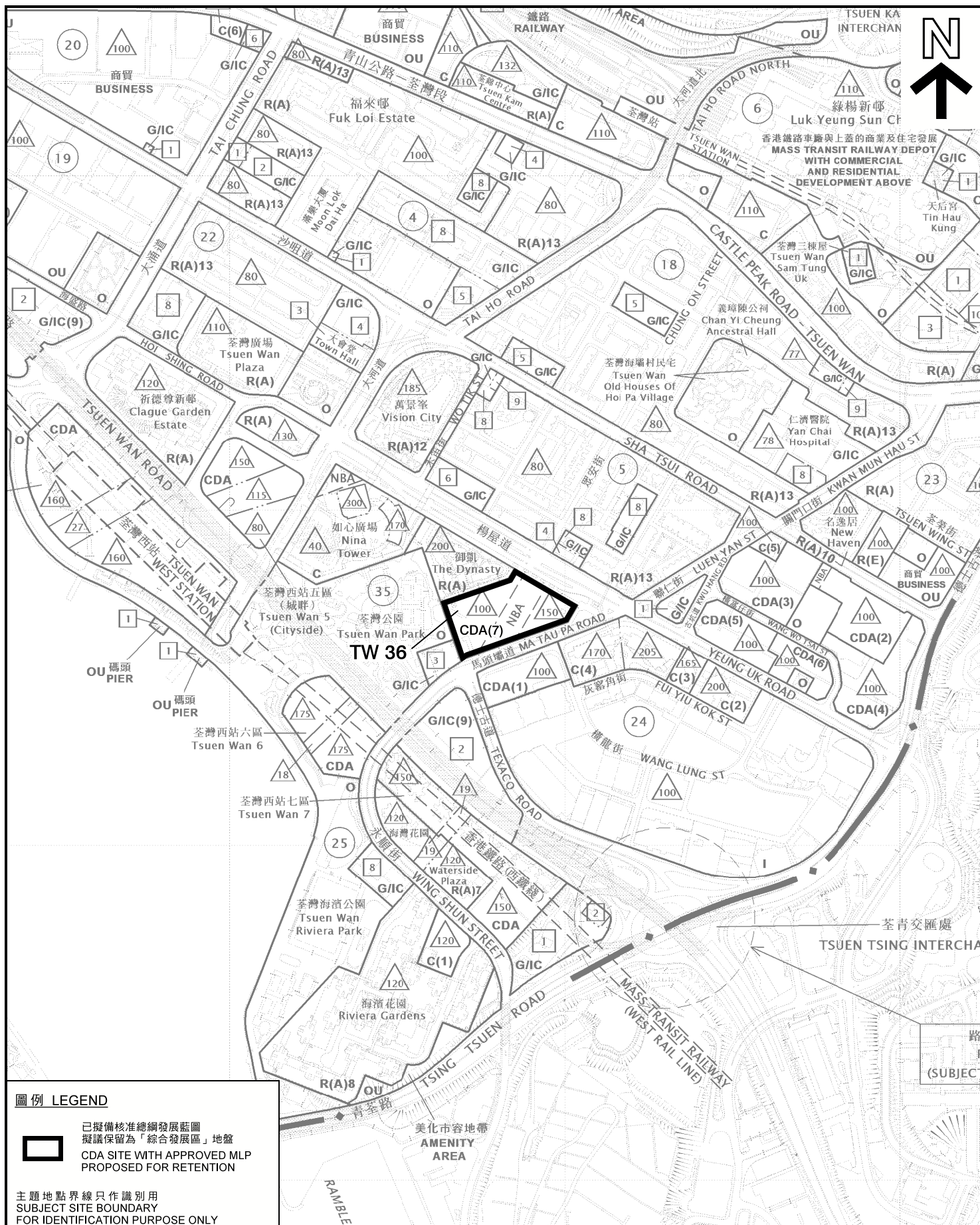
參考編號
REFERENCE No.
M/NT/16/37

圖 PLAN
46

本摘要圖於2017年5月19日擬備，
所根據的資料為於2017年4月11日
核准的分區計劃大綱圖編號S/TW/33

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/TW/33 APPROVED ON 11.4.2017

米 METRES 100 0 100 200 300 米 METRES



平面圖 SITE PLAN

綜合發展區地盤參考編號 TW 36

新界荃灣

楊屋道和馬頭壩道交界處

CDA SITE REF. No. TW 36

J/O YEUNG UK ROAD AND MA TAU PA ROAD
TSUEN WAN, NEW TERRITORIES

SCALE 1 : 7 500 比例尺

METRES 100 0 100 200 300 METRES

規劃署
PLANNING
DEPARTMENT

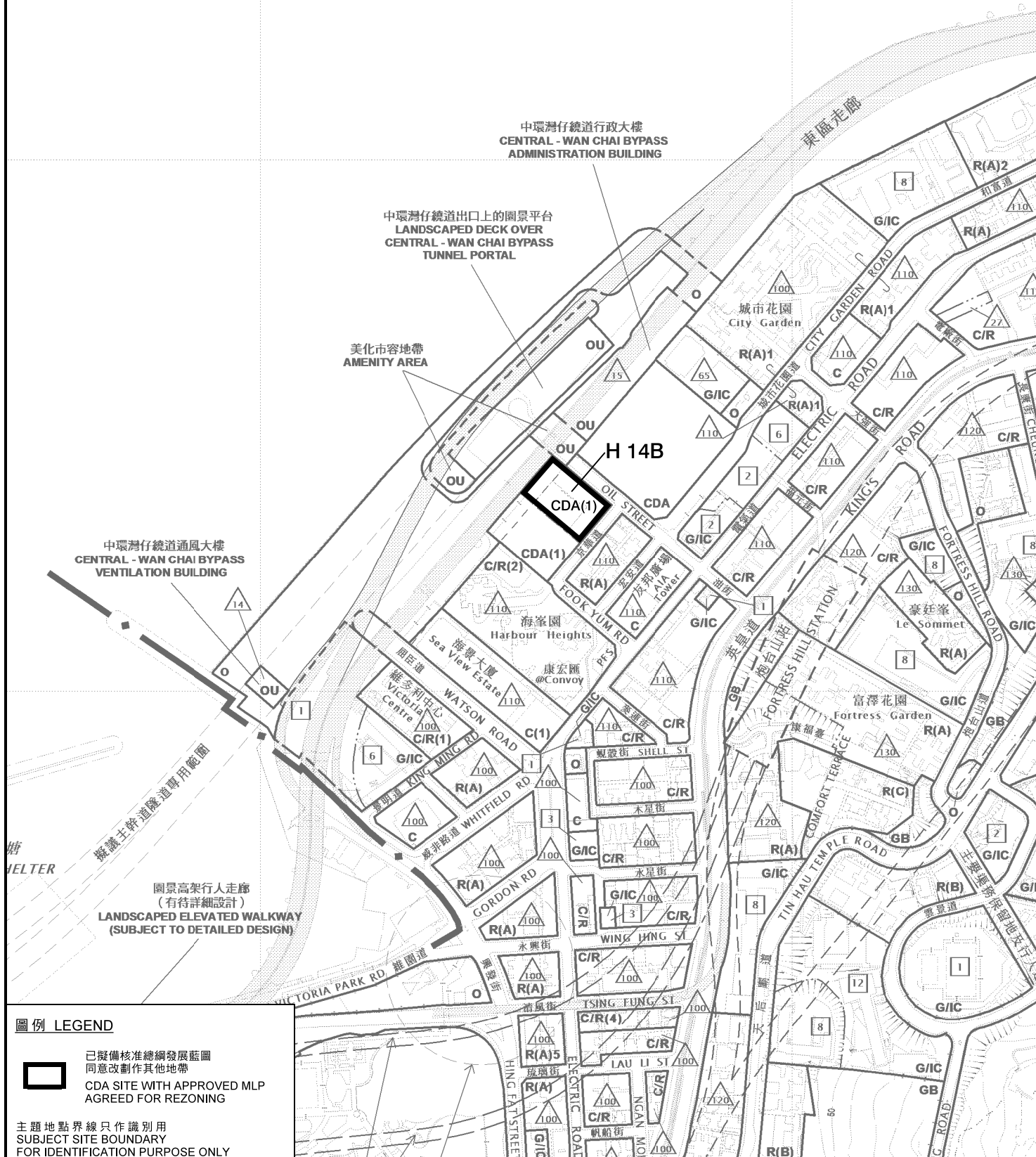


參考編號
REFERENCE No.
M/NT/16/69

圖 PLAN
47

本摘要圖於2017年5月19日擬備，
所根據的資料為於2017年4月11日
核准的分區計劃大綱圖編號S/TW/33

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/TW/33 APPROVED ON 11.4.2017



圖例 LEGEND



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

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

平面圖 SITE PLAN

綜合發展區地盤參考編號 H 14B
香港北角油街23號
CDA SITE REF. No. H 14B
23 OIL STREET
NORTH POINT, HONG KONG

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

規劃署
PLANNING
DEPARTMENT

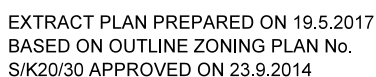


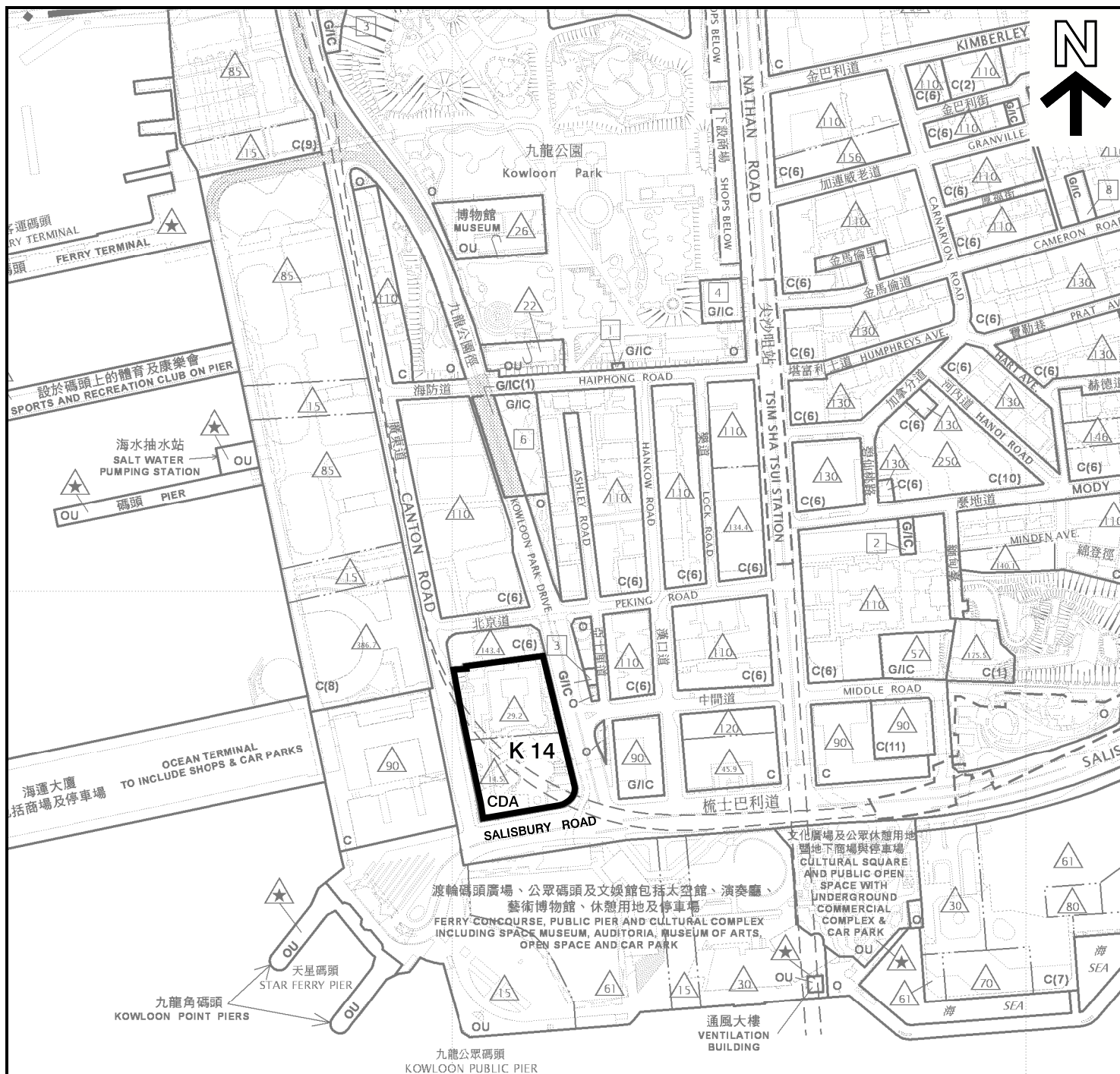
參考編號
REFERENCE No.
M/NT/16/70

圖 PLAN
48

本摘要圖於2017年5月19日擬備，
所根據的資料為於2016年8月5日
展示的分區計劃大綱圖編號S/H8/25

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/H8/25 EXHIBITED ON 5.8.2016





尖沙咀
TSIM SHA TSUI

圖例 LEGEND

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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2013年12月3日
核准的分區計劃大綱圖編號S/K1/28

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/K1/28 APPROVED ON 3.12.2013

平面圖 SITE PLAN
綜合發展區地盤參考編號 K 14
九龍尖沙咀梳士巴利道
前水警總部

CDA SITE REF. No. K 14
FORMER MARINE POLICE HEADQUARTERS
AT SALISBURY ROAD
TSIM SHA TSUI, KOWLOON

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

規劃署
PLANNING
DEPARTMENT

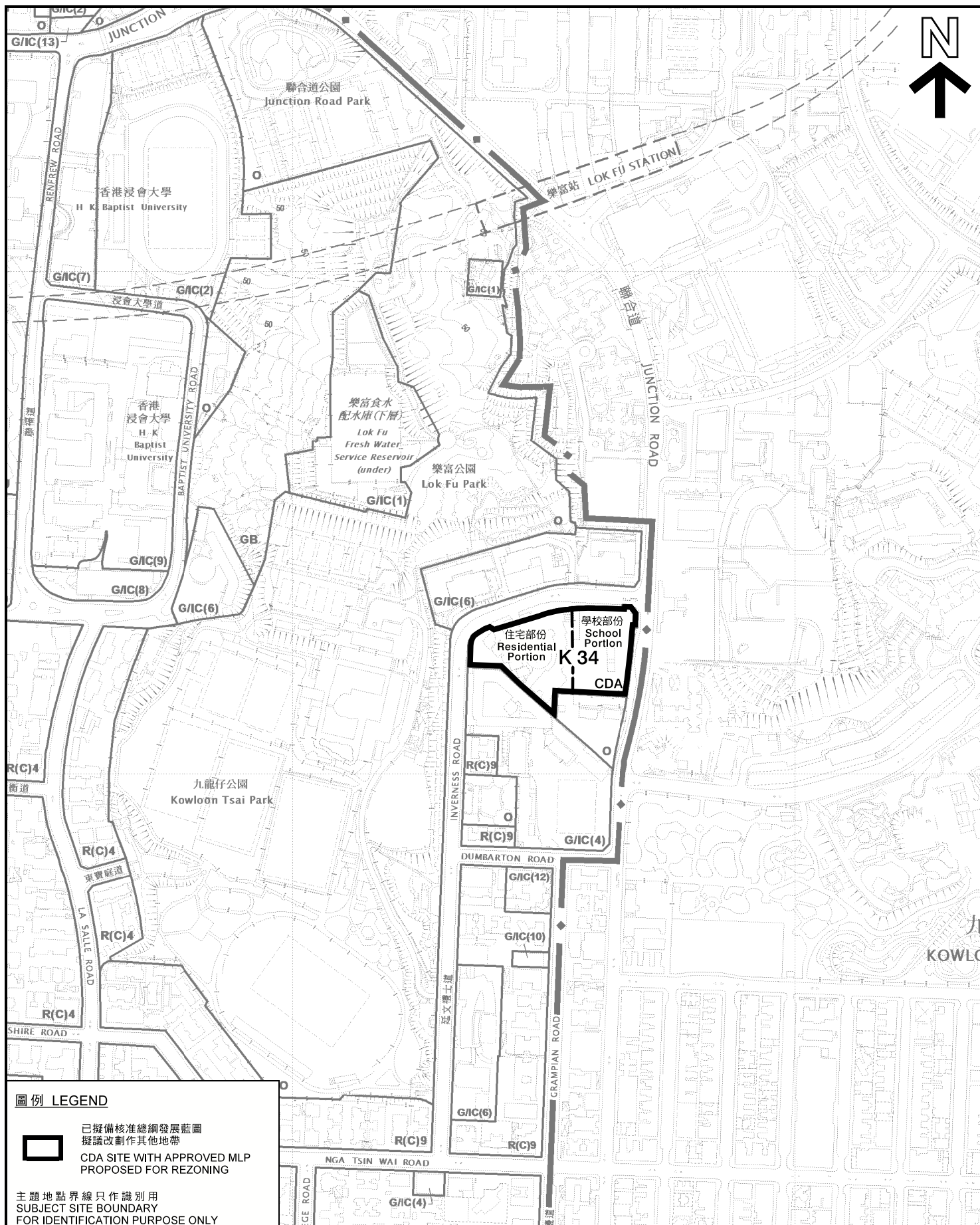


參考編號
REFERENCE No.
M/NT/16/72

圖 PLAN
50



EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/K5/37 APPROVED ON 6.12.2016



圖例 LEGEND



已擬備核准總發展藍圖
擬議改劃作其他地帶

CDA SITE WITH APPROVED MLP
PROPOSED FOR REZONING

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

平面圖 SITE PLAN

綜合發展區地盤參考編號 K 34

九龍九龍塘

延文禮士道和聯合道交界處

CDA SITE REF. No. K 34

J/O INVERNESS ROAD AND JUNCTION ROAD
KOWLOON TONG, KOWLOON

本摘要圖於2017年5月19日擬備，
所根據的資料為於2017年1月13日
展示的分區計劃大綱圖編號S/K18/20

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/K18/20 EXHIBITED ON 13.1.2017

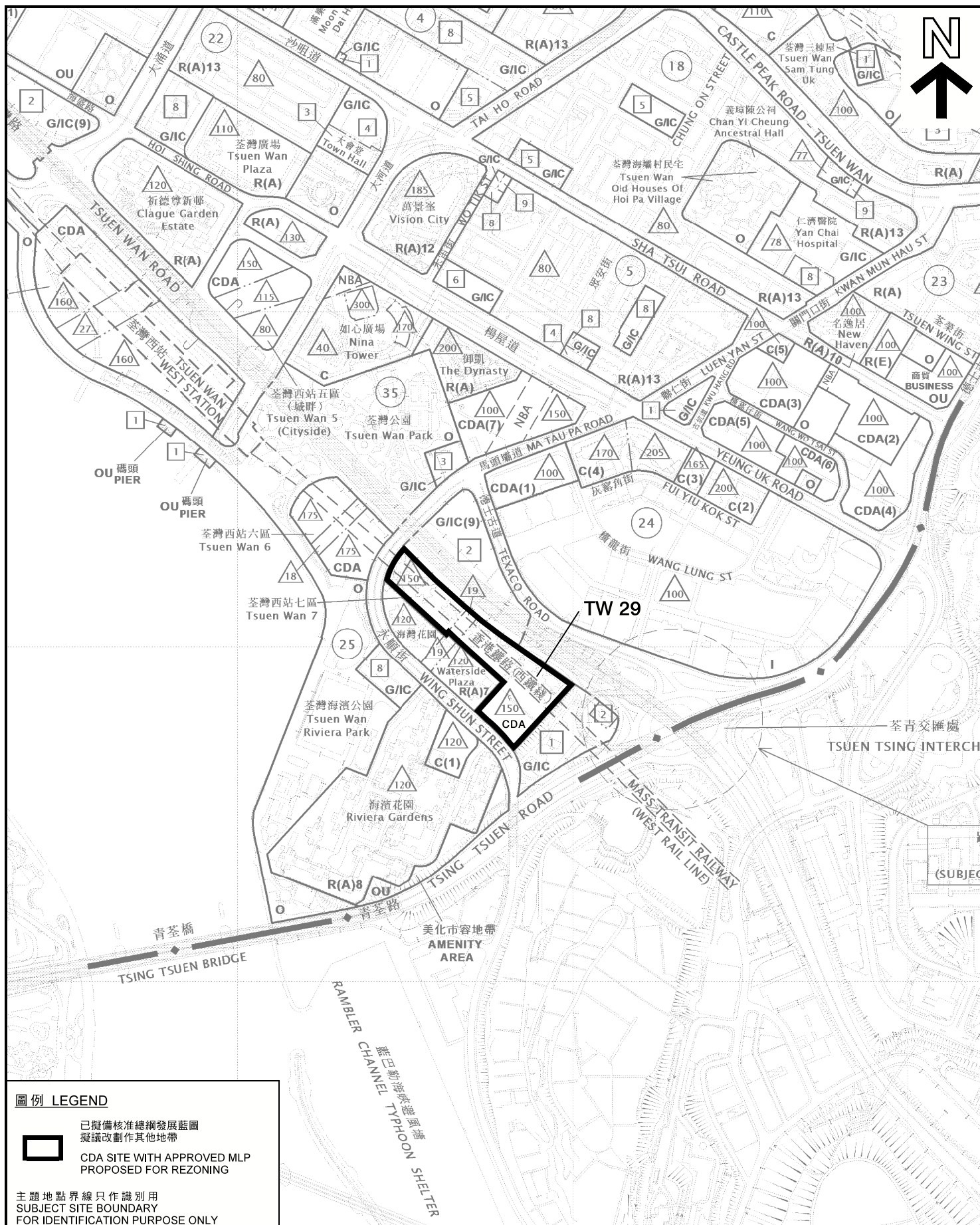
SCALE 1:5 000 比例尺
米 METRES 100 0 100 200 米 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/75

圖 PLAN
52



圖例 LEGEND



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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2017年4月11日
核准的分區計劃大綱圖編號S/TW/33

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/TW/33 APPROVED ON 11.4.2017

平面圖 SITE PLAN
綜合發展區地盤參考編號 TW 29
新界荃灣
港鐵荃灣西車站地盤TW 7
CDA SITE REF. No. TW 29
MTR TSUEN WAN WEST STATION, SITE TW 7
TSUEN WAN, NEW TERRITORIES

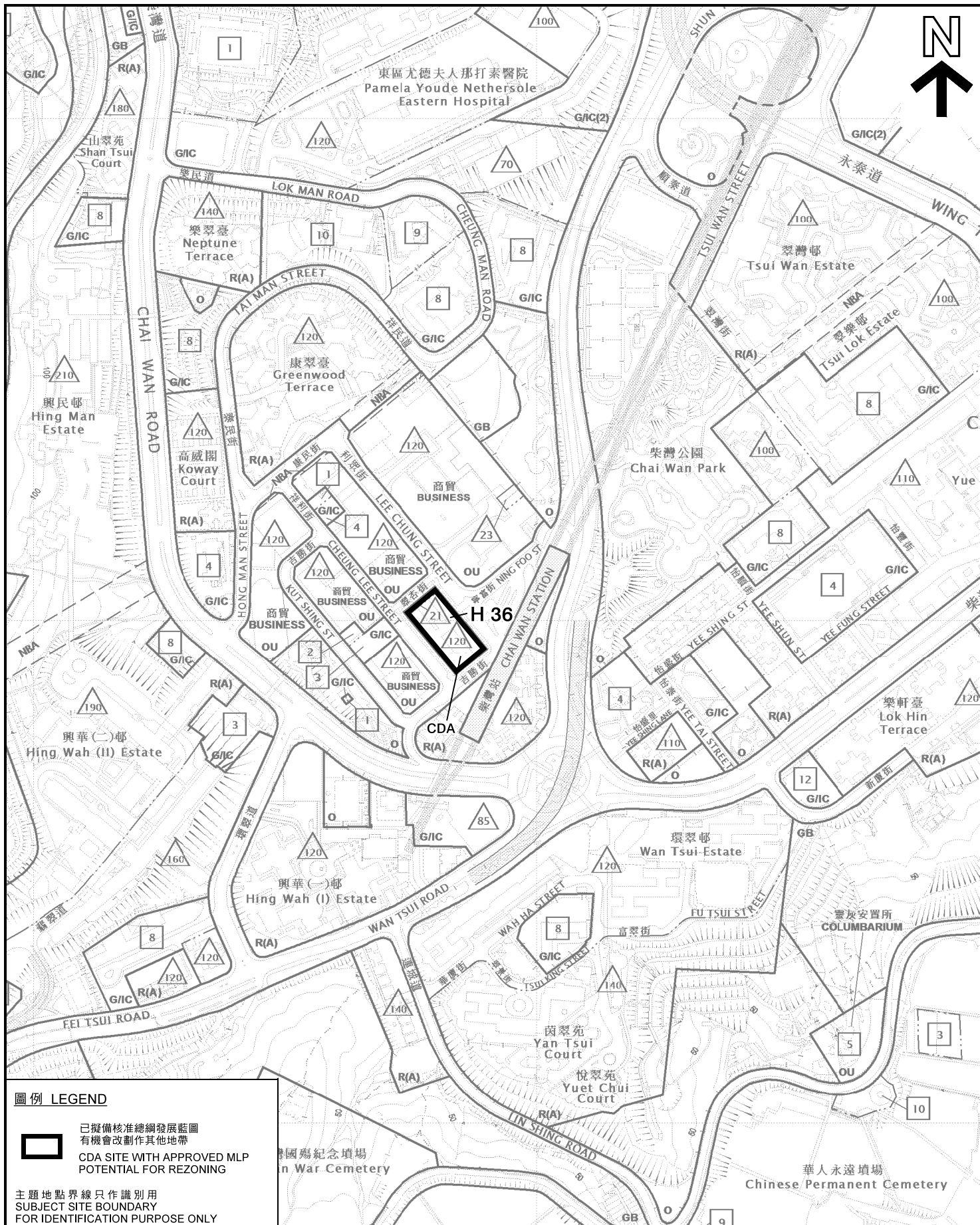
SCALE 1:7 500 比例尺
米 METRES 100 0 100 200 300 米 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/66

圖 PLAN
53



圖例 LEGEND



已擬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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2016年11月18日
展示的分區計劃大綱圖編號S/H20/22

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/H20/22 EXHIBITED ON 18.11.2016

平面圖 SITE PLAN

綜合發展區地盤參考編號 H 36
香港柴灣

接連柴灣地鐵站以西的地盤

CDA SITE REF. No. H 36
SITE TO THE IMMEDIATE WEST OF THE
MTR CHAI WAN STATION
CHAI WAN, HONG KONG

SCALE 1:5 000 比例尺

米 100 0 100 200 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/51

圖 PLAN
54



圖例 **LEGEND**

已擬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

本摘要圖於2017年5月19日擬備，
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 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/K16/16 APPROVED ON 8.10.2013

平面圖 SITE PLAN

綜合發展區地盤參考編號 K 17
九龍荔枝角寶輪街1號
前九龍巴士荔枝角道巴士車廠
CDA SITE REF. No. K 17
EX-KMB LAI CHI KOK BUS DEPOT
1 PO LUN STREET
LAI CHI KOK, KOWLOON

SCALE 1:5 000 比例尺

SCALE 1 : 5 000 比例尺

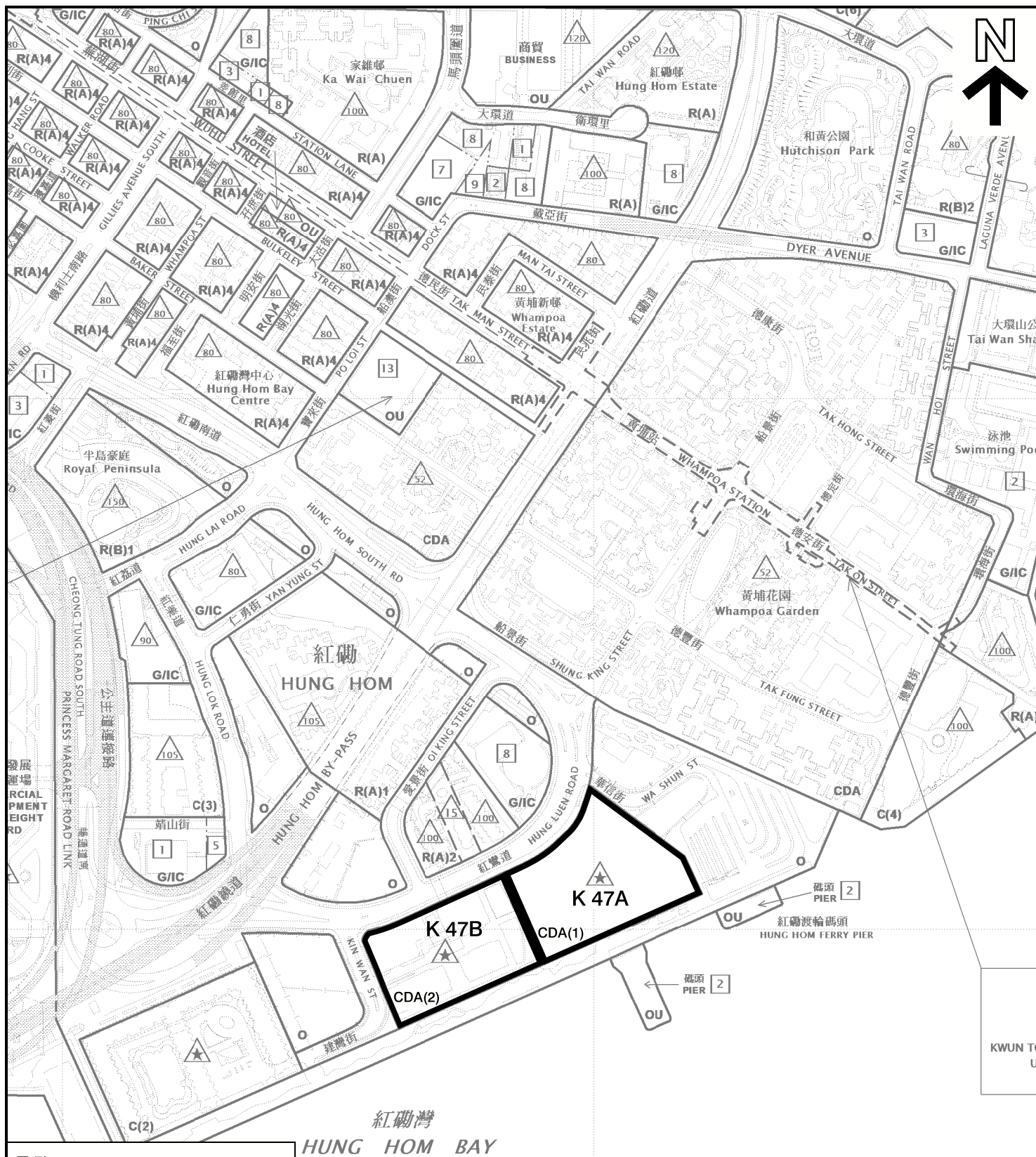
米 100 0 100 200 米
METRES

PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/73

PLAN
55



圖例 LEGEND



已擬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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2016年10月28日
展示的分區計劃大綱圖編號S/K9/25

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/K9/25 EXHIBITED ON 28.10.2016

平面圖 SITE PLAN

綜合發展區地盤參考編號 K 47A 及 K 47B

九龍紅磡紅鸞道以南

CDA SITE REF. No. K 47A AND K 47B

SOUTH OF HUNG LUEN ROAD

HUNG HOM, KOWLOON

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

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/63

圖 PLAN
56



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

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

本摘要圖於2017年5月19日擬備，
所根據的資料為於2017年4月11日
核准的分區計劃大綱圖編號S/K15/25

EXTRACT PLAN PREPARED ON 19.5.2017
BASED ON OUTLINE ZONING PLAN No.
S/K15/25 APPROVED ON 11.4.2017

平面圖 SITE PLAN

綜合發展區地盤參考編號
K 63、K 64、K 65、K 66及K 67
九龍油塘東源街及仁宇圍
CDA SITE REF. Nos. K 63, K 64, K 65, K 66 AND K 67
TUNG YUEN STREET AND YAN YUE WAI, YAU TONG
KOWLOON

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

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/16/78

圖 PLAN
57