

METRO PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD

MPC Paper No. 5/12
For Consideration by the
Metro Planning Committee on 16.3.2012

Review of Sites Designated “Comprehensive Development Area”
on Statutory Plans in the Metro Area for the Year 2011/2012

**Review of Sites Designated “Comprehensive Development Area”
on Statutory Plans in the Metro Area for the Year 2011/2012**

1. PURPOSE

The purpose of this Paper is to brief the Committee on the results of the review of the sites designated “Comprehensive Development Area” (“CDA”) on the statutory plans in the Metro Area for the year 2011/2012. The review will assist the Committee in:

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

2. BACKGROUND

The Town Planning Board (the Board) on 7.5.1999 endorsed the Town Planning Board Guidelines for Designation of “CDA” Zones and Monitoring the Progress of “CDA” Developments, and further agreed on 21.5.1999 that the review of the “CDA” sites designated for more than 3 years should be conducted on an annual basis.

3. CURRENT SITUATION

- 3.1 There are a total of 55 “CDA” sites (**Plans 1 to 3**) in the Metro Area by the end of March 2012, including 11 “CDA” sites designated for less than 3 years (i.e., the ex-Wong Chuk Hang Estate (H41), ex-North Point Estate (H42), Tai Hang Sai Estate (K57), the 5 “CDA” sites bounded by Sha Tsui Road, Texaco Road, Yeung Uk Road and Luen Yan Street in Tsuen Wan (TW31 to TW35) and 3 sites abutting the Lung Tsun Stone Bridge Preservation Corridor in Kai Tak City Centre, Kowloon (K 58 to K60) (**Plans 46 – Plan 54**). Amongst them, 8 sites (i.e. H41, H42, K57 and TW31 to TW35) are new “CDA” sites designated on the relevant OZPs gazetted in 2010, while 3 sites (K 58 to K60) are designated on the draft Kai Tak OZP No. S/K22/3 in 2011. This total figure excludes the “CDA” sites that fall within the Development Scheme Plans prepared by the Urban Renewal Authority or the then Land Development Corporation (a total of 10 sites are zoned as “CDA” on the Development Scheme Plans).
- 3.2 The review has examined 44 “CDA” sites that have been designated for more than 3 years by the end of March 2012, as follows:

(i) "CDA" Sites With No Approved Master Layout Plan (MLP)	25
(ii) "CDA" Sites With Approved MLP	19
Total	44

Progress of "CDA" Sites already Agreed for Rezoning or with Potential for Rezoning

3.3 The Committee had previously agreed in principle to rezone 7 "CDA" sites to appropriate uses, but the rezoning exercise has not been completed. The current progress of these sites is highlighted below:

- a) on 27.3.2009 and 19.3.2010, the Committee agreed that the Yau Tong Industrial Area (YTIA) "CDA" (K38) (**Plan 26**), the Airport Railway Kowloon Station "CDA" (K11) (**Plan 43**), the former Marine Police Headquarters at Salisbury Road (K14) (**Plan 44**) and the hotel development at TWIL 5 and Lot 429 in DD 399, Ting Kau (TW26) (**Plan 45**) have potential for rezoning. The progress of these sites is deliberated in paragraphs. 4.1.5 and 4.2.4 below;
- b) on 19.3.2010, the Committee has agreed that the site to the immediate west of the MTR Chai Wan Station, which covers the open-air transport terminus and the Chai Wan Flatted Factory site, should be rezoned. Subsequently, the area occupied by the open-air public transport terminus has been rezoned from "CDA" to "Road" on 30.1.2012 to reflect its planning intention for bus/minibus terminus uses. As for the part of the "CDA" zone covering the Chai Wan Flatted Factory site (H36) (**Plan 9**), while the Housing Authority considers that the site would be suitable for public rental housing development, having regard to the site's good accessibility and location within the Chai Wan Business Area, it would alternatively be developed for commercial use to serve as a catalyst for restructuring of the area. Further study of the future land use is required and the "CDA" zoning of the site is proposed to be retained in the interim. The site is therefore included in **Appendix I** ; and
- c) at the same meeting, the Committee also agreed that the eastern portion of the area bounded by Sung Wong Toi Road, To Kwa Wan Road, Mok Cheong Street and Kowloon City Road (K40) (**Plan 25**) and the site at 23 Oil Street, North Point (H14B) (**Plan 42**) should be rezoned to appropriate zonings. The proposed amendments to the OZPs for rezoning of the sites will be submitted to the Committee for consideration in due course. The progress of the sites is in paragraphs. 4.1.4 and 4.2.3 below.

4. THE REVIEW

4.1 “CDA” Sites with No Approved MLP (Total: 25)

Sites Proposed for Retention (Total: 23)

4.1.1 There are a total of 25 “CDA” sites designated for more than 3 years with no approved MLP including “CDA(1)” and “CDA(2)” zones at Hung Luen Road and Kin Wan Street which were previously considered as 1 site. As these two CDAs have different implementation programmes, the site is proposed to be divided into 2 smaller sites (K47A and K47B). 23 of them are proposed for retention (**Appendix I**) and the status of these sites are summarized in the following:

- a) proposals for 3 sites are actively being pursued with MLPs being prepared (K13, K47B and H35);
- b) 3 sites are recently sold in May 2011, August 2011 and December 2011 respectively (H29, H23 and K47A);
- c) 6 sites with planning briefs recently approved, under preparation or to be prepared (H21, H28, H40, K19, K25 and K27);
- d) 10 sites are subject to such concerns as traffic, environmental and/or visual impacts which need to be properly addressed (H36, K30, K31, K39, K42, K54, K55, K56, TW2 and TW23); and
- e) 1 site is related to preservation of historical building (K52).

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 23 sites are at **Appendix I** and the locations of these sites are shown on **Plans 4 to 24**.

Site already Agreed for Rezoning (Total: 1)

4.1.3 The Committee has agreed in the last 2011 review to rezone the site to the immediate west of the MTR Chai Wan Station and the eastern portion of the area bounded by Sung Wong Toi Road, To Kwa Wan Road, Mok Cheong Street and Kowloon City Road (K40) (**Plan 25**) to appropriate zonings. For the reasons stated in paragraph 3.3 (b) above, part of the “CDA” zoning for the site to the immediate west of the MTR Chai Wan Station has been rezoned to “Road” while the remaining part of the “CDA” zoning (H36) (**Plan 9**) is proposed to be retained and included in **Appendix I**.

4.1.4 The eastern portion of the area bounded by Sung Wong Toi Road, To Kwa Wan Road, Mok Cheong Street and Kowloon City Road (K40) (**Plan 25**) is currently occupied by 6 factory buildings, 2 GIC facilities and the Hong Kong Society for the Blind Factory cum Sheltered Workshop. Given its size, the number of private lots and the Government land (eastern portion of the “CDA(3)” site) involved, land assembly is an issue that impedes redevelopment. To enhance the prospect of

implementation, consideration would be given to sub-dividing it into smaller “CDA” sites and to rezone the Government land portion into smaller sub-areas under the “CDA” zone. The proposal is now under consideration by concerned bureaux/departments. Proposed amendments to the OZP will be submitted to the Committee for consideration as and when appropriate. The details are discussed at **Appendix II**.

Site Proposed for Rezoning (Total: 1)

- 4.1.5 On 18.3.2011, the Committee noted that the YTIA “CDA” site (K38) (**Plan 26**) has potential for rezoning. A planning review on the development parameters including the size of the “CDA” zone was conducted in 2011. Relevant Government departments and concerned parties including Agriculture, Fisheries and Conservation Department and the Fish Marketing Organisation were consulted on the development options. The site is proposed to be sub-divided into smaller sites with appropriate zonings to facilitate comprehensive redevelopment of the area. The proposed amendments to the “CDA” zone will be submitted to the Committee for consideration in the next round of the OZP amendments. Detailed justifications of rezoning are at **Appendix III**.

4.2 “CDA” Sites with Approved MLP (Total: 19)

- 4.2.1 Among the 19 “CDA” sites that have been designated for more than 3 years with approved MLP, 15 sites are proposed for retention, 1 site has been agreed for rezoning and 3 sites are proposed for rezoning.

Sites Proposed for Retention (Total: 15)

- 4.2.2 15 “CDA” sites with approved MLP are proposed for retention. 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 they will be implemented in accordance with the approved MLPs and approval conditions. Detailed justifications for the retention of these 15 sites are at **Appendix IV** and their locations are shown on **Plans 27 to 41**.

- a) 3 sites with construction works in progress (K24, K41 and TW29);
- b) 2 sites with developments partially completed in accordance with the approved MLPs (H19 and K17);
- c) 8 sites with building plans approved while construction works just commenced or yet to be commenced (H7, H14A, H39, K29, K34, TW1, TW28 and TW30);
- d) 1 site with recent amendments to approved MLP (K26); and
- e) 1 site was once rezoned to “Residential (Group A)” and “Commercial” (“C”) (K7) on 28.4.2003. However, due to strong local objections against the rezoning amendments during the plan exhibition period on 17.2.2004, the Board decided to uphold the objections and revert the site back to the original “CDA” zoning.

Sites already Agreed for Rezoning (Total: 1)

- 4.2.3 The Committee agreed in the last review that the hotel development at 23 Oil Street, North Point (H14B) (**Plan 42**) was completed and considered suitable for rezoning. Due to resumption of the northern part of the site at Oil Street for the Central-Wanchai Bypass project, the Committee on 4.3.2011 agreed to delete/vary the approval conditions relating to the resumed area. The site will be rezoned to "C" to reflect the planning intention of the site and the hotel use in the next round of OZP amendment. The progress of the rezoning is at **Appendix V**.

Sites Proposed for Rezoning (Total: 3)

- 4.2.4 On 18.3.2011, the Committee noted that 3 sites including the "CDA" site at Airport Railway Kowloon Station (K11) (**Plan 43**), the former Marine Police Headquarters site in Salisbury Road (K14) (**Plan 44**) and the hotel development at TWIL 5 and Lot 429 in DD 399, Ting Kau, Tsuen Wan (TW 26) (**Plan 45**) have potential for rezoning. As developments on the concerned "CDA" zones have been completed, they are proposed for rezoning to appropriate zonings. Detailed justifications are for the rezoning are at **Appendix VI** and summarized as follows:
- a) as the comprehensive residential, office, hotel and service apartment development at the Airport Railway Kowloon Station, Kowloon Reclamation Area (K11) (**Plan 43**) has been completed and all the approval conditions of the "CDA" site have been complied with, the site would be rezoned to appropriate zonings to reflect its existing commercial and residential uses, when appropriate;
 - b) the development at the Former Marine Police Headquarters site in Salisbury Road (K14) (**Plan 44**) was completed in early 2009 with Occupation Permit issued on 9.2.2009. Majority of the approval conditions have been complied with by January 2009 while the outstanding condition on the implementation of the approved Landscape Master Plan is expected to be fully complied with in 2012. The site would be rezoned to appropriate zonings to reflect the hotel and related tourism development subject to full compliance of all the approval conditions; and
 - c) the hotel development at TWIL 5 and Lot 429 in DD 399, Ting Kau, Tsuen Wan (TW 26) (**Plan 45**) has been completed. Occupation Permit was issued on 10.10.2006. With the exception of the provision and implementation of a pedestrian access to the reclamation area next to Lido Beach, all planning approval conditions have been complied with. The site would be rezoned to appropriate zonings to reflect the hotel use upon compliance of the outstanding approval condition.

Questionnaires

- 4.2.5 In accordance with the established practice, questionnaires were sent to the

developers or their agents for the “CDA” sites designated for more than 3 years with approved MLP in late 2011/early 2012 in order to have a better understanding on the implementation of the sites. PlanD has received a total of 6 replies.

4.2.6 From the replies, 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 the PlanD for advice.

4.3 Summary

The following table summarises the proposals of the current review:

	With No Approved MLP	With Approved MLP	Total
No. of Sites Proposed for Retention	23 (Appendix I)	15 (Appendix IV)	38
No. of Sites Already Agreed for Rezoning	1 (Appendix II)	1 (Appendix V)	2
No. of Sites Proposed for Rezoning	1 (Appendix III)	3 (Appendix VI)	4
Total number of “CDA” sites designated for more than 3 years			44

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 retention of the “CDA” designation for the sites mentioned in paragraphs 4.1.1 and 4.2.2 and detailed at **Appendices I and IV**;

- c) note that agreement of the Committee to rezone the sites mentioned in paragraphs 4.1.3, 4.1.4 and 4.2.3 and detailed at **Appendices II and V**; and
- d) agree in-principle to the proposed “CDA” sites in paragraph 4.1.5 and 4.2.4 and detailed at **Appendices III and 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 “CDA” Site with No Approved MLP and Agreed for Rezoning

Appendix III “CDA” Site with No Approved MLP and Proposed for Rezoning

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

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

Appendix VI List of “CDA” Sites with Approved MLP and Proposed 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 54 Extract Plans for Individual “CDA” Sites

Planning Department
March 2012

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

(Total: 23, including H21, H23, H28, H29, H35, H36, H40, K13, K19, K25, K27, K30, K31, K39, K42, K47A, K47B, K52, K54, K55, 56, TW2 & TW23)

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
H21 (Plan 4)	Comprehensive Development including Piers No. 4, 5 and 6, Central, Hong Kong (1.89 ha)	16	<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 Town Planning Board (TPB) decided to excise Pier 7 from the "Comprehensive Development Area" ("CDA") zone and the amendment was gazetted on 22.2.2002. The site is zoned "CDA(2)" on the outline zoning plan (OZP). According to the Notes for the zone, development on the site is subject to a maximum gross floor area of 55,740m² for retail shops, offices and hotels. The previous Master Layout Plan (MLP) approval expired on 3.4.2001. The "CDA" designation should be retained to provide guidance on the proper development of the site. A planning/design brief has been prepared by Planning Department (PlanD) for a joint development of the subject site with adjacent "Commercial" ("C") site to become a new civic node and a mixed-used precinct under the "Urban Design Study for the New Central Harbourfront" (UDS). A planning brief (PB) incorporating the recommendations of UDS is under preparation for TPB's consideration.
H23 (Plan 5)	Oil Street (ex-Government Supplies Department Depot), North Point, Hong Kong (1.17 ha)	16	<ul style="list-style-type: none"> The site was first designated on 1.12.1995 under s.7 of the Town Planning Ordinance (TPO). Incorporating findings of an air ventilation assessment, a revised PB was endorsed by the Metro Planning Committee (MPC) on 10.8.2007. In pursuance of the decision of the TPB on 16.5.2008 on the representations in respect of the building height restrictions of the draft North Point OZP, amendment to the PB was endorsed by the MPC on 23.1.2009 to lower the building height limit of the landward portion of the site from 120mPD to 110mPD. 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 received by the TPB on 4.1.2012. On 10.2.2012, the applicant requested for deferring the consideration of the application for 2 months. The "CDA" designation should be retained to provide guidance on the future development of the site.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
H28 (Plan 6)	Adjacent to Man Yiu Street, Central Reclamation Phase III, Hong Kong (5.23 ha)	12	<ul style="list-style-type: none"> According to the Notes for the "CDA" zone, development on the site is subject to a maximum building height 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. The "CDA" designation should be retained to provide guidance on the proper development of the site. A planning/design brief has been prepared by PlanD for the site under the UDS with a revised maximum gross floor area of 157,400m². A PB incorporating the recommendations of UDS is under preparation for TPB's consideration.
H29 (Plan 7)	Former Lingnan Campus Site at Stubbs Road, Hong Kong (1.6 ha)	12	<ul style="list-style-type: none"> The "CDA" designation should be retained to provide guidance on the proper development of the site. The PB to guide the future development was endorsed by the MPC 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 on the site was submitted on 21.11.2011. On 9.1.2012, the applicant requested for a deferment for two months for consideration of the application.
H35 (Plan 8)	Site at Chai Wan Road, Chai Wan, Hong Kong (Zoned "CDA(1)" on OZP) (1.04 ha)	10	<ul style="list-style-type: none"> The MLP was first approved on 8.2.2002. Two subsequent applications for extension of time limit were approved. The planning permission 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 TPB on review on 11.12.2009. On 5.3.2010, the applicant lodged a Notice of Appeal against the TPB's decision. Upon the appellant's request, the Appeal Board agreed on 7.4.2011 that hearing of appeal be postponed till 2012. On 14.2.2012, the appellant wrote to the Appeal Board and requested the hearing of the Appeal be deferred to 2013. The request is being processed by the Appeal Board. The applicant has indicated that a revised scheme based on lower building height/development intensity would soon be submitted to TPB.
H36 (Plan 9)	Site to the immediate west of the MTR Chai Wan Station (Chai Wan Flatted Factory Site), Hong Kong (0.35 ha)	10	<ul style="list-style-type: none"> The site is subject to potential air and noise pollution generated by the nearby industrial uses and rail/road traffic. The site was proposed to be rezoned in the review last years. However, while the Housing Authority (HA) considers that the site would be suitable for public rental housing development,

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
			<p>having regard to the site's good accessibility and location within the Cha Wan Business Area, it could alternatively be developed for commercial use to serve as catalyst for restructuring of the area.</p> <ul style="list-style-type: none"> • Further study of the future land is required and the "CDA" zoning of the site is proposed to be retained in the interim.
H40 (Plan 10)	Ming Wah Dai Ha Street, A Kung Ngam Road, Shau Kei Wan, Hong Kong (3.53 ha)	4	<ul style="list-style-type: none"> • The PB for comprehensive redevelopment for residential use incorporating major development parameters and requirements was endorsed by the TPB on 23.9.2011. • The "CDA" designation should be retained to provide guidance on the future development of the site.
K13 (Plan 11)	Area bounded by Cha Kwo Ling Road, Ko Fai Road and Victoria Harbour, Yau Tong Bay, Kowloon (9.91 ha)	19	<ul style="list-style-type: none"> • The "CDA" site was first designated on 8.1.1993. On 15.3.2002, the TPB agreed to a rezoning request to extend the original "CDA" zone. The amendments were exhibited on 21.6.2002. • The draft Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/16, which include the revision of the boundary of the Yau Tong Bay "CDA" by excising the water area from the "CDA" zone and incorporation of development parameters into the Notes of the Yau Tong Bay "CDA" zone, was gazetted on 23.5.2008. 3 objections were related to Yau Tong Bay "CDA" zone. • On 12.9.2008, the TPB gave preliminary consideration to the objections under the pre-amended TPO and decided not to propose any amendment to the OZP to meet the objections. • On 28.11.2008, the TPB gave further consideration to the unwithdrawn objections and decided not to propose any amendment to the OZP to meet the objections. The OZP together with the unwithdrawn objections have been submitted to the Chief Executive in Council (CE in C) for approval. • The "CDA" designation should be retained to facilitate a comprehensive redevelopment and ensure that the industrial/residential (I/R) interface problems could be resolved. • The draft PB for Yau Tong Bay "CDA" zone was endorsed by the MPC on 9.4.2010. The endorsed PB was promulgated on 28.4.2010. • The consortium formed by the lot owners submitted the MLP to TPB for consideration in March 2010. The consortium has, so far, requested deferment for several times so as to address the concerns of relevant departments. On 9.12.2011 and 16.12.2011, the consortium submitted further information to TPB. At the request of the applicant, the MPC on 10.2.2012 agreed to defer consideration of the application

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
			for 2 months.
K19 (Plan 12)	Area bounded by Choi Hung Road and Lung Cheung Road in Diamond Hill, Kowloon (7.18 ha)	17	<ul style="list-style-type: none"> The "CDA" site is intended for comprehensive development comprising public housing, commercial facilities, schools and other Government, institution or community facilities. The previously proposed Shatin-Central Link depot is now proposed to be relocated from the "CDA" site to Hung Hom. A consultancy study on exploring different development options for the "CDA" site has commenced. A PB would be prepared to guide future development of the site. The "CDA" designation should be retained to enable the appropriate development in this site, and ensure that relevant concerns on housing, environmental, traffic and preservation of historic structures are adequately addressed.
K25 (Plan 13)	South of Sham Mong Road and East of Hing Wah Street West, South West Kowloon (4.5 ha)	13	<ul style="list-style-type: none"> PlanD and Housing Department (HD) consulted the Sham Shui Po District Council (SSPDC) on the draft PB for the public rental housing (PRH) development at the site several times between June 2009 and June 2010. The PRH proposal as presented to SSPDC in June 2010 would provide 2 000 PRH units with wet market, public transport interchange, public open space and social welfare facilities. A majority of the SSPDC members strongly requested that community facilities such as civic centre should be developed and objected to any residential development on site. The Chairman of SSPDC concluded that the Government should not make further submission to the SSPDC if their views were not followed. At the Legislative Council joint Development and Housing Panel meeting held on 10.12.2010, Panel members requested HD to strive to map out an acceptable solution for the site with the SSPDC. HD has advised that the SSPDC will be consulted on the revised draft PB in 2012 before submission to the TPB for approval. The site is used as temporary works area for the implementation of Hong Kong Section of Guangzhou-Shenzhen-Hong Kong Express Rail Link (XRL) up to 2015. The "CDA" designation should be retained.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
K27 (Plan 14)	Adjacent to Lai Hong Street, (NKILs 6003RP, 6052 and Government Land. To be known as NKIL 6357), South West Kowloon (2.37 ha)	13	<ul style="list-style-type: none"> The MLP was first approved by the MPC on 30.10.1998 and its latest MLP was approved by MPC on 28.6.2001. On 16.6.2006, the MPC agreed to extend the commencement of development of the approved development proposal for 2 years until 28.6.2008. No land exchange was executed and no building plans were submitted. The planning permission lapsed on 28.6.2008 as there was no commencement of development. A revised draft PB taking into account the latest findings of the ongoing air ventilation assessment for the South West Kowloon Area is under circulation for departmental comments. The draft PB which sets out the broad planning parameters and development requirements to facilitate the preparation of MLP will be submitted to the TPB for approval. The "CDA" zoning should be retained.
K30 (Plan 15)	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)	12	<ul style="list-style-type: none"> K30, K39 and K40 were originally covered by a single "CDA" zone. To meet the objections then raised to the Ma Tau Kok OZP No. S/K10/8, the TPB 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 I/R interface problems. The Kowloon City District Urban Renewal Forum (DURF) has been set up to advise the Government on the district-based urban renewal initiatives. Pending the Kowloon City DURF's recommendations on urban renewal proposals for the district which covers the subject site, it is appropriate to retain the "CDA(1)" zoning in the meantime.
K31 (Plan 16)	J/O Kowloon City Road and Ma Tau Kok Road, Ma Tau Kok, Kowloon (2.84 ha)	13	<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 designation would 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. It would also facilitate the provision of supporting government, institution and community (GIC) and open space facilities, thus addressing shortfalls in the district.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
			<ul style="list-style-type: none"> The DURF has been set up to advise the Government on the district-based urban renewal initiatives. Pending the Kowloon City DURF's recommendations of urban renewal proposals for the district which covers the subject site, it is appropriate to retain the "CDA" zoning in the meantime.
K39 (Plan 17)	<p>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</p> <p>(Zoned "CDA(2)" on the OZP)</p> <p>(0.84 ha)</p>	12	<ul style="list-style-type: none"> K30, K39 and K40 were originally covered by a single "CDA" zone. To meet the objections then raised to the Ma Tau Kok OZP No. S/K10/8, the TPB 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 MPC on 5.12.2003. On 29.11.2007, the applicant, under s16A(2) of the TPO, submitted an application for the entire "CDA(2)" site for extension of the time (EOT) for commencement of the approved development for two years. At the MPC meeting on 4.1.2008, the MPC noted that since there was insufficient time for processing the application, and the planning permission for the approved scheme was lapsed on 5.12.2007, the MPC agreed not to consider the application. At the TPB review hearing on 3.4.2009, the TPB decided to support the MPC's view that the TPB did not have power to extend time in respect of the planning permission that had ceased to have effect. On 5.12.2007, a set of building plans on the major portion of the "CDA(2)" site submitted by the same applicant was disapproved by the Building Authority (BA). The Building Appeal Tribunal hearing in September 2009 subsequently, allowed the appeal and made a formal order to reverse the decision of the BA and ordered BA to issue written approval of the re-submitted amended building plans. As the approval of the building plans was given by the BA on 30.11.2009 and the approved building plans only covered part of the permitted development, it is considered that the approved development was not commenced before 5.12.2007 as required under the planning permission. The planning permission for the approved development is regarded lapsed. The owner of the major portion of the "CDA(2)" site has approached DEVB on several occasions to discuss on a conservation proposal of the façade of the Eastern Cotton Mill within the subject site. It is appropriate to retain the "CDA" zoning in the meantime.
K42	J/O Cheong Hang Road and Winslow	12	<ul style="list-style-type: none"> Two sites are linked to form a single "CDA" so as to achieve greater flexibility in building

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
(Plan 18)	Street, Hung Hom, Kowloon (0.47 ha)		<p>design.</p> <ul style="list-style-type: none"> The "CDA" designation is to facilitate redevelopment of the sites to non-residential use for screening traffic noise and existing funeral facilities. The "CDA" designation should be retained to ensure proper development of the site and that the environmental and visual impacts are adequately addressed.
K47A (Plan 19)	J/O Hung Luen Road and Kin Wan Street, Hung Hom, Kowloon (Zoned "CDA(1)" on OZP) (1.6 ha)	10	<ul style="list-style-type: none"> K47A and K47B were first zoned "CDA" on 6.4.2001 with a maximum GFA of 201,230m² and a maximum building height of 75mPD in the northern part descending to 40mPD near the waterfront. The "CDA" site was divided into "CDA(1)" (K47A) and "CDA(2)" (K47B) in 2008 on the draft Hung Hom OZP No. S/K9/21. The subject "CDA(1)" site is planned for hotel, retail and public transport interchange uses and subject to a maximum plot ratio of 4, a maximum building height of 75mPD in the northern part descending to 15mPD near the waterfront, and a site coverage restriction of 80%. A total of 105 representations and 5 comments were received and most of them objected to the building height, development intensity and land use of the site. On 23.8.2008, the TPB after hearing the representations and public comments, decided not to amend the plan to meet the representations. PB for the "CDA(1)" site was endorsed by the TPB on 19.6.2009. The "CDA(1)" site was sold by tender in December 2011. No MLP application for "CDA(1)" site has been received so far. The "CDA(1)" designation should be retained to ensure proper development of the site and relevant concerns are adequately addressed.
K47B (Plan 19)	J/O Hung Luen Road and Kin Wan Street, Hung Hom, Kowloon (Zoned "CDA(2)" on OZP) (1.4 ha)	10	<ul style="list-style-type: none"> K47A and K47B were first zoned "CDA" on 6.4.2001 with a maximum GFA of 201,230m² and a maximum building height of 75mPD in the northern part descending to 40mPD near the waterfront. The "CDA" was divided into "CDA(1)" (K47A) and "CDA(2)" (K47B) in 2008 on the draft Hung Hom OZP No. S/K9/21. The subject "CDA(2)" site is planned for office and retail uses and subject to a maximum plot ratio of 4, a maximum building height of 75mPD in the northern part descending to 40mPD near the waterfront, and a site coverage restriction of 60%. A total of 105 representations and 5 comments were received and most of them objected to the building height, development intensity and land use of the site. On 23.8.2008, the TPB after hearing the representations and public comments, decided

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
			<p>not to amend the plan to meet the representations.</p> <ul style="list-style-type: none"> • PB for the "CDA(2)" site was endorsed by the TPB on 19.6.2009. • The "CDA(2)" site was sold by tender in August 2011. • On 9.12.2011, a s.16 application for "CDA(2)" site was received. At the request of the applicant, the MPC on 20.1.2012 agreed to defer consideration of the application for 1 month. On 17.2.2012, the applicant submitted further information and the application has been scheduled for MPC meeting on 30.3.2012. • The "CDA(2)" designation should be retained to ensure proper development of the site and relevant concerns are adequately addressed.
K52 (Plan 20)	<p>56 Fuk Tsun Street & 1 Lime Street, Mong Kok, Kowloon (KIL 11170)</p> <p>(Zoned "CDA(1)" on OZP)</p> <p>(0.04 ha)</p>	8	<ul style="list-style-type: none"> • The MLP approved by the MPC on 5.12.2003 and application for EoT for commencement of development approved by Director of Planning (D of Plan) under the delegated authority of the TPB 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 indicated in January 2012 that they are still interested to pursue the development. • Given the site is under simple ownership, there would be opportunities to integrate the preservation of the historical temple (Grade 3 historic building) on the site through comprehensive development. The "CDA" designation should therefore be retained.
K54 (Plan 21)	<p>J/O Ma Tau Kok Road and To Kwa Wan Road (including Ming Lun Street), To Kwa Wan</p> <p>(1.86 ha)</p>	5	<ul style="list-style-type: none"> • The "CDA" site is located at the waterfront of Ma Tau Kok. It is intended for residential development with retail facilities. In view of the prominent waterfront location and to enable a continuous promenade from Ma Tau Kok/To Kwa Wan to Kai Tak, a 20m-wide promenade is required within the site for public enjoyment purpose. • The "CDA" site is under multiple ownership. Such designation is intended to facilitate urban renewal initiatives for the site and prevent piecemeal redevelopment. The "CDA" zoning will also ensure the provision of the public waterfront promenade upon redevelopment. It is appropriate to retain the "CDA" zoning in the meantime.
K55 (Plan 22)	<p>Near Concorde Road and Comet Drive, Kai Tak</p> <p>(Zoned "CDA(1)")</p>	5	<ul style="list-style-type: none"> • The "CDA (1)" site together with the "CDA(2)" site under K56 fall within Kai Tak City Centre area and they are located next to each other with the proposed Kai Tak River in between. • The "CDA(1)" site, together with the adjacent "CDA(2)" site, are intended for commercial use

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
	on OZP) (1.77 ha)		<p>with a lower structure cascading down to the open spaces along the Kai Tak River. These two "CDA" sites will be developed as office, hotel and retails uses.</p> <ul style="list-style-type: none"> Kai Tak Development is now at the implementation stage to provide necessary infrastructure to serve the development sites in phases. The "CDA" designation should be retained to realize the planning intention.
K56 (Plan 22)	Near Concorde Road and Comet Drive, Kai Tak (Zoned "CDA(2)" on OZP) (1.97ha)	5	<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, together with the adjacent "CDA(1)" site, are intended for commercial use with a lower structure cascading down to the open spaces along the Kai Tak River. These two "CDA" sites will be developed as office, hotel and retails uses. Kai Tak Development is now at the implementation stage to provide necessary infrastructure to serve the development sites in phases. The "CDA" designation should be retained to realize the planning intention.
TW2 (Plan 23)	North of Lai King Hill Road, Kau Wa Keng, Kwai Chung, New Territories (5.08 ha)	19	<ul style="list-style-type: none"> The previous planning approval (Application No. A/KC/200) expired on 12.4.2004. The "CDA" zone is under multiple ownership and comprising considerable number of lots with various lot sizes with fragmented and uncoordinated piecemeal residential developments. The CDA site has poor accessibility and minimal infrastructural and utility provisions. In view of the above, maintaining the "CDA" zone is considered appropriate to avoid piecemeal redevelopment and to ensure comprehensive development of the Kau Wa Keng area incorporating the necessary transport, environmental, infrastructure and utility provisions. Nevertheless, a land use review for the site has been undertaken by PlanD. It is recommended that the "CDA" zoning should be retained to ensure adequate control on future development so as to address the traffic noise, air quality and sewerage problems of the area.
TW23 (Plan24)	19-31 Ma Tau Pa Road, Tsuen Wan, New Territories (Zoned "CDA(1)" on OZP) (0.55 ha)	14	<ul style="list-style-type: none"> The site is located at the periphery of Tsuen Wan East Industrial Area. The main reason of rezoning the sites from "Industrial" ("I") to "CDA" is to help alleviate the I/R interface problem of the area. Although no development proposal has been received, the site is under single ownership and has the potential for redevelopment. As advised by Director of Environmental Protection, the site

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
			was considered not suitable for pure residential development due to environmental reasons. As such, the site should be retained as "CDA" to ensure adequate planning control on future redevelopment so as to address the I/R interface problem of the area.

“CDA” Site with No Approved MLP and Agreed for Rezoning**(Total: 1, K40)**

Site Ref. No.	Location (Site Area)	No. of Years Designated “CDA”	Progress of Rezoning
K40 (Plan 25)	<p>Eastern portion of the area bounded by Sung Wong Toi Road, To Kwa Wan Road, Mok Cheong Street, and Kowloon City Road, Ma Tau Kok, Kowloon</p> <p>(Zoned “CDA(3)” on OZP)</p> <p>(1.45 ha)</p>	12	<ul style="list-style-type: none"> • The “CDA(3)” site is under multiple ownership and also includes Government land. Such designation is intended to facilitate urban renewal in Ma Tau Kok and address possible I/R interface problems. • It is currently occupied by six factory buildings, the Hong Kong Society for the Blind Factory cum Sheltered Workshop and two GIC facilities. Given its size, the number of private lots and Government land including the Kowloon Animal Management Centre, on the eastern portion of the site is involved, land assembly is an issue that impedes redevelopment. • To enhance the prospect of implementation, consideration has been given to sub-dividing it into smaller “CDA” sites. • The feasibility of rezoning the Government land portion of the “CDA(3)” site for residential development is now under consideration by concerned bureaux/departments. PlanD is currently liaising with HD and Agriculture, Fisheries and Conservation Department (AFCD) regarding the proposal and the reprovisioning of the Kowloon Animal Management Centre respectively.

"CDA" Site with No Approved MLP and Proposed for Rezoning**(Total:1, K38)**

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Rezoning
K38 (Plan 26)	Yau Tong Industrial Area (YTIA) "CDA" (5.03 ha)	13	<ul style="list-style-type: none"> • The site was first designated on 4.9.1998. To meet objections, part of the site was rezoned to "Residential (Group E)" ("R(E)") and the proposed amendment was confirmed on 4.1.2000 under s.6(9) of the pre-amended TPO. • The "CDA" zoning for the site would facilitate the provision of public open space and GIC facilities in the development to serve the local as well as district population. It would also provide more opportunities for incorporating practical measures to mitigate the I/R interface problems. The "CDA" zoning is considered appropriate for the site taking into account the planning intention of comprehensive restructuring of the YTIA. • The lot owners submitted redevelopment proposals within the YTIA "CDA" zone. They were either rejected by the MPC or subsequently withdrawn by the applicants. Land assembly is one of the main concerns raised by the proponents. On-going discussion meetings with the lot owners are being conducted with a view to resolving the land ownership problems. In considering a rezoning request submitted by some of the lot owners of the CDA site to rezone part of the "CDA" zone to "R(E)" in February 2008, some TPB members suggested that PlanD might consider subdividing the CDA site into two or more smaller sites by taking into account the existing land ownership pattern to facilitate the early implementation of the redevelopment scheme. • In this regard, planning review on the "CDA" zone was conducted. Relevant Government departments and concerned parties including Agriculture, Fisheries and Conservation Department and the Fish Marketing Organisation were consulted on the development options. • The site is proposed to be sub-divided into small sites with appropriate zonings to facilitate comprehensive redevelopment of the area. The proposed amendments to the "CDA" zone will be submitted to the MPC for consideration in the next round of the OZP amendment.

List of "CDA" Sites with Approved MLP and Proposed for Retention

(Total: 15, including H7, H14A, H19, H39, K7, K17, K24, K26, K29, K34, K41, TW1, TW28, TW29 & TW30)

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
H7 (Plan 27)	Hopewell Centre II, area to the west of Hopewell Centre bounded by Kennedy Road and Ship Street, Wan Chai, Hong Kong (0.98 ha)	26	<ul style="list-style-type: none"> The latest MLP (amendment to the MLP approved on 7.1.1994) was approved on 23.6.2004. The developer obtained building plan approval on 26.3.2009 for a revised scheme with a reduced scale of the proposed development within the scope of Class A amendments. Land exchange for the revised scheme is being processed by LandsD. The "Other Specific Uses" annotated "Comprehensive Redevelopment Area" ("OU(CRA)") designation should be retained to ensure implementation of approved MLP and fulfilment of approval conditions.
H14A (Plan 28)	J/O Fook Yum Road and King Wah Road, North Point, Hong Kong (Zoned "CDA(1)" on OZP) (0.35 ha)	28	<ul style="list-style-type: none"> The site was first designated "OU(CRA)" and "OU" annotated "Open Storage, Loading & Unloading Area and Service Car Parking CDA" on 26.8.1983. On 1.12.2000, it was rezoned to "CDA(1)" to facilitate implementation of comprehensive development. On 4.9.2009, the MPC endorsed the PB for the site to provide guidance for proposed residential and office development. On 18.12.2009, the MPC approved with conditions a MLP for the proposed residential development (Application No. A/H8/398). General building plans for the proposed development were approved by the BA on 9.7.2010 and 29.4.2011 respectively. The lease modification application is being processed by Lands Department (LandsD). Prior to the endorsement of the PB, the developer has submitted another application for office development (Application No. A/H8/392). Consideration of the application had been deferred several times. The application was rejected by the MPC on 7.10.2011 and by the TPB on review on 13.1.2012. The "CDA" designation should be retained to ensure implementation of approved MLP and approval conditions.
H19 (Plan 29)	Taikoo Place, 979 King's Road, Quarry Bay, Hong Kong (2.22 ha)	7	<ul style="list-style-type: none"> The first MLP for a two-phased development was approved by the TPB on 19.10.1990. The latest MLP was approved with conditions by the MPC on 4.3.2011. Phase 1 of the development consisting of Lincoln House and Dorset House has been completed. The BA approved the general building plans for redevelopment of Cornwall House and Somerset House into Building 2A, and Warwick House into Building 2B in accordance with the approved MLPs on 6.9.1999, 7.8.2008, 2.3.2011 and 13.5.2011 respectively. The "CDA" designation should be retained to ensure proper implementation of Phase 2

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
			development.
H39 (Plan 30)	Kai Yuen Street, North Point, Hong Kong (1.53 ha)	4	<ul style="list-style-type: none"> The MLP for comprehensive residential development was first approved with conditions on 14.12.2009. Application No. A/H8/401 for amendment to the MLP was approved with conditions on 12.2.2010. A s.16 application for further Class B amendments to the approved development proposal was approved by the MPC on 14.1.2011. The BA approved the general building plans for Phase 1 development on 23.7.2010 and 28.1.2011 respectively. The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.
K7 (Plan 31)	Whampoa Garden, Hung Hom, Kowloon (18.61 ha)	8	<ul style="list-style-type: none"> The MLP for Whampoa Garden was first approved by the TPB 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 "Residential (Group A)" ("R(A)") and "C". The draft Hung Hom OZP No. S/K9/17 which incorporated 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 the retention of the "CDA" zoning with the requirement of MLP submission would allow the TPB and resident through public consultation to have better control over the unique features and design of Whampoa Garden as a whole. The TPB 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.
K17 (Plan 32)	Ex-KMB Lai Chi Kok Bus Depot, 1 Po Lun Street, Lai Chi Kok, Kowloon (1.30 ha)	18	<ul style="list-style-type: none"> The site is held under unrestricted lease. No lease modification is required. The approval conditions cannot be specified under the lease. The MLP for the comprehensive residential and commercial development (known as Manhattan Hill) was first approved by the MPC on 6.2.1998. Occupation Permit for Manhattan Hill was issued on 12.12.2006. The pedestrian footbridge connecting with the adjacent bus terminus and MTR Station under approval condition has been completed and opened to the public. An amendment to an approved scheme for hotel

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
			<p>development at the existing KMB Headquarters Building within the "CDA" site (Application No. A/K16/31) was approved with conditions by the MPC on 5.9.2008. The permission is valid until 5.9.2012.</p> <ul style="list-style-type: none"> • Application Nos. A/K16/36 and A/K16/37 for proposed eating place, office, shop and services at G/F and 5/F, and 7/F to 9/F of the KMB Headquarters Building were approved with conditions by the MPC on 13.8.2010 and 22.7.2011 respectively. • The "CDA" designation should be retained to ensure implementation of the proposed MLP covering the KMB Headquarters Building and fulfilment of approval conditions.
K24 (Plan 33)	<p>Pine Crest, Tai Po Road (NKIL 6419), Cheung Sha Wan, Kowloon</p> <p>(0.22 ha)</p>	13	<ul style="list-style-type: none"> • The MLP was first approved by the MPC on 27.11.1998 and its latest amendments were approved by the D of Plan under the delegated authority of the TPB on 20.7.2011. • Latest building plans were approved on 23.12.2011. Lease modification was executed on 18.4.2008. • Development is expected to be completed by 2013. • The "CDA" designation should be retained to ensure implementation of approved MLP and fulfilment of approval conditions.
K26 (Plan 34)	<p>West Rail, Nam Cheong Station, South West Kowloon</p> <p>(4.62 ha)</p>	13	<ul style="list-style-type: none"> • The MLP (Application No. A/K20/27) for comprehensive residential and commercial development by MPC on 17.12.1999. The latest amended MLP for comprehensive residential and commercial development (Application No. A/K20/116) submitted in April 2011 aimed to comply with the new Sustainable Building Design Guidelines and to increase the supply of small to medium-sized flats. Opportunity was also taken to make improvements to the scheme to meet the rising community aspirations. The application was approved with conditions by the MPC on 17.6.2011. • The "CDA" designation should be retained to ensure comprehensive development on the site.
K29 (Plan 35)	<p>Guangzhou – Shenzhen – Hong Kong Express Rail Link (XRL), West Kowloon Terminus</p> <p>Area bounded by Lin Cheung Road, Jordan Road and Roads D1, adjacent to Austin Station, West Kowloon Reclamation, Kowloon</p> <p>(Zoned "CDA(1)" on OZP)</p>	14	<ul style="list-style-type: none"> • This site is surrounded by major roads and located in the middle of several major developments including the Airport Railway Kowloon Station, West Rail Austin Station and the proposed West Kowloon Cultural District. • A Traffic Impact Assessment was completed by CEDD in May 2008 on behalf of PlanD to examine the traffic impact if the site is developed largely for office use. It was found that pure office/commercial use within the site would generate insignificant traffic impact when compared with the planned "CDA" uses (a combination of both domestic and non-domestic uses) as stipulated on the previous OZP. • On 29.5.2009, the site was rezoned to "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

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
	(5.88 ha)		<p>building height restrictions ranging from 90 mPD to 115mPD.</p> <ul style="list-style-type: none"> • The PB for the future development above West Kowloon Terminus (WKT) at the site was approved on 4.12.2009. • The MLP for topside office/commercial development was approved by the MPC on 7.5.2010 with conditions. • Building plans for the proposed topside development were approved on 9.11.2011. • While the XRL terminus is expected to be completed by 2015, topside development is expected to be completed in phases between 2018 and 2020, subject to land disposal strategies yet to be finalised. • The "CDA" designation should be retained to ensure implementation of approved MLP and fulfilment of approval conditions.
K34 (Plan 36)	<p>Junction of South of Proposed Inverness Road Extension and West of Junction Road, Kowloon Tong, Kowloon</p> <p>(1.24 ha)</p>	14	<ul style="list-style-type: none"> • The MLP was first approved by the MPC on 21.2.2003 and its latest amendments were approved on 1.4.2005 for public housing and school developments. The school development has been completed. • In mid-2008, the Committee of Housing Development agreed to return the residential portion of the subject "CDA" site to the Government for private residential development in view of its prime location in the Kowloon Tong area. • The revised PB which has incorporated the latest development parameters for the private residential development within the "CDA" zone was agreed by the MPC on 24.7.2009. • The residential portion of the "CDA" zone was sold on 3.11.2010. • On 15.4.2011, an application for residential development within the "CDA" site was approved by the MPC with conditions. Building plans for the proposed development were approved on 25.5.2011. • The "CDA" designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.
K41 (Plan 37)	<p>35 Clear Water Bay Road, Ngau Chi Wan, Kowloon</p> <p>(2.17 ha)</p>	11	<ul style="list-style-type: none"> • The MLP was first approved with conditions by MPC 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 by D of Plan under the delegated authority of TPB on 3.2.2010 for 3 years until 3.2.2013. • Detailed design of the development to comply with approval conditions is underway. • Building plans for the proposed development were approved on 27.5.2011. • The "CDA" designation should be retained to ensure implementation of the approved MLP and fulfilment of approval conditions.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
TW1 (Plan 38)	J/O Kwok Shui Road and Cheung Wing Road, Kwai Chung, New Territories (1.23 ha)	19	<ul style="list-style-type: none"> The MLP was first approved by the MPC on 17.3.2000 and an application for minor amendment to the approved MLP was approved by the District Planning Officer/Tsuen Wan and West Kowloon on 19.1.2005 under delegated authority. Approval conditions are yet to be complied with. Building plans were approved on 5.2.2005. The existing soy sauce factory on the site is still in operation. The "CDA" designation should be retained to ensure implementation of approved MLP and fulfilment of approval conditions. Planning applications Nos. A/KC/241-1 for Proposed Hotel and Service Apartments with Shops and Services (Retail/Commercial) and A/KC/369 for Proposed Hotel and Flats with Shop and Services (Retail/Commercial) Uses were received on 26.5.2011 and 4.5.2011 respectively. Both applications were subsequently withdrawn on 19.1.2012. Two sets of building plans (one for proposed hotel and service apartments and one for proposed hotel and flats) were rejected by the BA on 17.1.2012.
TW28 (Plan 39)	West Rail, Tsuen Wan West Station, Site TW5, Tsuen Wan, New Territories (5.93 ha)	13	<ul style="list-style-type: none"> The MLP was first approved by the MPC on 14.1.2000 (Application No. A/TW/280) for commercial and residential development above West Rail Tsuen Wan West Station. Building plans for the proposed commercial and residential development was approved by the BA on 17.11.2010 (Bayside) and 23.11.2010 (Cityside). The latest planning Application No. A/TW/423 for amendments to the approved MLP was approved on 17.6.2011. The Mass Transit Railway Corporation Limited (MTRCL) tendered the development sites (Bayside and Cityside portions) in January 2012. While the Cityside portion tender was awarded, the Bayside portion tender was withdrawn as all bids came below the Government's reserve price. The "CDA" designation should be retained to ensure implementation of approved MLP and fulfilment of approval conditions.
TW29 (Plan 40)	West Rail, Tsuen Wan West Station, Site TW7, Tsuen Wan, New Territories (2.40 ha)	13	<ul style="list-style-type: none"> The MLP was first approved by the MPC on 17.8.2001. The latest planning Application No. A/TW/373-1 for Class B amendments to the approved MLP was approved on 24.7.2009. Building plans for the subject development were approved by the BA on 18.5.2010. Land Grant application was executed in December 2008. Development is under construction and is expected to be completed by 2014. The "CDA" designation should be retained to ensure implementation of approved MLP and compliance of all approval conditions.

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
TW30 (Plan 41)	West Rail, Tsuen Wan West Station, Site TW6, Tsuen Wan, New Territories (1.39 ha)	13	<ul style="list-style-type: none"> • The MLP was first approved by the MPC on 31.3.2000. • The latest planning application No. A/TW/284-1 for extension of time for commencement of approved development was approved by the MPC on 17.2.2006. • Building plans for the subject development were approved by the BA on 14.10.2010. • Land grant application is in progress. • Planning application No. A/TW/430 for proposed comprehensive residential development and public sports centre (amendments to an approved scheme) was approved with conditions by the MPC on 10.2.2012. • The "CDA" designation should be retained to ensure implementation of approved MLP and compliance of all approval conditions.

"CDA" Site with Approved MLP and Agreed for Rezoning

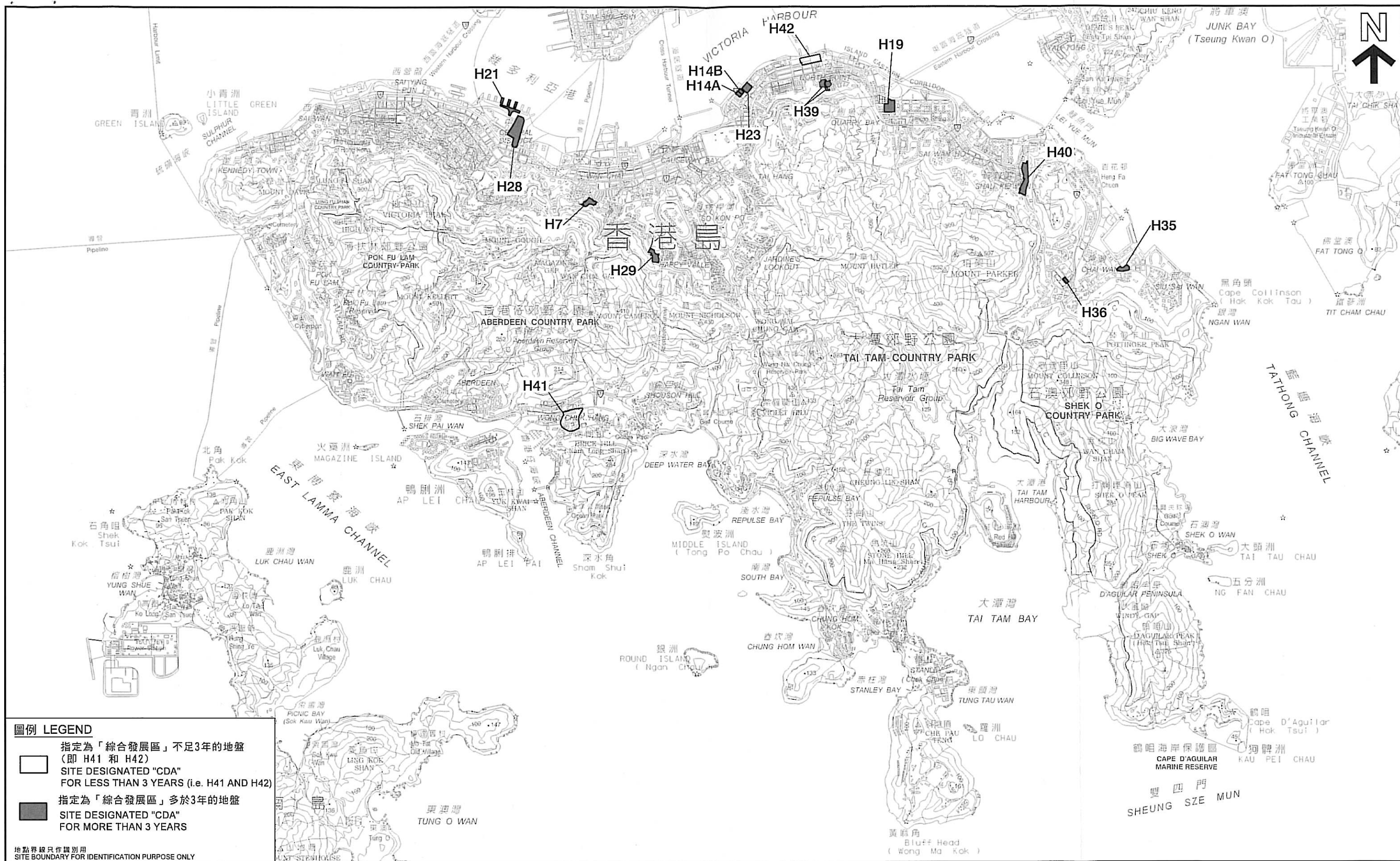
(Total: 1, H14B)

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Progress of Rezoning
H14B (Plan 42)	23 Oil Street, North Point, Hong Kong (Zoned "CDA(1)" on OZP) (0.34 ha)	28 (The site was first designated "OU(CRA)" and "OU" annotated "Open Storage, Loading & Unloading Area and Service Car Parking" on 26.8.1983. On 1.12.2000, it was rezoned to "CDA(1)" to facilitate implementation of comprehensive development.)	<ul style="list-style-type: none"> • The latest MLP was approved by the MPC on 10.6.2005. • The hotel development has been completed with OP issued by the BA on 5.12.2008. • On 19.3.2010, the MPC 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 MPC on 4.3.2011 agreed to delete/vary the approval conditions relating to the resumed area. The site will be rezoned to "C" to reflect the planning intention for the site and the hotel use in the next round of OZP amendment.

List of "CDA" Sites with Approved MLP and Proposed for Rezoning

(Total: 3, including K11, K14 & K15)

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Rezoning
K11 (Plan 43)	Airport Railway Kowloon Station CDA Site, West Kowloon Reclamation, Kowloon (13.54 ha)	19	<ul style="list-style-type: none"> The MLP was first approved by the MPC on 15.7.1994 and its latest MLP was approved by the MPC on 29.7.2005. Lease was executed in December 2000. Packages 1, 2, 3, 4, 5, 6 and 7 occupied. General building plans for all packages approved. Developments on site are completed. All the approval conditions have been complied with. The site has the potential for rezoning to reflect the residential and commercial uses.
K14 (Plan 44)	Former Marine Police Headquarters at Salisbury Road, Tsim Sha Tsui, Kowloon (1.17 ha)	18	<ul style="list-style-type: none"> The lease was executed on 12.6.2003. The MLP was first approved by the MPC on 30.1.2004 and its latest MLP was approved by the MPC on 11.11.2005. The proposed development was completed in early 2009 with OP issued on 9.2.2009. Majority of the approval conditions were complied with in January 2009. The outstanding condition on the implementation of the approved Landscape Master Plan is expected to be fully complied with in 2012. The site has the potential for rezoning to reflect the hotel and related tourism development subject to full compliance of all the approval conditions.
TW 26 (Plan 45)	TWIL 5 and Lot 429 in DD 399, Ting Kau, New Territories (Zoned "CDA(1)" on OZP) (0.64 ha)	14	<ul style="list-style-type: none"> The MLP was first approved by the MPC on 3.7.1998 and its latest MLP was approved by the MPC on 7.3.2005 for hotel development. Occupation Permit was issued on 10.10.2006. TWIL 5 is held under a virtually unrestricted lease so the approval conditions cannot be included in the lease. With the exception of the provision and implementation of a pedestrian access to the landscaping area in Lido Beach, all other planning approval conditions have been fulfilled. The site has potential for rezoning to reflect the hotel use upon the compliance of the outstanding approval condition.



位置圖 LOCATION PLAN

香港區綜合發展區地盤

COMPREHENSIVE DEVELOPMENT AREA SITES IN HONG KONG DISTRICT

SCALE 1 : 50 000 比例尺

規劃署

PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/NT/12/65

圖 PLAN

1

本摘要圖於2012年1月20日擬備，
所根據的資料為地圖組別HM50C
EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON MAP SERIES HM50C



圖例 LEGEND

- 指定為「綜合發展區」不足3年的地盤
(即 K58 至 K60)
SITE DESIGNATED "CDA"
FOR LESS THAN 3 YEARS (i.e. K58 TO K60)
- 指定為「綜合發展區」多於3年的地盤
SITE DESIGNATED "CDA"
FOR MORE THAN 3 YEARS

主圖地點界線只作識別用
SUBJECT SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2012年1月20日擬備，
所根據的資料為地圖組別HM50C

EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON MAP SERIES HM50C

位置圖 LOCATION PLAN

九龍區綜合發展區地盤

COMPREHENSIVE DEVELOPMENT AREA SITES IN KOWLOON DISTRICT

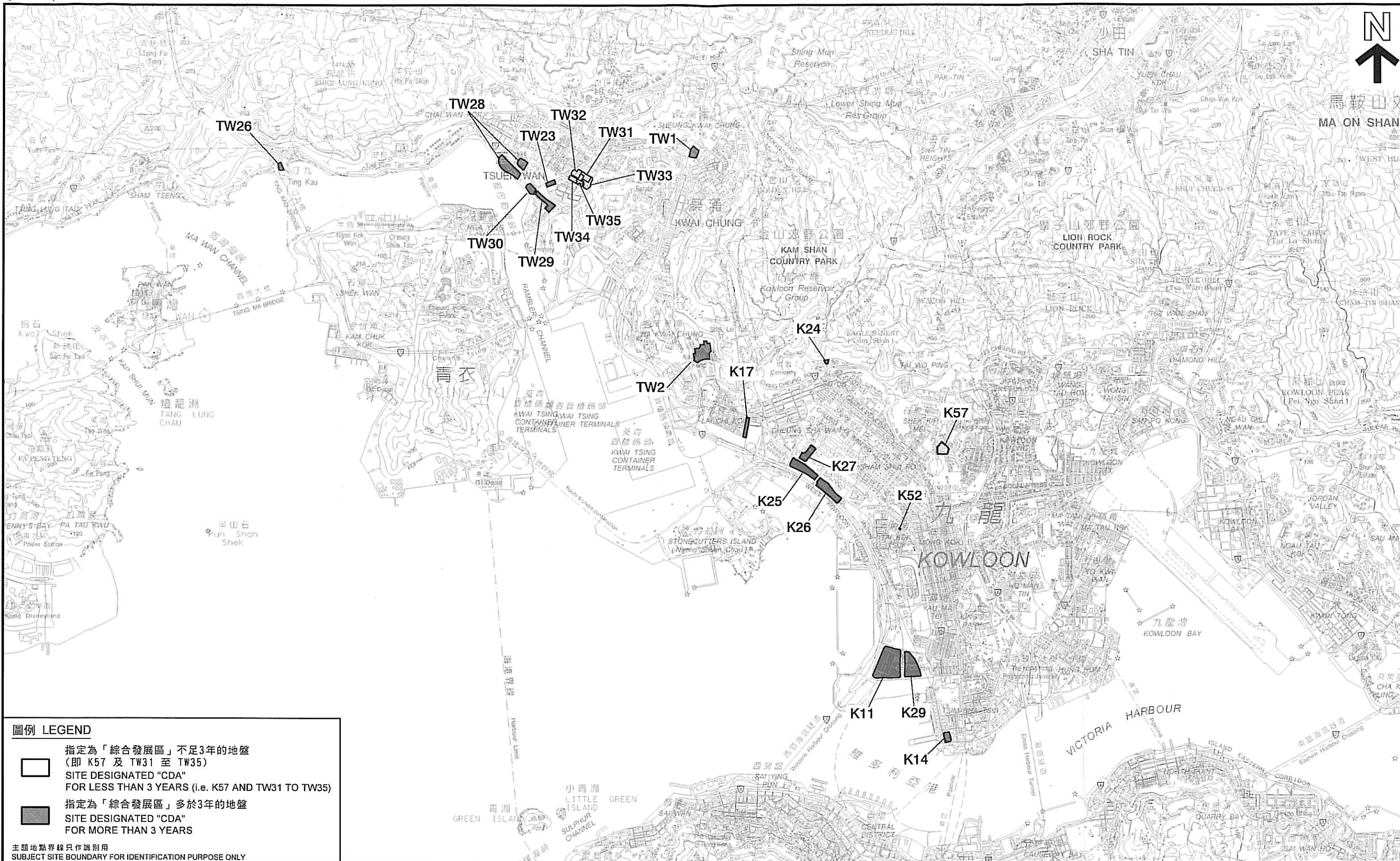
SCALE 1 : 50 000 比例尺

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/NT/12/66

圖 PLAN
2



圖例 LEGEND

- 指定為「綜合發展區」不足3年的地盤
(即 K57 及 TW31 至 TW35)
SITE DESIGNATED "CDA"
FOR LESS THAN 3 YEARS (i.e. K57 AND TW31 TO TW35)
- 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2012年1月20日擬備，
所根據的資料為地圖組別HM50C

EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON MAP SERIES HM50C

位置圖 LOCATION PLAN

荃灣、葵青和西九龍區綜合發展區地盤
COMPREHENSIVE DEVELOPMENT AREA SITES
IN TSUEN WAN, KWAI TSING AND WEST KOWLOON DISTRICT

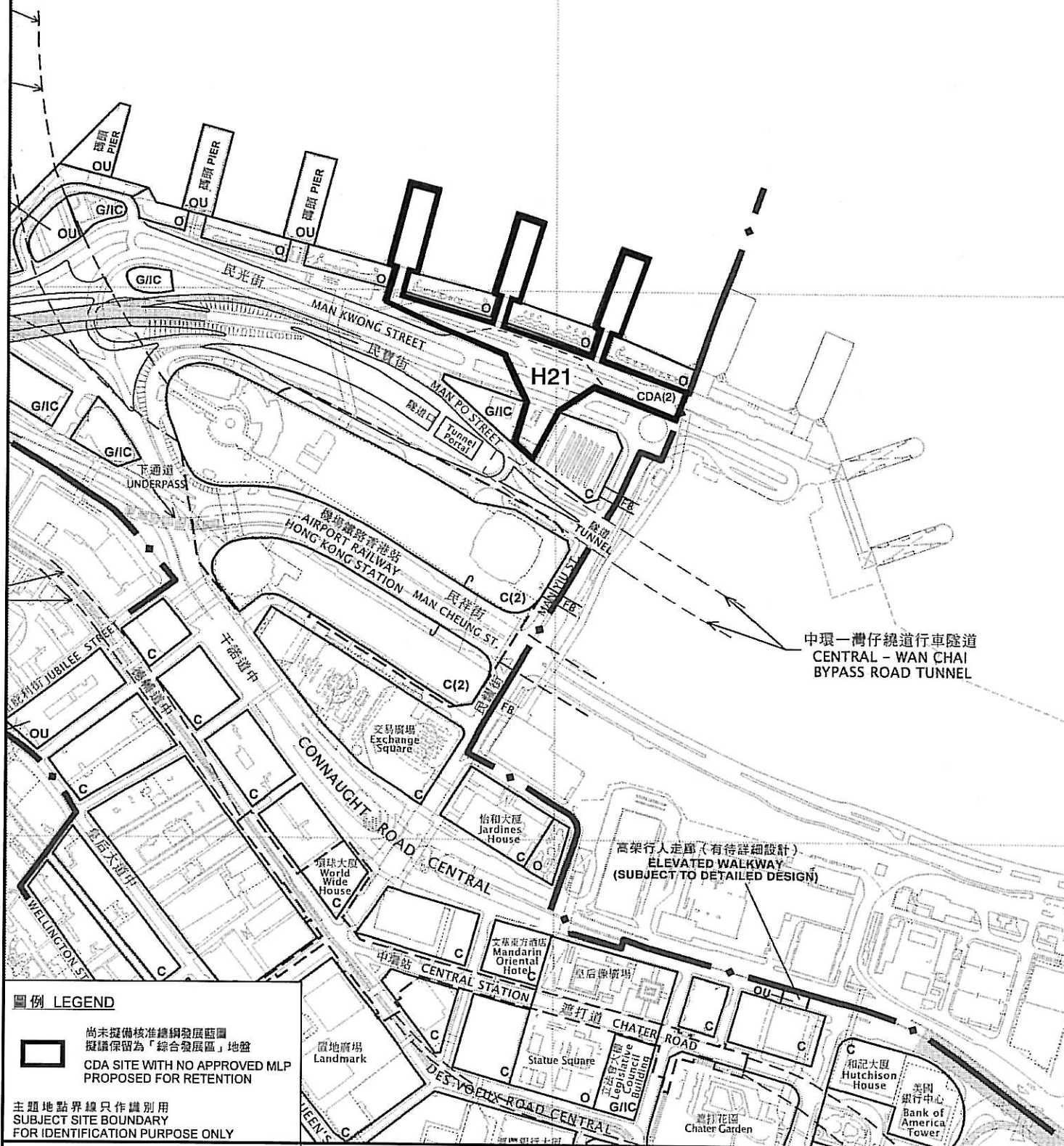
SCALE 1 : 50 000 比例尺

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/NT/12/67

圖 PLAN
3



圖例 LEGEND



尚未提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

置地廣場
Landmark

平面圖 SITE PLAN

綜合發展區地盤參考編號 H21
香港中環
綜合發展包括4、5和6號碼頭

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

SCALE 1:5 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/NT/12/68

圖 PLAN

4

本摘要圖於2012年1月20日擬備，
所根據的資料為於2010年7月16日
展示的分區計劃大綱圖編號S/H4/13

EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/H4/13 EXHIBITED ON 16.7.2010



北 角
NORTH POINT

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


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

美化市容地帶
AMENITY AREA

直通風大樓
CHAI BYPASS
BUILDING

最高架行人走廊
(紅綠燈設計)

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 MFLP
PROPOSED FOR RETENTION

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

平面圖 SITE PLAN

綜合發展區地盤參考編號 H23
香港北角(前政府物料供應處倉庫)
油街

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

SCALE 1 : 5 000 比例尺

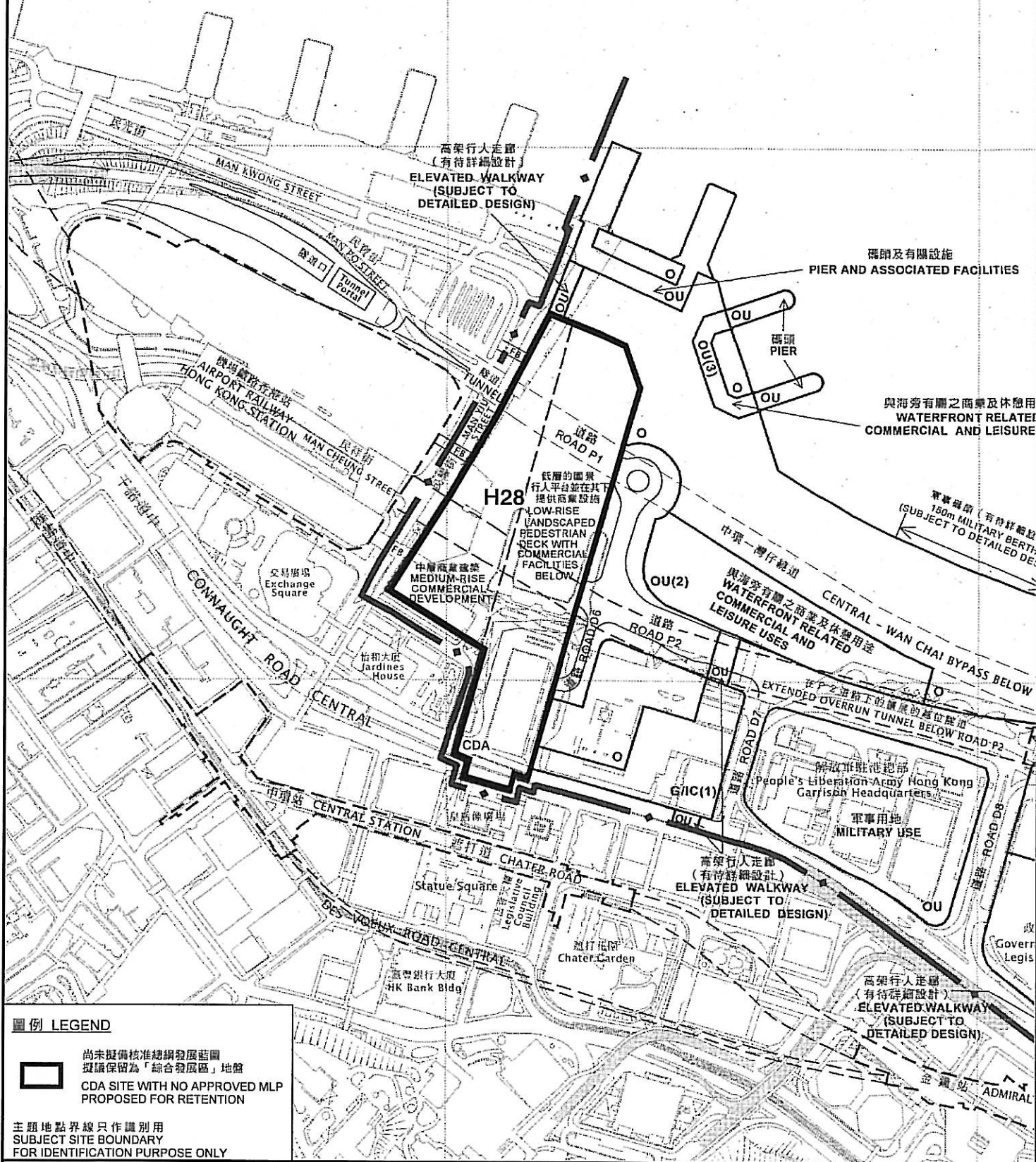
規劃署
PLANNING
DEPARTMENT

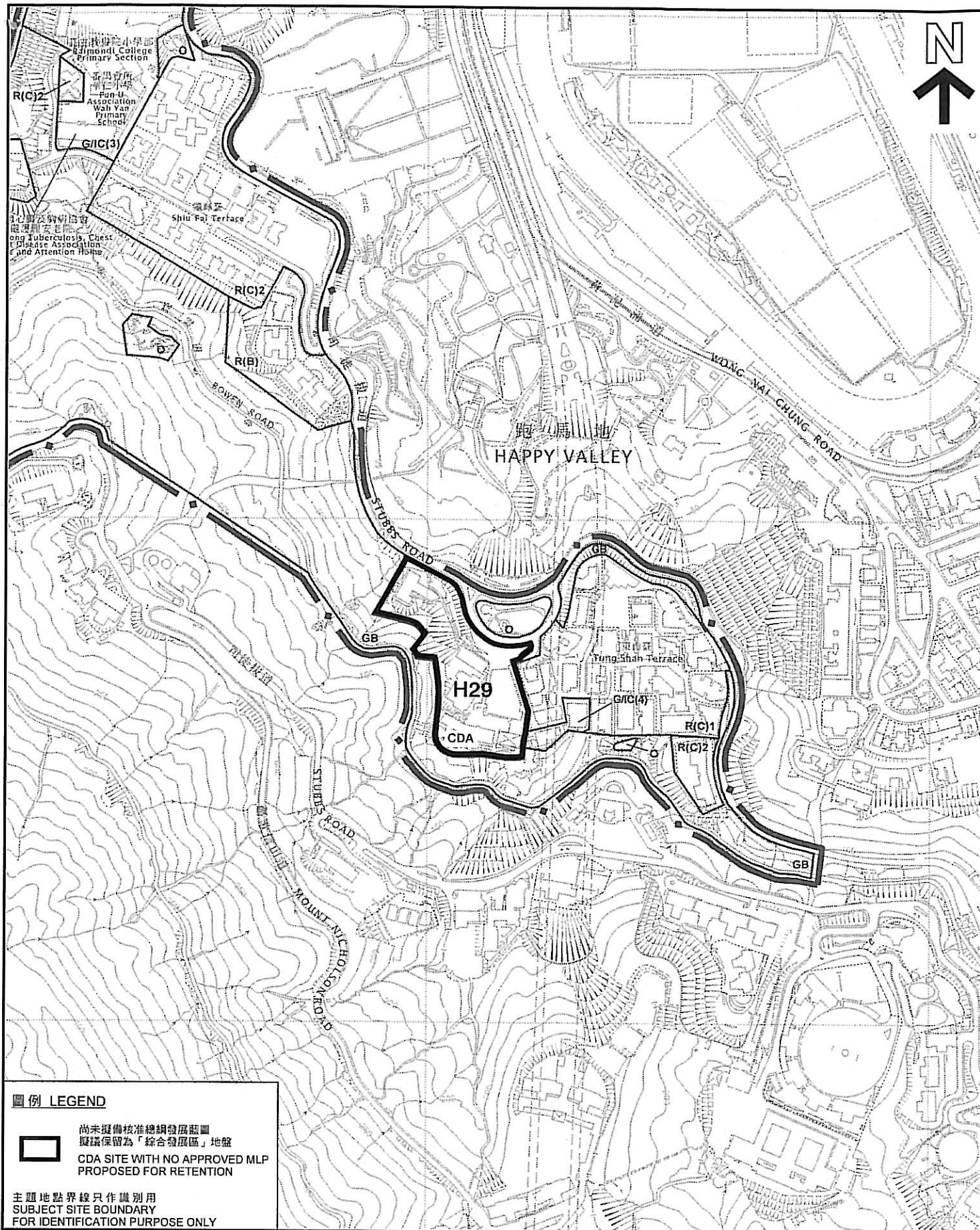


參考編號
REFERENCE No.
M/NT/12/69

圖 PLAN
5

本摘要圖於2012年1月20日擬備，
所根據的資料為於2010年11月30日
核准的分區計劃大綱圖編號S/H8/24
EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/H8/24 APPROVED ON 30.11.2010





圖例 LEGEND



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

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

平面圖 SITE PLAN

綜合發展區地盤參考編號 H29
香港司徒拔道
前嶺南大學校園地盤
CDA SITE REF. No. H29
FORMER LINGNAN CAMPUS SITE
AT STUBBS ROAD
HONG KONG

SCALE 1 : 5 000 比例尺

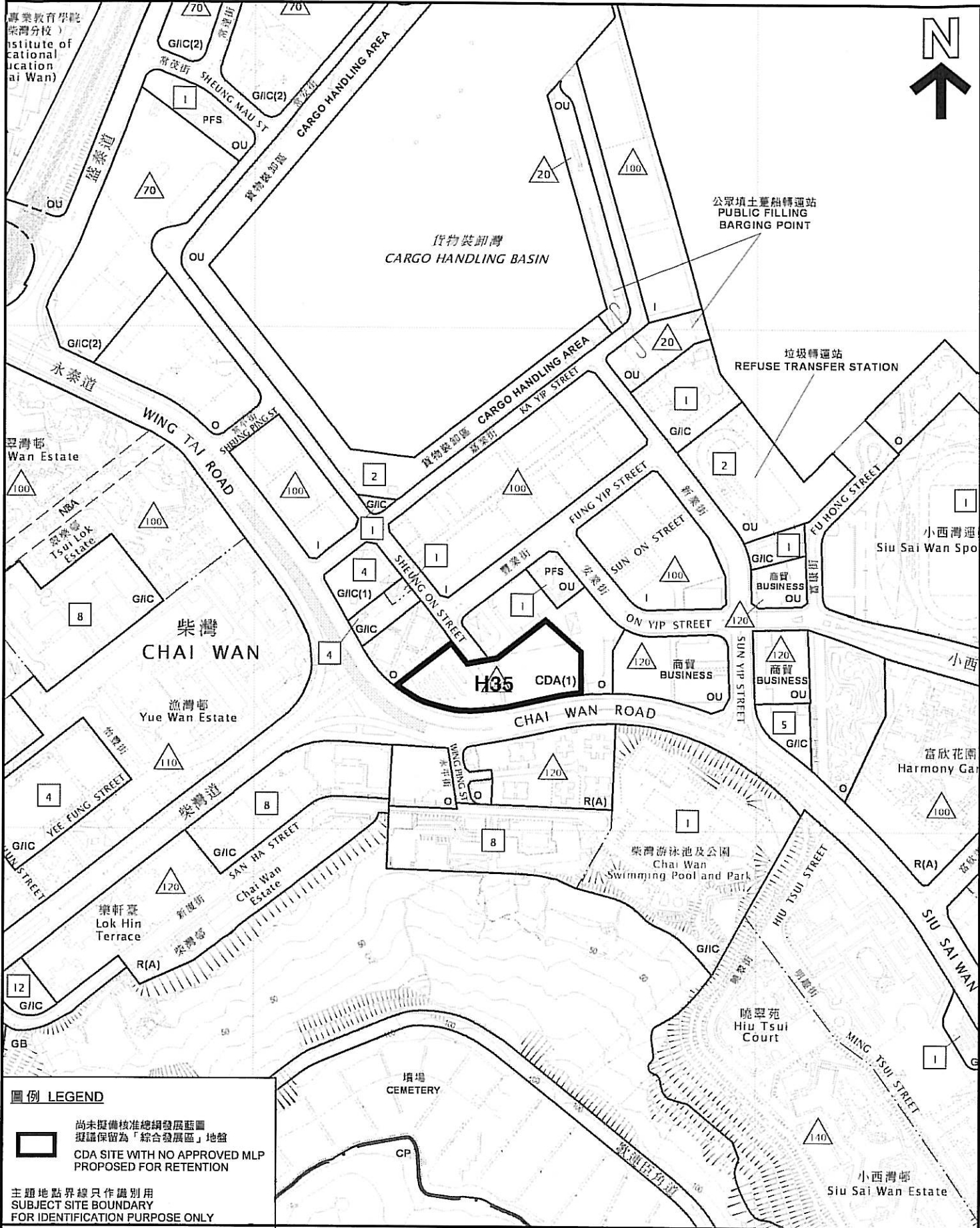
規劃署
PLANNING
DEPARTMENT




參考編號
REFERENCE No.
M/NT/12/71

圖 PLAN
7

本摘要圖於2012年1月20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 20.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/H12/12 APPROVED ON 6.7.2010



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2012年1月20日擬備，
所根據的資料為於2012年1月20日
展示的分區計劃大綱圖編號S/H20/20

EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/H20/20 EXHIBITED ON 20.1.2012

平面圖 SITE PLAN

綜合發展區地盤參考編號 H35
香港柴灣柴灣道地盤

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

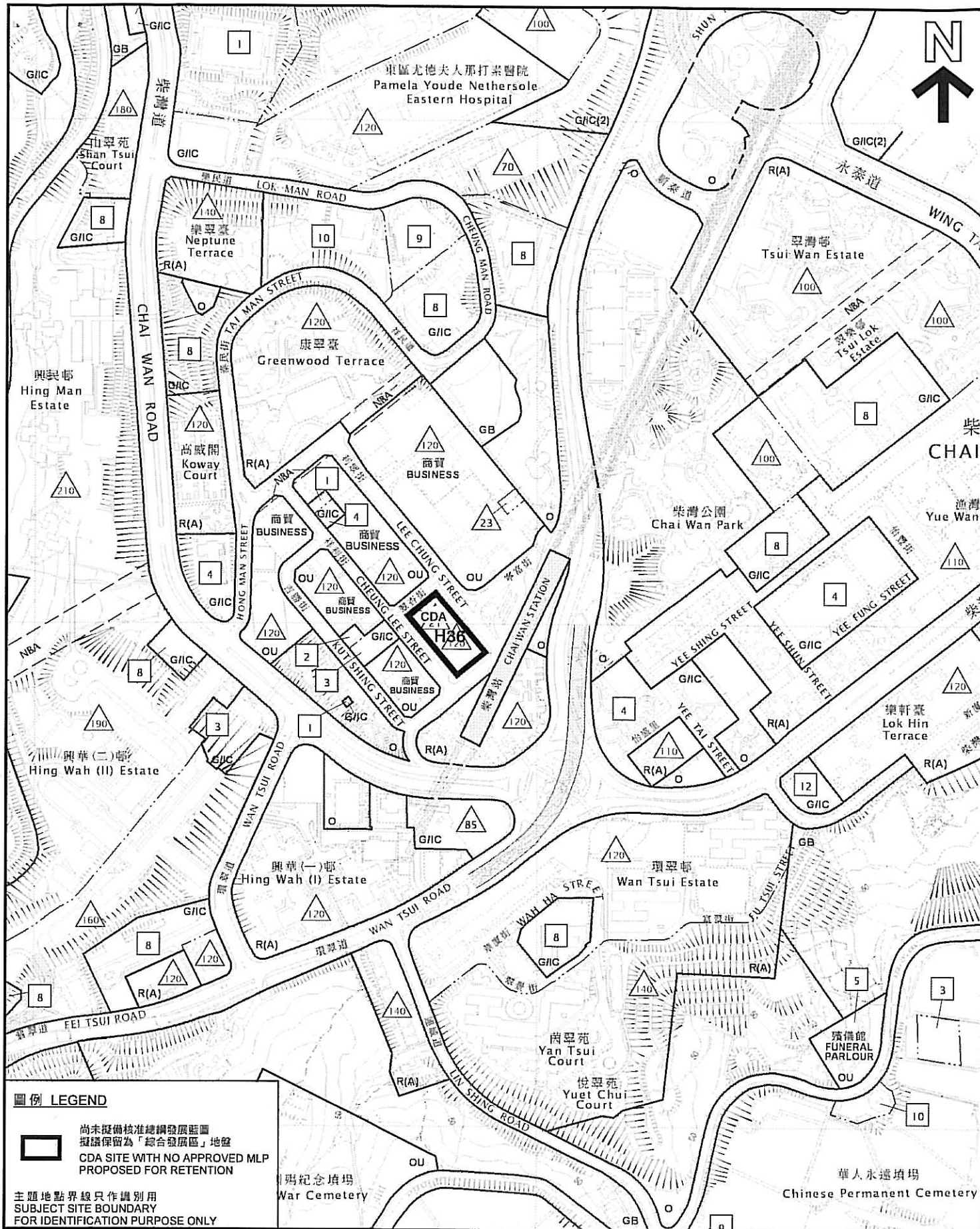
SCALE 1 : 5 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/12/72

圖 PLAN
8



圖例 LEGEND



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

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

平面圖 SITE PLAN

綜合發展區地盤參考編號 H36
香港柴灣

接連柴灣地鐵站以西的地盤

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

SCALE 1:5 000 比例尺

規劃署
PLANNING
DEPARTMENT



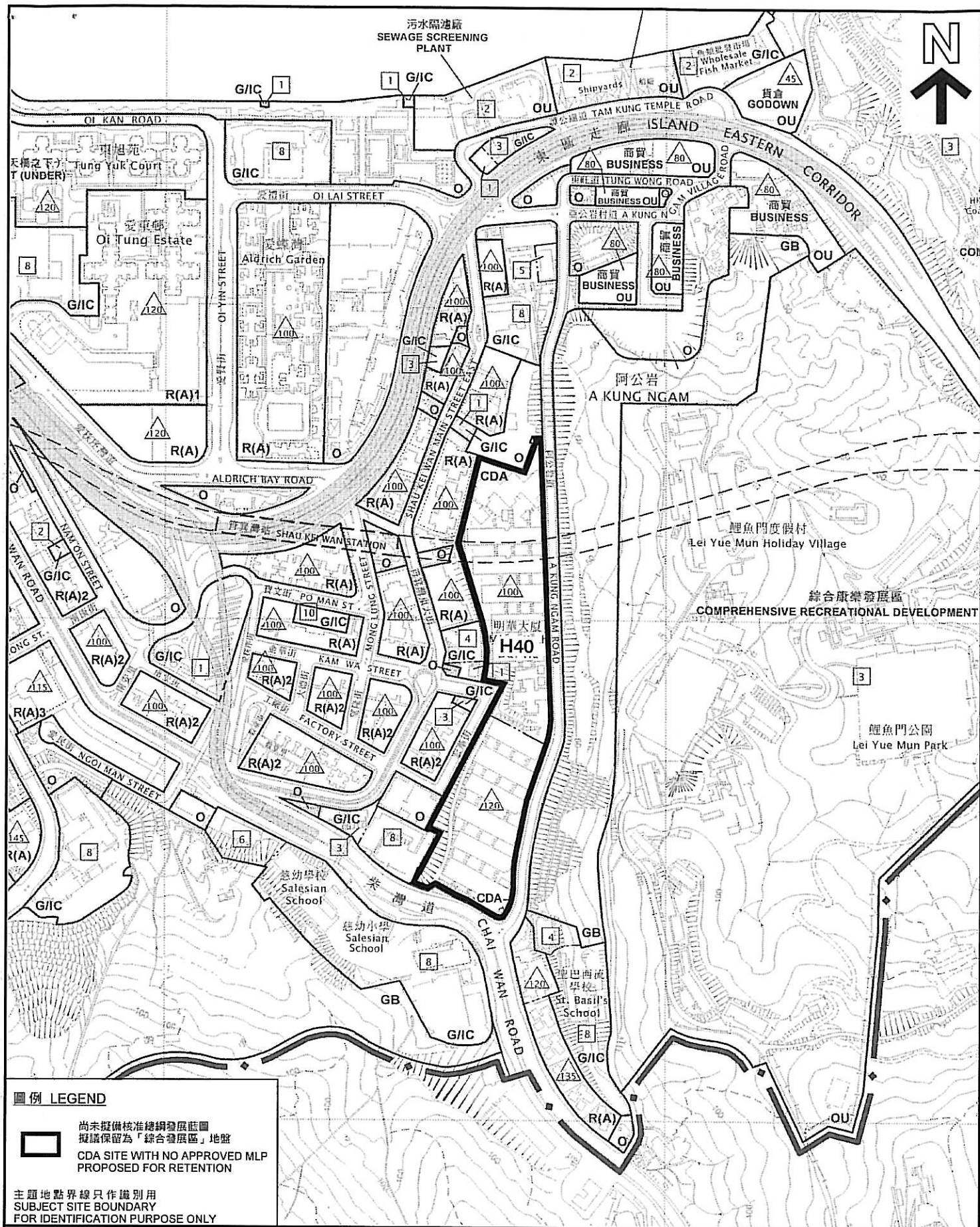
參考編號
REFERENCE No.
M/NT/12/87

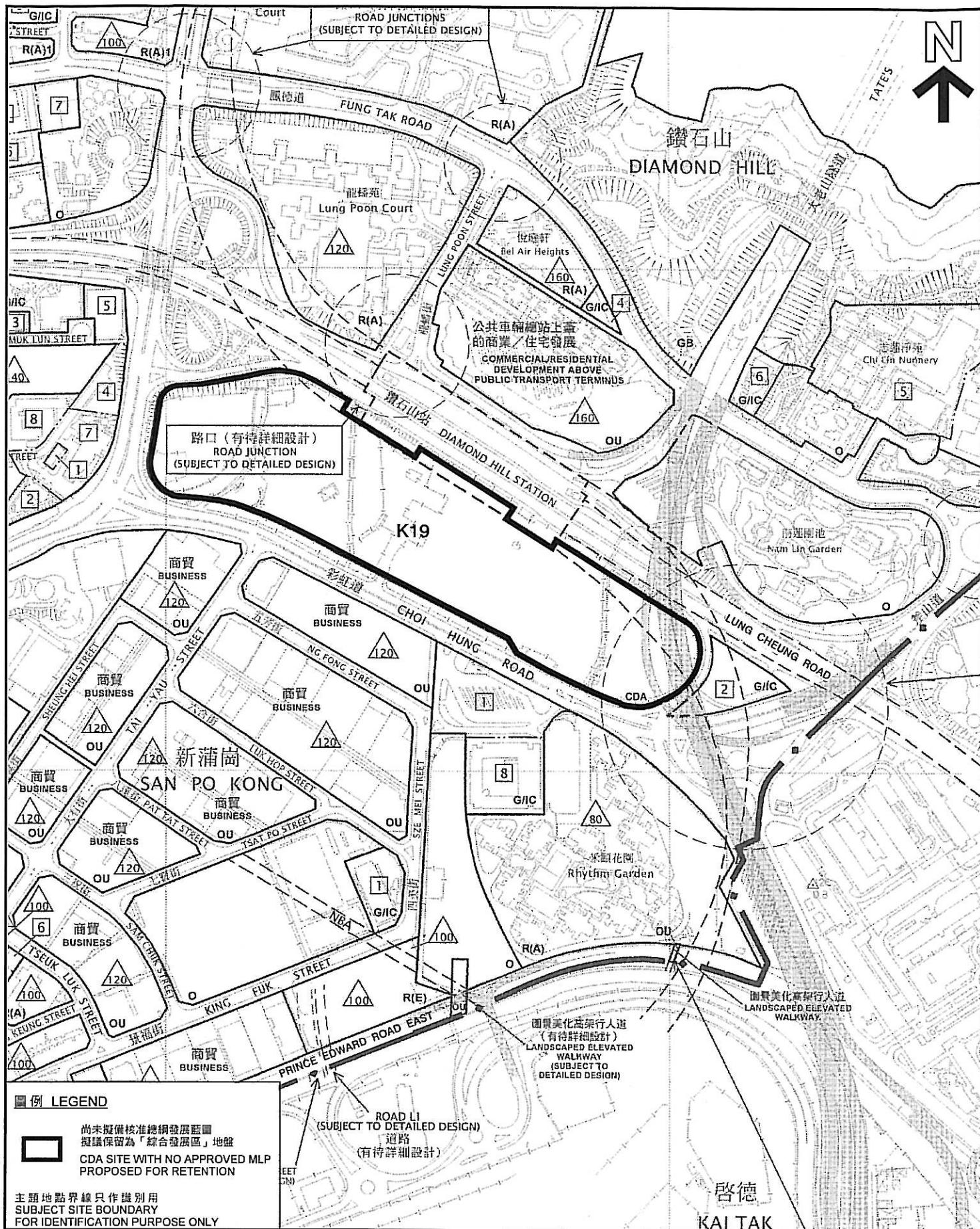
圖 PLAN

9

本摘要圖於2012年1月20日擬備，
所根據的資料為於2012年1月20日
展示的分區計劃大綱圖編號S/H20/20

EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/H20/20 EXHIBITED ON 20.1.2012





本摘要圖於2012年1月20日擬備，
所根據的資料為於2010年1月12日
核准的分區計劃大綱圖編號S/K11/25

EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/K11/25 APPROVED ON 12.1.2010

綜合發展區地盤參考編號 K19
以九龍鑽石山的彩虹道和龍翔道為界線

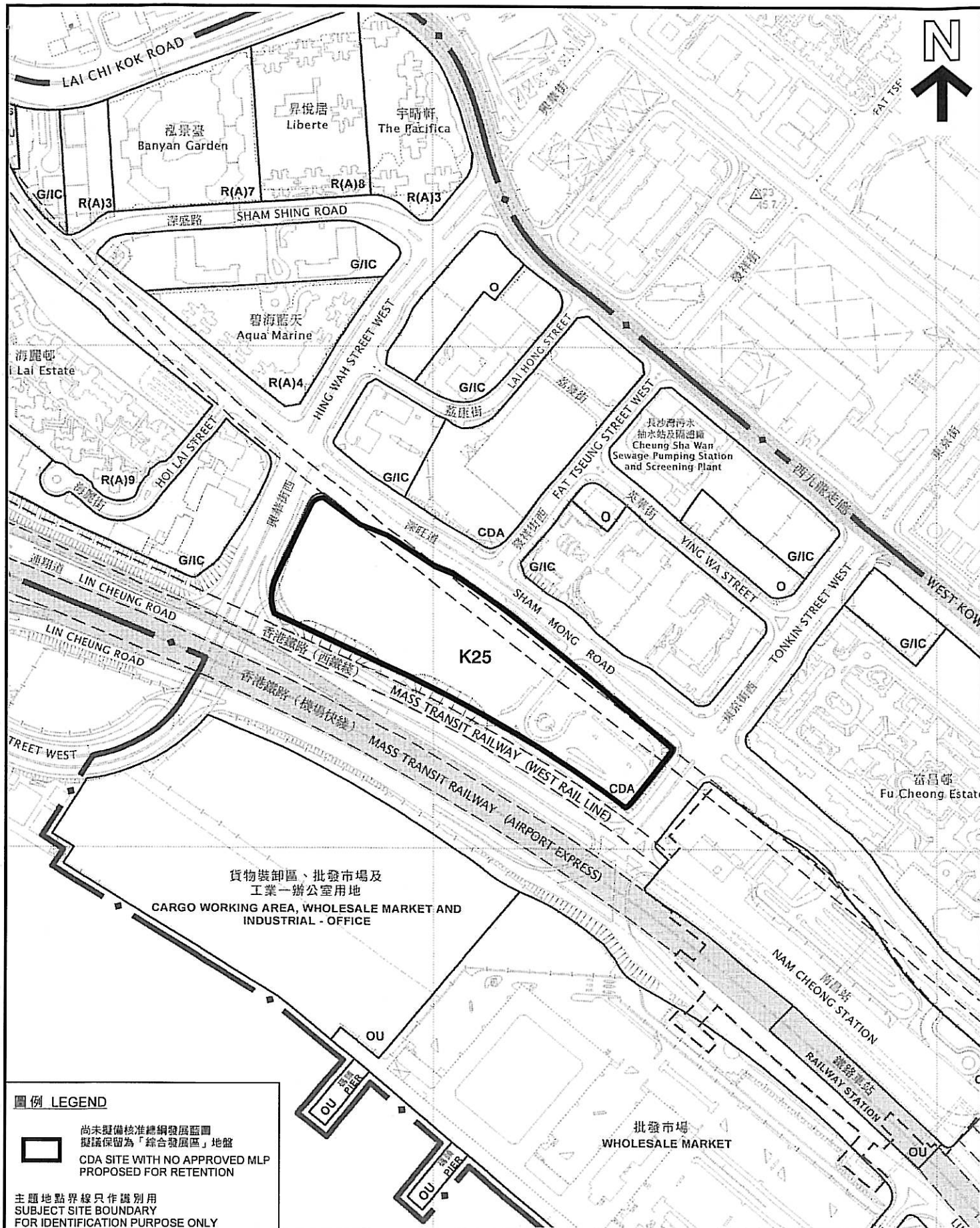
CDA SITE REF. No. K19
AREA BOUNDED BY CHOI HUNG ROAD
AND LUNG CHEUNG ROAD IN DIAMOND HILL
KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/12/74

圖 PLAN
12



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 MTP
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 K25
西南九龍深旺道以南和興華街西以東

CDA SITE REF. No. K25
SOUTH OF SHAM MONG ROAD
AND EAST OF HING WAH STREET WEST
SOUTH WEST KOWLOON

SCALE 1 : 5 000 比例尺

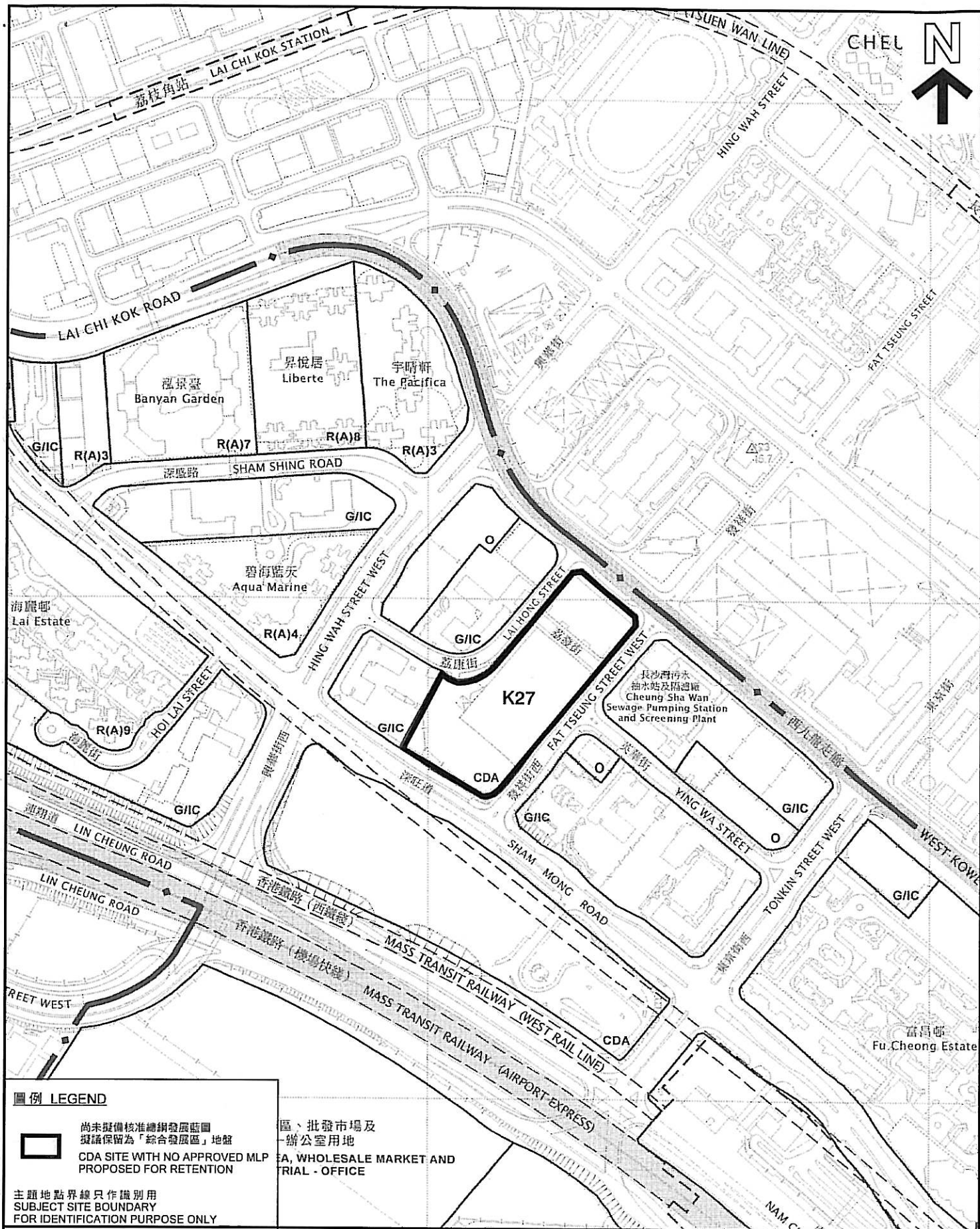
規劃署
PLANNING
DEPARTMENT

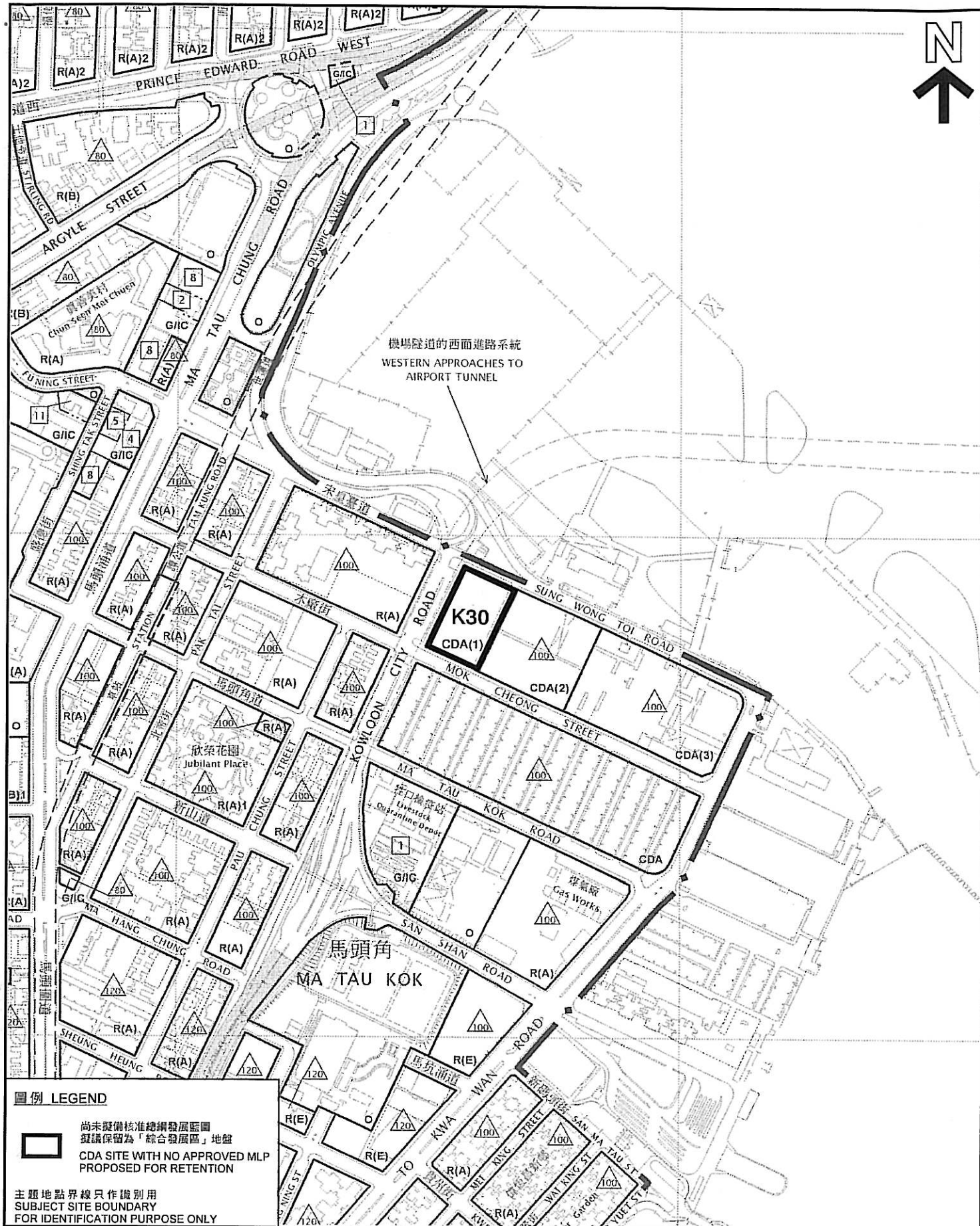


參考編號
REFERENCE No.
M/NT/12/75

圖 PLAN
13

本摘要圖於2012年1月20日擬備，
所根據的資料為於2011年6月30日
展示的分區計劃大綱圖編號S/K20/26
EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/K20/26 EXHIBITED ON 30.6.2011





平面圖 SITE PLAN

綜合發展區地盤參考編號 K30
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. K30
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

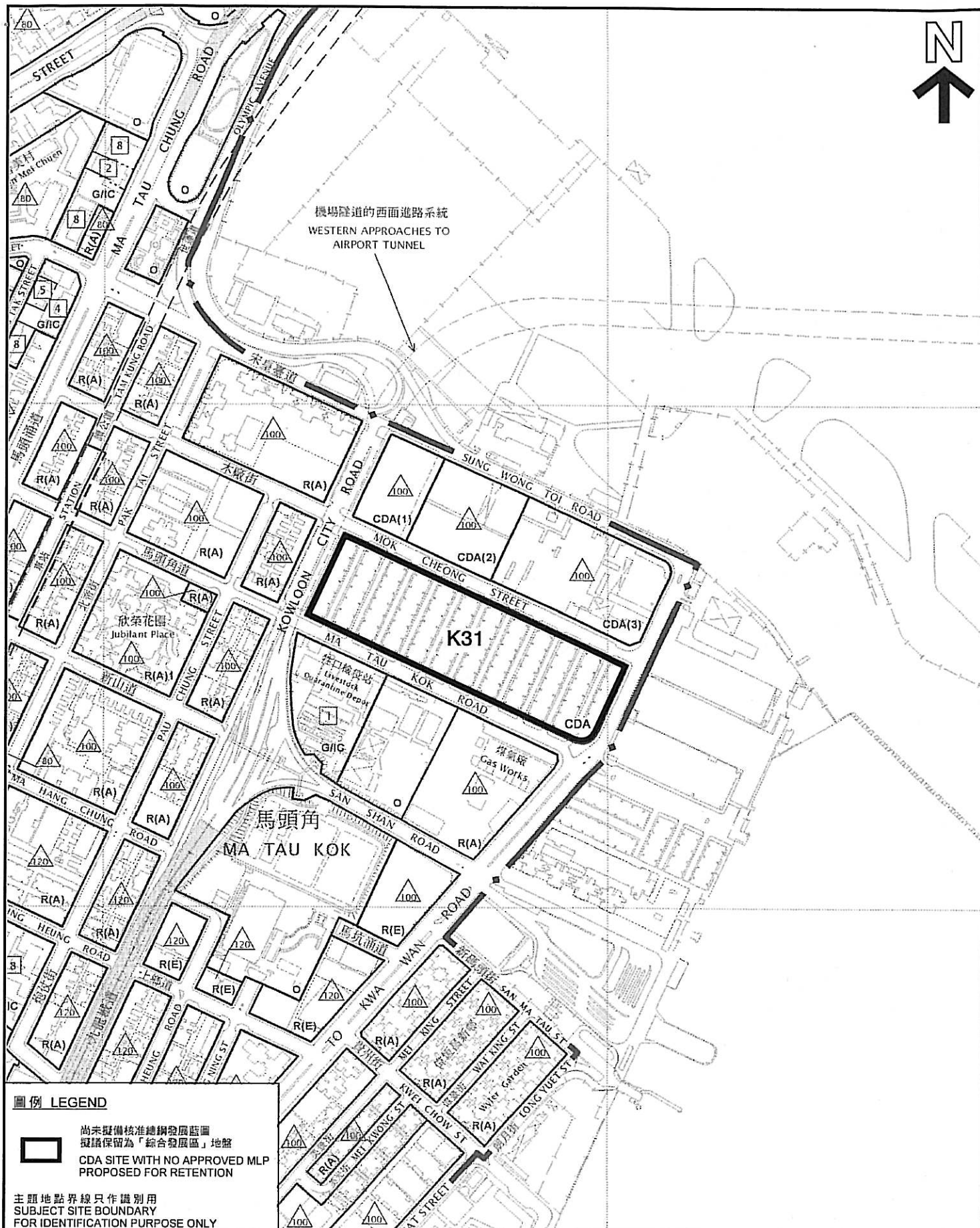
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/12/77

圖 PLAN
15

本摘要圖於2012年1月20日擬備，
所根據的資料為於2008年11月4日
核准的分區計劃大綱圖編號 S/K10/20
EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/K10/20 APPROVED ON 4.11.2008



平面圖 SITE PLAN

綜合發展區地盤參考編號 K31
九龍馬頭角九龍城道和馬頭角道交匯處

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

SCALE 1 : 5 000 比例尺

規劃署
PLANNING
DEPARTMENT

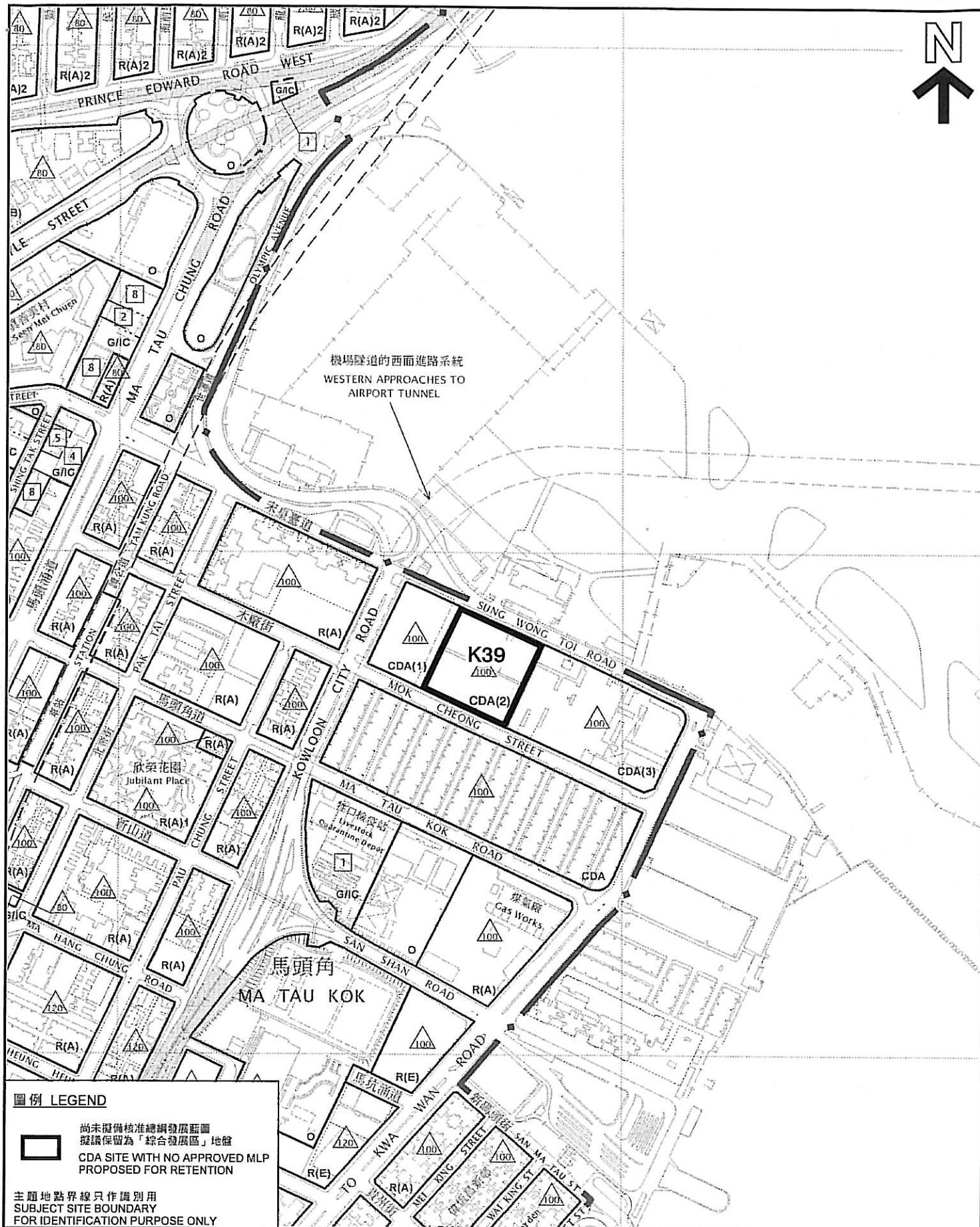


參考編號
REFERENCE No.
M/NT/12/78

圖 PLAN
16

本摘要圖於2012年1月20日擬備，
所根據的資料為於2008年11月4日
核准的分區計劃大綱圖編號S/K10/20

EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/K10/20 APPROVED ON 4.11.2008



平面圖 SITE PLAN

綜合發展區地盤參考編號 K39

九龍馬頭角

以宋皇臺道、土瓜灣道、木廠街
和九龍城道為界線的中間土地

CDA SITE REF. No. K39

MIDDLE PART OF THE AREA BOUNDED
BY SUNG WONG TOI ROAD, TO KWA WAN ROAD,
MOK CHEONG STREET AND KOWLOON CITY ROAD
MA TAU KOK, KOWLOON

SCALE 1:5 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

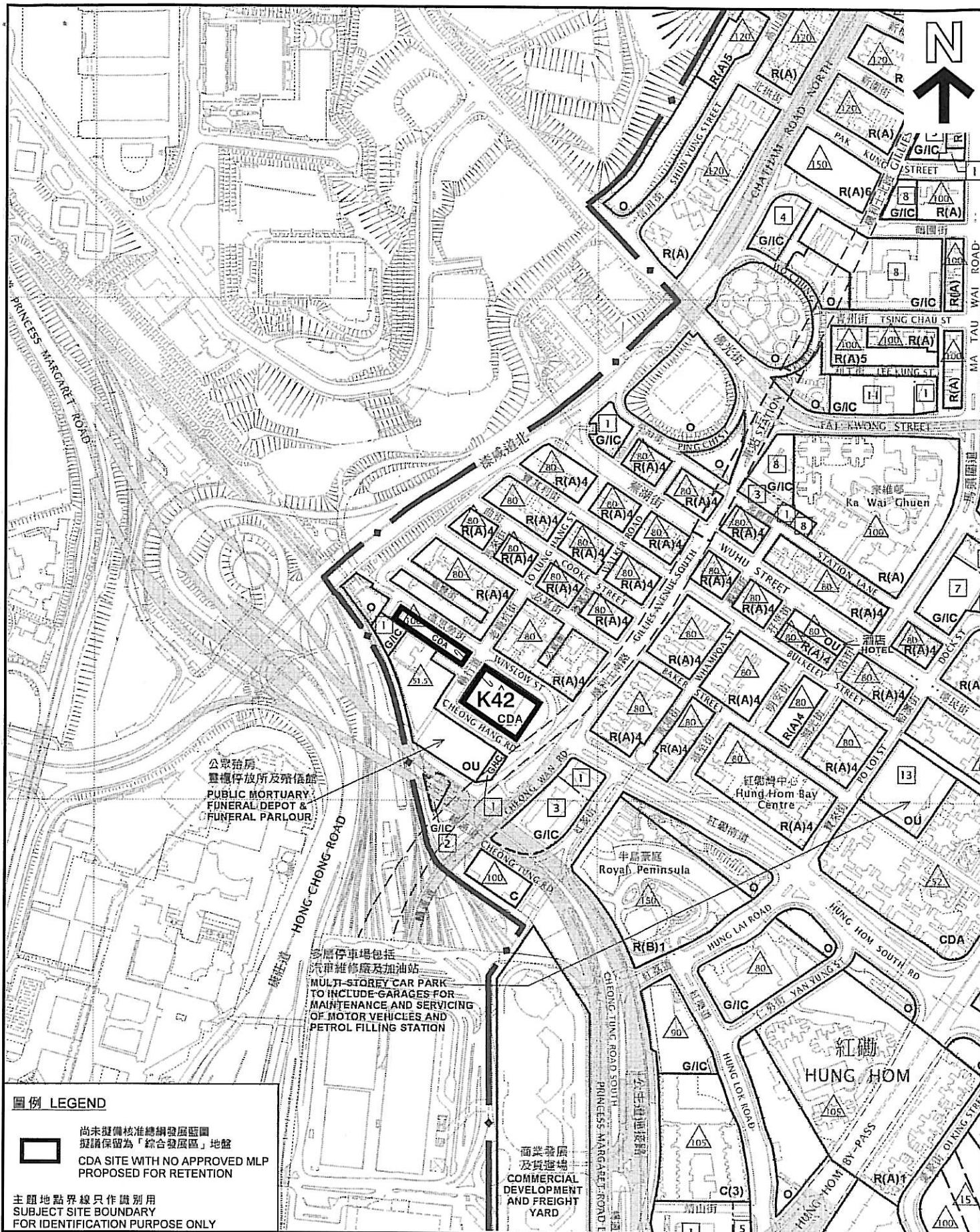
M/NT/12/79

圖 PLAN

17

本摘要圖於2012年1月20日擬備，
所根據的資料為於2008年11月4日
核准的分區計劃大綱圖編號S/K10/20

EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/K10/20 APPROVED ON 4.11.2008



圖例 LEGEND

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

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

平面圖 SITE PLAN

綜合發展區地盤參考編號 K42
九龍紅磡暢行道和溫思勞街交匯處

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

SCALE 1 : 5 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/NT/12/80

圖 PLAN

18

本摘要圖於2012年1月20日擬備，
所根據的資料為於2010年10月5日
核准的分區計劃大綱圖編號S/K9/24

EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/K9/24 APPROVED ON 5.10.2010



平面圖 SITE PLAN

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

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

SCALE 1 : 5 000 比例尺

規劃署
PLANNING
DEPARTMENT

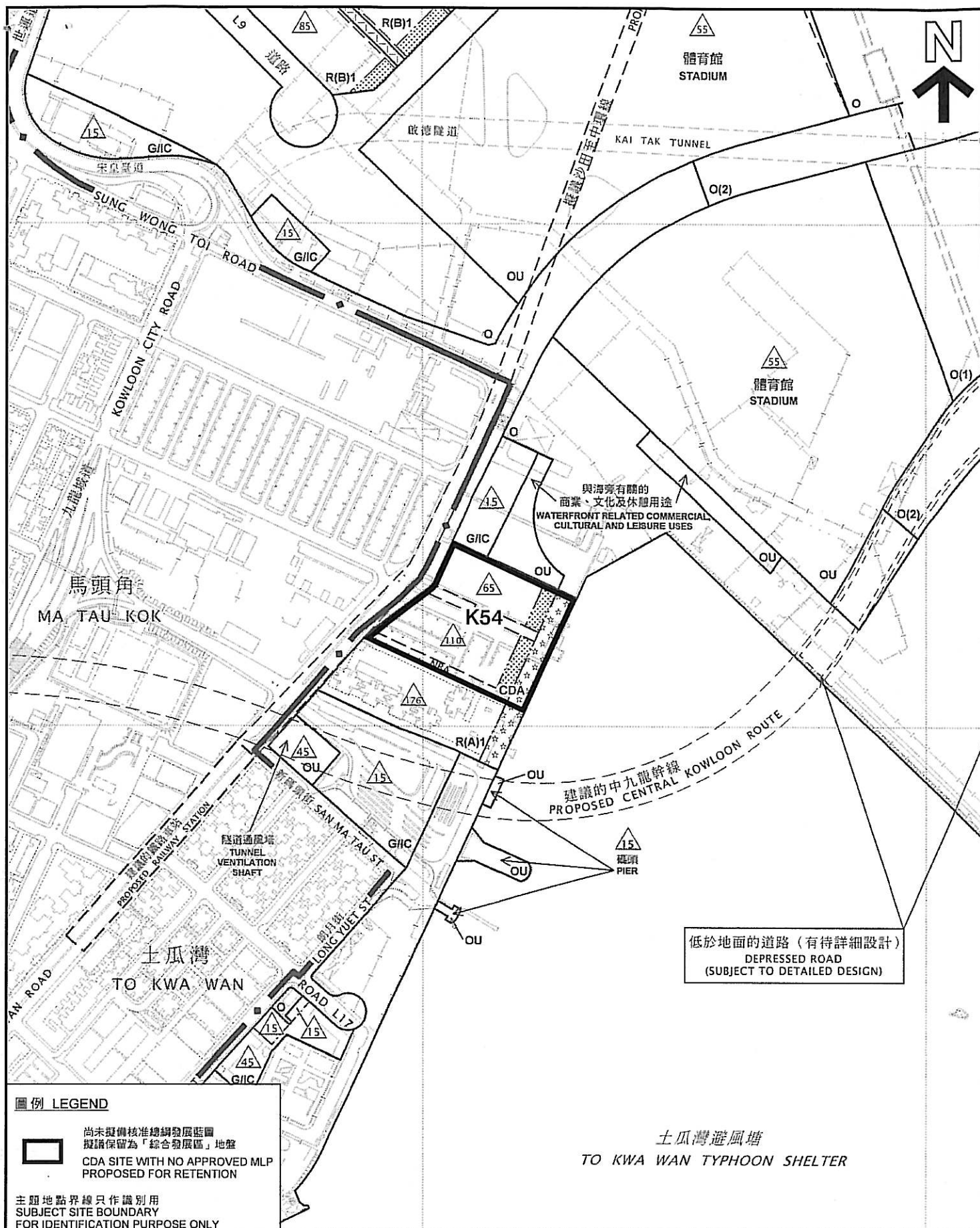


參考編號
REFERENCE No.
M/NT/12/82

圖 PLAN
20

本摘要圖於2012年1月20日擬備，
所根據的資料為於2011年8月12日
展示的分區計劃大綱圖編號S/K3/29

EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/K3/29 EXHIBITED ON 12.8.2011



平面圖 SITE PLAN

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

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

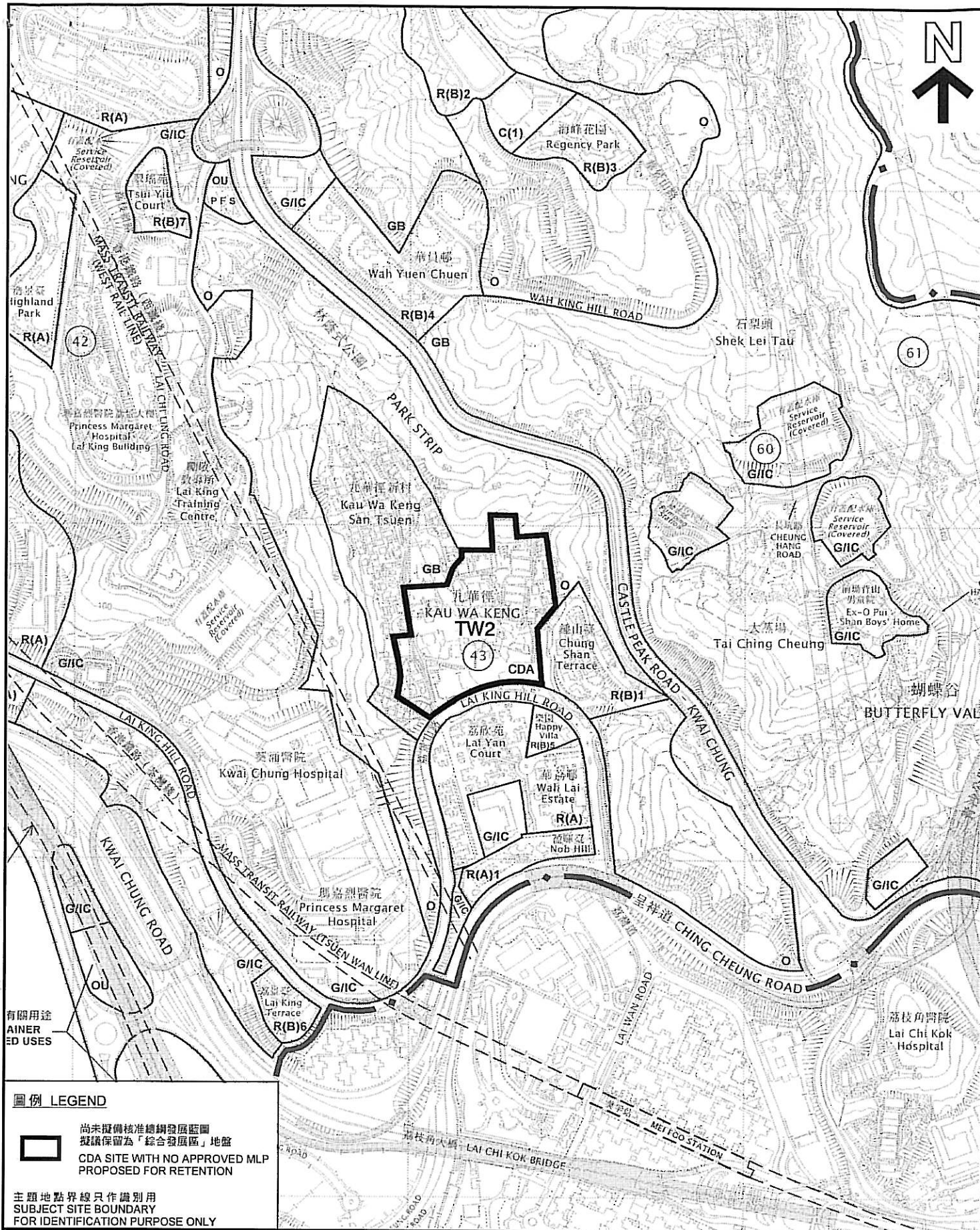
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/12/83

圖 PLAN
21

本摘要圖於2012年1月20日擬備，
所根據的資料為於2011年8月26日
展示的分區計劃大綱圖編號S/K22/3
EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/K22/3 EXHIBITED ON 26.8.2011



圖例 LEGEND



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

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

平面圖 SITE PLAN

綜合發展區地盤參考編號 TW2
新界葵涌九華徑
荔景山道以北

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

SCALE 1 : 7 500 比例尺

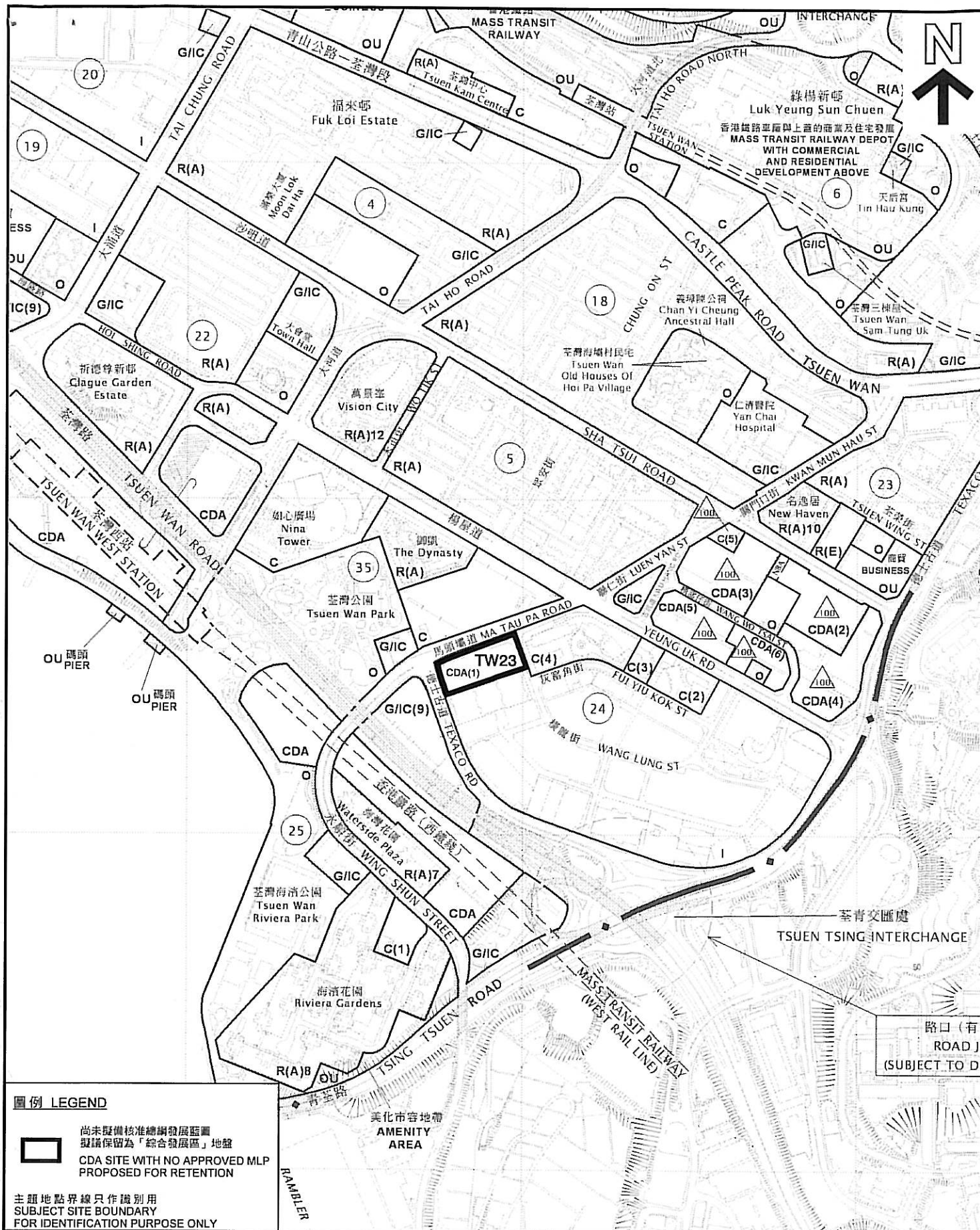
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/12/85

圖 PLAN
23

本摘要圖於2012年1月20日擬備，
所根據的資料為於2011年5月31日
核准的分區計劃大綱圖編號S/KC/25
EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/KC/25 APPROVED ON 31.5.2011



平面圖 SITE PLAN

綜合發展區地盤參考編號 TW23
新界荃灣
馬頭壩道19-31號

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

SCALE 1 : 7 500 比例尺

規劃署
PLANNING
DEPARTMENT

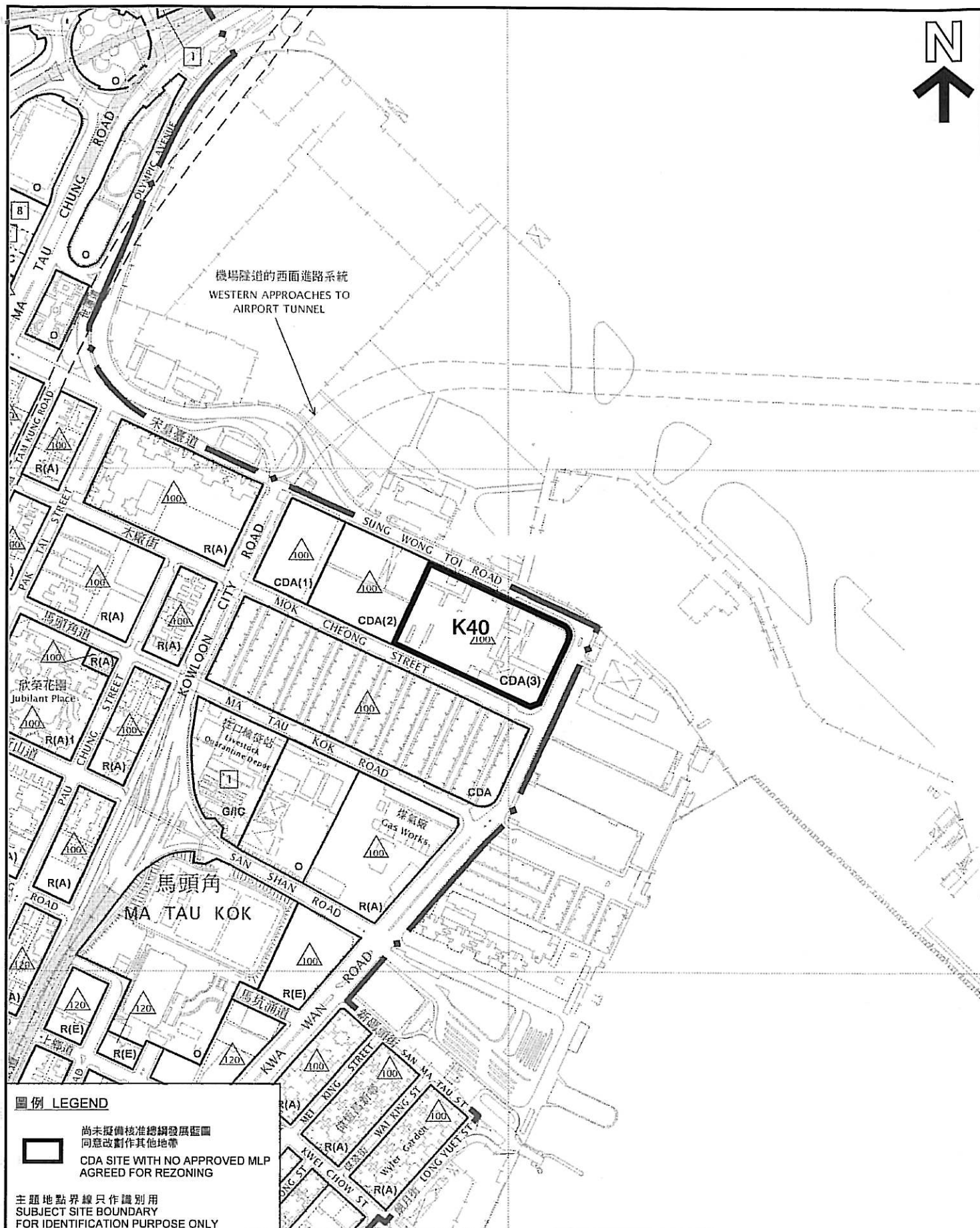


參考編號
REFERENCE No.
M/NT/12/86

圖 PLAN
24

本摘要圖於2012年1月20日擬備，
所根據的資料為於2011年10月4日
核准的分區計劃大綱圖編號S/TW/28

EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/TW/28 APPROVED ON 4.10.2011



圖例 LEGEND



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

主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 K40
九龍馬頭角以宋皇臺道、土瓜灣道、木廠街
和九龍城道為界線的東面土地

CDA SITE REF. No. K40
EASTERN PORTION OF THE AREA BOUNDED BY
SUNG WONG TOI ROAD, TO KWA WAN ROAD,
MOK CHEONG STREET AND KOWLOON CITY ROAD
MA TAU KOK, KOWLOON

SCALE 1 : 5 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/12/88

圖 PLAN
25

本摘要圖於2012年1月20日擬備，
所根據的資料為於2008年11月4日
核准的分區計劃大綱圖編號S/K10/20

EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/K10/20 APPROVED ON 4.11.2008



平面圖 SITE PLAN

綜合發展區地盤參考編號 K38
九龍油塘工業區

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

SCALE 1 : 5 000 比例尺

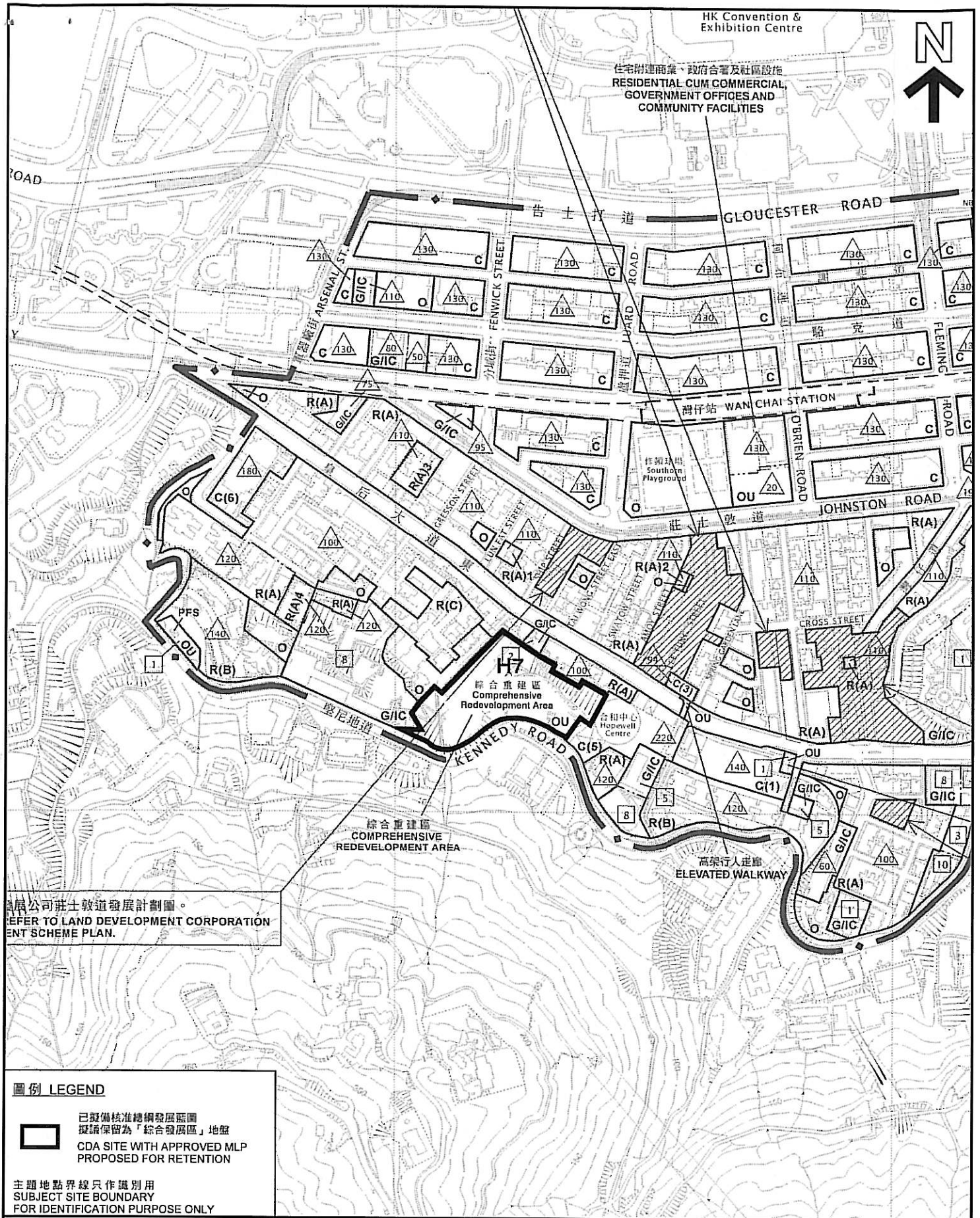
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/12/89

圖 PLAN
26

本摘要圖於2012年1月20日擬備，
所根據的資料為於2011年5月31日
核准的分區計劃大綱圖編號S/K15/19
EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/K15/19 APPROVED ON 31.5.2011



平面圖 SITE PLAN

綜合發展區地盤參考編號 H7
合和中心二期
位於香港灣仔合和中心西面以堅尼地道和船街為界線
CDA SITE REF. No. H7
HOPEWELL CENTRE II
AREA TO THE WEST OF HOPEWELL CENTRE BOUNDED
BY KENNEDY ROAD AND SHIP STREET
WAN CHAI, HONG KONG
SCALE 1 : 5 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/12/90

圖 PLAN
27



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

中環灣仔繞道通風大樓
CENTRAL - WAN CHAI BYPASS
VENTILATION BUILDING

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

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 H14A
香港北角福祿道和京華道交匯處

CDA SITE REF. No. H14A
J/O FOOK YUM ROAD AND KING WAH ROAD
NORTH POINT, HONG KONG

SCALE 1 : 5 000 比例尺

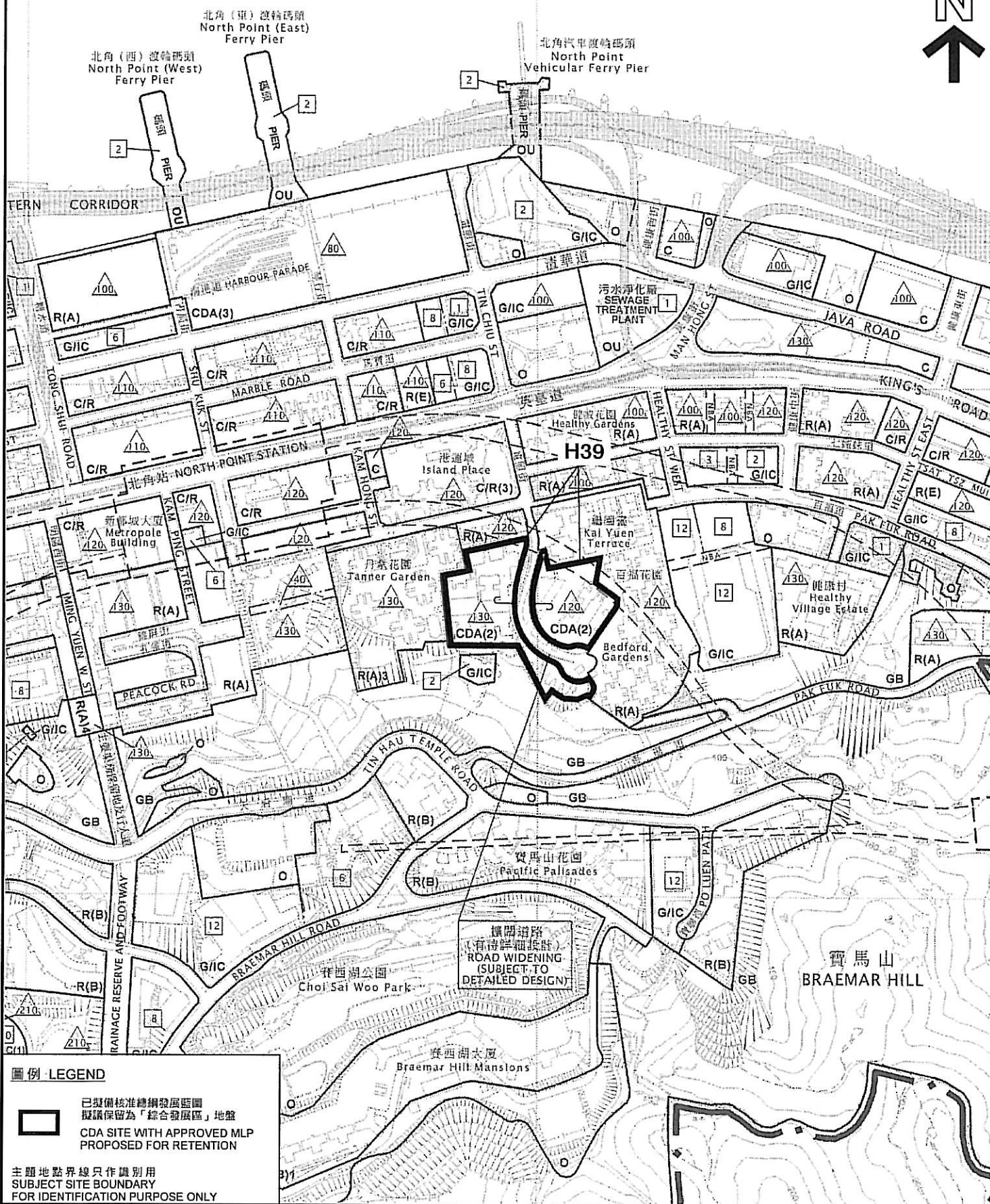
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/12/91

圖 PLAN
28

本摘要圖於2012年1月20日擬備，
所根據的資料為於2010年11月30日
核准的分區計劃大綱圖編號S/H8/24
EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/H8/24 APPROVED ON 30.11.2010



平面圖 SITE PLAN

綜合發展區地盤參考編號 H39
香港北角繼園街

CDA SITE REF. No. H39
KAI YUEN STREET
NORTH POINT, HONG KONG

SCALE 1 : 5 000 比例尺

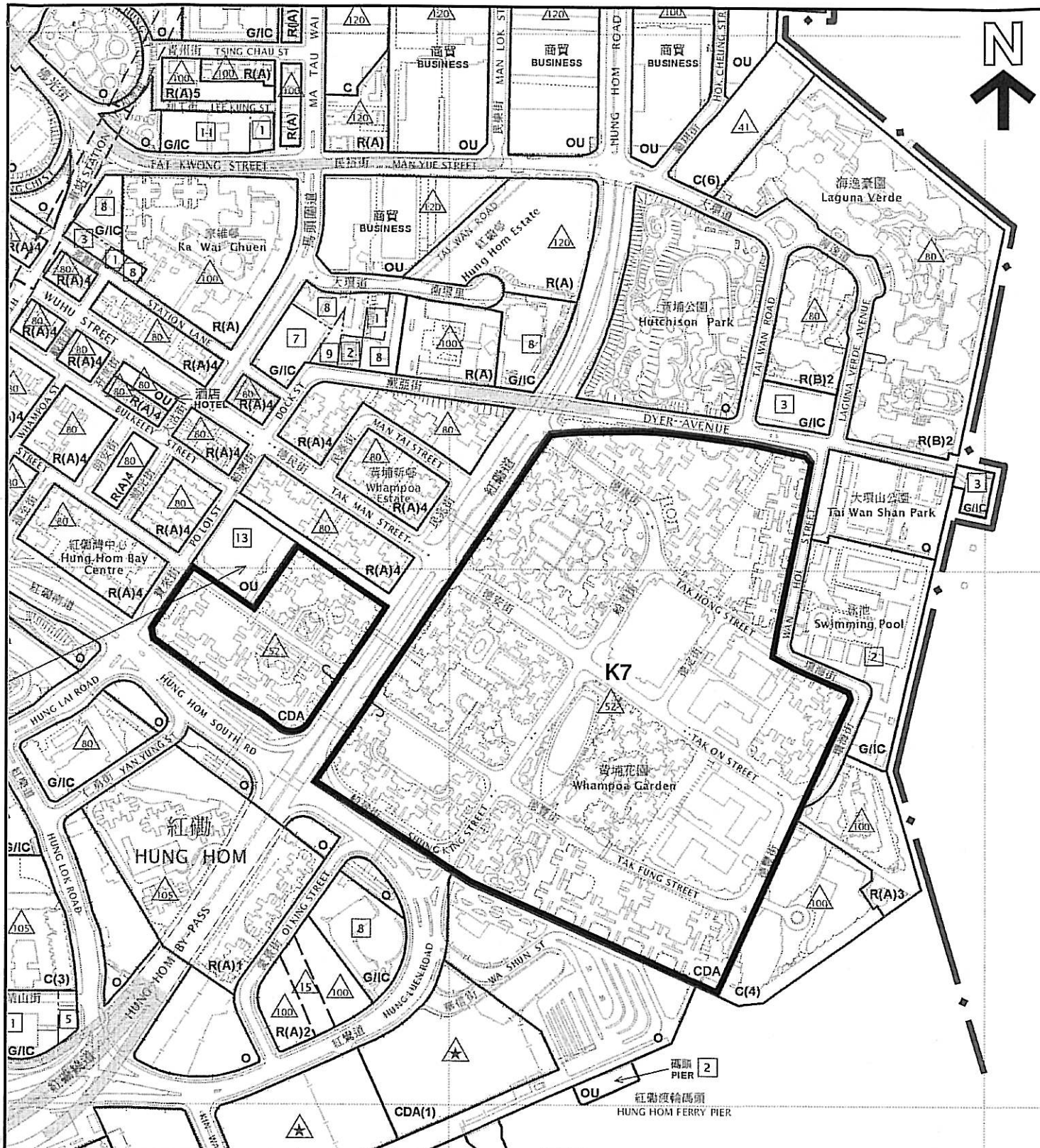
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/12/93

PLAN
30

本摘要圖於2012年1月20日擬備，
所根據的資料為於2010年11月30日
核准的分區計劃大綱圖編號S/H/24
EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/H/24 APPROVED ON 30.11.2010



圖例 LEGEND

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

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

平面圖 SITE PLAN

綜合發展區地盤參考編號 K7
九龍紅磡黃埔花園

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

SCALE 1 : 5 000 比例尺

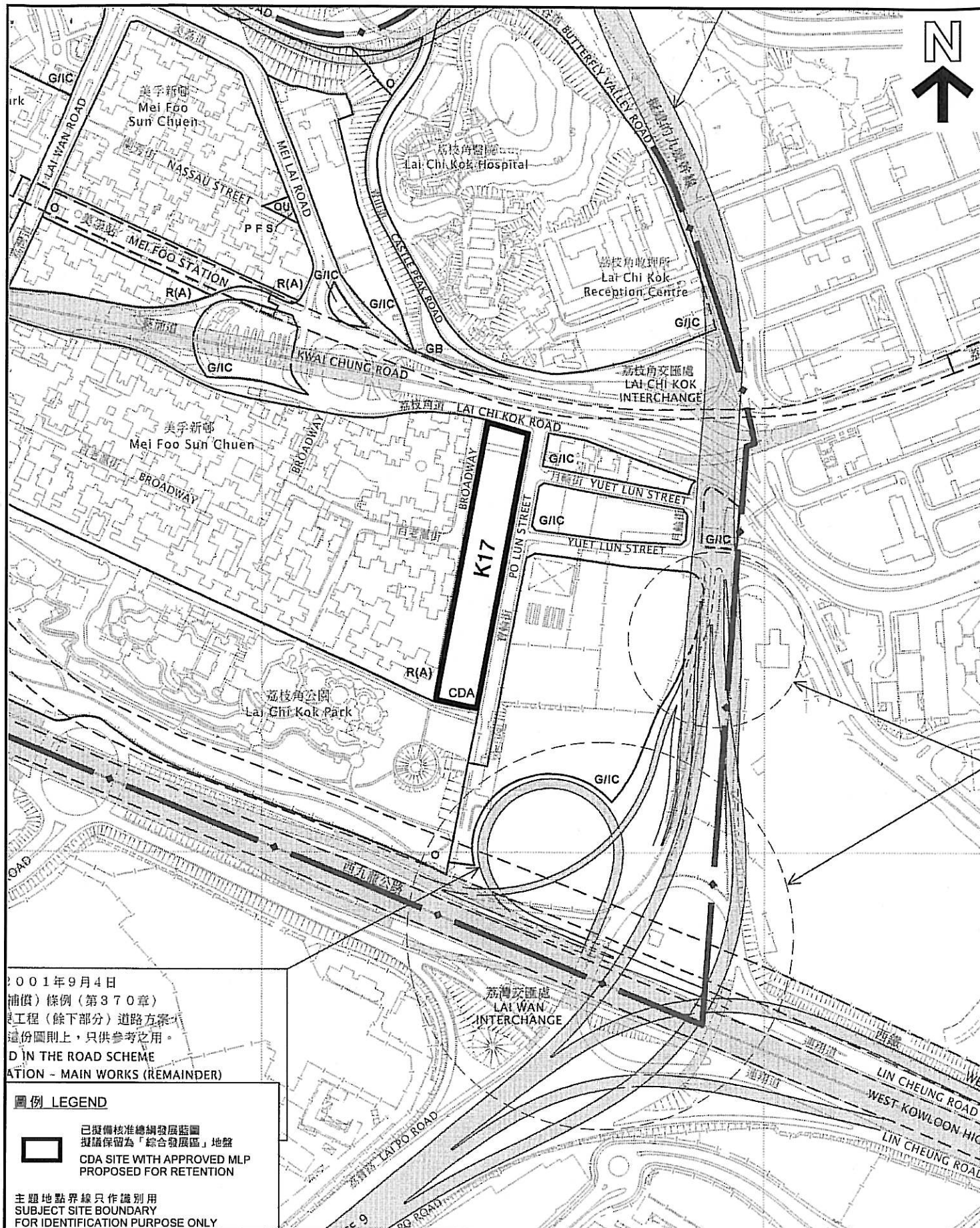
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/12/94

圖 PLAN
31

本摘要圖於2012年1月20日擬備，
所根據的資料為於2010年10月5日
核准的分區計劃大綱圖編號S/K9/24
EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/K9/24 APPROVED ON 5.10.2010



平面圖 SITE PLAN

綜合發展區地盤參考編號 K17
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. K17
EX-KMB LAI CHI KOK BUS DEPOT
1 PO LUN STREET
LAI CHI KOK, KOWLOON

SCALE 1:5 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/NT/12/95

圖 PLAN

32

本摘要圖於2012年1月20日擬備,
所根據的資料為於2005年4月12日
核准的分區計劃大綱圖編號S/K16/14

EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/K16/14 APPROVED ON 12.4.2005

尖山
TSIM S
(EAGLE'S)



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 K24
九龍長沙灣大埔道松坡
(新九龍內地段第3543號)

CDA SITE REF. No. K24
PINE CREST, TAI PO ROAD
CHEUNG SHA WAN, KOWLOON
(NKIL 3543)

SCALE 1 : 5 000 比例尺

規劃署
PLANNING
DEPARTMENT

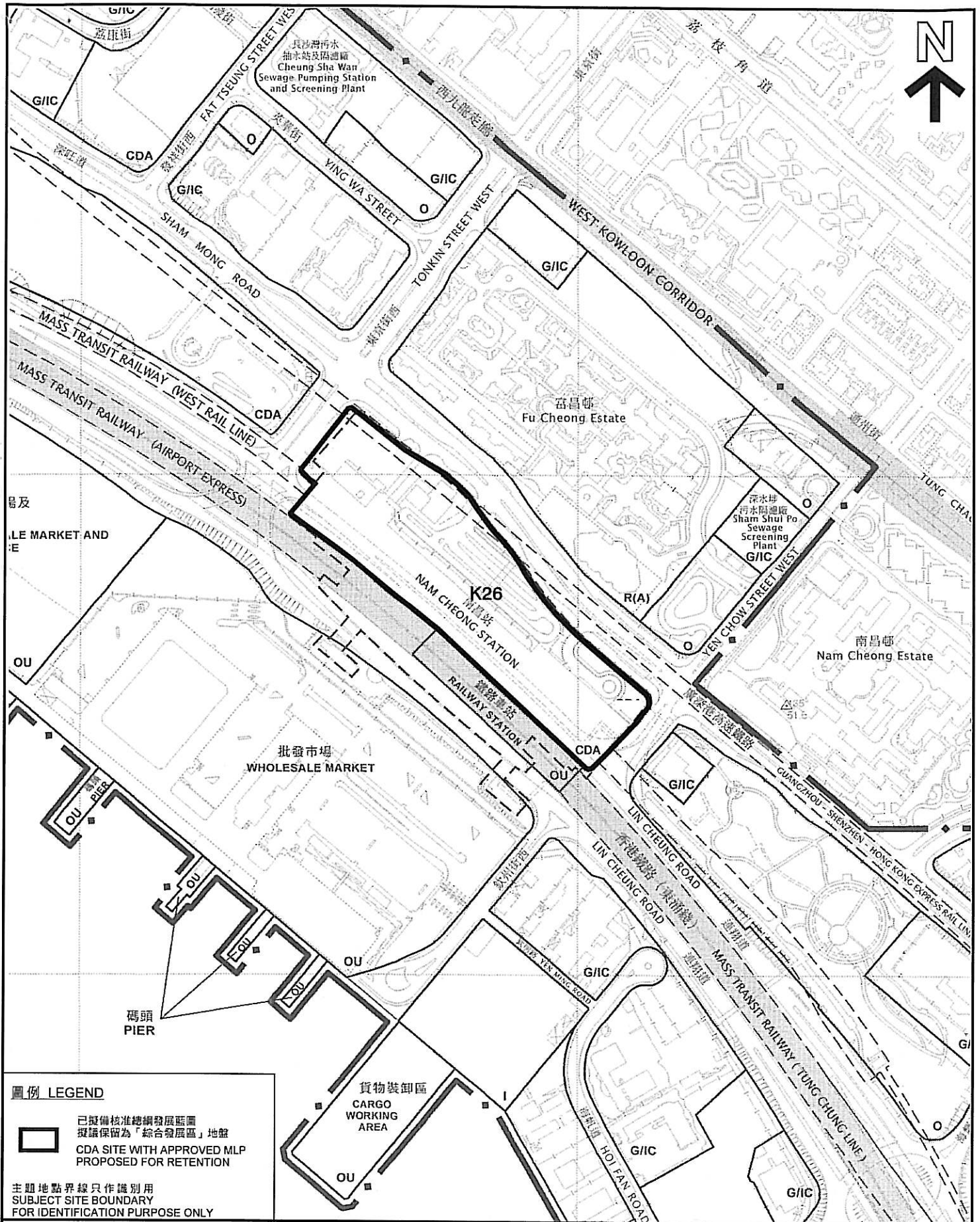


參考編號
REFERENCE No.
M/NT/12/96

圖 PLAN
33

本摘要圖於2012年1月20日擬備，
所根據的資料為於2011年11月8日
核准的分區計劃大綱圖編號S/K5/33

EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/K5/33 APPROVED ON 8.11.2011



平面圖 SITE PLAN

綜合發展區地盤參考編號 K26
西南九龍
西鐵南昌站

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

SCALE 1 : 5 000 比例尺

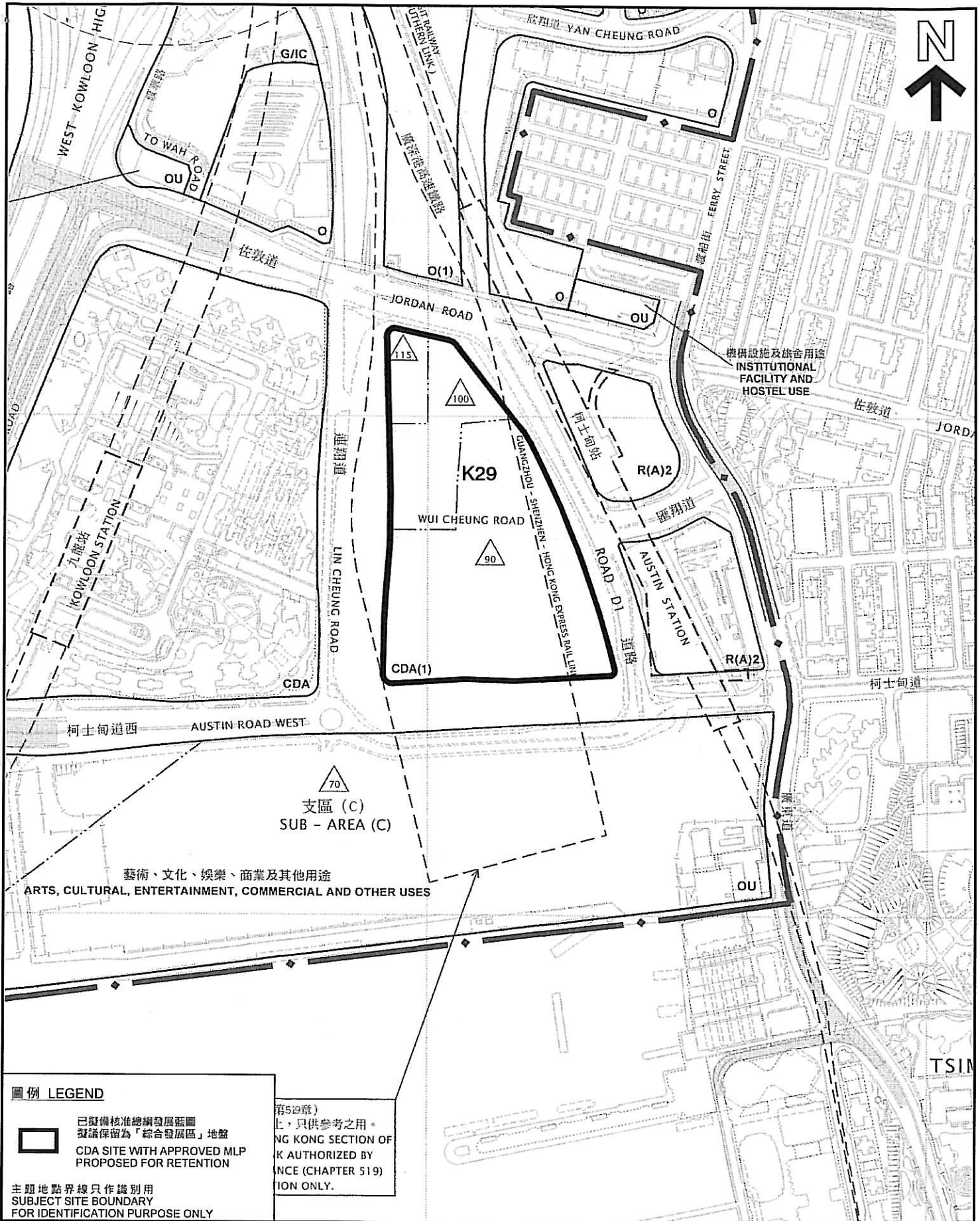
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/12/97

圖 PLAN
34

本摘要圖於2012年1月20日擬備，
所根據的資料為於2011年6月30日
展示的分區計劃大綱圖編號S/K20/26
EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/K20/26 EXHIBITED ON 30.6.2011



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

第519章)
上，只供參考之用。
HONG KONG SECTION OF
K AUTHORIZED BY
NCE (CHAPTER 519)
TION ONLY.

平面圖 SITE PLAN

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

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

SCALE 1 : 5 000 比例尺

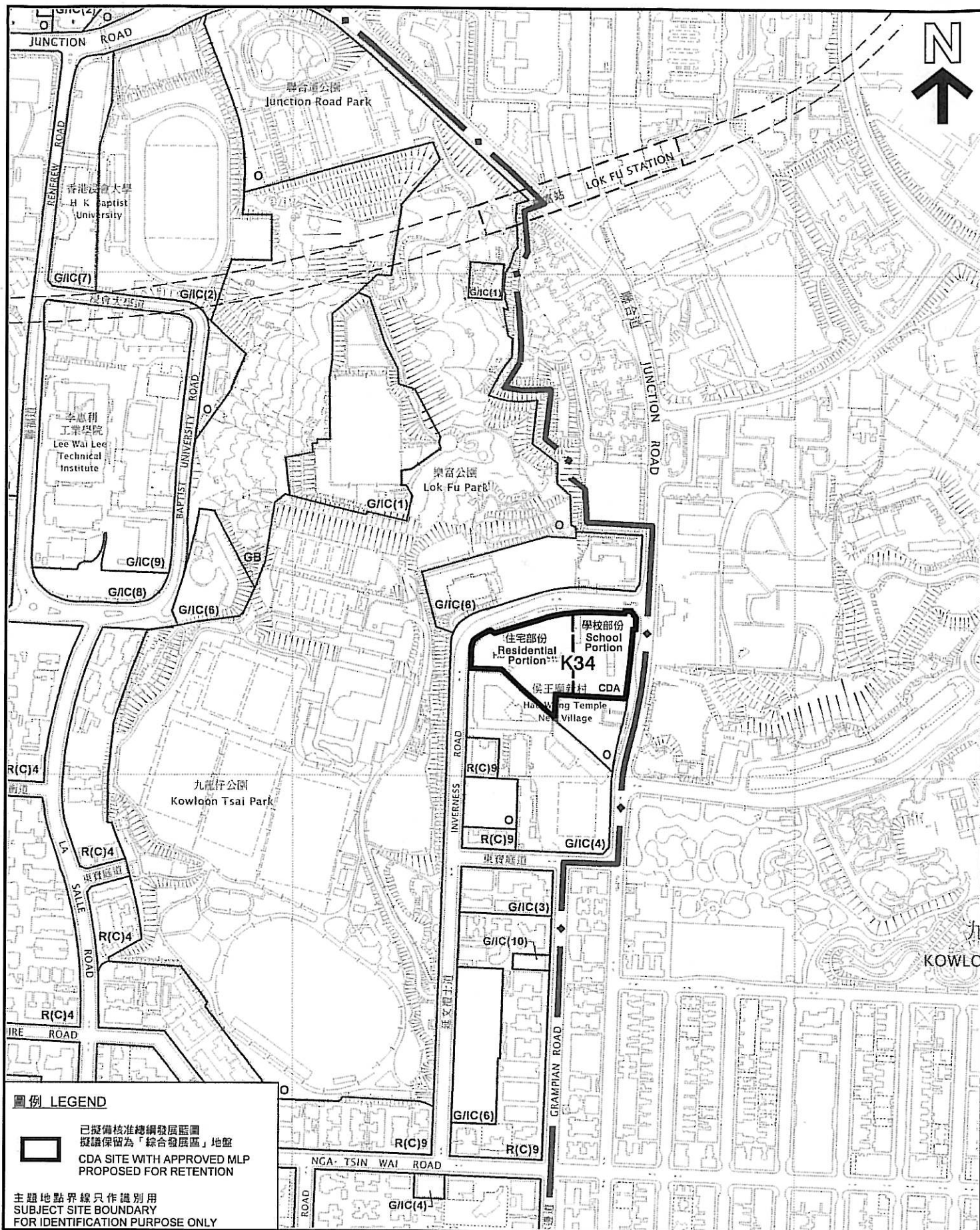
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/12/98

圖 PLAN
35

本摘要圖於2012年1月20日擬備，
所根據的資料為於2011年6月30日
展示的分區計劃大綱圖編號S/K20/26
EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/K20/26 EXHIBITED ON 30.6.2011



平面圖 SITE PLAN

綜合發展區地盤參考編號 K34
九龍九龍塘
擬議的延文禮士道擴展部分以南
和聯合道以西交匯處
CDA SITE REF. No. K34
JUNCTION OF SOUTH OF
PROPOSED INVERNESS ROAD EXTENSION
AND WEST OF JUNCTION ROAD
KOWLOON TONG, KOWLOON
SCALE 1 : 5 000 比例尺

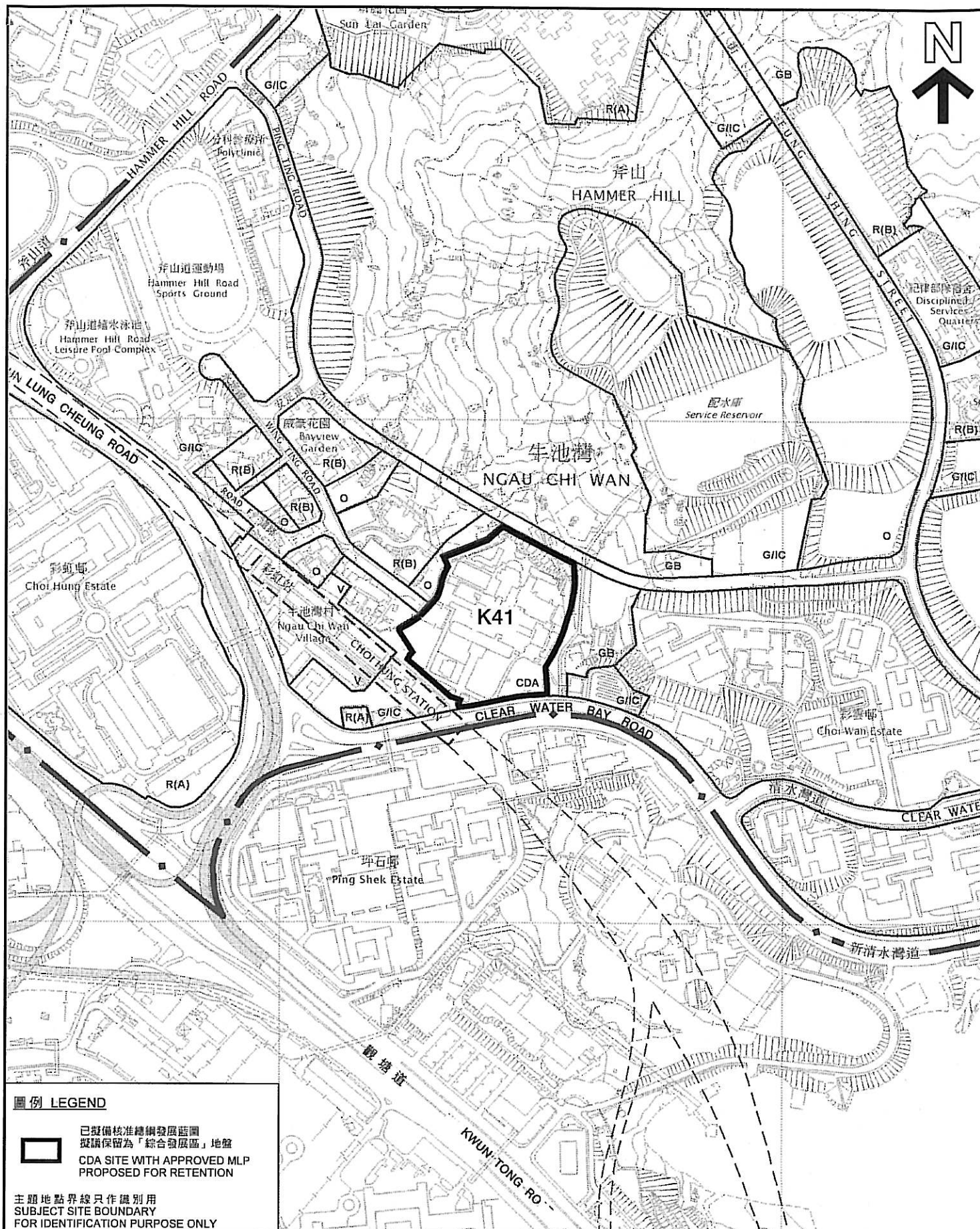
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/12/99

圖 PLAN
36

本摘要圖於2012年1月20日擬備，
所根據的資料為於2009年12月8日
核准的分區計劃大綱圖編號S/K18/16
EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/K18/16 APPROVED ON 8.12.2009



圖例 LEGEND

 已擬備核准總綱發展藍圖
擬請保留為「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 K41
九龍牛池灣清水灣道35號

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

SCALE 1 : 5 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

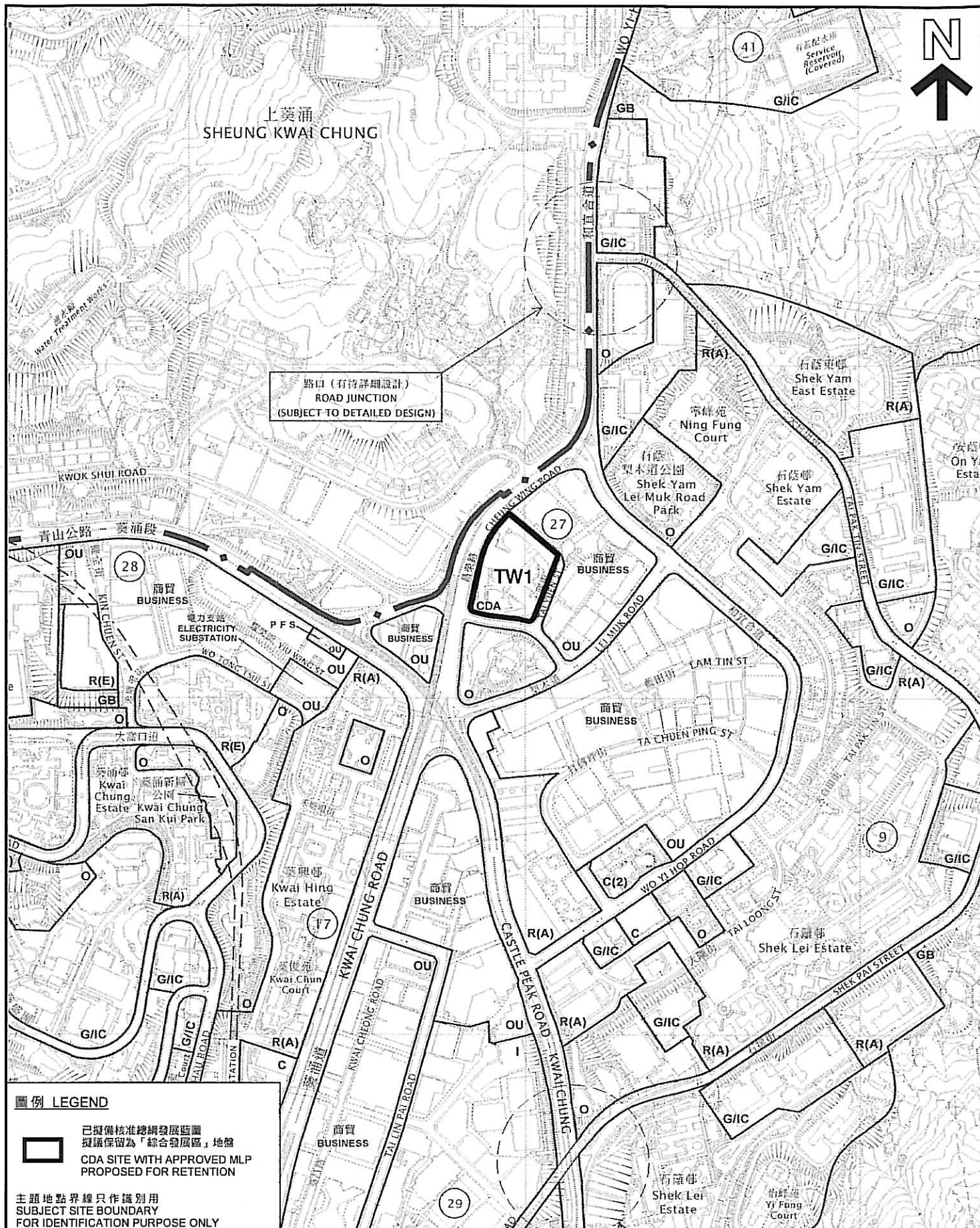
M/NT/12/100

圖 PLAN

37

本摘要圖於2012年1月20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 20.1.2012
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

平面圖 SITE PLAN

綜合發展區地盤參考編號 TW1
新界葵涌
國瑞路和昌榮路交匯處

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

SCALE 1 : 7 500 比例尺

規劃署
PLANNING
DEPARTMENT



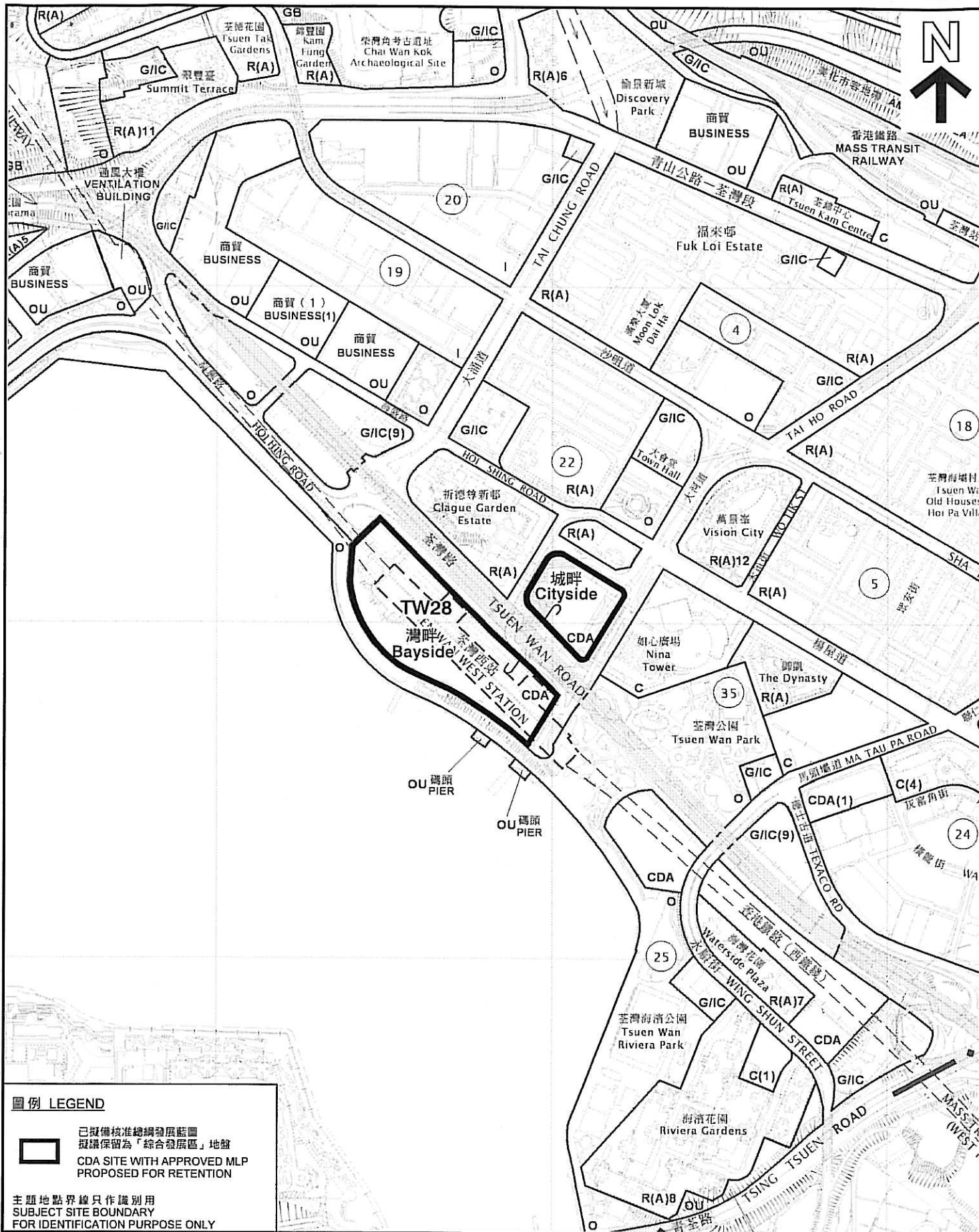
參考編號
REFERENCE No.

M/NT/12/101

圖 PLAN

38

本摘要圖於2012年1月20日擬備，
所根據的資料為於2011年5月31日
核准的分區計劃大綱圖編號S/KC/25
EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/KC/25 APPROVED ON 31.5.2011



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 TW28

新界荃灣

西鐵荃灣西車站地盤TW5

CDA SITE REF. No. TW28

WEST RAIL, TSUEN WAN WEST STATION, SITE TW5,
TSUEN WAN, NEW TERRITORIES

SCALE 1 : 7 500 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

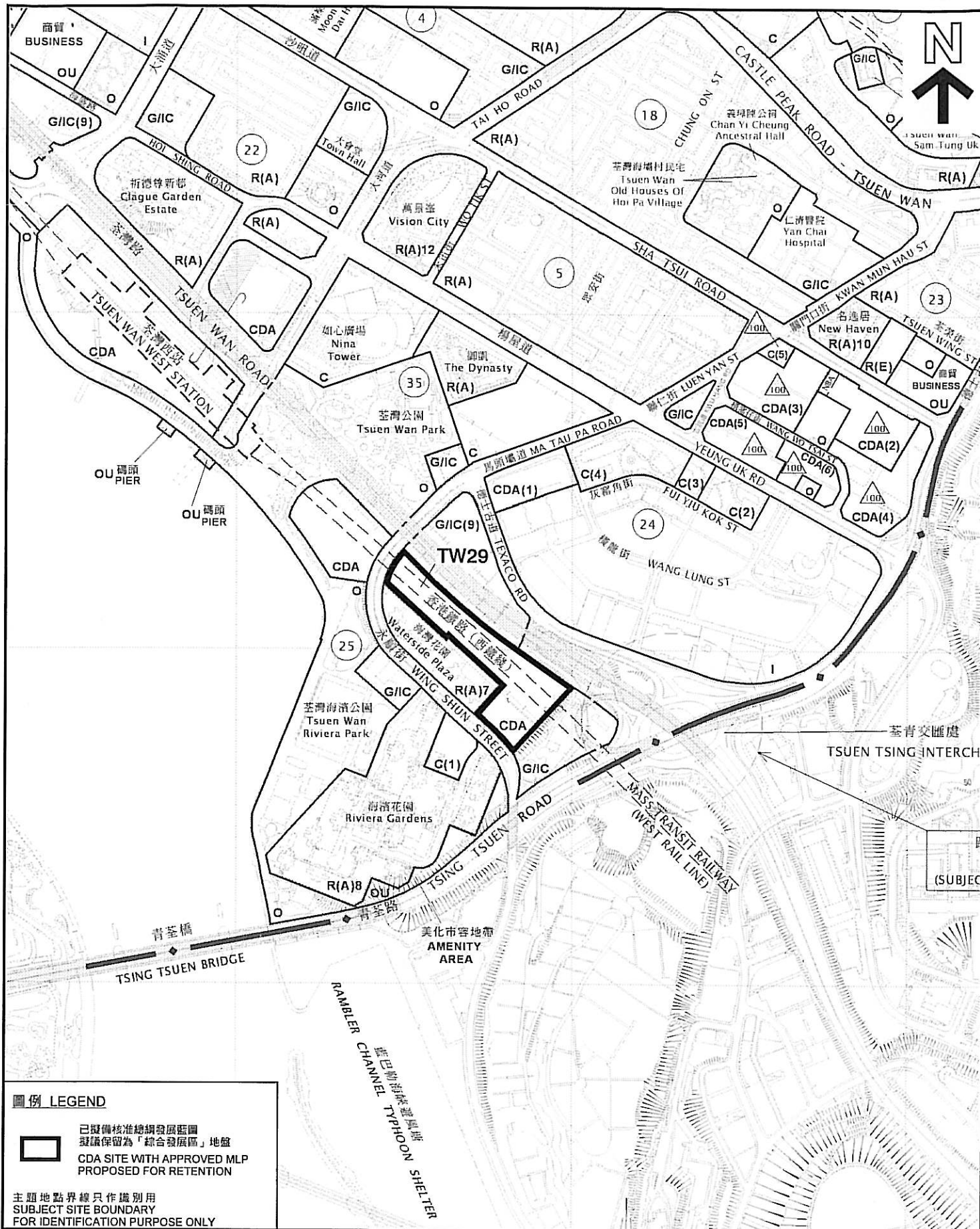
M/NT/12/102

圖 PLAN

39

本摘要圖於2012年1月20日擬備，
所根據的資料為於2011年10月4日
核准的分區計劃大綱圖編號S/TW/28

EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/TW/28 APPROVED ON 4.10.2011



平面圖 SITE PLAN

綜合發展區地盤參考編號 TW29
新界荃灣
西鐵荃灣西車站地盤TW7

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

SCALE 1 : 7 500 比例尺

規劃署
PLANNING
DEPARTMENT

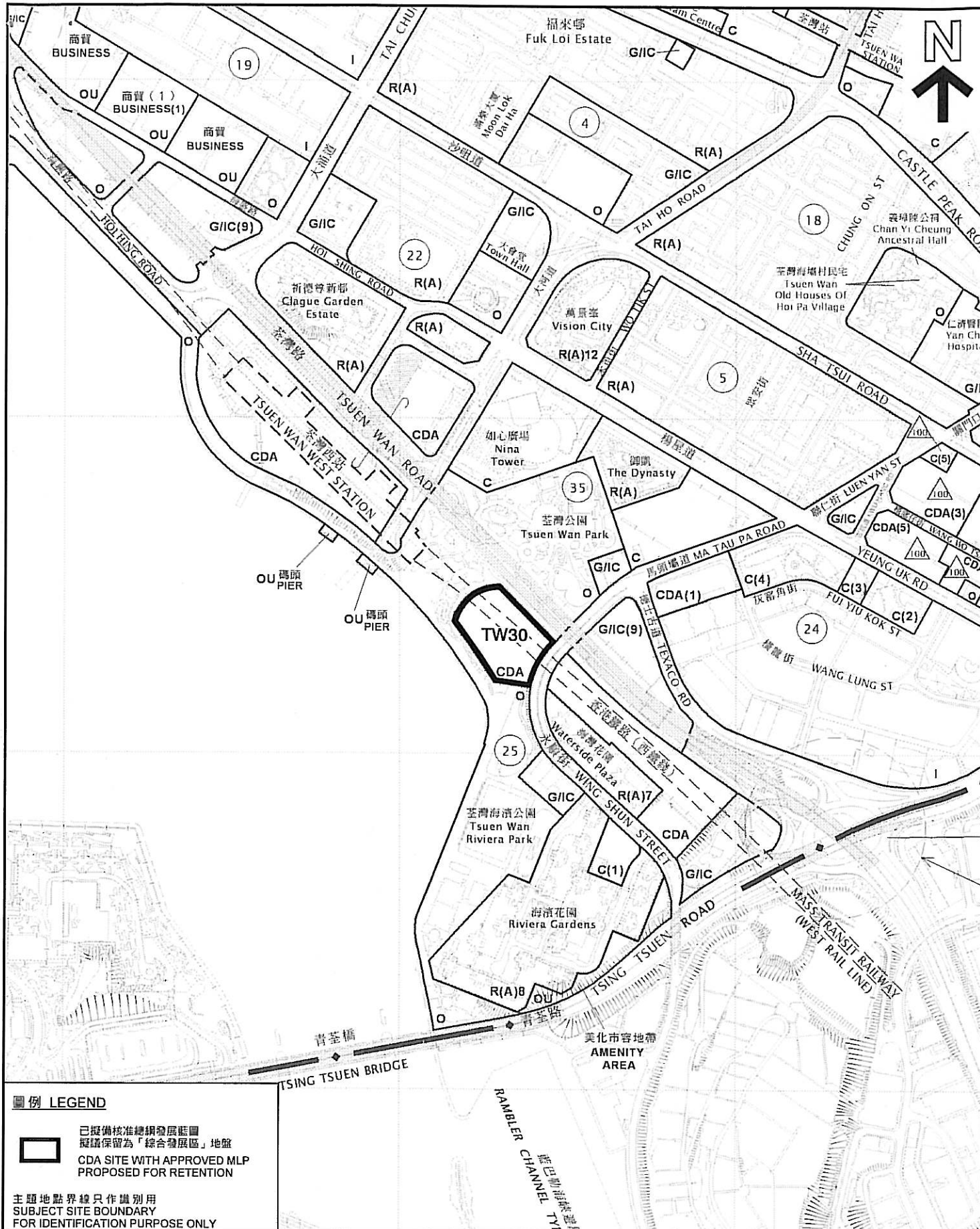


參考編號
REFERENCE No.
M/NT/12/103

圖 PLAN
40

本摘要圖於2012年1月20日擬備，
所根據的資料為於2011年10月4日
核准的分區計劃大綱圖編號S/TW/28

EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/TW/28 APPROVED ON 4.10.2011



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 TW30
新界荃灣
西鐵荃灣西車站地盤TW6

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

SCALE 1 : 7 500 比例尺

規劃署
PLANNING
DEPARTMENT

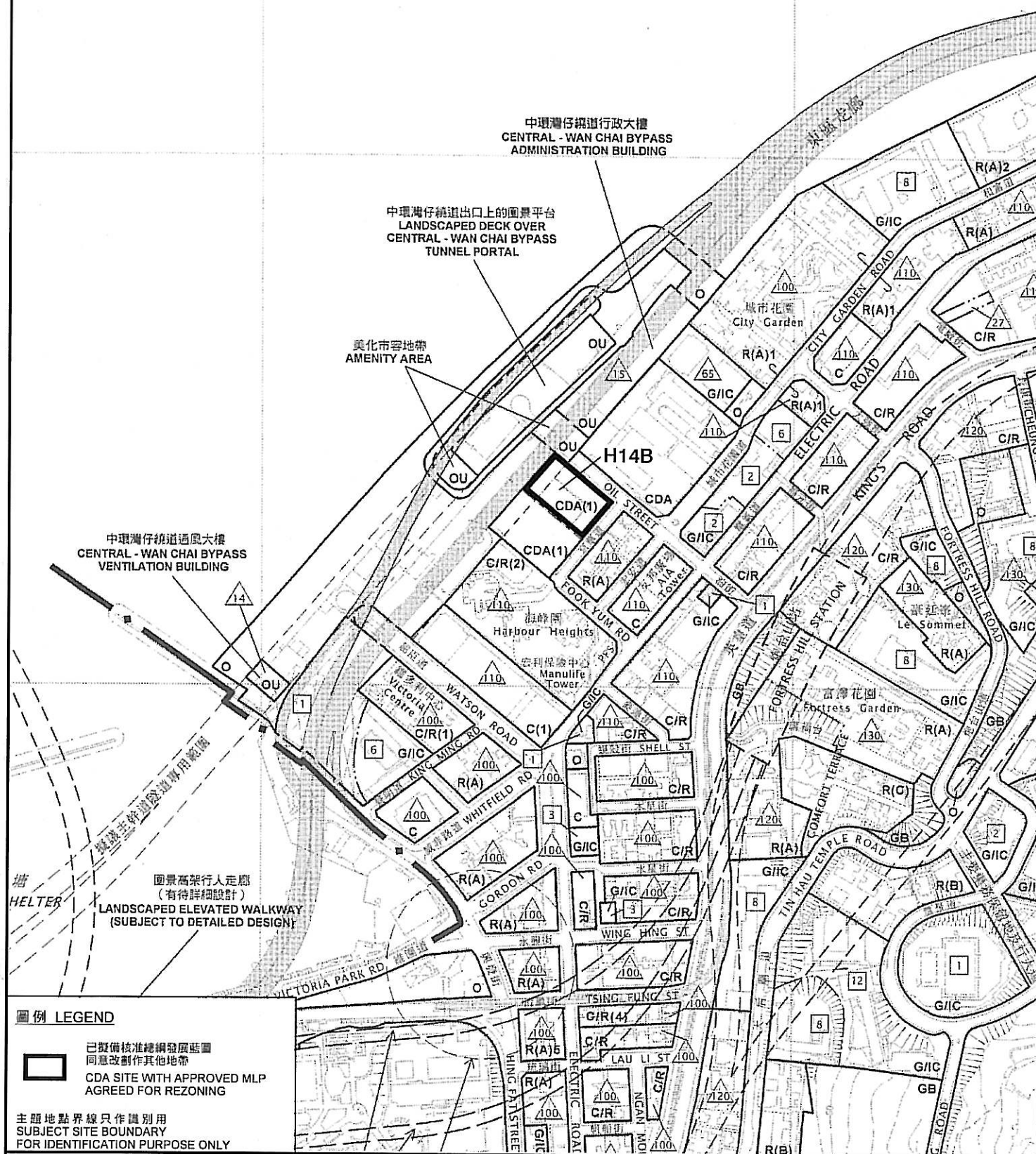
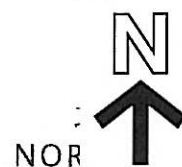


參考編號
REFERENCE No.
M/NT/12/104

圖 PLAN
41

本摘要圖於2012年1月20日擬備，
所根據的資料為於2011年10月4日
核准的分區計劃大綱圖編號S/TW/28

EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/TW/28 APPROVED ON 4.10.2011



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 H14B
香港北角油街23號

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

SCALE 1:5 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/12/105

圖 PLAN
42

本摘要圖於2012年1月20日擬備，
所根據的資料為於2010年11月30日
核准的分區計劃大綱圖編號S/H8/24
EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/H8/24 APPROVED ON 30.11.2010

避風塘
TYPHOON SHELTER

公用事業設施
維修及工具存放廠
包括電力支站
PUBLIC UTILITY DEPOT
INCLUDING ELECTRICITY
SUBSTATION

西區海底隧道
輪候繳費廣場
WESTERN
HARBOUR CROSSING
TOLL PLAZA

PUBLIC CARGO WORKING AREA

WEST KOWLOON HIGHWAY

TO WAH ROAD

G/I/C

佐敦道

JORDAN ROAD

115

100

90

WUI CHEUNG ROAD

CDA(1)

R(A)1

欣翔道 YAN CHEUNG

組合
Package 6

組合
Package 5

組合
Package 1

組合
Package 3

組合
Package 7

組合
Package 4

K11

蓮花道
LIN CHEUNG ROAD

柯士甸道西 AUSTIN ROAD WEST

70

支區 (C)
SUB - AREA (C)

藝術、文化、娛樂、商業及其他用途
ARTS, CULTURAL, ENTERTAINMENT, COMMERCIAL AND OTHER USES

圖例 LEGEND

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

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

平面圖 SITE PLAN

綜合發展區地盤參考編號 K11
九龍西九龍填海區
機場鐵路九龍站

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

SCALE 1 : 5 000 比例尺

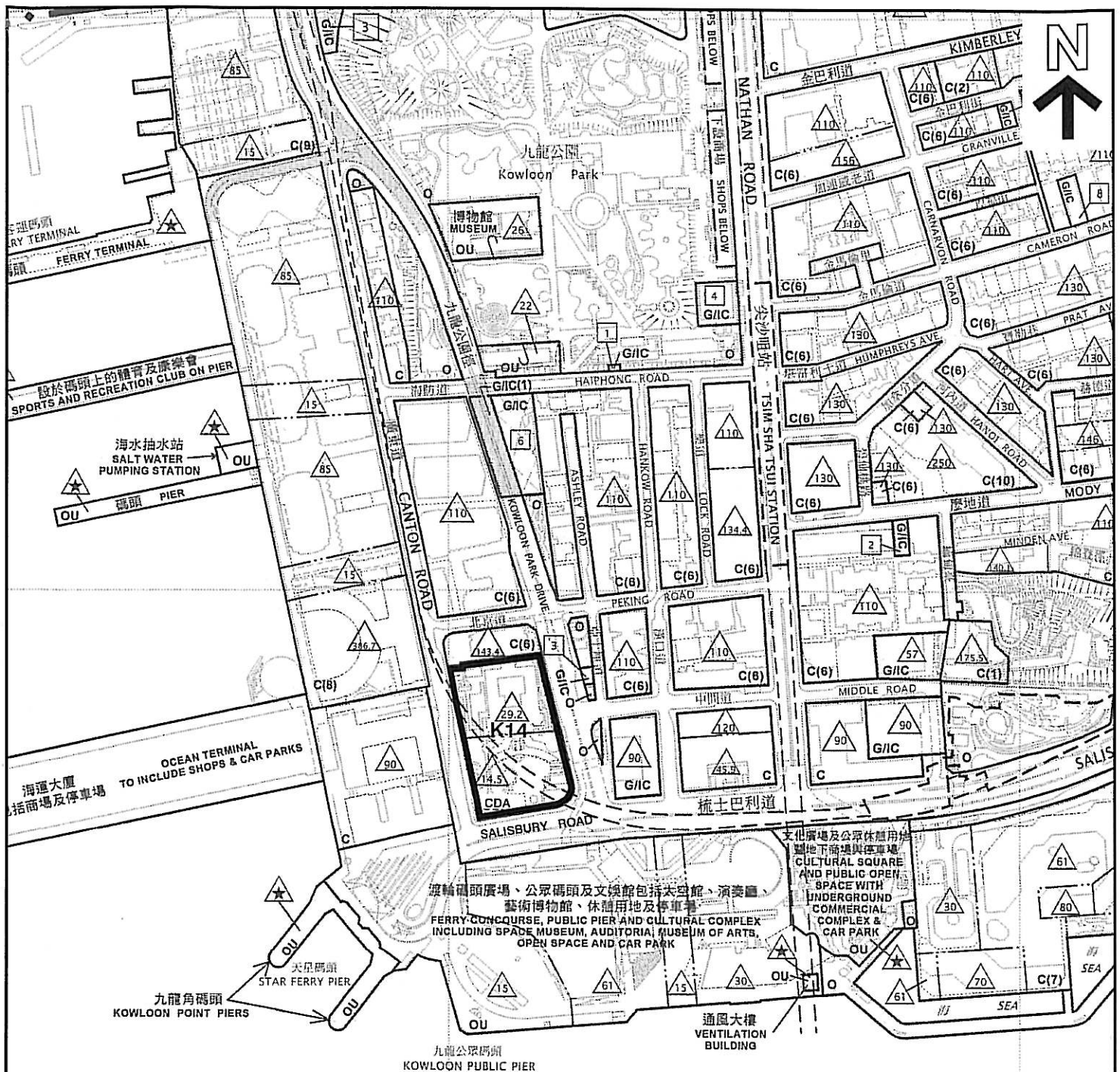
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/12/106

圖 PLAN
43

本摘要圖於2012年1月20日擬備，
所根據的資料為於2011年6月30日
展示的分區計劃大綱圖編號S/K20/26
EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/K20/26 EXHIBITED ON 30.6.2011



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2012年1月20日擬備，
所根據的資料為於2011年4月12日
核准的分區計劃大綱圖編號S/K1/26
EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/K1/26 APPROVED ON 12.4.2011

平面圖 SITE PLAN

綜合發展區地盤參考編號 K14
九龍尖沙咀梳士巴利道
前水警總部

CDA SITE REF. No. K14
FORMER MARINE POLICE HEADQUARTERS
AT SALISBURY ROAD
TSIM SHA TSUI, KOWLOON

SCALE 1:5 000 比例尺

規劃署
PLANNING
DEPARTMENT

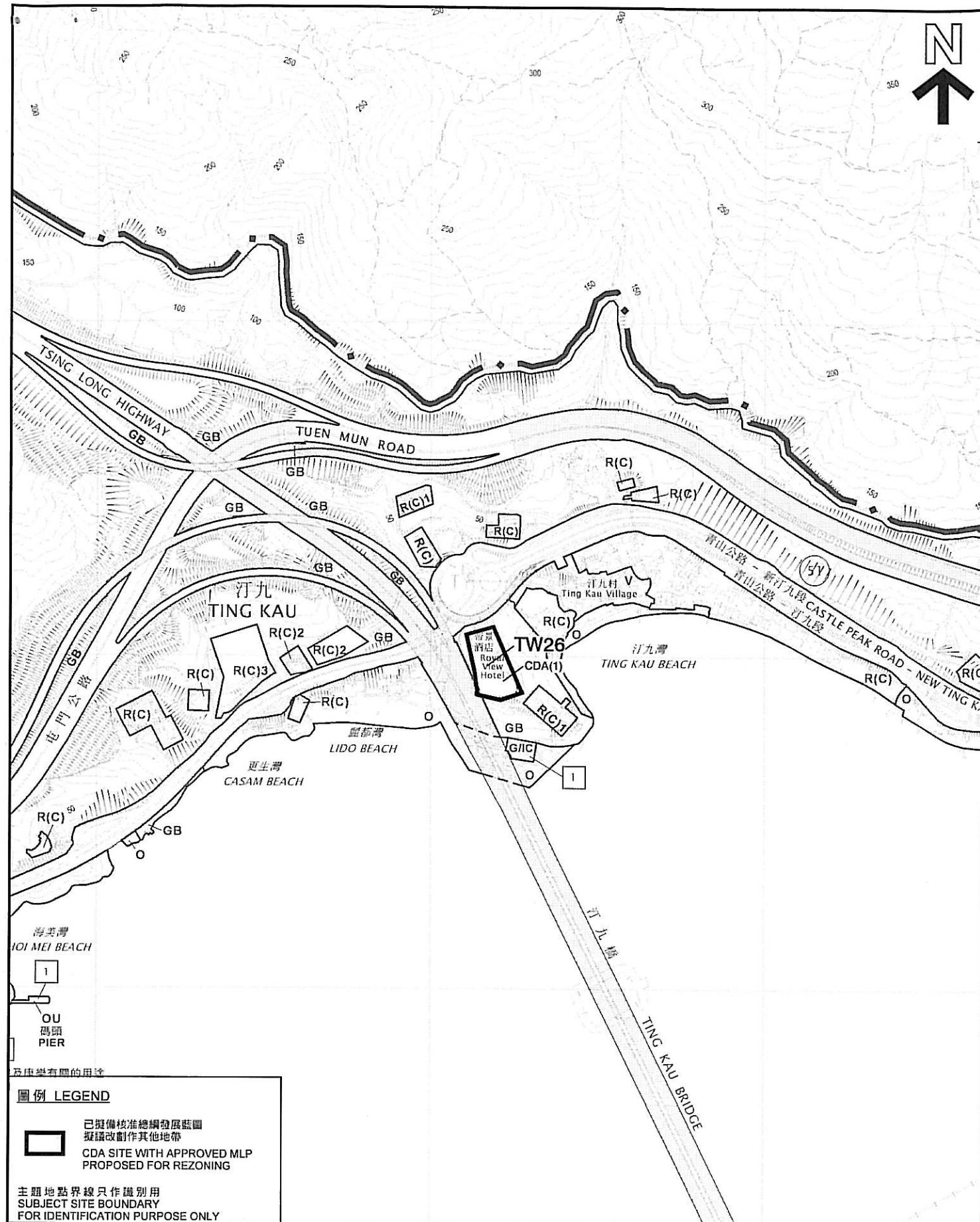


參考編號
REFERENCE No.

M/NT/12/107

圖 PLAN

44



圖例 LEGEND

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

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

平面圖 SITE PLAN

綜合發展區地盤參考編號 TW26
 新界汀九荃灣內地段第5號及
 丈量約份第399約地段第429號

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

SCALE 1 : 7 500 比例尺

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.

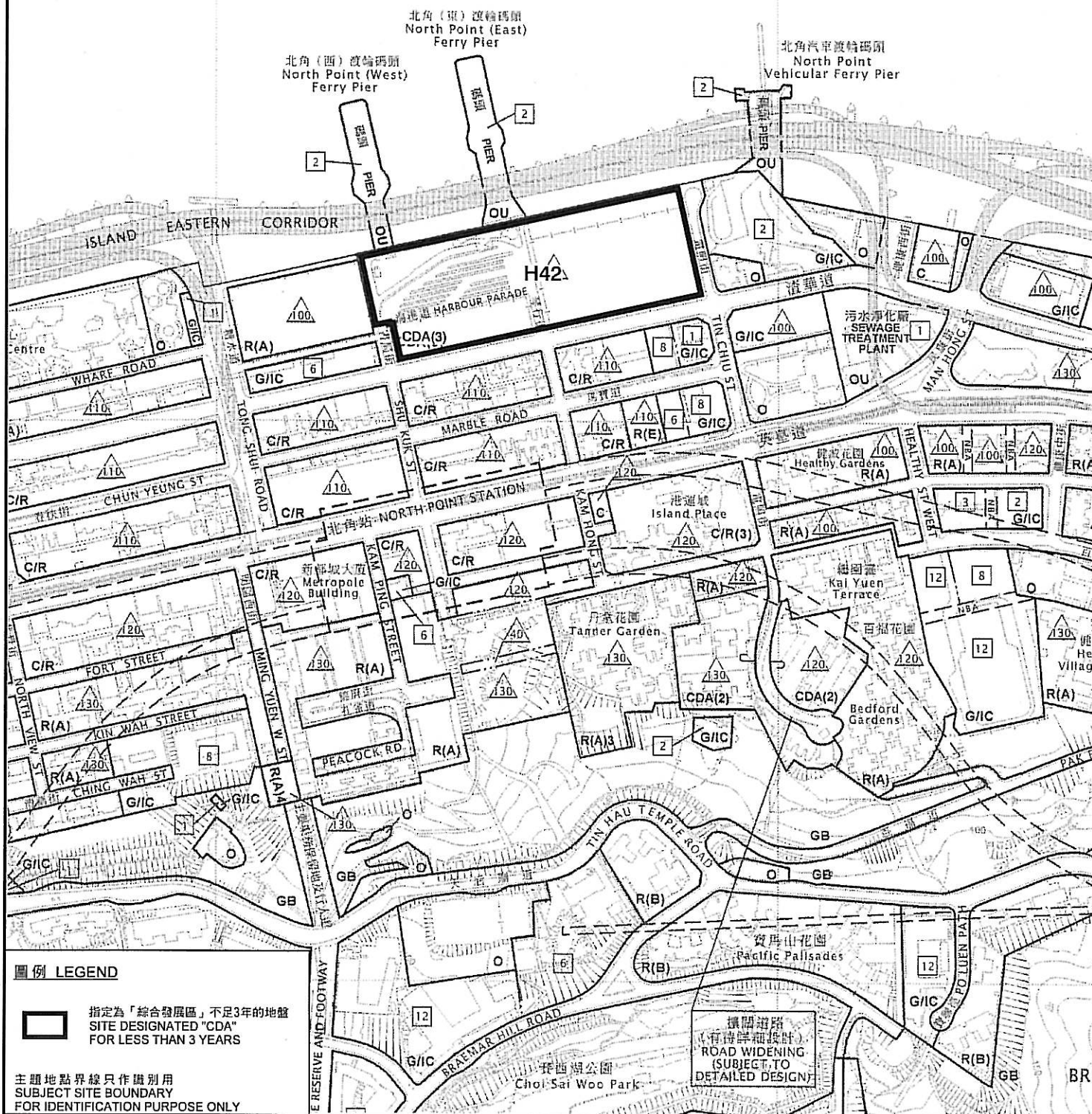
M/NT/12/108

圖 PLAN

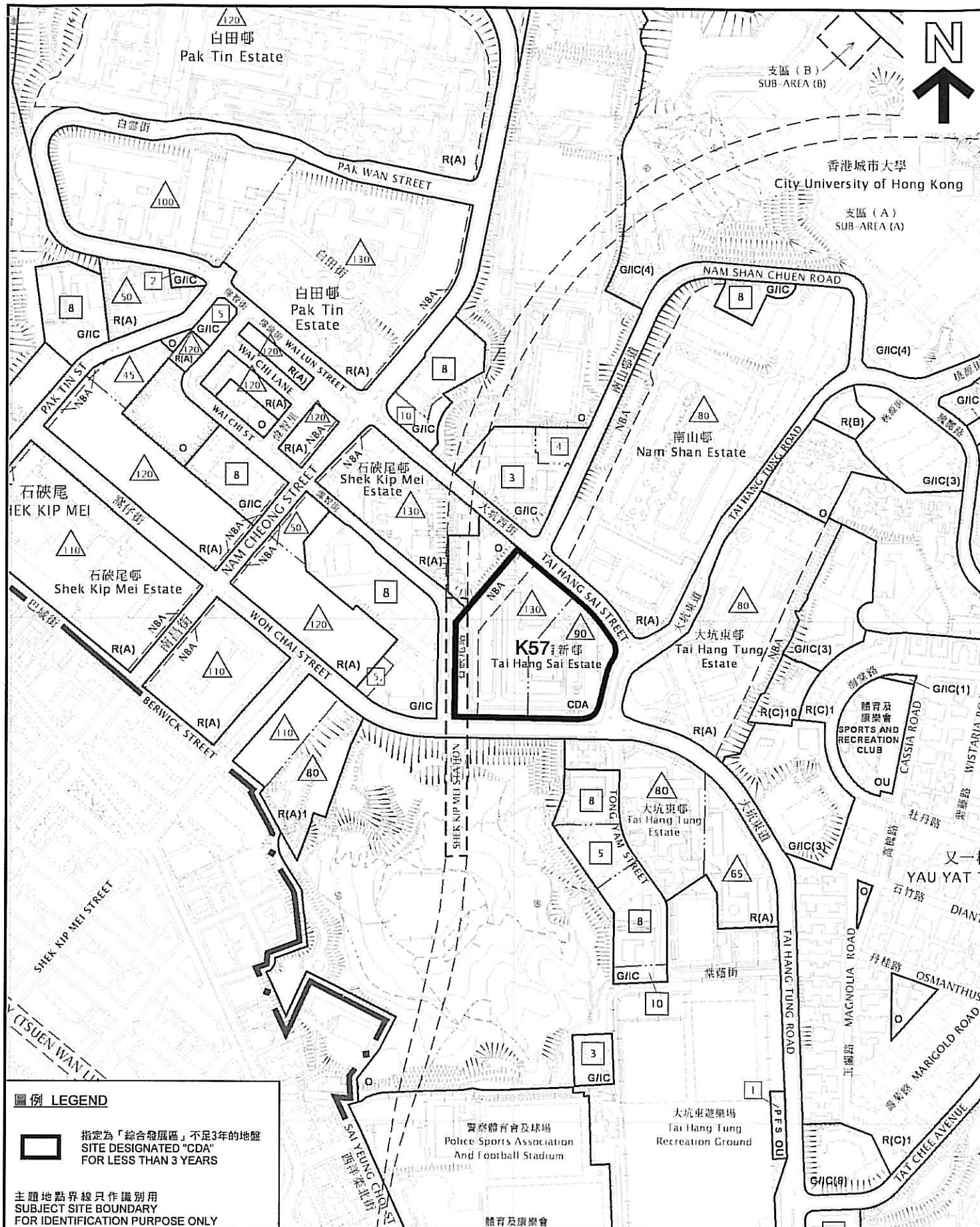
45

本摘要圖於2012年1月20日擬備，
 所根據的資料為於2011年12月9日
 展示的分區計劃大綱圖編號S/TWW/18

EXTRACT PLAN PREPARED ON 20.1.2012
 BASED ON OUTLINE ZONING PLAN No.
 S/TWW/18 EXHIBITED ON 9.12.2011



47



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

平面圖 SITE PLAN

綜合發展區地盤參考編號 K57
九龍石硤尾
大坑西新邨

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

SCALE 1 : 5 000 比例尺

規劃署
PLANNING
DEPARTMENT



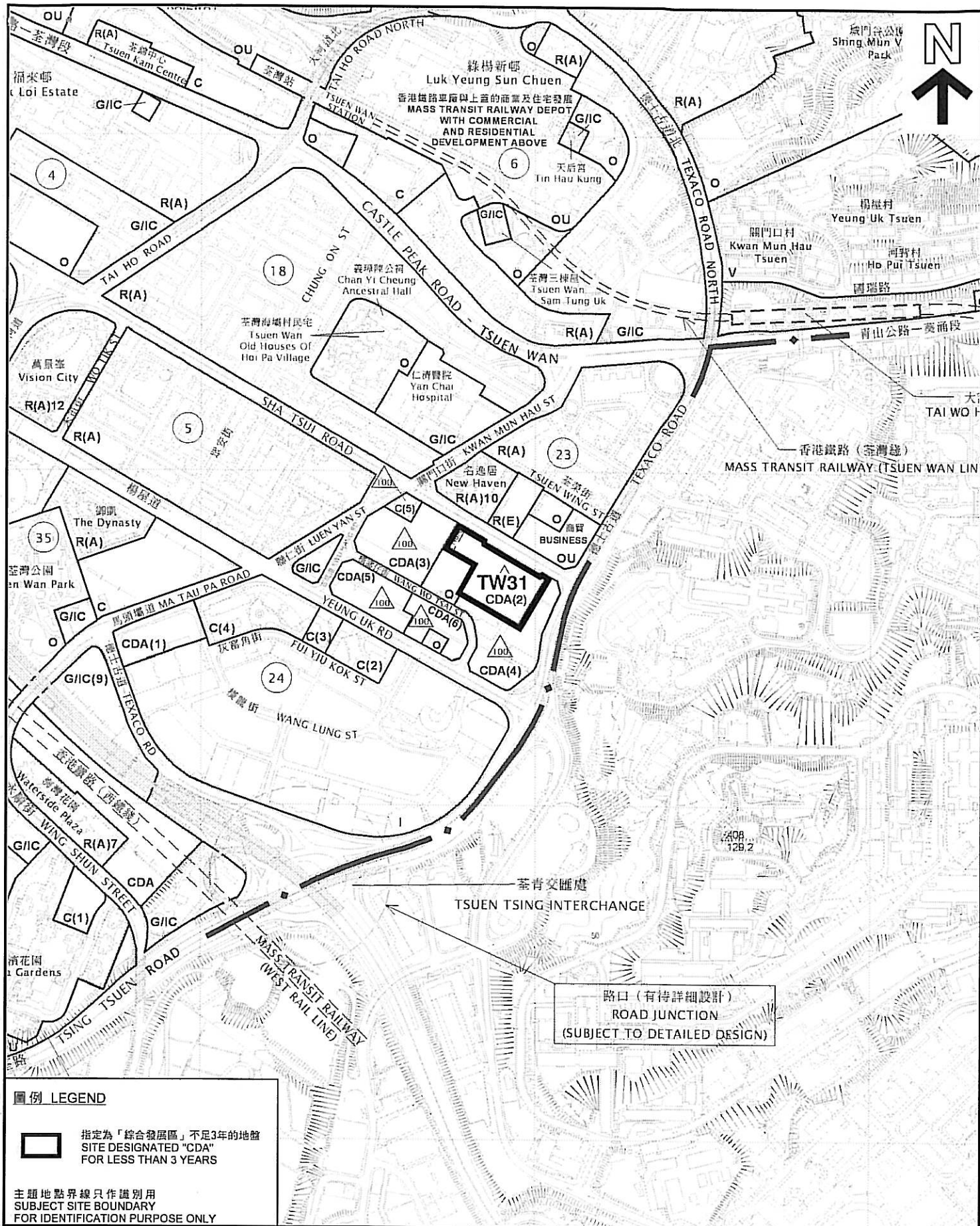
參考編號
REFERENCE No.

M/NT/12/112

圖 PLAN

48

本摘要圖於2012年1月20日擬備，
所根據的資料為於2011年11月11日
展示的分區計劃大綱圖編號S/K4/26
EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/K4/26 EXHIBITED ON 11.11.2011



本摘要圖於2012年1月20日擬備，
所根據的資料為於2011年10月4日
核准的分區計劃大綱圖編號S/TW/28

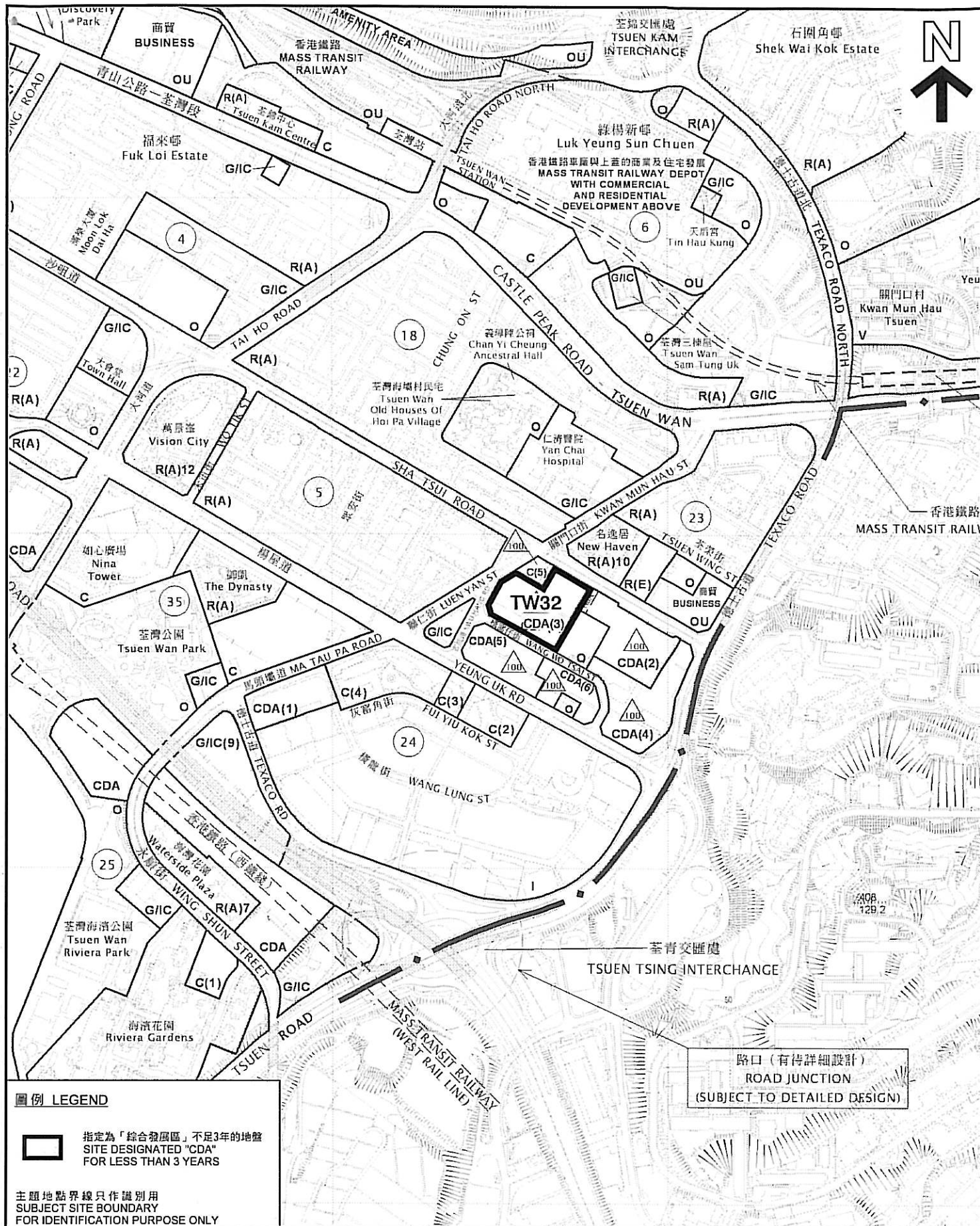
EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/TW/28 APPROVED ON 4.10.2011

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/12/113

圖 PLAN
49



平面圖 SITE PLAN

綜合發展區地盤參考編號 TW32
新界荃灣
橫窩仔街以北、沙咀道及聯仁街交界處附近

CDA SITE REF. No. TW32
NORTH OF WANG WO TSAI STREET NEAR
THE JUNCTION OF SHA TSUI ROAD AND LUEN YAN STREET
TSUEN WAN, NEW TERRITORIES

SCALE 1 : 7 500 比例尺

規劃署
PLANNING
DEPARTMENT

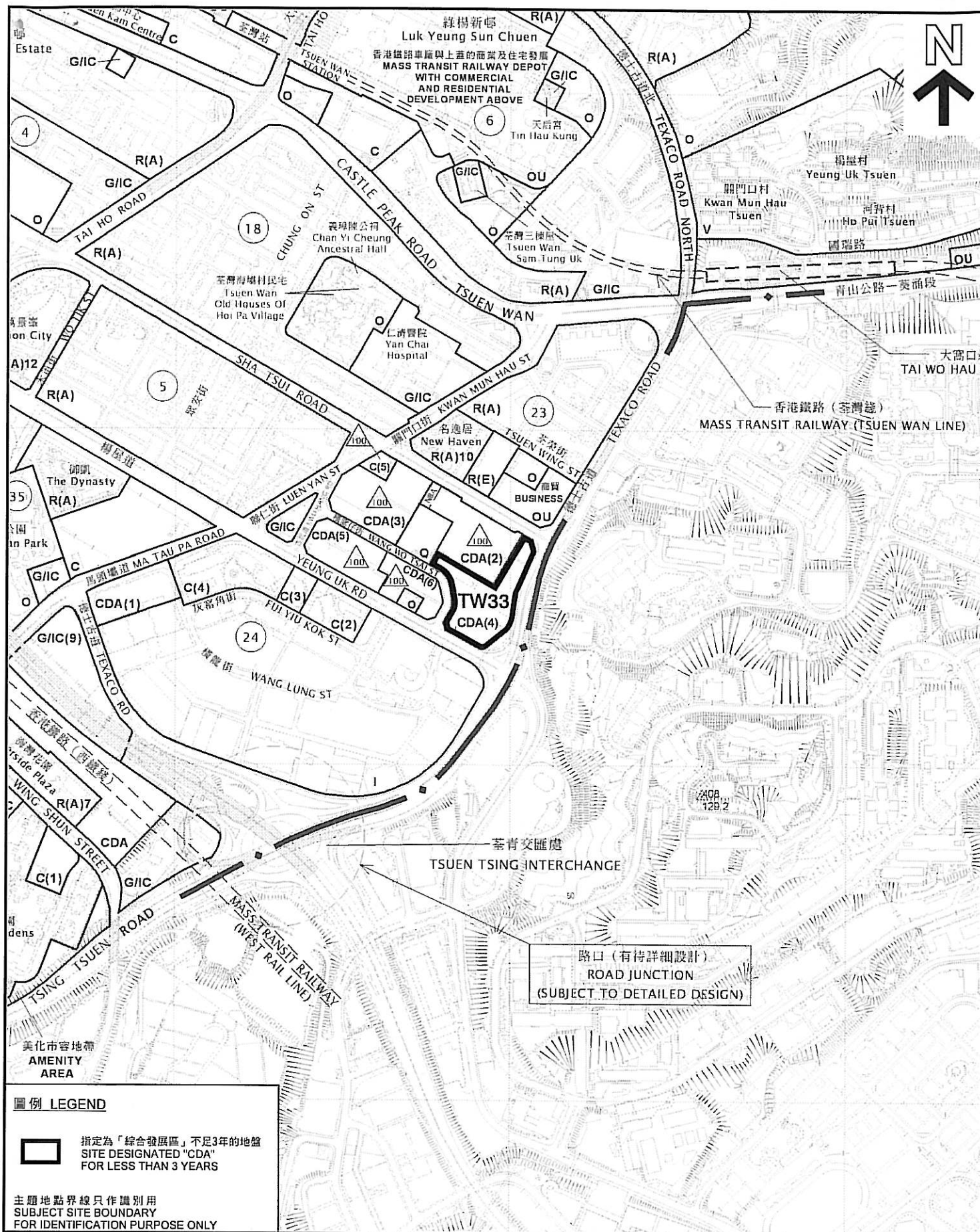


參考編號
REFERENCE No.
M/NT/12/114

圖 PLAN
50

本摘要圖於2012年1月20日擬備，
所根據的資料為於2011年10月4日
核准的分區計劃大綱圖編號S/TW/28

EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/TW/28 APPROVED ON 4.10.2011



平面圖 SITE PLAN

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

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

SCALE 1 : 7 500 比例尺

規劃署
PLANNING
DEPARTMENT

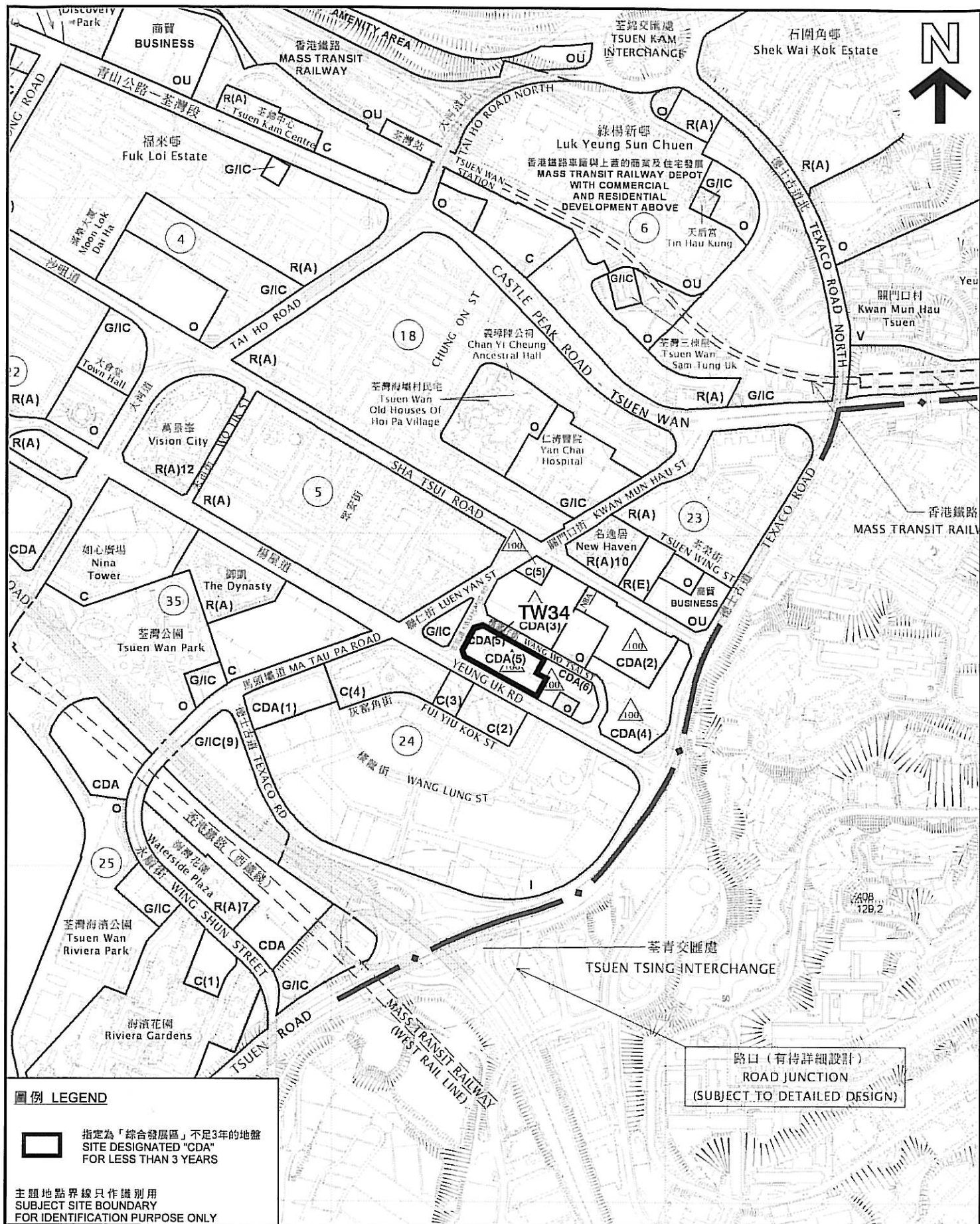


參考編號
REFERENCE No.
M/NT/12/115

圖 PLAN
51

本摘要圖於2012年1月20日擬備，
所根據的資料為於2011年10月4日
核准的分區計劃大綱圖編號S/TW/28

EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/TW/28 APPROVED ON 4.10.2011



平面圖 SITE PLAN

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

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

SCALE 1 : 7 500 比例尺

規劃署
PLANNING
DEPARTMENT

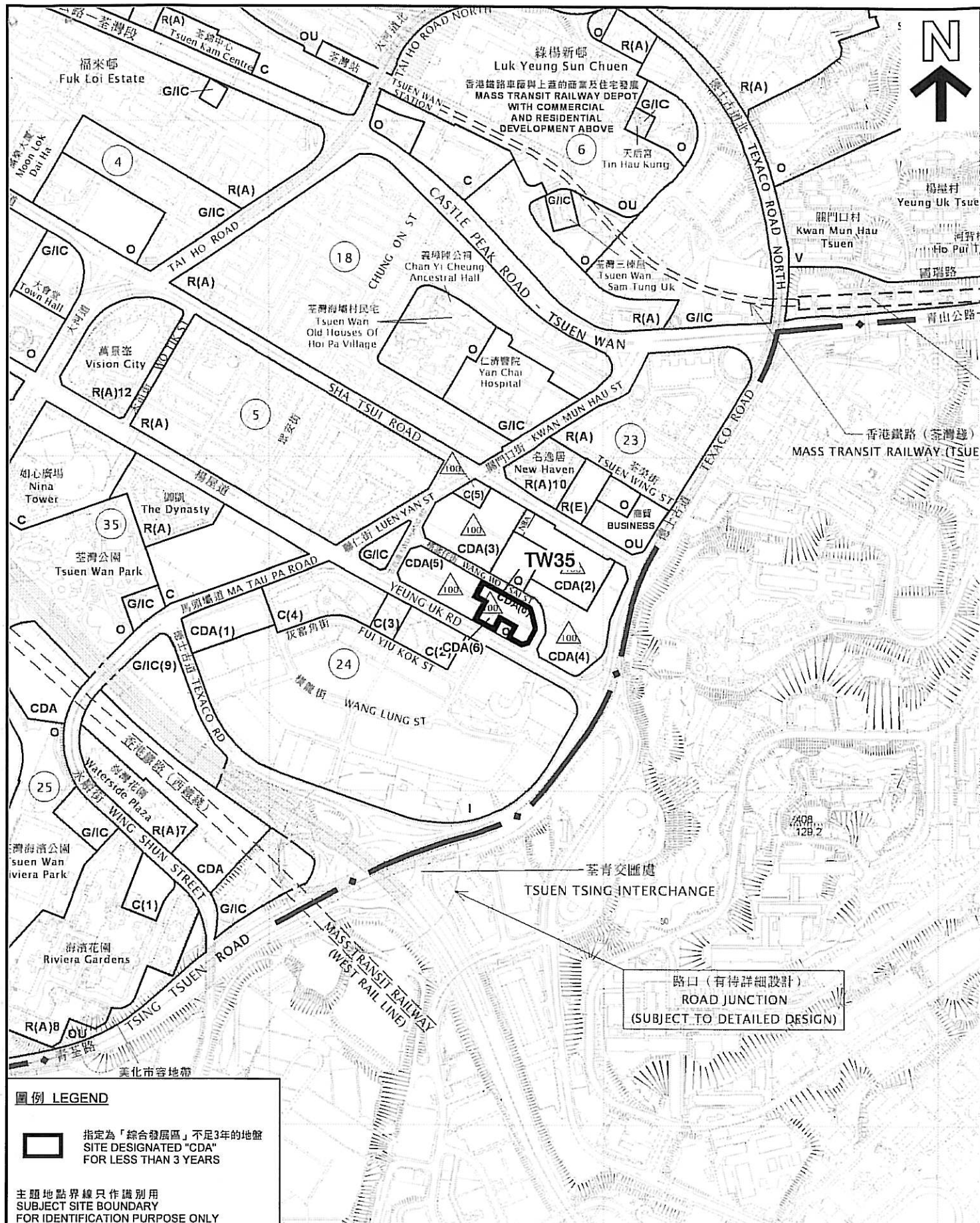


參考編號
REFERENCE No.
M/NT/12/116

圖 PLAN
52

本摘要圖於2012年1月20日擬備，
所根據的資料為於2011年10月4日
核准的分區計劃大綱圖編號S/TW/28

EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/TW/28 APPROVED ON 4.10.2011



本摘要圖於2012年1月20日擬備，
所根據的資料為於2011年10月4日
核准的分區計劃大綱圖編號S/TW/28

EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/TW/28 APPROVED ON 4.10.2011

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

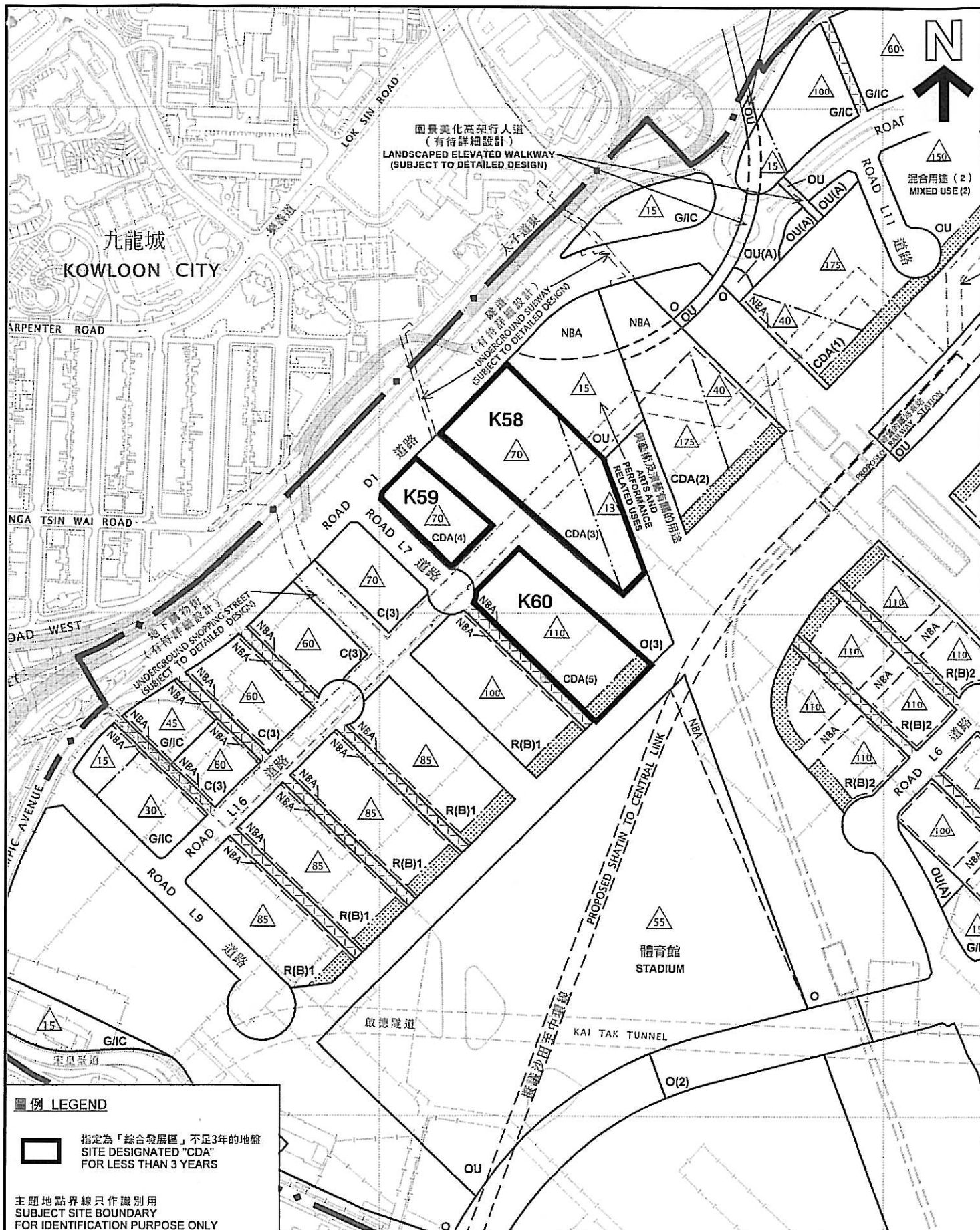
SCALE 1 : 7 500 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/12/117

圖 PLAN
53



平面圖 SITE PLAN

綜合發展區地盤參考編號 K58、K59及K60
緊連九龍啟德城中心北部
龍津石橋保育長廊

CDA SITE REF. Nos. K58, K59 AND K60
ABUTTING LUNG TSUN STONE BRIDGE
PRESERVATION CORRIDOR IN
KAI TAK CITY CENTRE NORTH, KOWLOON

SCALE 1 : 5 000 比例尺

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/NT/12/120

圖 PLAN
54

本摘要圖於2012年1月20日擬備，
所根據的資料為於2011年8月26日
展示的分區計劃大綱圖編號S/K22/3
EXTRACT PLAN PREPARED ON 20.1.2012
BASED ON OUTLINE ZONING PLAN No.
S/K22/3 EXHIBITED ON 26.8.2011