

# **RURAL AND NEW TOWN PLANNING COMMITTEE OF THE TOWN PLANNING BOARD**

**RNTPC Paper No. 2/11  
for Consideration by  
the Rural and New Town Planning Committee  
on 18.3.2011**

**REVIEW OF SITES DESIGNATED “COMPREHENSIVE DEVELOPMENT AREA”  
ON STATUTORY PLANS IN THE NEW TERRITORIES FOR THE YEAR 2010/11**

**Review of Sites Designated “Comprehensive Development Area”  
on Statutory Plans in the New Territories for the Year 2010/2011**

**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 New Territories for the year 2010/2011. 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 66 “CDA” sites in the New Territories by the end of March 2011, including 3 “CDA” sites designated for less than 3 years (i.e. the site north-east of Long Tin Road (NTW50), the site west of Yung Yuen Road and North of Long Tin Road (NTW51) and the site north-west of Long Ping Road (NTW52), Yuen Long (**Plan 1** and **Plan 64**). These 3 sites are new “CDA” sites recently designated on the Ping Shan Outline Zoning Plan (OZP) which was gazetted on 5.11.2010.

- 3.2 The review has examined 63 “CDA” sites that have been designated for more than 3 years by the end of March 2010, as follows:

(i) “CDA” Sites With No Approved Master Layout Plan (MLP)	30
(ii) “CDA” Sites With Approved MLP	33
Total	63

- 3.3 The locations for these “CDA” sites are marked on **Plans 1** to **4**.



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

- 3.4 The Committee had previously agreed in principle to rezone a number of "CDA" sites to appropriate uses, but the rezoning exercise has not been completed for some of these sites. The current progress of these sites is highlighted below.
- a) On 15.3.2002, the Committee agreed in principle to rezone 4 "CDA" sites in Ha Tsuen (NTW 10, NTW 11, NTW 12 and NTW 13) (**Plan 26**) to "Residential (Group E)" ("R(E)") due to fragmented ownership of the sites. However, the rezoning has been held in abeyance pending the Planning and Engineering Study on the Hung Shui Kiu New Development Area (HSK NDA Study) as announced in the 2007-2008 Policy Address. The 4 sites fall within the study boundary. The HSK NDA Study is scheduled for commencement in the third quarter of 2011 and for completion in 2014.
  - b) On 15.3.2002 and 21.3.2003, the Committee agreed in principle to rezone the "CDA" site at Tak Yip Street, Yuen Long (NTW 20) (**Plan 58**) and the "CDA" site in Yuen Long New Town (YL-A1) (**Plan 59**) respectively to reflect the completed residential uses on the sites. The progress of the 2 sites is deliberated in paragraphs 4.2.3(a) and 4.2.3(b) below.
  - c) The development of the approved comprehensive residential development which covers the majority of the "CDA" site at the junction of Fuk Hang Tsuen Road and Lam Tei Main Street, Lam Tei, Tuen Mun (NTW 29) (**Plan 60**) and the southern part of the "CDA" site east of Ping Ha Road and north of Castle Peak Road, Ping Shan (NTW 44) (**Plan 61**) have been completed. The "CDA" sites have been proposed for rezoning. The progress of the 2 sites is detailed in paragraphs 4.2.4(a) and 4.2.4(b) below.

#### 4. THE REVIEW

##### 4.1 "CDA" Sites with No Approved MLP (Total: 30)

*Sites Proposed for Retention (Total 22)*

- 4.1.1 There are a total of 30 "CDA" sites designated for more than 3 years with no approved MLP. 22 of them are proposed for retention and the status of these sites are summarised as follows (**Appendix I**):
- a) proposals for 6 sites are actively being pursued with MLPs being prepared (NTE 20, NTW 17, NTW 18, NTW 37, SK 3, SK-A1);
  - b) approved MLPs for 3 sites have lapsed and the applicants are reviewing the development proposals for the sites (NTW21, YL-A2, YL-A3) ;
  - c) review of land use proposals for 5 sites are subject to the findings of the on-going or proposed planning studies ((NTE 8, NTE 10, NTE 11 & NTE 12, comprise 1 "CDA" site), NTE 17, NTW 14, NTW 15, NTW 23); and
  - d) 8 sites are subject to such concerns as traffic, environmental and/or visual impacts which need to be properly addressed (NTW 9, NTW 36, NTI 5, NTW 40, NTW 43, SK 6, SK 7, TKO 1).

- 4.1.2 The “CDA” designations are essential for providing guidance on the proper development of these sites. Detailed justifications for the proposed retention are at **Appendix I** and the locations of these sites are shown on **Plans 5 to 25**.

*Sites already agreed for Rezoning (Total: 5)*

- 4.1.3 Five “CDA” sites have been agreed for rezoning. Details of these five sites are at **Appendix II**.
- a) On 15.3.2002, the Committee agreed in principle to rezone the 4 “CDA” sites in Ha Tsuen (NTW 10, NTW 11, NTW 12 and NTW 13) (**Plan 26**) to “R(E)”. However, it was announced in the 2007-2008 Policy Address that the HSK NDA Study would be conducted and the 4 “CDA” sites fall within the study boundary. The HSK NDA Study is scheduled for commencement in the third quarter of 2011 and for completion in 2014. It is considered prudent to hold back the rezoning until completion of the study so as not to pre-empt the findings of the study.
  - b) The Former Burma Lines Military Sites at Fanling (NTE 19) (**Plan 27**) has been zoned “CDA” since 1999 for comprehensive development for a residential cum open space development. Once included in the Application List, the site was later removed from the List as it was the Administration’s latest intention in 2010 to develop the site for tertiary educational use. In this connection, the site will be rezoned to an appropriate zoning to facilitate the educational use when the necessary development parameters are provided by the Education Bureau.

*Sites with Potential for Rezoning (Total: 3)*

- 4.1.4 Three “CDA” sites are identified with potential for rezoning. Details of the rezoning proposals are given in **Appendix III** and summarized as follows:
- a) The “CDA” site abutting Tung Wui Road and Kam Po Road, Kam Tin (NTW 49) (**Plan 28**) comprises Areas (a) and (b) based on a land use review conducted in 2006. Building development is confined to Area (a). Area (b), comprising existing trees and abandoned meander retained under the drainage project that require preservation, is designated as landscaped area for public use where no building development is permitted. On 8.7.2009, an application (No. A/YL-KTS/472) for a low-rise residential development of 13 houses was submitted, but consideration of the application was deferred twice at the request of the applicant on 4.9.2009 and 20.11.2009. On 19.3.2010, the RNTPC decided to further defer consideration of the application pending the Administration’s consideration on how to deal with the provision of the proposed public landscaped area at the site under the overall policy framework for provision of public open space (POS) in private development. In July 2010, the Director of Leisure and Cultural Services confirmed that the public landscaped area should be separated from the private residential development under the prevailing POS policy. In this regard, amendment to the “CDA” zoning of the site is required. On 11.2.2011, the Board agreed to request the Chief Executive in Council (CE in C) to refer the approved Kam

Tin South OZP to the Board for amendment. Details of the rezoning proposal will be further considered upon reference back of the OZP by CE in C.

- b) The “CDA” site at Ma Liu Shui San Tsuen (NTE 9) (**Plan 29**) is occupied by a soy production factory. On 24.11.1995, the Board decided to propose an amendment to the draft Lung Yuek Tau and Kwan Tei South OZP No. S/NE-LYT/1 to meet an objection by rezoning part of the objection site and the adjoining land from “Agriculture” to “CDA” and by incorporating “Food Production/Processing Plant” under Column 2 of the Notes of the “CDA” zone. On 14.2.1997, the Committee approved a planning application (No. A/NE-LYT/104) for minor relaxation of non-domestic plot ratio and non-domestic site coverage at the site for the redevelopment of a food processing workshop. Subsequently, an application for minor amendments to the approved scheme (No. A/NE-LYT/223) was approved by the District Planning Officer/Shia Tin, Tai Po & North under the delegated authority of the TPB on 3.7.2001. The validity of the planning permission was extended twice until 3.7.2010. As the land exchange to effect the proposed redevelopment was not executed and there was no approved building plans for the proposed development, the planning permission lapsed on 3.7.2010. The site has been zoned “CDA” for 14 years with no significant progress in implementation of the approved development scheme. Upon the lapsing of the planning permission to redevelop the existing soy sauce factory, there was no further response from the applicant on whether the redevelopment proposal will be further pursued. Hence, it is considered appropriate for PlanD to conduct a review on the optimal zoning of the site.
- c) In the “Feasibility Study for Housing Development at Whitehead and Lee On in Ma On Shan, Sha Tin” which was completed in 2002, the “CDA” site at Whitehead Headland, Ma On Shan, (MOS 1) (**Plan 30**) is identified to be suitable for recreational or recreational cum residential development. On 30.4.2009, the Development and Housing Committee of Sha Tin District Council (STDC) passed a motion to request the Government to set up a departmental working group with STDC to take forward the development of the site for themed recreational uses. STDC then commissioned a consultancy study in 2010 on the future recreational uses of the site. The study was completed in early 2011. The findings of the study indicated that there is a preference for recreational-cum-hotel uses. PlanD has also undertaken a preliminary planning review which shows that the site could be split into two portions for recreational and residential uses respectively. In this regard, amendment to the “CDA” zoning of the site is required. The relevant Government departments are being consulted on the preliminary rezoning proposal. Details of the rezoning proposal will be further considered.

## 4.2 “CDA” Sites with Approved MLP (Total: 33)

- 4.2.1 Among the 33 “CDA” sites that have been designated for more than 3 years with approved MLP, 27 sites are proposed for retention, 2 sites are ready to be rezoned as developments therein have been completed, 2 sites are proposed for rezoning and 2 sites have been identified with potential for rezoning.

*Sites Proposed for Retention (Total: 27)*

- 4.2.2 27 “CDA” sites with approved MLP are proposed for retention. These “CDA” sites either have some progress or are at various stages of implementation. Retention of the “CDA” designations for these sites is considered necessary to ensure the development is properly implemented in accordance with the approved MLPs and approval conditions. Detailed justifications for the retention of these sites are at **Appendix IV** and their locations are shown on **Plans 31 to 57**. A summary of these sites is as follows:
- a) 3 sites with construction works in progress or the developments partially completed (NTW 6, NTW 22, NTI 3);
  - b) 6 sites with building plans approved or under preparation (NTW 8, NTW 38, NTW 41, YL-A4, NTE 1, NTE 4);
  - c) 14 sites with land exchange/lease modification being processed or completed (NTW 5, NTW 31, NTW 33, NTW 39, NTW 42, NTE 14, NTE 15, NTE 18, NTE 21, NTE 22, MOS 2, SK 4, TKO-A1, NTI 1);
  - d) 2 sites with (minor) amendments to approved MLP (NTE 5, SK 5); and
  - e) 2 sites designated “CDA” to provide guidance to development/redevelopment regarding development intensity or to address environmental concerns (NTW3, NTE 13).

*Sites Already Agreed for Rezoning (Total: 2)*

- 4.2.3 There were 2 “CDA” sites (NTW 20 and YL-A1) previously agreed by the Committee for rezoning. The progress of the 2 “CDA” sites are detailed in **Appendix V** and summarised below:
- a) on 15.3.2002, the Committee agreed in principle to rezone the “CDA” site at Tak Yip Street, Yuen Long New Town (NTW 20), known as the Parcville (**Plan 58**), to “R(B)1”. This “CDA” site was subsequently proposed to be rezoned to a sub-area of “R(B)” and the concerned proposed amendment was considered by the Committee on 14.10.2005. As the proposed amendment was technical in nature and there was no immediate urgency for the rezoning, the Committee agreed that the proposed amendment could be gazetted together with other amendments to be made to the Yuen Long OZP. Consideration would be given to rezone this “CDA” site in the next round of OZP amendment; and
  - b) on 21.3.2003, the Committee agreed in principle to rezone the “CDA” site in Yuen Long New Town (YL-A1), known as Yoho Town 1, (**Plan 59**) to “R(A)”. Given that the proposed rezoning is technical in nature and having regard to the Committee’s decision on 14.10.2005 with respect to NTW 20 (para. 4.2.3(a) above), the rezoning proposal would be taken forward together with other amendments to be made to the Yuen Long OZP. Consideration would be given to rezone this “CDA” site in the next round of OZP amendment.

*Sites Proposed for Rezoning (Total: 2)*

4.2.4 The “CDA” at the junction of Fuk Hang Tsuen Road and Lam Tei Main Street, Tuen Mun (NTW 29) and the “CDA” to the east of Ping Ha Road and north of Castle Peak Road, Ping Shan (NTW 44) are proposed for rezoning. Detailed justifications for rezoning the 2 “CDA” sites are presented in **Appendix VI** and summarised as follows:

- a) the development at the “CDA” site at the junction of Fuk Hang Tsuen Road and Lam Tei Main Street (NTW 29) (**Plan 60**), known as the Sherwood, has been completed in accordance with the approval conditions of the planning application (No. A/TM-LTTY/110). All the planning conditions have been discharged. The planning permission covers the majority of the “CDA” zone. The “CDA” site is proposed to be rezoned, subject to designation of appropriate land use and development intensity on the remaining minor portions of the “CDA” zone (i.e. the residual private lots at the periphery of the “CDA” zone which are not covered by the planning permission). Proposed amendments to the OZP will be submitted to the Committee for consideration in due course; and
- b) the “CDA” site located to the east of Ping Ha Road and north of Castle Peak Road, Ping Shan (NTW 44) (**Plan 61**) comprises the southern and northern portions. Development on the southern portion of the site, known as Green Orchid, is completed and all the approval conditions are complied with. Consideration would be given to rezone the southern portion of the “CDA” in the coming round of the OZP amendment. However, no development proposal has been received for the northern portion of the “CDA”. As the site is located to the east of Ping Ha Road which is subject to severe traffic congestion and there are only a few land owners, review of the appropriateness of the “CDA” zoning will be conducted in due course.

*Sites with Potential for Rezoning (Total: 2)*

4.2.5 Two “CDA” sites have been identified with potential for rezoning. Details of the rezoning proposals are given in **Appendix VII** and summarized as follows:

- a) The site to the northeast of Lingnan University Main Campus at Fu Tei, Tuen Mun (NTW 32A) (**Plan 62**) under approved planning application (No. A/TM/310) for comprehensive residential development is divided into 2 phases. Both phases are covered by approved MLP. The lease for Phase I of the site (TMTL 399) was executed on 1.3.2002 while the lease for Phase II is yet to be submitted. Phase I of the development, known as Beneville, has been completed. Therefore, it would be appropriate to rezone the completed portion of the “CDA” site to reflect the completed development. Phase II of the CDA development covers one single private lot with some Government land involved. For control of the future development, parameters as approved in the MLP can be incorporated in the future zoning of this portion of the “CDA” site.
- b) The comprehensive development of the site at Tung Wan and Tung Wan Tsai, Ma Wan Island (NTI 2) (**Plan 63**) is required to take account of various



constraints, such as restricted vehicular access, traffic and rail noise from the Lantau Link. The latest approved MLP was deposited in the Land Registry in July 2007. The MLP reflects the scheme of Application No. A/I-MWI/38. Lease modification was approved on 26.2.1999. The building works of the Park Island (No. A/I-MWI/38) have been substantially completed. The site has the potential for rezoning to reflect the residential and commercial uses subject to completion of the development and full compliance with the approval conditions.

### *Questionnaires*

- 4.2.6 In accordance with the established practice, questionnaires were sent to the developers or their agents for “CDA” sites designated for more than 3 years with approved MLP in late 2010/early 2011 in order to have a better understanding on the implementation of the sites. The Planning Department has received a total of 9 replies.
- 4.2.7 From the questionnaires, 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 development, the developers or their agents are aware that the Board is monitoring the progress of the implementation of the approved schemes, and if necessary, they could approach the Planning Department for advice.

### 4.3 Summary

The following table summarises the proposals of the current review:

	<b>With No Approved MLP</b>	<b>With Approved MLP</b>	<b>Total</b>
<b>No. of Sites Proposed for Retention</b>	22 (Appendix I)	27 (Appendix IV)	49
<b>No. of Sites Already Agreed for Rezoning</b>	5 (Appendix II)	2 (Appendix V)	7
<b>No. of Sites Proposed for Rezoning</b>	-	2 (Appendix VI)	2
<b>No. of Sites with Potential for Rezoning</b>	3 (Appendix III)	2 (Appendix VII)	5
<b>Total number of “CDA” sites designated for more than 3 years</b>			63

## 5. CONSULTATION

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

## 6. DECISION SOUGHT

6.1 Members are requested to :

- a) note the findings of the review of the sites designated “CDA” on statutory plans in the New Territories;
- b) agree to the 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) agree in-principle to the proposed rezoning of the “CDA” sites in paragraph 4.2.4 and detailed at **Appendix VI**;
- d) note the agreement of the Committee to rezone the sites mentioned in paragraphs 4.1.3 and 4.2.3 and detailed at **Appendices II and V**; and
- e) note the sites with potential for rezoning in paragraphs 4.1.4 and 4.2.5 and detailed at **Appendices III and VII**.

6.2 Papers on the detailed rezoning proposals for sites mentioned in paragraphs 4.1.3 and 4.2.3 would be submitted to the Committee for consideration in due course.

## ATTACHMENTS

<b>Appendix I</b>	List of “CDA” Sites with No Approved MLP and Proposed for Retention
<b>Appendix II</b>	List of “CDA” Sites with No Approved MLP and already Agreed for Rezoning
<b>Appendix III</b>	List of “CDA” Site with No Approved MLP and with Potential for Rezoning
<b>Appendix IV</b>	List of “CDA” Sites with Approved MLP and Proposed for Retention
<b>Appendix V</b>	List of “CDA” Sites with Approved MLP and already Agreed for Rezoning
<b>Appendix VI</b>	List of “CDA” Site with Approved MLP and Proposed for Rezoning
<b>Appendix VII</b>	List of “CDA” Site with Approved MLP and with Potential for Rezoning



<b>Plan 1</b>	Location Plan of “CDA” Sites in Tuen Mun and Yuen Long District
<b>Plan 2</b>	Location Plan of “CDA” Sites in Sha Tin, Tai Po and North District
<b>Plan 3</b>	Location Plan of “CDA” Sites in Sai Kung and Islands District
<b>Plan 4</b>	Location Plan of “CDA” Sites in Ma Wan
<b>Plans 5 to 64</b>	Extract Plans of Individual “CDA” Sites

**Planning Department**  
**March 2011**

List of "CDA" Sites with No Approved MLP and Proposed for Retention (Total: 22, including NTW 9, NTW 14, NTW 15, NTW 17, NTW 18, NTW 21, NTW 23, NTW 36, NTW 37, NTW 40, NTW 43, YL-A2, YL-A3, NTE 8, NTE 10, NTE 11, NTE 12, NTE 17, NTE 20, SK 3, SK 6, SK 7, TKO 1, NTI 5, SK-A1)

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
NTW 9 (Plan 5)	TMTL 426 (Government Land) Lok On Pai Ex-desalting Plant, Tsing Fat Street, Tuen Mun, New Territories  (9.00 ha)	16	<ul style="list-style-type: none"> <li>The site was first designated on 22.4.1994. The boundary was adjusted to facilitate the development of a salt water pumping station on 19.4.2002 and further adjusted on 16.10.2009 to reflect the recommendations of Tuen Mun East Study.</li> <li>The site is Government land.</li> <li>As recommended in the "Planning and Engineering Review of Potential Housing Sites in Tuen Mun East Area" (Tuen Mun East Study), a max. plot ratio of 1.3 and max. building height of +41mPD have been imposed for the site on the Tuen Mun OZP on 16.10.2009.</li> <li>The "CDA" zoning of the site should be retained to ensure that the proposed residential development at such a large waterfront site would be designed in a comprehensive manner taking into account various planning considerations such as visual prominence of the site, environmental quality, land use compatibility, traffic and infrastructural provisions as well as phasing requirements.</li> </ul>
NTW 14 (Plan 6)	South of Tin Wah Road, Ha Tsuen, Yuen Long, New Territories  (15.46 ha)	16	<ul style="list-style-type: none"> <li>The sites are located within the general area of the Hung Shui Kiu New Development Area (HSK NDA) proposed for implementation under the HK2030 Study, while the Planning and Engineering Study for the NDA (HSK NDA Study) is currently scheduled for commencement in the third quarter of 2011 and for completion in 2014.</li> <li>It is inappropriate to change the land use zoning of the sites at this juncture.</li> </ul>
NTW 15 (Plan 7)	East of Tung Tau Tsuen, Ha Tsuen, Yuen Long, New Territories  (6.59 ha)	16	<ul style="list-style-type: none"> <li>The sites are located within the general area of HSK NDA proposed for implementation under the HK2030 Study, while the HSK NDA Study is currently scheduled for commencement in the third quarter of 2011 and for completion in 2014.</li> <li>It is inappropriate to change the land use zoning of the sites at this juncture.</li> </ul>
NTW 17 (Plan 8)	South of Tam Mei Barracks, Ngau Tam Mei, Yuen Long, New Territories  (19.68 ha)	16	<ul style="list-style-type: none"> <li>The proposed Northern Link will run next to the site. The railway will increase the development potential of the site whilst imposing environmental constraints such as noise impact on the nearby areas. The "CDA" zoning is considered appropriate in addressing the environmental concerns.</li> <li>An application (No. A/YL-NTM/223) covering the northern portion of the "CDA" zone for a low-rise residential development of 136 houses was rejected by the RNTPC on 19.6.2009. The applicant had subsequently lodged a review under s.17 of the Town Planning Ordinance but the applicant withdrew the review on 23.8.2010.</li> <li>As the "CDA" proposal is actively being pursued, and in view of the potential environmental concerns, it is inappropriate to change the land use zoning of the site at this juncture.</li> </ul>

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
NTW 18 (Plan 9)	East of Sheung Chuk Yuen, Ngau Tam Mei, Yuen Long, New Territories  (9.62 ha)	16	<ul style="list-style-type: none"> <li>On 3.11.1995, the RNTPC considered a s.16 application (No. A/YL-NTM/3) for a comprehensive residential development for the site and decided to defer the consideration of the case pending the applicant's submission of detailed impact assessment and mitigation proposals. The application was withdrawn on 27.12.2001.</li> <li>On 26.3.2009, an application (No. A/YL-NTM/235) for the "CDA" site for low-rise residential development of 193 houses was submitted, but consideration of the application was deferred at the request of the applicant. On 15.10.2010, the RNTPC decided again to defer consideration of the application at the request of the applicant for 2 months. On 24.12.2010, the applicant submitted further information which was circulated for departmental comments.</li> <li>The proposed Northern Link will run across the site. The railway will increase the development potential of the site whilst imposing environmental constraints such as noise impact on the nearby areas.</li> <li>As the "CDA" proposal is actively being pursued, and in view of the potential environmental concerns, it is inappropriate to change the land use zoning of the site at this juncture.</li> </ul>
NTW 21 (Plan 10)	Lots 2744ARP, 2744BRP and adjoining Government land in DD 124, Tan Kwai Tsuen Road, Yuen Long, New Territories  (0.99 ha)	14	<ul style="list-style-type: none"> <li>The site is located within the general area of the HSK NDA proposed for implementation under the HK2030 Study, while the HSK NDA Study is currently scheduled for commencement in the third quarter of 2011 and for completion in 2014.</li> <li>The site was granted with planning permission for residential development by the RNTPC under Application No. A/YL-TYST/14 on 11.7.1997 with the validity period until 11.7.1999. Subsequently, the validity period of the planning approval was extended 3 times for a total period of 6 years up to 11.7.2005 at the request of the applicant.</li> <li>Application No. A/YL-TYST/292 for minor amendments to the approved scheme under Application No. A/YL-TYST/14 was submitted on 19.5.2005 and approved with conditions by the Director of Planning on 26.9.2005 under the delegated authority of the TPB, with validity period up to 26.9.2009. Owing mainly to the need to resolve the road access issue, the land exchange is yet to be finalized and the approved development cannot be commenced. The planning permission lapsed on 26.9.2009. Meanwhile, the applicant is reviewing the development proposal with a view to submitting a fresh planning application and MLP for the consideration of the TPB.</li> <li>As the "CDA" proposal is actively being pursued, it is inappropriate to rezone the site at this juncture.</li> </ul>
NTW 23 (Plan 11)	West of Hung Tin Road, Hung Shui Kiu, Yuen Long, New Territories  (3.63 ha)	17	<ul style="list-style-type: none"> <li>The site was zoned "Other Specified Use" annotated "LRT Facilities with Possible Commercial and Residential Development to include Bus Terminus, Public Multi-storey Carpark, Indoor Recreation Centre and Market" on the Hung Shui Kiu Layout Plan (LP) No. L/YL-HSK/2 which was considered to be essential for the maintenance of the Light Rail system. MLP for the site was once approved by RNTPC on 8.8.1997 but the approval for the application</li> </ul>

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
			<p>(No. A/YL-PS/12) subsequently lapsed on 8.8.2003. However, MTR has indicated that there is no development programme for the site at this stage.</p> <ul style="list-style-type: none"> <li>The site is located within the general area of the HSK NDA. Stage 1 Community Engagement for the Planning and Engineering Study is currently scheduled for commencement in the third quarter of 2011 and for completion in 2014.</li> <li>The site is located at the junction of Hung Tin Road and Castle Peak Road and is subject to traffic noise impact.</li> <li>It is inappropriate to change the land use zoning of the site at this juncture.</li> </ul>
NTW 36 (Plan 12)	Area 112, Tin Shui Wai, New Territories (7.55 ha)	13	<ul style="list-style-type: none"> <li>The site is Government land.</li> <li>About 10,000m<sup>2</sup> of the site has been allocated for a Construction Industry Council Training Academy's training centre with a term of five years from 2009 while about 38,000m<sup>2</sup> of the site has been let out to the Hong Kong Housing Society for the use of temporary elderly community facilities together with ancillary facilities (e.g. retail shops, drive-in restaurant and bazaar) and a vocational training centre to be operated by Vocation Training Council with a term of five years certain which was approved by Yuen Long District Lands Conference on 6.10.2010.</li> <li>Planning brief to guide the prospective developers of the site in preparing the MLP for the future development on the site was agreed by RNTPC on 13.3.2009.</li> <li>The programme for the disposal of this site for its permanent use is yet to be determined.</li> <li>As the site is located in close proximity to the Hong Kong Wetland Park (HKWP), "CDA" zoning should be retained to ensure the design of the proposed development would have no adverse impacts on the HKWP.</li> </ul>
NTW 37 (Plan 13)	Area 115, Tin Shui Wai, New Territories (6.44 ha)	13	<ul style="list-style-type: none"> <li>The site is on Government land.</li> <li>Planning application No. A/TSW/49 was submitted by the Hong Kong Housing Society on 30.6.2010 for an "Integrated Elderly Community Project" ("IECP") comprising elderly flats, a hotel/guesthouse, a medical facility, a residential care home for the elderly, a day care centre, a spa centre, supporting commercial facilities, recreational facilities as well as educational and training facilities at a low-rise complex. On 10.12.2010, the RNTPC decided to defer consideration of the application as requested by the applicant for 2 months.</li> <li>Planning brief to guide the prospective developers of the site in preparing the MLP for the future development on the site was agreed by RNTPC on 13.3.2009.</li> <li>As the CDA proposal is actively being pursued and the site is located in close proximity to the Hong Kong Wetland Park (HKWP), "CDA" zoning should be retained to ensure the design of the proposed development would have no adverse impacts on the HKWP.</li> </ul>
NTW 40 (Plan 14)	Long Ha, Kam Tin, Yuen Long, New Territories	11	<ul style="list-style-type: none"> <li>The site was rezoned to "CDA" to partially meet the objections to the draft Kam Tin North OZP No. S/YL-KTN/1 on 19.3.1999.</li> </ul>

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
	(11.28 ha)		<ul style="list-style-type: none"> <li>The proposed Northern Link (NOL) will run near the site. The railway will increase the development potential of the site whilst imposing environmental constraints such as noise and dust to the nearby areas. Its alignment would be examined under the "Review and Update of the Second Railway Development Study" (the Study) to be conducted by the Highways Development in 2011. A land use review would be undertaken to ascertain the appropriateness of the "CDA" zone pending the findings on NOL under the Study.</li> <li>In view of the above, the "CDA" designation should be retained.</li> </ul>
NTW 43 (Plan 15)	South-east of Tong Fong Tsuen and west of Ping Ha Road, Ping Shan, Yuen Long, New Territories  (1.65 ha)	9	<ul style="list-style-type: none"> <li>The site was reverted from "R(E)I" to "CDA" upon the decision of the TPB on 21.11.2001 to partially meet an objection. The amendments to the OZP were confirmed under s.6(9) of the then Town Planning Ordinance on 19.4.2002.</li> <li>The site is located to the west of Ping Ha Road, which is subject to severe traffic congestion.</li> <li>Given the size of the site and only a few land owners, there would be opportunities for comprehensive development to allow for road widening to address the local traffic problem along Ping Ha Road. However, as no development proposal has been received since rezoning to "CDA", PlanD will review the "CDA" zoning. It is suggested that the "CDA" designation should be retained before completion of the review.</li> </ul>
YL-A2 (Plan 16)	Area covering the West Rail Yuen Long Station and its Adjoining Area, Yuen Long, New Territories  (4.65 ha)	12	<ul style="list-style-type: none"> <li>The MLP was first approved with conditions by the RNTPC on 25.1.2002. Amendment to the MLP for a proposed comprehensive commercial/residential development on top of the proposed West Rail Yuen Long Station and the associated Public Transport Interchange under Application No. A/YL/125 was approved by the RNTPC on 28.1.2005. The planning permission lapsed on 29.1.2009.</li> <li>On 7.2.2006, a LegCo Case Conference was held to discuss Sun Yuen Long Centre residents' dissatisfaction about the proposed property development. The then KCRC agreed to explore ways to address the issue and revert back in due course.</li> <li>Two s.12 applications from nearby residents for rezoning the site to "O" and "G/IC" were rejected by the RNTPC in 2006 and 2007 respectively.</li> <li>It has been stated in the 2007 Policy Address that the Government would review the approved schemes of the above-station property development projects at the Nam Cheong Station and the Yuen Long Station with a view to lowering their development intensities. A revised scheme presented by Development Bureau was discussed at the LegCo Panel on Development on 25.11.2008. The revised scheme was then presented by the Government in association with MTRCL to the Shap Pat Heung Rural Committee on 18.3.2009, Sun Yuen Long Centre residents on 23.3.2009 and Yuen Long District Council on 23.4.2009. The MTRCL is further revising the scheme to address the concerns raised during consultation.</li> <li>In view of the above, the "CDA" designation should be</li> </ul>

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
			retained.
YL-A3 (Plan 17)	Area covering the public transport interchange associated with the West Rail Long Ping Station, Yuen Long New Town Area 2, New Territories (Southern Site)  (1.55 ha)	12	<ul style="list-style-type: none"> <li>The "CDA" zoning for the site is intended for property development associated with the West Rail Long Ping Station.</li> <li>A MLP (No. A/YL/70) had once been approved with conditions on 25.8.2000. Its validity was subsequently extended to 25.8.2009 under Application No. A/YL/70-1.</li> <li>The planning permission lapsed on 26.8.2009.</li> <li>MTRCL considers that the scheme should be revised to take account of recent public aspirations and some outstanding technical issues. A revised scheme is being actively prepared by MTRCL.</li> <li>As the "CDA" proposal is actively being pursued, it is inappropriate to rezone the site at this juncture.</li> </ul>
NTE 8 NTE 10 NTE 11 NTE 12  (Plan 18)	West of Ex-Dills Corner Camp and North of Fanling Highway, Kwu Tung, New Territories  (10.55 ha)	16	<ul style="list-style-type: none"> <li>The RNTPC approved the MLP for NTE8 (application no. A/NE-KTN/46) and NTE10 (application no. DPA/NE-KTN/32) on 28.2.1997 and 2.9.1994, respectively. However, both planning permissions lapsed on 28.2.1999 and 2.9.1997. NTE 11 is a completed residential development. The 4 sites are regrouped into one "CDA" site to accord with the existing zoning boundary on the Kwu Tung North OZP.</li> <li>The developer has submitted two requests to amend the Notes of the OZP for part of the site (NTE 8 &amp; NTE 10) to increase the plot ratio. The first request was withdrawn by the applicant on 11.4.2000 and the second one was rejected by the RNTPC on 14.7.2000.</li> <li>The site is within the Kwu Tung North New Development Area (NDA) of the NENT New Development Area Planning &amp; Engineering Study. Hence, it is inappropriate to change the land use zoning of the area at this stage.</li> </ul>
NTE 17 (Plan 19)	North-east of Ex-Dills Corner Camp - Kwu Tung near Tong Kok, New Territories  (5.53 ha)	12	<ul style="list-style-type: none"> <li>On 6.3.1998, the RNTPC agreed to a rezoning request to rezone the site to "CDA" to facilitate the development of 180 village-type houses for rehousing the villagers of Kau Wa Keng old village in Kwai Chung. However, no planning application for village type development has been submitted.</li> <li>The site is within Kwu Tung North NDA of the NENT New Development Area Planning &amp; Engineering Study. Hence, it is inappropriate to change the land use zoning of the area at this juncture.</li> </ul>
NTE 20 (Plan 20)	Fo Tan Station and Freight-yard, STTL 75, Lot 744 R.P. in DD 176 and adjoining Government Land, Fo Tan, Sha Tin, New Territories  (4.97 ha)	10	<ul style="list-style-type: none"> <li>On 5.5.2000, the RNTPC agreed to a rezoning request to rezone the site to "CDA" to facilitate the development of 191,100m<sup>2</sup> domestic floor space (with 2,768 flats) and 17,500m<sup>2</sup> retail floor space.</li> <li>The site was zoned "CDA(1)" on the draft Sha Tin OZP No. S/ST/14 gazetted on 4.8.2000.</li> <li>In October 2005, the owner of part of the "CDA (1)" zone submitted a MLP for the whole "CDA(1)" site (Application No. A/ST/630) to comprehensively develop the site in 3 phases according to the land ownership pattern. No agreement with the KCRC was reached on the phased development. On 25.11.2005, the RNTPC rejected the application as there was inadequate information to demonstrate that the proposed phased development was</li> </ul>



Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
			<p>technically feasible and would not undermine the original planning intention to develop the whole site in a comprehensive manner. On 21.4.2006, the TPB rejected the application upon review based on similar grounds. On 10.7.2006, the applicant lodged an appeal against the decision of the TPB for rejecting his application upon review (Town Planning Appeal No. 13/06).</p> <ul style="list-style-type: none"> <li>On 31.8.2007, the same applicant submitted another planning application (Application No. A/ST/658) to develop the whole "CDA" in 2 phases, in which, the applicant would first develop his own portion of land and the KCRC would develop the remaining portions of the "CDA(1)" site. On 12.10.2007, the RNTPC rejected the application (No. A/ST/658) because there was inadequate information to demonstrate that the proposed phased development would not undermine the original planning intention to develop the whole site in a comprehensive manner. On 25.7.2008, the TPB rejected the application upon review based on similar grounds. On 3.10.2008, the applicant lodged an appeal against the decision of the TPB for rejecting his application upon review (Town Planning Appeal No. 5/08).</li> <li>The Town Planning Appeal Board Panel heard the two appeals (Appeal Nos. 13/06 and 5/08) in October, November 2009 and January 2010 and decided to allow the two appeal cases. The Town Planning Appeal Board is now considering the request of the appellant of setting out the validity period of 4 years and the inclusion of planning conditions as stated in the relevant TPB papers.</li> <li>In view of the above, the "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul>
SK 3 (Plan 21)	Nam Pin Wai Road, Sai Kung, New Territories (1.31 ha)	16	<ul style="list-style-type: none"> <li>The "CDA" site was first designated on 20.5.1994. The boundary and development parameters of the "CDA" site were reviewed by the TPB on 23.10.1998 during consideration of objections, which were subsequently upheld by the TPB. Amendments to the OZP were confirmed under s.6(9) of the then Town Planning Ordinance on 23.4.1999.</li> <li>A planning application (No. A/SK-HC/123) covering the southern portion of the subject CDA was rejected by the RNTPC and TPB on 2.6.2006 and 22.9.2006 upon review respectively.</li> <li>A planning application (No. A/SK-HC/124) covering the northern portion of the "CDA" was rejected by the RNTPC and TPB on 23.1.2009 and 21.1.2011 upon review respectively.</li> <li>As the 'CDA' proposal is actively being pursued, it is inappropriate to rezone the site at this juncture.</li> </ul>
SK 6 (Plan 22)	Sai Kung Town North CDA (2) (1.6 ha)	6	<ul style="list-style-type: none"> <li>In view of the size and prominent location of the site, it is necessary to control the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints, the "CDA" designation of the site should be retained.</li> <li>A planning brief of the site was approved by the TPB on 18.4.2008.</li> <li>The site has been included in the Master List for Land</li> </ul>



Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
			<p>Disposal. However, the land sale programme would depend on the outcome of the Hiram's Highway Phase II investigation study which is tentatively scheduled to be completed in 2012.</p> <ul style="list-style-type: none"> <li>In view of its prominent location and potential traffic impact on the Hiram's Highway, the 'CDA' designation of the site should be retained.</li> </ul>
SK 7 (Plan 22)	Sai Kung Town North CDA (1) (5.9 ha)	6	<ul style="list-style-type: none"> <li>The "CDA(1)" site was first designated on 4.3.2005 and comprised two portions separated by the proposed Tai Mong Tsai Road. The two portions were combined into a single "CDA(1)" zone with the re-alignment of the proposed Tai Mong Tsai Road during consideration of the objections which were subsequently upheld by the TPB. Amendments to the OZP were confirmed under s.6(9) of the then Town Planning Ordinance on 10.2.2006.</li> <li>In view of the large size and prominent location of the site, it is necessary to control the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints, the "CDA" designation of the site should be retained.</li> <li>A planning brief of the site was approved by the TPB on 14.12.2007.</li> <li>A planning application (No. A/SK-SKT/1) for comprehensive residential development of 17 blocks of apartments and 24 villas was rejected by the RNTPC on 24.10.2008.</li> <li>A fresh application by the developer is under preparation to address public views and RNTPC members' comments.</li> <li>In view of the above, the 'CDA' designation of the site should be retained.</li> </ul>
TKO 1 (Plan 23)	Ying Yip Road, Tseung Kwan O Area 92, New Territories (4.26 ha)	15	<ul style="list-style-type: none"> <li>On 10.1.2005, a request for amendment to the Notes of the OZP, proposing to relax the maximum domestic GFA and building height was submitted. The request was however, rejected by the RNTPC on 13.5.2005.</li> <li>On 14.11.2005, the land owners submitted a further request for amendment to the Notes of the OZP to relax the development intensity and building height restrictions. Nevertheless, on 29.3.2006, the applicant withdrew the request.</li> <li>On 14.9.2006, the land owners submitted another application for amendments to Notes of the OZP to relax the development intensity and building height restrictions. Upon request by the applicant, the application was deferred by the RNTPC on 2.2.2007. The applicant reactivated the application which was considered and rejected by the RNTPC on 13.4.2007.</li> <li>The "CDA" zoning is proposed to be retained to encourage comprehensive redevelopment of the existing film studio within the site and the adjoining government land, and to ensure that the traffic, visual and landscaping impacts of the development could be fully addressed.</li> </ul>
NTI 5	Sok Kwu Wan, Lamma Island, New Territories	10	<ul style="list-style-type: none"> <li>The site, occupied by a cement plant, is under private ownership. It is located to the immediate south west of the ex-Lamma Quarry in Sok Kwu Wan. With an open sea view and easy accessibility to Sok Kwu Wan ferry pier, the</li> </ul>

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
(Plan 24)	(1.99 ha)		<p>site has high potential for a comprehensive residential scheme. The development potential of the site may be examined in the context of the planning study to be commissioned for the ex-Lamma quarry which will primarily focus on the quarry site.</p> <ul style="list-style-type: none"> <li>• In view of the visually prominent location near the waterfront and the potential interface problems that may arise from the future uses of the adjacent quarry site, the "CDA" designation of the site should be retained to ensure proper planning control of the development to blend in well with the surrounding environment.</li> </ul>
SK-A1  (Plan 25)	Kap Pin Long, Sai Kung, New Territories  (1.29 ha)	12	<ul style="list-style-type: none"> <li>• On 2.7.1999, the TPB approved the MLP for 21 two-storey houses with ancillary recreational and supporting facilities.</li> <li>• The applicant has applied for extension of time (EOT) several times and the EOT were further extended until 2.7.2004, 2.7.2007 and 2.7.2010 respectively.</li> <li>• Building plans for the approved MLP were submitted and however rejected.</li> <li>• The approval conditions of the MLP were not complied with and the planning permission finally expired on 2.7.2010.</li> <li>• Although the planning permission for the MLP has expired, it is recommended to retain the "CDA" zone in order to facilitate further submission of new MLP by the applicant.</li> </ul>

**List of "CDA" Sites with No Approved MLP and Already Agreed for Rezoning (Total: 5, including NTW 10, NTW 11, NTW 12, NTW 13, NTE 19)**

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Rezoning
NTW 10 (Plan 26)	West of San Hing Tsuen, Lau Fau Shan Road, Ha Tsuen, Yuen Long, New Territories (11.00 ha)	16	<ul style="list-style-type: none"> <li>Due to fragmented ownership, the sites were agreed to be rezoned to "Residential (Group E)" by the RNTPC on 15.3.2002.</li> <li>However, the rezoning has been held in abeyance pending the Planning and Engineering Study on the Hung Shui Kiu New Development Area (HSK NDA Study) as announced in the Policy Address 2007-2008. The 4 sites fall within the study boundary, and the HSK NDA Study is currently scheduled for commencement in the third quarter of 2011 for completion in 2014.</li> </ul>
NTW 11 (Plan 26)	North of Fung Kong Tsuen, Lau Fau Shan Road, Ha Tsuen, Yuen Long, New Territories (17.87 ha)	16	
NTW 12 (Plan 26)	East of Fung Kong Tsuen, Ping Ha Road, Ha Tsuen, Yuen Long, New Territories (11.99 ha)	16	
NTW 13 (Plan 26)	North of Hong Mei Tsuen, Ping Ha Road, Ha Tsuen, Yuen Long, New Territories (14.13 ha)	16	
NTE 19 (Plan 27)	Former Burma Lines Military Site, Fanling, New Territories (25.40 ha)	11	<ul style="list-style-type: none"> <li>The Former Burma Lines Military Sites at Fanling (NTE 19) (Plan 27) has been zoned "CDA" since 1999 for comprehensive development for a residential cum open space development. Once included in the Application List, the site was later removed from the List as it was the Administration's latest intention in 2010 to develop the site for tertiary educational use. In this connection, the site will be rezoned to an appropriate zoning to facilitate the educational use when the necessary development parameters are provided by the Education Bureau.</li> </ul>

List of "CDA" Sites with No Approved MLP and with Potential for Rezoning (Total: 3, NTW49, NTE9, MOS1)

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Rezoning
NTW 49 (Plan 28)	Site abutting Tung Wui Road and Kam Po Road, Kam Tin (2.51.ha)	4	<ul style="list-style-type: none"> <li>The site was rezoned to "CDA" which comprises Areas (a) and (b) based on a land use review conducted in 2006.</li> <li>Building development is confined in Area (a) with an area of about 1.41 ha. Area (b) with an area of about 1.1 ha which comprises existing trees and abandoned meander retained under the drainage project that require preservation is designated as landscaped area for public use where no building development is permitted.</li> <li>On 8.7.2009, an application (No. A/YL-KTS/472) for a low-rise residential development of 13 houses was submitted, but consideration of the application was deferred twice at the request of the applicant on 4.9.2009 and 20.11.2009. On 19.3.2010, the RNTPC decided to further defer consideration of the application pending the Administration's consideration on how to deal with the provision of the proposed public landscaped area at the site under the overall policy framework for provision of public open space (POS) in private development.</li> <li>In July 2010, Director of Leisure and Cultural Services confirmed that the public landscaped area should be separated from the private residential development under the prevailing POS policy. In this regard, amendment to the "CDA" zoning of the site is required. On 11.2.2011, the Board agreed to request the Chief Executive in Council (CE in C) to refer the approved Kam Tin South OZP to the Board for amendment. Details of the rezoning proposal will be further considered upon reference back of the OZP by CE in C.</li> </ul>
NTE 9 (Plan 29)	North-eastern side of Ma Liu Shui San Tsuen, Sha Tau Kok Road, New Territories (0.80 ha)	14	<ul style="list-style-type: none"> <li>The site is the subject of an objection (No. O/S/NE-LYT/1-7) objecting to the rezoning of the subject site from "Unspecified Use" ("U") to "Agriculture" ("AGR") and area shown as 'Road' on the draft Lung Yuek Tau and Kwan Tei South OZP No. S/NE-LYT/1. The objector proposed to rezone part of the objection site falling within "AGR" zone to "CDA" zone with a maximum permitted non-domestic plot ratio of 0.9, a maximum site coverage of 46% and a maximum building height of 12m to facilitate the redevelopment of the existing soy production factory. On 24.11.1995, the TPB decided to propose an amendment to the OZP to meet the objection by rezoning part of the objection site and adjoining land from "AGR" to "CDA" and by incorporating "Food Production / Processing Plant" under Column 2 of the Notes of the "CDA" zone.</li> <li>On 14.2.1997, the TPB approved a planning application (No. A/NE-LYT/104) for minor relaxation of non-domestic plot ratio and non-domestic site coverage at the site for the</li> </ul>

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Rezoning
			<p>redevelopment of a food processing workshop. Subsequently, an application for minor amendments to the approved scheme (No. A/NE-LYT/223) was approved by the District Planning Officer/Shia Tin, Tai Po &amp; North under the delegated authority of the TPB on 3.7.2001. The validity of the planning permission was extended twice until 3.7.2010. As the land exchange to effect the proposed redevelopment was not executed and there was no approved building plans for the proposed development, the planning permission lapsed on 3.7.2010.</p> <ul style="list-style-type: none"> <li>The site has been zoned "CDA" for 14 years with no significant progress in implementation of the approved development scheme. Upon the lapsing of the planning permission to redevelop the existing soy sauce factory, there was no further response from the applicant on whether the redevelopment proposal will be further pursued. Hence, it is considered appropriate for PlanD to conduct a review on the optimal zoning of the site.</li> </ul>
MOS 1  (Plan 30)	Whitehead Headland, Ma On Shan, Sha Tin, New Territories  (23.56 ha)	7	<ul style="list-style-type: none"> <li>The site is identified to be suitable for recreational or recreational cum residential development by the "Feasibility Study for Housing Development at Whitehead and Lee On in Ma On Shan, Sha Tin". The study was completed in 2002. Based on the study, the site has been zoned "CDA" for recreational and residential uses since 16.5.2003.</li> <li>On 30.4.2009, the Development and Housing Committee of STDC passed a motion to request Government to set up a departmental WG with STDC to take forward the development of the site for themed recreational uses. STDC has completed a consultancy study in early 2011 on the future recreational uses of the site. The findings of the study indicated that there is a preference for recreational-cum-hotel uses.</li> <li>PlanD has also undertaken a preliminary planning review which shows that the site could be split into two portions for recreational and residential uses respectively. The relevant Government departments are being consulted on the preliminary rezoning proposal.</li> </ul>

**List of "CDA" Sites with Approved MLP and Proposed for Retention (Total: 27, NTW3, NTW5, NTW6, NTW8, NTW22, NTW31, NTW33, NTW38, NTW39, NTW41, NTW42, YL-A4, NTE1, NTE4, NTE5, NTE13, NTE14, NTE15, NTE18, NTE21, NTE22, MOS2, SK4, SK5, TKO-A1, NTI1, NTI3)**

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
NTW 3 (Plan 31)	Tai Kiu Village, Yuen Long, New Territories (2.00 ha)	8	<ul style="list-style-type: none"> <li>A planning application (No. A/YL/136) for comprehensive commercial/residential development was approved with conditions by the RNTPC on 27.8.2010.</li> <li>The "CDA" designation should be retained to ensure implementation of the approved MLP and conditions.</li> </ul>
NTW 5 (Plan 32)	Yuen Long New Town Area 15, YLTL 507, New Territories (Yoho Town Phase 3) (4.06 ha)	19	<ul style="list-style-type: none"> <li>Amendment to the MLP for a proposed comprehensive commercial/ residential development and proposed pedestrian footbridge with retail use under Application No. A/YL/139 was approved with conditions by the RNTPC on 2.6.2006. A Class B amendment to the approved MLP under Application No. A/YL/139-1 was approved by the RNTPC on 28.5.2010.</li> <li>Land exchange was executed in March 2010 but construction has not yet commenced.</li> <li>The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul>
NTW 6 (Plan 33)	Yuen Long New Town Area 12, YLTL 504, New Territories (Yoho Town Phase 2) (3.50 ha)	19	<ul style="list-style-type: none"> <li>Amendment to the MLP for a proposed comprehensive commercial/residential development under Application No. A/YL/151 was approved with conditions by the RNTPC on 2.11.2007. Phase I development was completed in 2010. Land exchange and construction for Phases II and III developments have not yet commenced.</li> <li>The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul>
NTW 8 (Plan 34)	Lots 311, 315RP, 316-318, 321, 323, 330-333, 335-341, 351-362 & Government Land in DD379, Tuen Mun Area 55, New Territories (3.16 ha)	16	<ul style="list-style-type: none"> <li>The latest planning application for comprehensive residential development (No. A/TM/288) was approved with conditions by the RNTPC on 26.7.2002. On 13.7.2006, the application for extension of time for commencement up to 26.7.2010 was approved with conditions by the Director of Planning under delegated authority of the Town Planning Board (Application No. A/TM/288-1).</li> <li>Building plans for the development was approved by the Building Authority on 19.6.2009.</li> <li>Land exchange is being processed.</li> <li>The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul>



Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
NTW 22 (Plan 35)	Various lots in DD 121 and DD 127, Hung Shui Kiu, Yuen Long, New Territories  (2.33 ha)	14	<ul style="list-style-type: none"> <li>The site is located within the general area of the Hung Shui Kiu New Development Area (NDA) proposed for implementation under the HK2030 Study. The Planning and Engineering Study for the NDA is currently scheduled for commencement in the third quarter of 2011 and for completion in 2014.</li> <li>The main part of the site is covered by a previously approved scheme (No. A/YL-TYST/32). It was also governed by a Conditions of Exchange, executed on 12.5.2005. The latest planning application (No. A/YL-TYST/322) covering the main part of the "CDA" site (i.e. Lot 2064 in DD 121) was approved by the RNTPC on 1.9.2006. Building plans for the proposed residential development have been approved and the construction works are in progress on the site.</li> <li>On 27.11.2006, a separate application (No. A/YL-TYST/342) proposed for comprehensive residential development covering some of the remaining portions of the "CDA" zone was rejected by the RNTPC on 13.4.2007.</li> <li>In view of the above, the "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions under Application No. A/YL-TYST/322 on one hand, and to maintain proper control on the remaining portion on the other.</li> </ul>
NTW 31 (Plan 36)	TMTL 417, east of Tai Lam Chung Nullah and Customs and Excise Training School, Tai Lam Chung, Tuen Mun, New Territories  (6.25 ha)	14	<ul style="list-style-type: none"> <li>The site was first designated on 7.6.1996. The boundary was adjusted at the request of the land owner by rezoning two areas from "CDA" to "V" and five areas from "V" or "GB" to "CDA" and exhibited on 18.2.2000</li> <li>The planning application for comprehensive residential development (No. A/TM-SKW/32) was approved with conditions by the RNTPC on 1.3.2002.</li> <li>The latest planning application (No. A/TM-SKW/32-1) was approved by the Director of Planning on 1.2.2008 under the delegated authority of the Board and the approval remains valid till 1.3.2011.</li> <li>Land exchange is being processed.</li> <li>The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul>
NTW 33 (Plan 37)	Tuen Mun Area 56, Tuen Mun, New Territories  (8.48 ha)	13	<ul style="list-style-type: none"> <li>The latest planning application with MLP (for Phase I) for comprehensive residential development at the eastern part of the "CDA" site (Application No. A/TM/331) was approved with conditions by the RNTPC on 14.9.2007. A s.16A application for minor amendment to the approved scheme was approved with conditions under delegated authority on 28.2.2008.</li> <li>Planning application has been submitted for Phase II of the development at the western part (Application No. A/TM/376). The application was approved with conditions by the RNTPC on 30.7.2010.</li> <li>Land exchange for Phase I was executed in June 2005.</li> <li>The "CDA" designation of Phases I and II should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul>
NTW 38 (Plan 38)	South of West Rail Tin Shui Wai Station, Yuen Long, New Territories	11	<ul style="list-style-type: none"> <li>A planning application (No. A/YL-PS/72) was approved with conditions on 18.2.2000.</li> <li>The last application (No. A/YL-PS/72-2) for minor amendments to the approved MLP was approved by the RNTPC on 24.10.2008.</li> <li>Building plans were approved in December 2008. However,</li> </ul>



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	(3.48 ha)		<p>land disposal is yet to be considered by the Government.</p> <ul style="list-style-type: none"> <li>The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul>
NTW 39 (Plan 39)	Various lots and adjoining Government land in DD107, Sha Po, Kam Tin, Yuen Long, New Territories (28.98 ha)	11	<ul style="list-style-type: none"> <li>A planning application (No. A/YL-KTN/118) was first approved by the RNTPC on 5.10.2001 and the latest planning application (No. A/YL-KTN/118-1) for extending the time for commencement of the approved development to 5.10.2010 was approved by the RNTPC on 28.9.2007.</li> <li>The approved scheme comprises a residential development with a shopping centre and government, institution or community facilities including a kindergarten, a Public Transport Interchange, a primary school site and a wetland park, etc.</li> <li>The District Lands Conference (DLC) approved the latest land exchange application of Phase I of the subject development on 11.6.2009 subject to clarification/resolution of a number of issues identified during the DLC. The general building plans covering Phases I and II of the approved scheme have also been approved by the Building Authority in September/October 2010.</li> <li>The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul>
NTW 41 (Plan 40)	Various lots in DD130 to the north of Yuen Long Highway near Fuk Hang Tsuen, Yuen Long, New Territories (1.91 ha)	11	<ul style="list-style-type: none"> <li>The planning application for comprehensive residential development (No. A/TM-LTTY/158) was approved by the RNTPC with conditions on 14.9.2007.</li> <li>The latest planning application for the same use (No. A/TM-LTTY/158-2) was approved by the Director of Planning on 15.1.2009 under the delegated authority of the Board and valid till 14.9.2011.</li> <li>The applicant submitted a fresh planning application for comprehensive residential development (change of public open space to private open space for the exclusive use of residents of the proposed residential development) (Application No. A/TM-LTTY/190). The application was rejected by the RNTPC on 19.3.2010.</li> <li>Lease modification is being processed.</li> <li>Building plan based on the approved scheme was approved on 17.3.2009.</li> <li>Construction works have not commenced.</li> <li>The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul>
NTW 42 (Plan 41)	South of the former Military site at Shek Wu Wai, Yuen Long, New Territories (23.98 ha)	11	<ul style="list-style-type: none"> <li>The site has been the subject of 5 previously approved planning applications, with the first planning permission for low-rise, low-density residential development (Application No. DPA/YL-NTM/21) approved on review by the Board in 1995 when the site fell within an "Unspecified Use" area on the DPA. Three planning permissions (Application Nos. A/YL-NTM/6, 19 and 52) were granted by the RNTPC in 1996, 1997 and 1999 respectively when the site was zoned "GB" on the OZP.</li> <li>The site was subsequently rezoned to "CDA" in December 1999 under s.6(7) of the then Town Planning Ordinance arising from the Board's decision to uphold an objection to the draft Ngau Tam Mei OZP No. S/YL-NTM/1.</li> <li>Planning application No. A/YL-NTM/61 for a proposed comprehensive residential development was approved with conditions by the RNTPC on 31.3.2000 but the permission subsequently lapsed on 31.3.2003.</li> <li>The developer applied for a land exchange which was</li> </ul>

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			<p>subsequently put on hold by the Lands Department in 2002 due to conflict with the revised Northern Link alignment.</p> <ul style="list-style-type: none"> <li>• Planning application No. A/YL-NTM/178 for a residential development of a total of 322 houses at a plot ratio of 0.4 and a building height of 10.45m (3 storeys including carport) with recreational facilities for the western half of the "CDA" zone was approved with conditions on 18.8.2006.</li> <li>• Land exchange was approved in-principle by District Lands Conference on 14.5.2009. However, DLO/YL is still clarifying some issues.</li> <li>• On 26.5.2010, the applicant applied for extension of time (EOT) for commencement. On 7.7.2010, Director of Planning, under the delegated authority of the Town Planning Board, agreed to extend the validity of the planning permission for 48 months until 18.8.2014.</li> <li>• Since the development has not commenced, the "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> <li>• The proposed Northern Link will traverse the eastern half of the "CDA" zone. It may create land assembly difficulty to the remaining parts of the "CDA" zone and impose environmental constraints such as noise impact on the nearby areas. The land use in the area may need to be reviewed upon finalization of the Northern Link alignment.</li> <li>• In view of the above, it is inappropriate to change the land use zoning of the site at this juncture.</li> </ul>
YL-A4 (Plan 42)	Area covering the public transport interchange associated with the West Rail Long Ping Station, Yuen Long New Town Area 7, New Territories (Northern Site)  (1.90ha)	12	<ul style="list-style-type: none"> <li>• A planning application (No. A/YL/74) was approved with conditions on 22.9.2000. The validity was subsequently extended to 22.9.2009 under Application No. A/YL/74-1.</li> <li>• Building plans submission was approved but construction has not yet commenced.</li> <li>• The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul>
NTE I (Plan 43)	Sheung Shui Area 35 (SSIL 2RP and Government Land), New Territories  (3.60 ha)	16	<ul style="list-style-type: none"> <li>• The first approved MLP (No. A/FSS/152) was deposited in the Land Registry on 8.11.2000.</li> <li>• Building plans have been approved but construction has not yet commenced.</li> <li>• The latest proposed amendments to the approved MLP (Application No. A/FSS/156) were approved with conditions by the RNTPC on 5.12.2003. The latest approved MLP was deposited in the Land Registry on 15.10.2007.</li> <li>• The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul>

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NTE 4 (Plan 44)	Fung Yuen, Tai Po Area 32, New Territories (18.37 ha)	28	<ul style="list-style-type: none"> <li>The site was first designated as "OU(CRA)" on the plan on 30.4.1982. On 11.11.1994, the site was rezoned to "CDA", "V", "GB" and "G/IC". To meet the objections, certain areas designated as "V", "GB", "G/IC" and "CDA" were rezoned to "CDA(1)" and the amendments were confirmed under s.6(9) of the then Town Planning Ordinance on 3.1.1997.</li> <li>A s.16 application (No. A/TP/267) for comprehensive residential and agricultural development was agreed by the RNTPC on 8.12.2000. Minor amendments to the approved scheme under Application Nos. A/TP/318, A/TP/319 and A/TP/333 were approved by District Planning Officer/ Sha Tin, Tai Po &amp; North under the TPB's delegated authority on 31.7.2003, 2.9.2003 and 18.8.2004 respectively.</li> <li>Building plans have been approved. Construction works regarding the residential development have not yet started.</li> <li>Approval conditions have not yet been complied with.</li> <li>Taking into account the site constraints (including graves, mature trees and good quality agricultural land) and environmental constraints (within the consultation zone of Tai Po gas production plant), and the applicant is actively pursuing the implementation of the approved "CDA" scheme, the "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul>
NTE 5 (Plan 45)	Sai Sha Road, Shap Sz Heung, New Territories (64.48 ha)	16	<ul style="list-style-type: none"> <li>There are 2 "parent" planning approvals granted to the subject "CDA" site (Nos. A/NE-SSH/28 and 26) based on two types of development schemes: the baseline and intensified schemes respectively.</li> <li>The baseline scheme under A/NE-SSH/28, which was approved by the RNTPC on 13.6.2003, was based on the development restrictions under previous version of the OZP, i.e. a domestic GFA of 352,468m<sup>2</sup>, a maximum GFA of 5,573m<sup>2</sup> for residents' club, a maximum GFA of 9,290m<sup>2</sup> for a local shopping centre and a maximum building height of 18 residential storeys over 2 levels of ancillary car park. A land exchange application was approved in-principle by the Tai Po District Lands Conference on 5.9.2002 subject to a set of conditions. An application (No. A/NE-SSH/28-1) for extension of time for commencement of development was approved by the RNTPC on 7.6.2007 and will be valid until 13.6.2011.</li> <li>On the other hand, the approved scheme under A/NE-SSH/26 with a site GFA of 538,840m<sup>2</sup> was amended by Application No. A/NE-SSH/26-1 with a total domestic GFA of 448,576m<sup>2</sup> which was approved by the RNTPC on 10.8.2007. This is known as medium density scheme. An application (No. A/NE-SSH/26-3) for extension of time for commencement of development in respect of the medium density scheme was approved by the RNTPC on 12.10.2007 and will be valid until 24.10.2011. The approved scheme has been incorporated into the approved OZP No. S/NE-SSH/9 with a maximum domestic GFA of 448,576m<sup>2</sup>, a maximum GFA of 8,957m<sup>2</sup> for resident's club, a maximum GFA of 9,290m<sup>2</sup> for commercial facilities including kindergarten/nursery and church, and a maximum building height of 24 residential storeys over one story of residential entrance lobby and a maximum 3 levels for ancillary carpark. Meanwhile, the original "parent" scheme approved under application No. A/NE-SSH/26 lapsed on 24.10.2007.</li> <li>Under the Town Planning Ordinance, amendments can only be made to a "parent" scheme. A new "parent" scheme is needed for subsequent applications for amendments in the course of</li> </ul>

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			<p>refinement of the scheme. Under such circumstances, the applicant submitted a fresh s.16 application (under application No. A/NE-SSH 61) employing the scheme and the development parameters previously approved under application No. A/NE-SSH/26-1 and was approved by RNTPC on 8.5.2009. The development parameters of the approved scheme under application No. A/NE-SSH 61 are all in line with the development restrictions stipulated under the current OZP and are identical to those under the approved application No. A/NE-SSH/26-1.</p> <ul style="list-style-type: none"> <li>• An application (under application No. A/NE-SSH 61-1) for Class B amendments to the approved scheme was approved by the Director of Planning under the delegated authority of the TPB on 2.12.2009. The amendments involved mainly changes to average flat size to an increase of about 200 flats.</li> <li>• Approval conditions have not yet been complied with.</li> <li>• No building plans have been submitted yet.</li> <li>• In view of the active status of the designation, the "CDA" designation should be retained as the applicant is actively pursuing the implementation of the approved "CDA" scheme.</li> </ul>
NTE 13 (Plan 46)	North of Fanling Highway near Yin Kong, Kwu Tung, New Territories  (1.80 ha)	13	<ul style="list-style-type: none"> <li>• The site was designated "CDA" to meet the objection to the previous "G/IC" zoning of the site on the draft Kwu Tung North OZP No. S/NE-KTN/1, which was upheld by TPB on 25.10.1996.</li> <li>• Under the "CDA" zoning, the developer is required to submit a MLP to address the adverse environmental impacts of adjacent roads and land uses affecting the site.</li> <li>• The site is within Kwu Tung North New Development Area (NDA) of the NENT New Development Area Planning &amp; Engineering Study.</li> <li>• Also a planning application (No. A/NT/KTN/131) was approved with conditions by the Rural and New Town Planning Committee on 6.11.2009.</li> <li>• In view of the above, "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul>
NTE 14 (Plan 47)	South of Castle Peak Road near Kam Tsin, Sheung Shui, New Territories  (3.86 ha)	13	<ul style="list-style-type: none"> <li>• On 19.6.1998, the RNTPC approved with conditions a planning application (No. A/NE-KTS/75) for a comprehensive residential and recreational development on the site. The planning permission expired on 19.6.2001.</li> <li>• On 25.11.2005, the RNTPC approved with conditions a planning application (No. A/NE-KTS/220) for a comprehensive residential development on the site.</li> <li>• On 19.12.2008, the RNTPC approved with conditions a planning application (A/NE-KTS/267) for amendments to the previously approved scheme. (A/NE-KTS/220)</li> <li>• The latest approved MLP was deposited in the Land Registry on 17.6.2009.</li> <li>• Land exchange is being processed.</li> <li>• The site is subject to traffic and environmental constraints, with an existing orchard at the north-eastern part of the site.</li> <li>• The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul>

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NTE 15 (Plan 48)	Various lots in DD 100, Lin Tong Mei Tsoi Yuen, Kwu Tung South, New Territories  (10.07 ha)	13	<ul style="list-style-type: none"> <li>On 12.3.1999, the RNTPC approved a planning application (No. A/NE-KTS/90) for a comprehensive residential development and its validity period has been extended three times until 12.3.2011. The original approved scheme consists of two phases. On 13.2.2009, the RNTPC approved with conditions a planning application (No. A/NE-KTS/90-2) for amendments to the approved scheme.</li> <li>On 2.11.2009 and 3.2.2010, the D of Plan under the delegated authority of the TPB approved with conditions two planning applications (No. A/NE-KTS/90-3 &amp; 90-4) for amendments to the approved scheme respectively.</li> <li>An application (No. A/NE-KTS/214) for minor amendments to approved scheme was approved on 1.8.2005 by the then District Planning Officer/Tai Po &amp; North under the delegated authority of the TPB, and subsequently its validity period was extended up to 12.3.2011.</li> <li>The latest approved MLP was deposited in the Land Registry on 23.4.2010.</li> <li>The site is subject to traffic, infrastructural and design constraints.</li> <li>Land exchange and lease modification for Phase I have been completed.</li> <li>New Grant Lot No. 1882 in DD100 for Phase I was executed on 7.9.2009.</li> <li>As the applicant is taking steps to proceed with the development, the "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul>
NTE 18 (Plan 49)	Lot 698 R.P.(part) and adjoining Government land in DD181, Heung Fan Liu, Sha Tin, New Territories  (4.42 ha)	11	<ul style="list-style-type: none"> <li>Two planning applications (Nos. A/ST/536 and A/ST/571) for a proposed residential development with club house and car-parking facilities were approved with conditions by the RNTPC on 21.12.2001 and 13.12.2002 respectively.</li> <li>The planning permission for Application No. A/ST/536 was extended to 21.12.2007 and has lapsed.</li> <li>The planning permission for A/ST/571 has lapsed. Another proposed scheme Application No. A/ST/577 was approved with conditions by the RNTPC on 4.4.2003 and extended to 4.4.2010. (Application No. A/ST/577-1). The planning permission has lapsed.</li> <li>A planning application No. A/ST/696 for a scheme similar to A/ST/577-1 was approved with conditions for 1 year by the TPB on review on 22.10.2010.</li> <li>Land exchange is being processed.</li> <li>Taking into account the site constraints (including access, landslide hazards, sewerage and drainage problem), the "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul>
NTE 21 (Plan 50)	Tai Wai Station, Ma On Shan Rail, Sha Tin, New Territories  (4.85 ha)	9	<ul style="list-style-type: none"> <li>A planning application for comprehensive commercial/residential development cum government, institution or community facilities (Application No. A/ST/555) was approved with conditions by the RNTPC on 15.3.2002. The approval lapsed on 15.3.2005.</li> <li>An application for amendments to the previously approved MLP (Application No. A/ST/576) was approved by the RNTPC with conditions on 27.6.2003. The approval lapsed on 27.6.2006.</li> <li>Another application for amendments to the previously approved MLP (Application No. A/ST/625) was approved with conditions by the RNTPC on 29.7.2005. MLP has been deposited on 23.12.2005. The validity of the approval has been extended to</li> </ul>



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			<p>29.7.2013 via application No. A/ST/625-1 approved with conditions by Director of Planning under the delegated authority of the TPB on 30.4.2008.</p> <ul style="list-style-type: none"> <li>• An application for amendments to the previously approved MLP (Application No. A/ST/625-2) was submitted on 25.3.2009 and was deferred at the applicant's request on 12.6.2009 but not yet withdrawn.</li> <li>• Another application (No. A/ST/691) for amendments (similar to ST/625-2 with minor relaxation of maximum GFA) to the previously approved MLP under No. A/ST/625 was approved with conditions by the RNTPC on 18.12.2009 for a period of 4 years until 18.12.2013.</li> <li>• The application for land grant is being processed.</li> <li>• The "CDA(1)" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul>
NTE 22 (Plan 51)	Che Kung Temple Station, Ma On Shan Rail, Sha Tin, New Territories  (1.81 ha)	10	<ul style="list-style-type: none"> <li>• A planning application for comprehensive residential development with retail shops and kindergarten (No. A/ST/554) was approved with conditions by the RNTPC on 31.5.2002. The validity of the planning permission was extended to 31.5.2010 (A/ST/544-1).</li> <li>• Also, on 21.1.2007, Director of Planning under the delegated authority of the TPB approved an application for a Class B amendment to approved scheme (i.e. A/ST/554-2).</li> <li>• On 31.10.2008, the applicant submitted an application (No. A/ST/554-3) for minor amendments to the previously approved scheme (A/ST/554). On 23.1.2009, the application for minor amendments was approved with conditions by RNTPC.</li> <li>• On 27.5.2010, the applicant submitted an application (No. A/ST/707) for proposed amendments (with minor relaxation of maximum GFA) to the previously approved scheme (No. A/ST/554-3) to include the covered landscape area on G/F. The application was approved with conditions by RNTPC on 16.7.2010.</li> <li>• Land grant has been completed.</li> <li>• Construction is in progress.</li> <li>• As the applicant is taking steps to implement the proposal, the "CDA(1)" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul>
MOS 2 (Plan 52)	Near Lok Wo Sha, Ma On Shan, Sha Tin, New Territories  (12.74 ha)	7	<ul style="list-style-type: none"> <li>• A planning application for comprehensive residential development with commercial and Government, institution or community facilities (Application No. A/MOS/61) was approved with conditions by the TPB upon review on 20.5.2005.</li> <li>• Since then, 12 applications for amendments to the previously approved scheme were approved with conditions by the Director of Planning under the delegated authority of TPB or by the RNTPC.</li> <li>• The land grant was executed on 4.2.2010.</li> <li>• Construction is in progress.</li> <li>• General building plans for Phase 1 (A/MOS/61-7) were approved by the Building Authority on 18.5.2007 and 21.5.2007. General building plans for the Phases 2 to 6 (A/MOS/61-7) were approved on 30.4.2009.</li> <li>• As the applicant is taking steps to implement the proposal, the "CDA(1)" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul>

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SK 4 (Plan 53)	Various lots in DD 227 and 229 and adjoining Government Land, Tai Po Tsai, Clear Water Bay, Sai Kung, New Territories  (6.68 ha)	9	<ul style="list-style-type: none"> <li>The site is partly vacant and partly used for temporary open car park and open storage of construction material.</li> <li>A proposed comprehensive development for 683 units of flat and 2,000m<sup>2</sup> of commercial GFA under Application No. A/DPA/SK-CWBN/12 was approved with conditions by the RNTPC on 29.10.2004.</li> <li>On 16.6.2005, the Sai Kung District Lands Conference approved the proposed land exchange for the subject development.</li> <li>Premium and land exchange are being processed.</li> <li>An application for extension of time for commencement of the approval condition was approved by TPB and the amended permission is valid until 19.11.2011.</li> <li>The "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul>
SK 5 (Plan 54)	The Ex-Shaw Brothers' Studio site at lots 214RP, 219, 220sA, 220sB, 220RP, 224 and 226 in DD229, and adjoining Government Land in Clear Water Bay, Sai Kung, New Territories  (7.85 ha)	9	<ul style="list-style-type: none"> <li>A planning application (No. A/DPA/SK-CWBN/3) for the proposed comprehensive commercial/residential development for 44 blocks with a total of 956 units and a total GFA of 126,942m<sup>2</sup> (99,222m<sup>2</sup> for residential, 23,720m<sup>2</sup> for commercial and 4,000m<sup>2</sup> for residential institution) was approved with conditions by the RNTPC on 20.10.2006.</li> <li>An application (No. A/DPA/SK-CWBN/3-1) for amendments to phasing and implementation schedule was approved by D of Plan on 15.2.2008 and the amended permission is valid until 20.10.2010.</li> <li>An application (No. A/DPA/SK-CWBN/3-3) for extension of time for commencement of development under application No. A/DPA/CWBN/3 was approved by D of Plan on 28.9.2010 and the amended permission is valid until 20.10.2014.</li> <li>Another application (No. A/DPA/SK-CWBN/3-4) for extension of time for commencement of development under application No. A/DPA/SK-CWBN/3-1 was also approved by D of Plan on 28.9.2010 and the amended permission is valid until 20.10.2014.</li> <li>The "CDA" designation should be retained as to ensure implementation of the approved MLP and the approval conditions.</li> </ul>
TKO-A1 (Plan 55)	Tseung Kwan O Area 86, New Territories  (34.80 ha)	12	<ul style="list-style-type: none"> <li>The site was first designated "CDA" on 29.5.1998. The northern-eastern boundary of the site was extended on the OZP No. S/TKO/16 exhibited on 13.6.2008.</li> <li>This site is considered suitable for comprehensive development in phases to ensure that appropriate control on urban design and other aspects could be maintained.</li> <li>The first MLP of Mass Transit Railway Corporation Limited (MTRCL)'s comprehensive commercial and residential development within the "CDA" zone was approved with conditions by the RNTPC on 16.4.1999 under Application No. A/TKO/22. The MLP was subsequently amended several times with the latest MLP approved with conditions by D of Plan under the delegated authority of the TPB on 17.11.2010 under Application No. A/TKO/86-2.</li> <li>The private treaty grant for the site was signed in May 2002.</li> <li>Construction works for Packages 1 to 3 together with the Central Park are underway. Population intake for Package 1 (now named The Capitol) commenced in mid-2009. The whole site would be completed in 3 stages at end of 2018 (Stage 1), end 2019 (Stage 2), and end of 2020 (Stage 3) respectively.</li> <li>The "CDA" designation should be retained to ensure implementation of the site in accordance with the approved MLP</li> </ul>



Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
			and approval conditions.
NTI 1  (Plan 56)	Ma Wan Town, New Territories  (9.01 ha)	17	<ul style="list-style-type: none"> <li>• A recreational park proposed at the subject "CDA" site together with the adjoining "OU (Recreation and Tourism Related Uses)", "GB" and "G/IC" zones was approved by the RNTPC with conditions on 10.9.1999 and subsequently on review of conditions on 21.1.2000 (No. A/I-MWI/14). A revised scheme (No. A/I-MWI/27) was approved with conditions by the RNTPC on 21.3.2003. Further minor amendments were approved on 24.9.2003 and 27.1.2005. A revised scheme (No. A/I-MWI/37) was approved with conditions by the RNTPC on 3.2.2006. Not all the conditions have been complied with.</li> <li>• Land grant for Phase 1 of the recreational park development has been approved. LandsD is in the process of preparing the land grant for Phase 2.</li> <li>• Part of Phase 1 of the recreational park was opened to public in May 2007. Another feature forming part of Phase 1 development, the Noah's Ark, has been opened to public in July 2009. While Solar Tower within Phase 1 is under construction, construction of Phase 2 of the park would commence and be completed within 5 years upon vacant possession of the land and buildings under Phase 2. An EOT (No. A/I-MWI/37-2) has been granted to the planning permission for 4 years until 3.2.2014 for commencement of the approved development.</li> <li>• A resort hotel proposed at the southeastern corner of the site together with the adjoining "OU (Recreation and Tourism Related Uses)" site was approved with conditions by the RNTPC on 5.10.2001 (No. A/I-MWI/20). The approval was extended twice to 5.10.2010. On 3.5.2010, the applicant submitted an application (No. A/I-MWI/20-2) for minor amendment to the approved scheme. The application was approved with conditions by the RNTPC on 13.8.2010. The building plan submission for the proposed resort hotel was approved by the Building Authority on 29.9.2010. The development is deemed to have commenced. However, not all the approval conditions have been complied with. The "CDA" designation should be retained to ensure implementation of the site in accordance with the approved MLP and approval conditions.</li> <li>• The "CDA" designation should be retained in view of the recent revisions to the scheme initiated by the applicant and to ensure implementation of approved MLPs and approval conditions of these two developments.</li> </ul>

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Retention
NTI 3  (Plan 57)	Tung Chung Town Centre (TCTL 1, 2, 3, 4 & 5), New Territories  (22.00 ha)	17	<ul style="list-style-type: none"> <li>• Comprehensive development in phases is required to allow integration of the site with the MTR Station, which is conducive to a well-structured town centre development.</li> <li>• The latest approved MLP for Application No. A/I-TCTC/36 was deposited in the Land Registry 12.1.2010 and the approval conditions have not yet been complied with.</li> <li>• The developments at TCTLs 1 to 5 have been completed.</li> <li>• The MLP of the "CDA" site has clearly indicated the public passageway which runs across the podium level of residential developments of TCTL3, TCTL4 and TCTL5 linking the commercial development of TCTL2. However, as the local residents consider closing the public passageway for security reason, the review on the relevant lease and building plans is underway. If it is considered viable, there is a need to revise the MLP and seek RNTPC's approval.</li> <li>• Since the approval conditions have not been complied with and the issue of the closure of public passageway is still pending, the "CDA" designation should be retained to ensure implementation of the approved MLP and approval conditions.</li> </ul>

**List of "CDA" Sites with Approved MLP and Already Agreed for Rezoning (Total: 2, NTW20, YL-A1)**

Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Rezoning
NTW 20 (Plan 58)	Tak Yip Street, Yuen Long New Town, New Territories (The Parcville) (3.38 ha)	15	<ul style="list-style-type: none"> <li>The residential development was completed.</li> <li>On 14.10.2005, the RNTPC agreed to rezone the "CDA" site, known as Parcville, to a sub-area of "Residential (Group B)".</li> <li>As the proposed rezoning is technical in nature, the RNTPC also agreed that the proposed amendment could be gazetted together with other amendments to be made to the Yuen Long Outline Zoning Plan.</li> <li>It is intended to rezone this "CDA" site in the next round of OZP amendment.</li> </ul>
YL-A1 (Plan 59)	J/O Yuen Lung Street and Yuen Ching Road, Yuen Long New Town, New Territories (Yoho Town Phase 1) (0.64 ha)	13	<ul style="list-style-type: none"> <li>The residential development was completed.</li> <li>The site was agreed to be rezoned to "Residential (Group A)" by the RNTPC on 21.3.2003.</li> <li>As the proposed rezoning is technical in nature and having regard to the RNTPC's decision on 14.10.2005 with respect to NTW 20 above, it would be gazetted together with other amendments to be made to the Yuen Long Outline Zoning Plan. It is intended to rezone this "CDA" site in the next round of OZP amendment.</li> </ul>

List of "CDA" Sites with Approved MLP and Proposed for Rezoning (Total: 2, NTW29, NTW44)

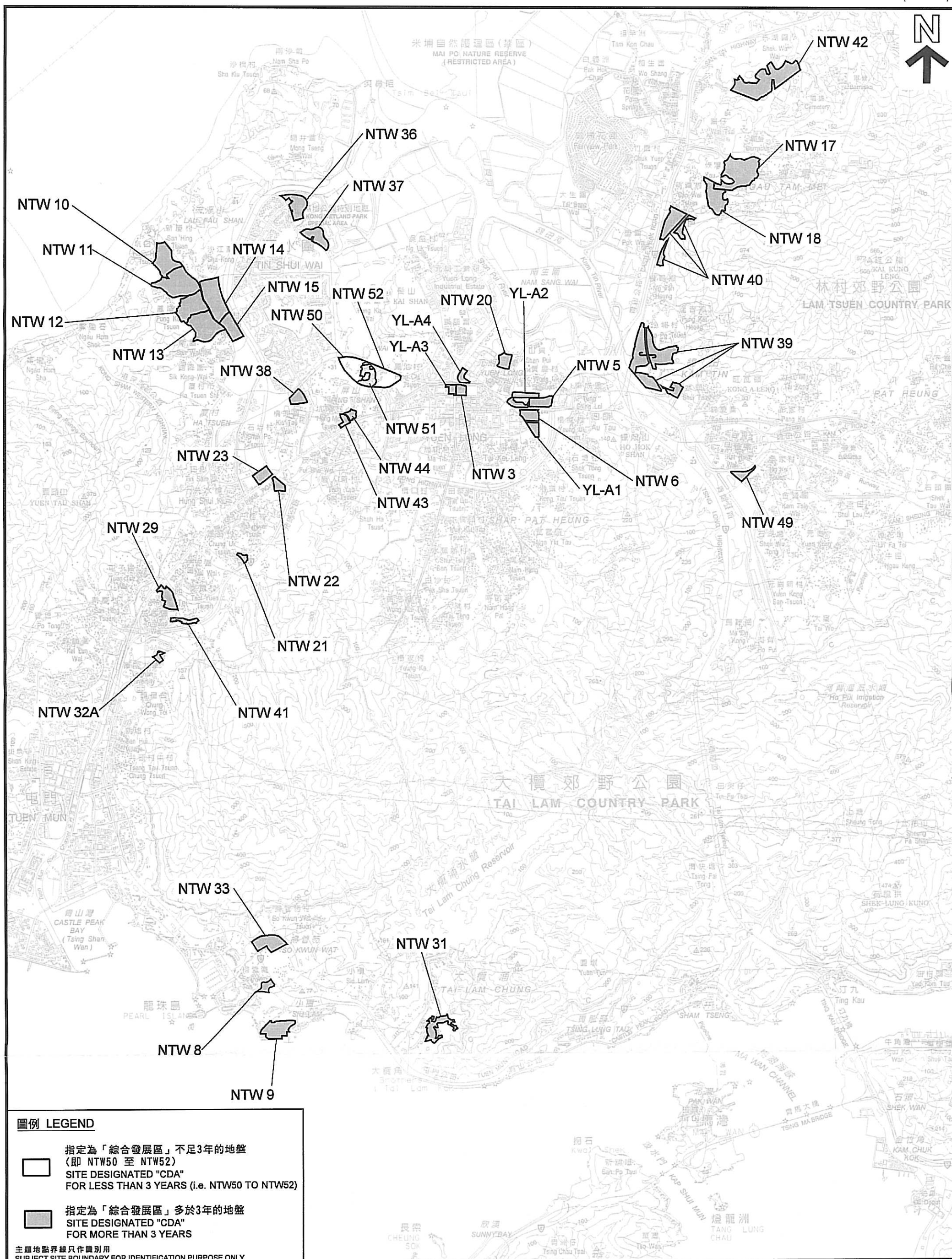
Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Rezoning
NTW 29 (Plan 60)	Junction of Fuk Hang Tsuen Road and Lam Tei Main Street, Lam Tei, Tuen Mun, New Territories  (5.08 ha.)	14	<ul style="list-style-type: none"> <li>The site was first designated as "CDA" on 7.6.1996. The boundary was adjusted to meet an objection and confirmed under s.6(9) of the then Town Planning Ordinance on 25.2.2000.</li> <li>The latest planning application for comprehensive residential development (No. A/TM-LTYT/110) was approved with conditions by District Planning Officer/Tuen Mun &amp; Yuen Long under delegated authority on 16.4.2003.</li> <li>The lease was executed on 18.2.2002.</li> <li>The development (known as "The Sherwood") has been completed; all the planning conditions have been discharged.</li> <li>The planning permission covers the majority of the "CDA" zone. There are however, some residual private lots not covered by the planning permission on the southern, eastern and northern edge of the "CDA" zone. These lots are currently being occupied by residential dwellings, godown, rural workshop and garage. The "CDA" site is proposed for rezoning, subject to designation of appropriate land use and development intensity to the remaining portions of the "CDA" zone.</li> </ul>
NTW 44 (Plan 61)	East of Ping Ha Road and north of Castle Peak Road, Ping Shan, Yuen Long, New Territories  (1.52 ha)	9	<ul style="list-style-type: none"> <li>The site was reverted from "R(E)1" to "CDA" upon the decision of the TPB on 21.11.2001 to partially meet an objection. The amendments to the OZP were confirmed under s.6(9) of the then Town Planning Ordinance on 19.4.2002.</li> <li>The site comprises southern and northern portions.</li> </ul> <p><i>The southern part of the "CDA":</i></p> <ul style="list-style-type: none"> <li>Development on the site (known as Green Orchid) with planning approval (No. A/YL-PS/199) has been completed and all the approval conditions were complied with. Consideration would be given to rezone this part "CDA" in the coming OZP amendment.</li> </ul> <p><i>The northern part of the "CDA":</i></p> <ul style="list-style-type: none"> <li>No development proposals for this part of the "CDA" site had been received.</li> <li>The site has only a few land owners and is located to the east of Ping Ha Road which is subject to severe traffic congestion. Review of the appropriateness of the "CDA" zoning will be conducted in due course.</li> </ul>

List of "CDA" Sites with Approved MLP and with Potential for Rezoning (Total: 2, NTW 32A, NTI 2)



Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Rezoning
NTW 32A (Plan 62)	Northeast of Lingnan University Main Campus at Fu Tei, Tuen Mun, New Territories (1.67 ha)	13	<ul style="list-style-type: none"> <li>The latest planning application (No. A/TM/310) for comprehensive residential development on the site was approved with conditions by District Planning Officer/Tuen Mun &amp; Yuen Long on 25.9.2003 under the delegated authority of the then Town Planning Ordinance.</li> <li>Implementation of the development at the site is divided into 2 phases, both being covered by approved MLP.</li> <li>The lease for Phase I of the site (TMTL 399) was executed on 1.3.2002 while the lease for Phase II is yet to be submitted. Phase I of the development, known as Beneville, has been completed. Therefore, it would be appropriate to rezone the completed portion of the "CDA" site.</li> <li>Phase II of the CDA development covers one single private lot with some government land involved. For control of the future development, parameters as approved in the MLP can be incorporated in the future zoning of this portion of the "CDA" site.</li> </ul>
NTI 2 (Plan 63)	Tung Wan and Tung Wan Tsai, Ma Wan Island, New Territories (21.19 ha)	17	<ul style="list-style-type: none"> <li>The boundary of "CDA" zone was amended to include a servicing area in the north and to reflect the revised western boundary as a consequential change of the adjacent "V" zone boundary arising from a revised road alignment. The boundary amendment of the site was exhibited on 13.1.1995.</li> <li>Comprehensive development for the site is required to take account of various constraints, such as restricted vehicular access, traffic and rail noise from the Lantau Link.</li> <li>A revised scheme (Application No. A/I-MWI/26) was submitted on 20.12.2002 and approved with conditions by the RNTPC on 7.2.2003 and further minor amendments for addition of a day nursery/child care centre, 2 clubhouses, and more housing units were approved on 9.5.2003, 18.2.2004, 2.11.2004 and 21.7.2006 respectively.</li> <li>The latest MLP was deposited in the Land Registry in July 2007. The MLP reflects the scheme of Application No. A/I-MWI/38.</li> <li>Lease modification was approved on 26.2.1999.</li> <li>The building works of the Park Island (No. A/I-MWI/38) have been substantially completed. The site has the potential of rezoning to reflect the residential and commercial uses subject to completion of the development and full compliance with the approval conditions.</li> <li>The submission aspect of three approval conditions relating to: (a) the submission and implementation of a revised MLP, taking into</li> </ul>



Site Ref. No.	Location (Site Area)	No. of Years Designated "CDA"	Justifications for Rezoning
			account condition (c); (b) the submission and implementation of a revised landscape master plan; and (c) the design and provision of emergency vehicular access have been complied with to departments' satisfaction. The applicant will notify PlanD on the discharge of the above three conditions upon full completion of the development. For the remaining approval condition (d), neither the submission nor implementation aspect relating to the submission and implementation of contingency plans for traffic arrangement in case of inclement weather or other emergency situations has been complied with. However, the applicant is in the process of liaising with TD regarding the discharge of this condition. The "CDA" site has the potential for rezoning subject to full compliance with the approval conditions.



#### 圖例 LEGEND

-  指定為「綜合發展區」不足3年的地盤  
(即 NTW50 至 NTW52)  
SITE DESIGNATED "CDA"  
FOR LESS THAN 3 YEARS (i.e. NTW50 TO NTW52)
-  指定為「綜合發展區」多於3年的地盤  
SITE DESIGNATED "CDA"  
FOR MORE THAN 3 YEARS

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

本摘要圖於2011年1月7日擬備，  
所根據的資料為地圖組別HM50C  
EXTRACT PLAN PREPARED ON 7.1.2011  
BASED ON MAP SERIES HM50C

### 位置圖 LOCATION PLAN

#### 屯門及元朗區綜合發展區地盤

#### COMPREHENSIVE DEVELOPMENT AREA SITES IN TUEN MUN & YUEN LONG DISTRICT

SCALE 1 : 50 000 比例尺

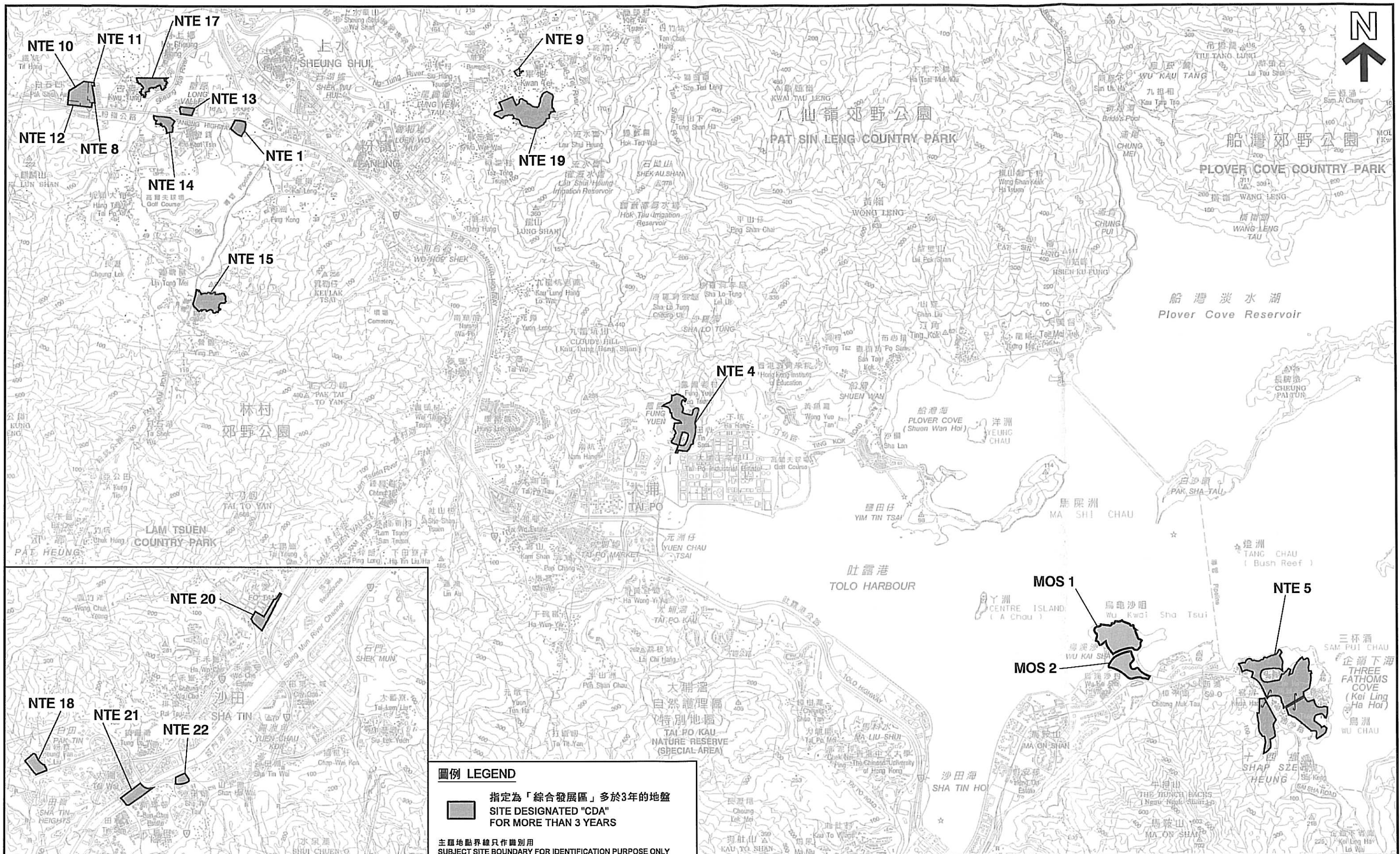
規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/UR/11/076

圖 PLAN  
1





本摘要圖於2011年1月7日擬備，  
所根據的資料為地圖組別HM50C  
EXTRACT PLAN PREPARED ON 7.1.2011  
BASED ON MAP SERIES HM50C

**位置圖 LOCATION PLAN**  
**沙田、大埔及北區綜合發展區地盤**  
**COMPREHENSIVE DEVELOPMENT AREA SITES**  
**IN SHA TIN, TAI PO & NORTH DISTRICT**

SCALE 1 : 50 000 比例尺

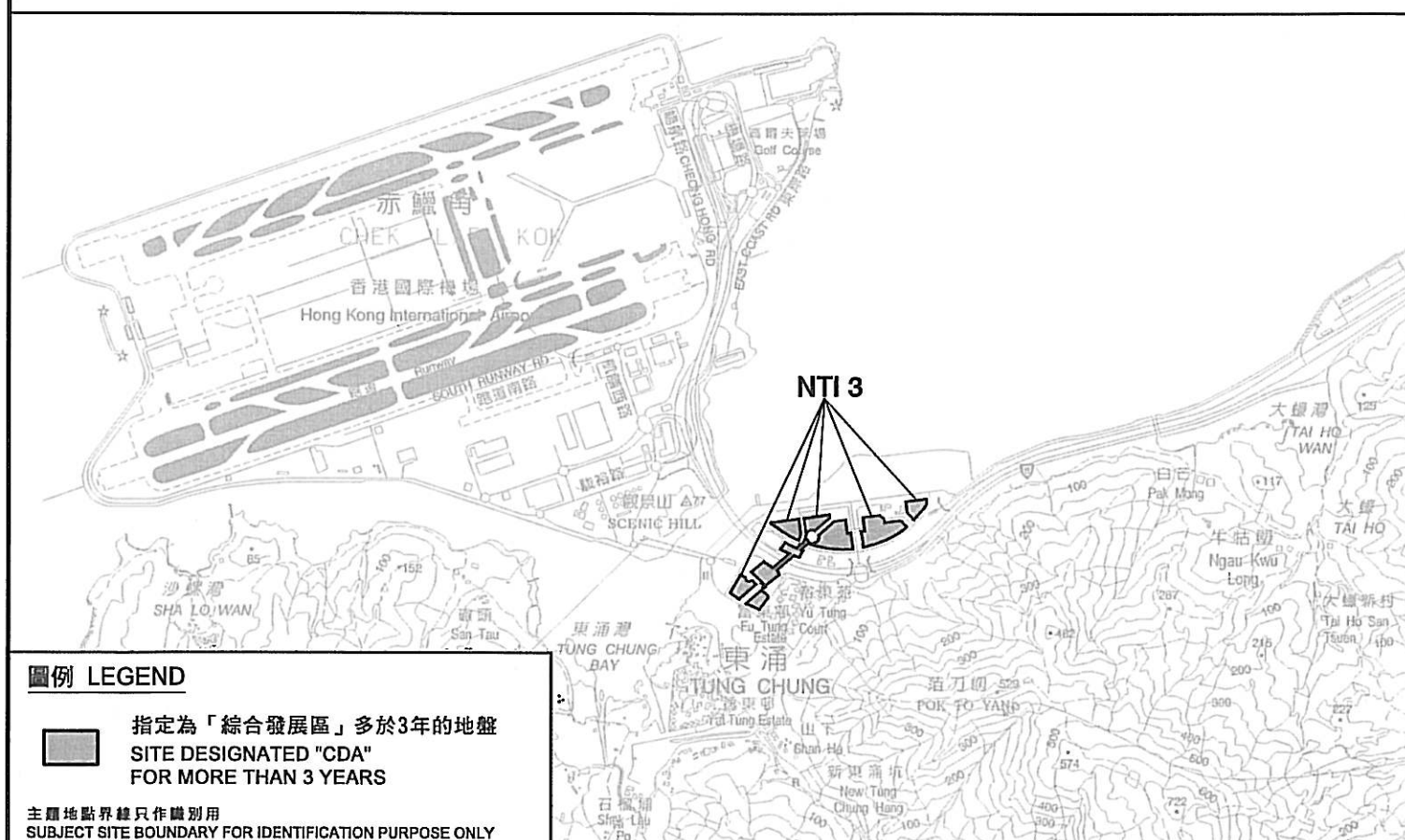
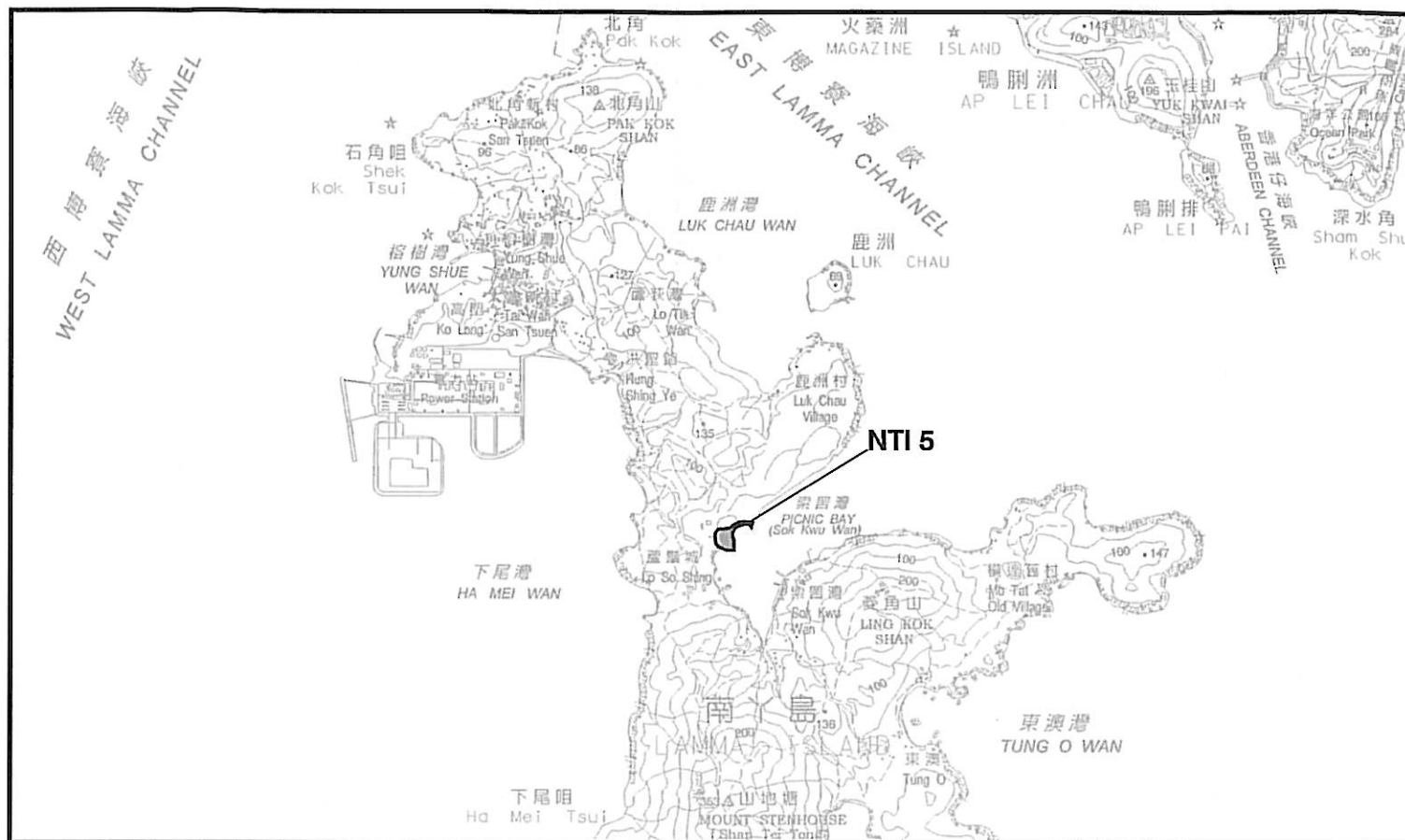
**規劃署**  
**PLANNING DEPARTMENT**



參考編號  
REFERENCE No.  
M/UR/11/077

**圖 PLAN**  
**2**





#### 圖例 LEGEND

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

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

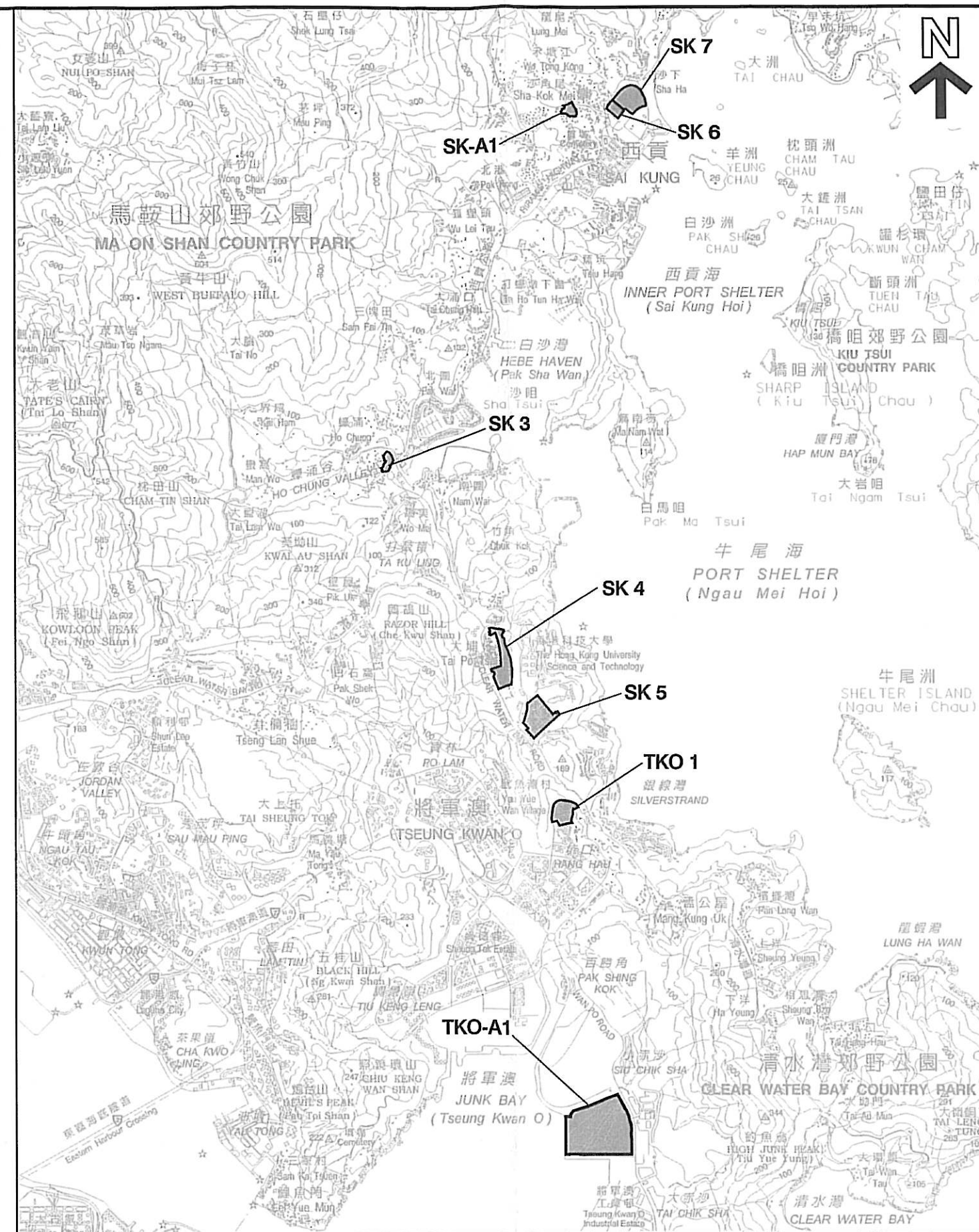
本摘要圖於2011年1月7日擬備，  
所根據的資料為地圖組別HM50C  
EXTRACT PLAN PREPARED ON 7.1.2011  
BASED ON MAP SERIES HM50C

#### 位置圖 LOCATION PLAN

西貢及離島綜合發展區地盤

COMPREHENSIVE DEVELOPMENT AREA SITES  
IN SAI KUNG & ISLANDS DISTRICT

SCALE 1 : 50 000 比例尺

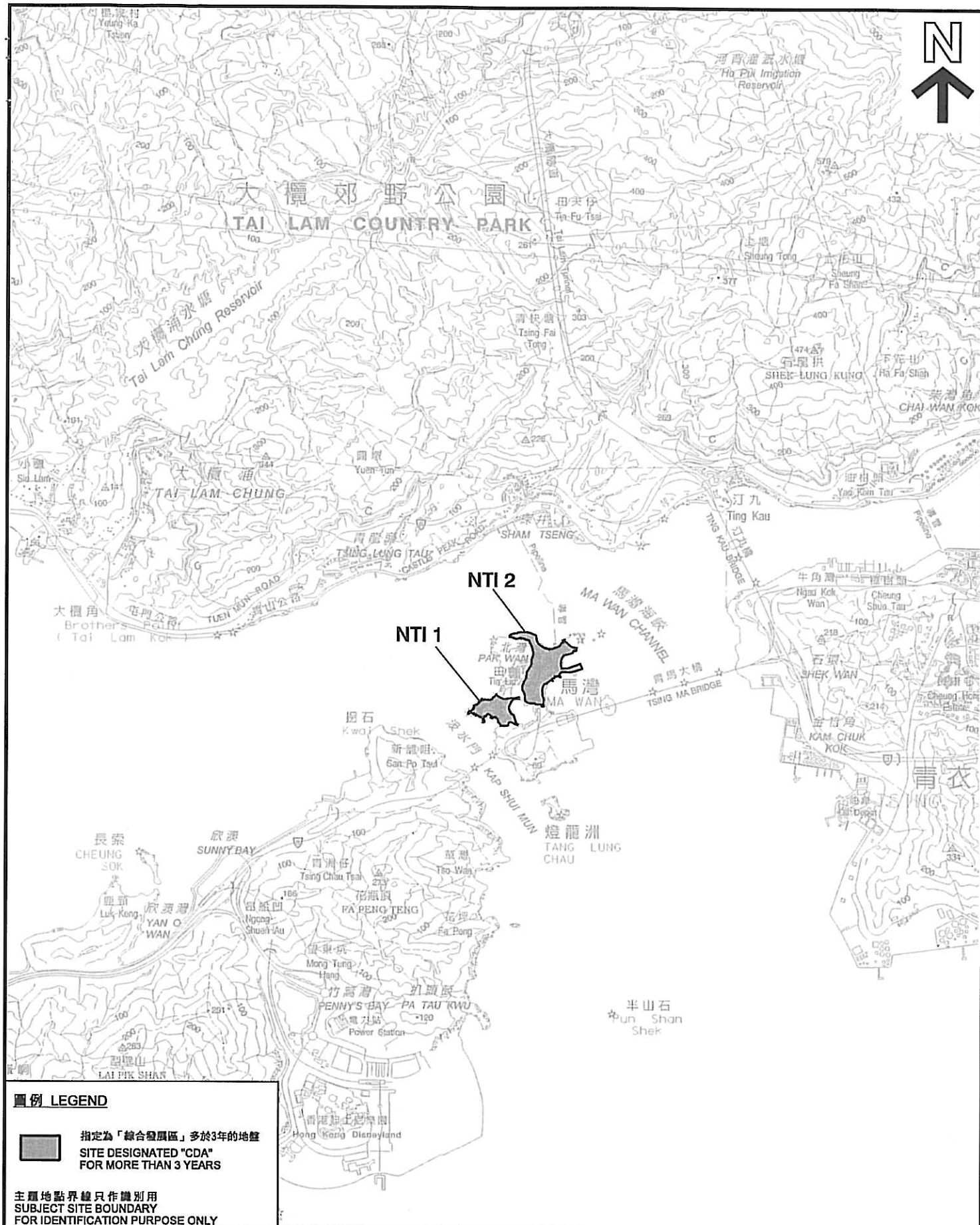


規劃署  
PLANNING DEPARTMENT

參考編號  
REFERENCE No.  
M/UR/11/078

圖 PLAN

3



位置圖 LOCATION PLAN

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

SCALE 1 : 50 000 比例尺

規劃署  
PLANNING  
DEPARTMENT

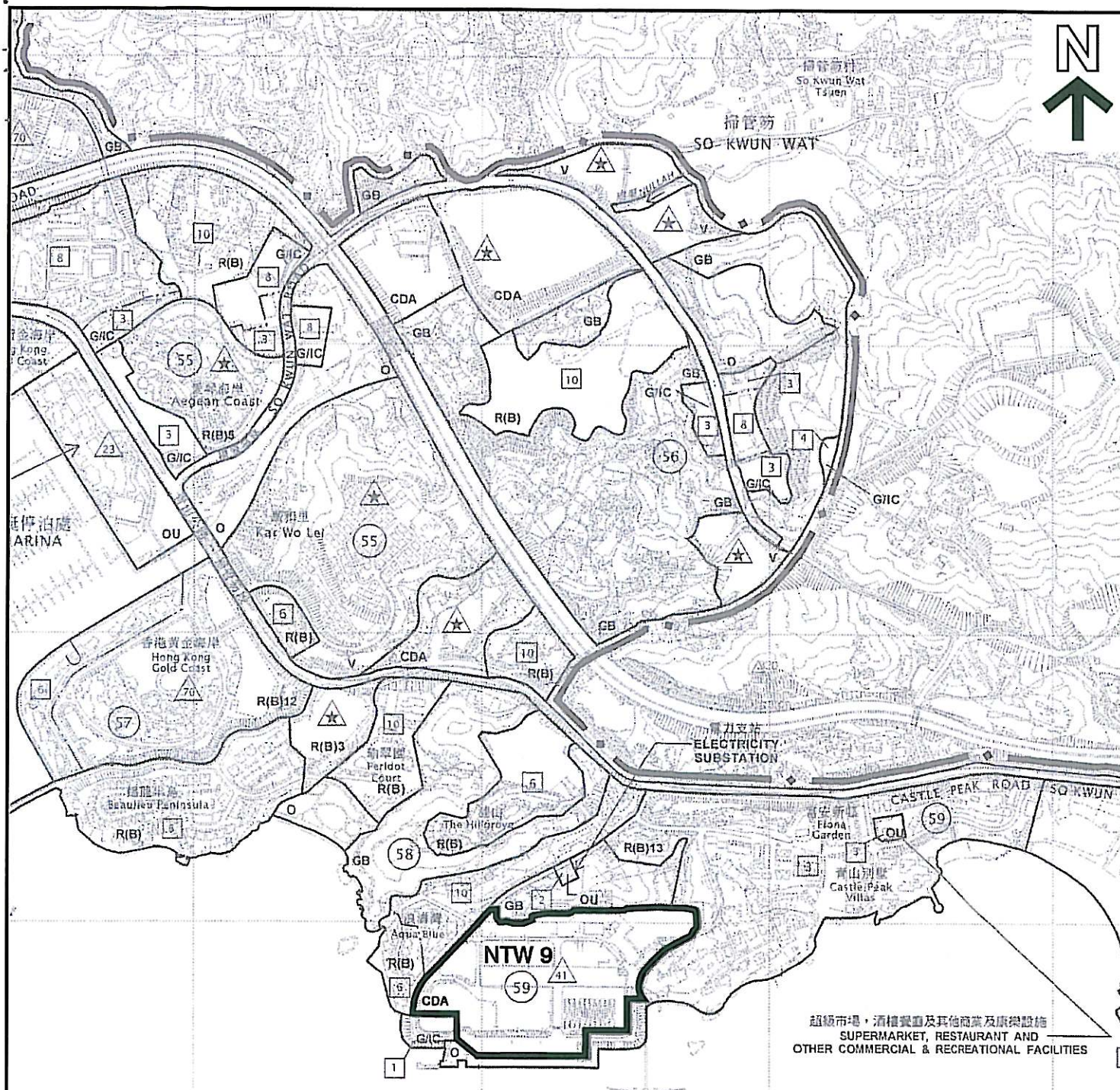


參考編號  
REFERENCE No.  
M/UR/11/079

圖 PLAN  
4

本摘要圖於2011年1月7日發備，  
所根據的資料為地圖組別HM50C  
EXTRACT PLAN PREPARED ON 7.1.2011  
BASED ON MAP SERIES HM50C





#### 圖例 LEGEND



尚未擬備核准續發展藍圖  
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2011年1月7日擬備，  
所根據的資料為於2010年9月3日  
展示的分區計劃大綱圖編號S/TM/27

EXTRACT PLAN PREPARED ON 7.1.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/TM/27 EXHIBITED ON 3.9.2010

#### 平面圖 SITE PLAN

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

SCALE 1 : 10 000 比例尺

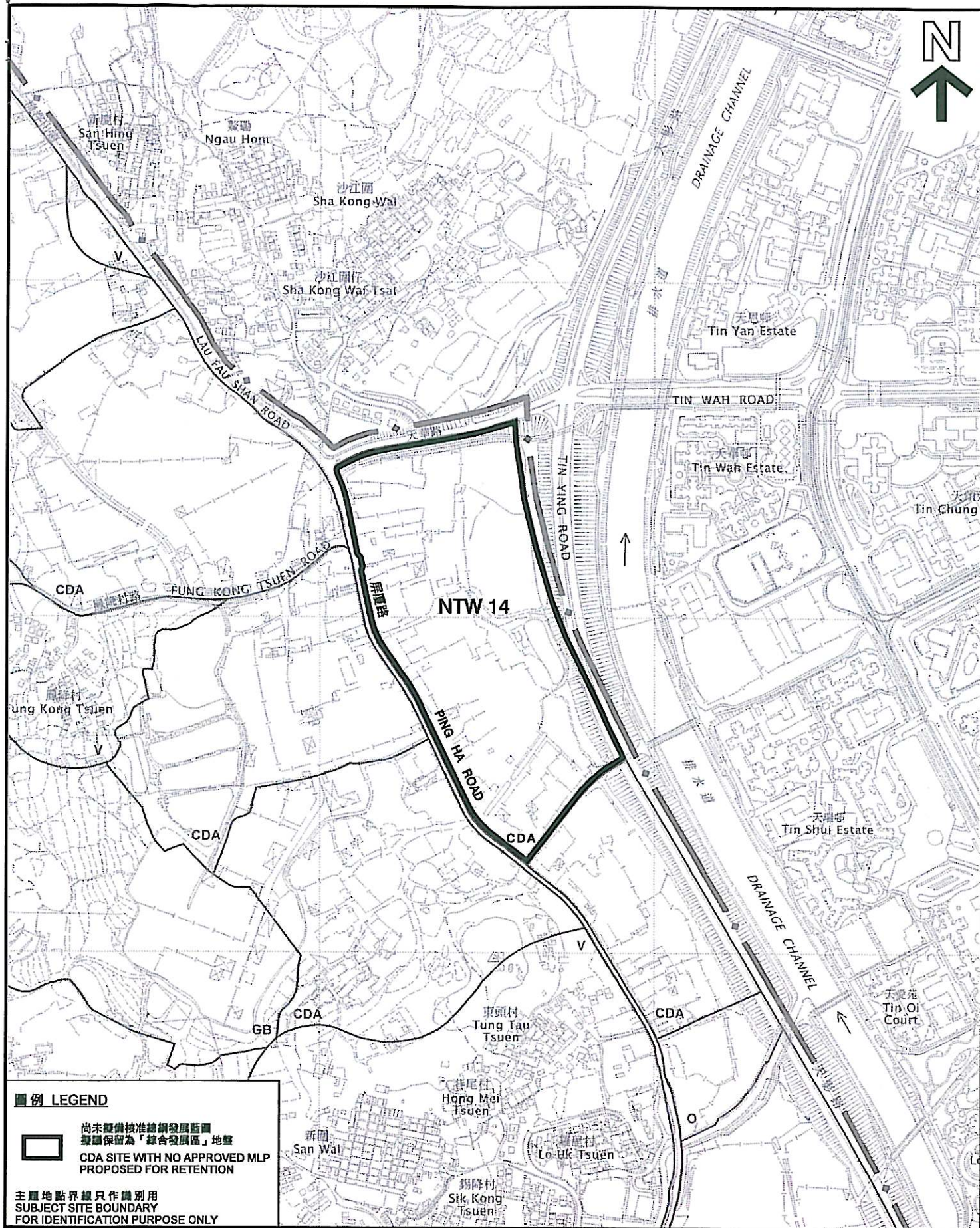
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/UR/11/080

圖 PLAN  
5





### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 14  
新界元朗厦村天華路以南

CDA SITE REF. No. NTW 14  
SOUTH OF TIN WAH ROAD, HA TSUEN  
YUEN LONG, NEW TERRITORIES

SCALE 1 : 7 500 比例尺

規劃署  
PLANNING  
DEPARTMENT

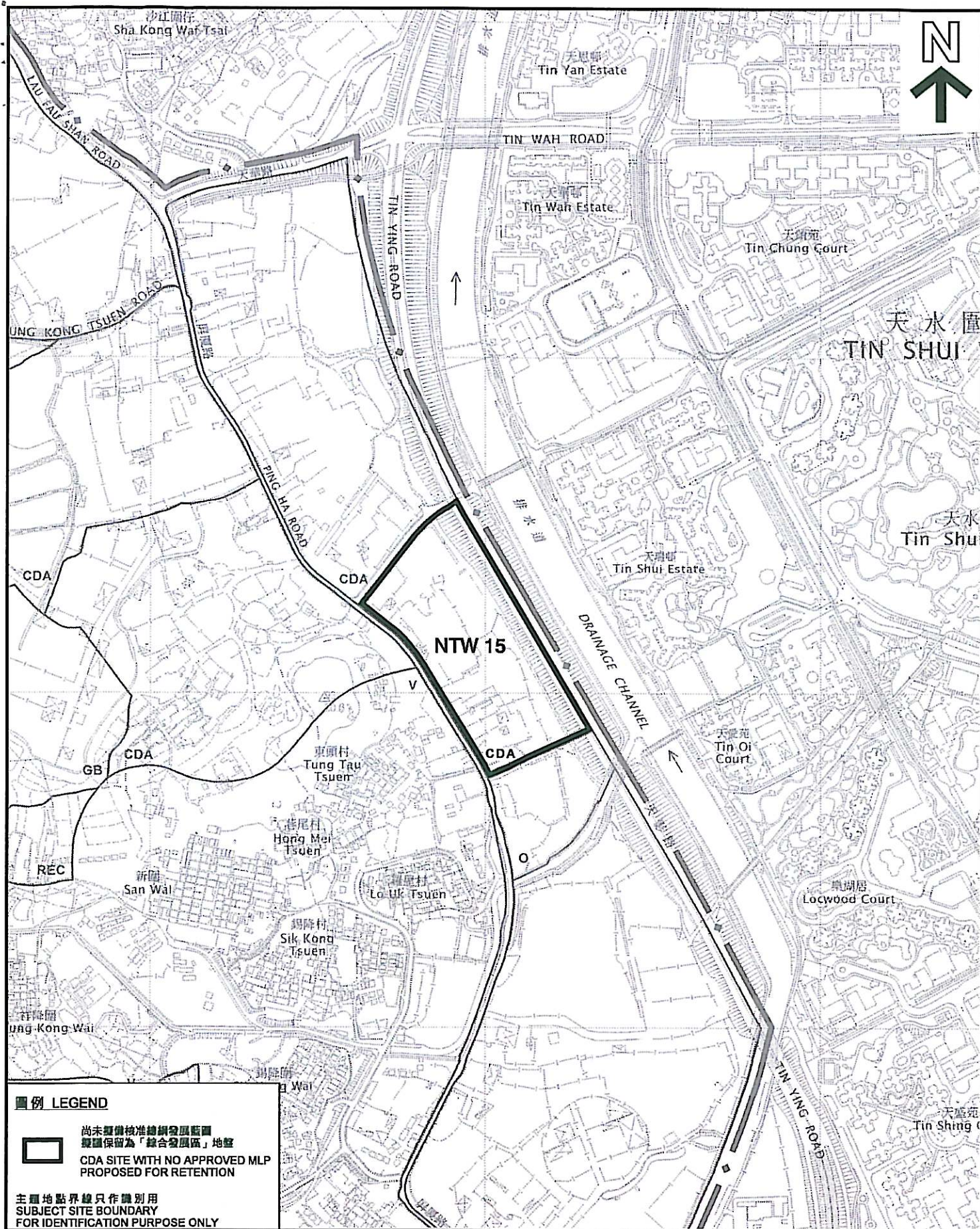


參考編號  
REFERENCE No.  
M/UR/11/081

圖 PLAN  
6

本摘要圖於2011年1月7日製備，  
所根據的資料為於2009年1月13日  
核准的分區計劃大綱圖編號S/YL-HT/10  
EXTRACT PLAN PREPARED ON 7.1.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-HT/10 APPROVED ON 13.1.2009





#### 圖例 LEGEND



尚未經備核准總綱發展藍圖  
擬劃保留為「綜合發展區」地盤  
CDA SITE WITH NO APPROVED MLP  
PROPOSED FOR RETENTION

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

#### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 15  
新界元朗厦村東頭村以東

CDA SITE REF. No. NTW 15  
EAST OF TUNG TAU TSUEN, HA TSUEN  
YUEN LONG, NEW TERRITORIES

SCALE 1:7 500 比例尺

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/UR/11/082

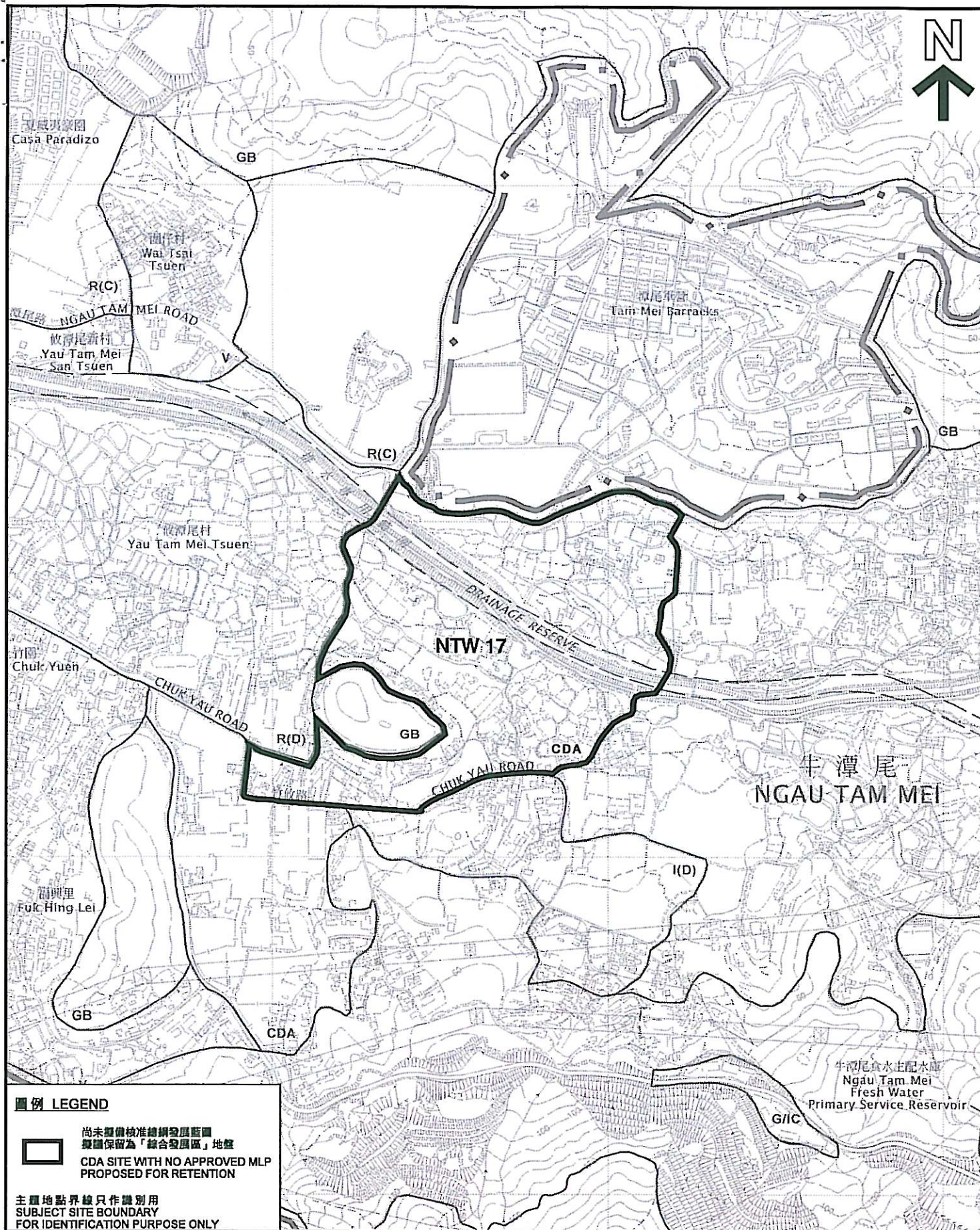
圖 PLAN

7

本摘要圖於2011年1月7日擬備，  
所根據的資料為於2009年1月13日  
核准的分區計劃大綱圖編號S/YL-HT/10

EXTRACT PLAN PREPARED ON 7.1.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-HT/10 APPROVED ON 13.1.2009





#### 圖例 LEGEND



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

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

#### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 17  
新界元朗牛潭尾潭尾軍營以南

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

SCALE 1:7 500 比例尺

規劃署  
PLANNING  
DEPARTMENT



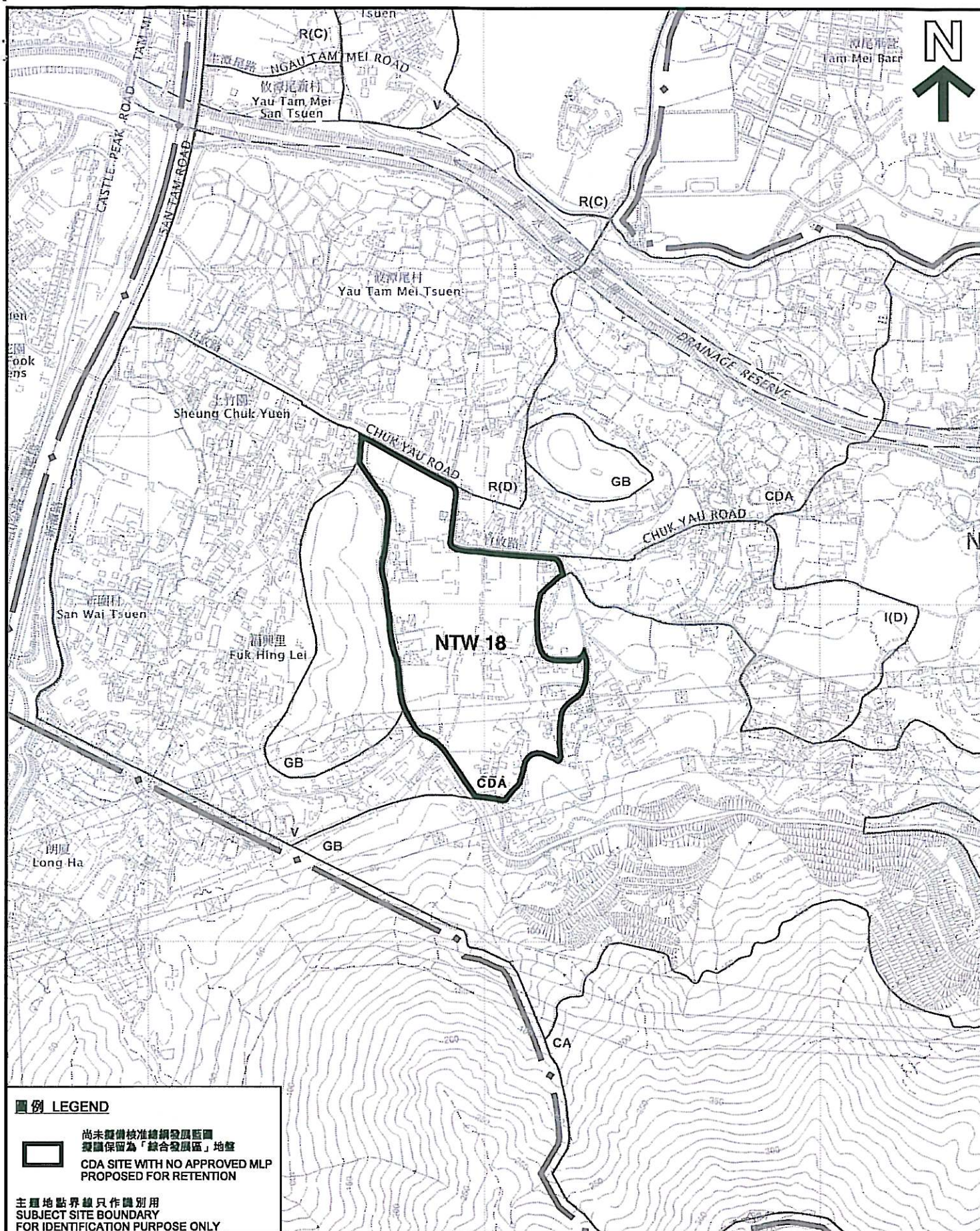
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REFERENCE No.  
M/UR/11/083

圖 PLAN  
8

本摘要圖於2011年1月7日擬備，  
所根據的資料為於2006年12月5日  
核准的分區計劃大綱圖編號S/YL-NTM/12

EXTRACT PLAN PREPARED ON 7.1.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-NTM/12 APPROVED ON 5.12.2006





#### 圖例 LEGEND

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

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

#### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 18  
新界元朗牛潭尾上竹園以東

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

SCALE 1:7 500 比例尺

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/UR/11/084

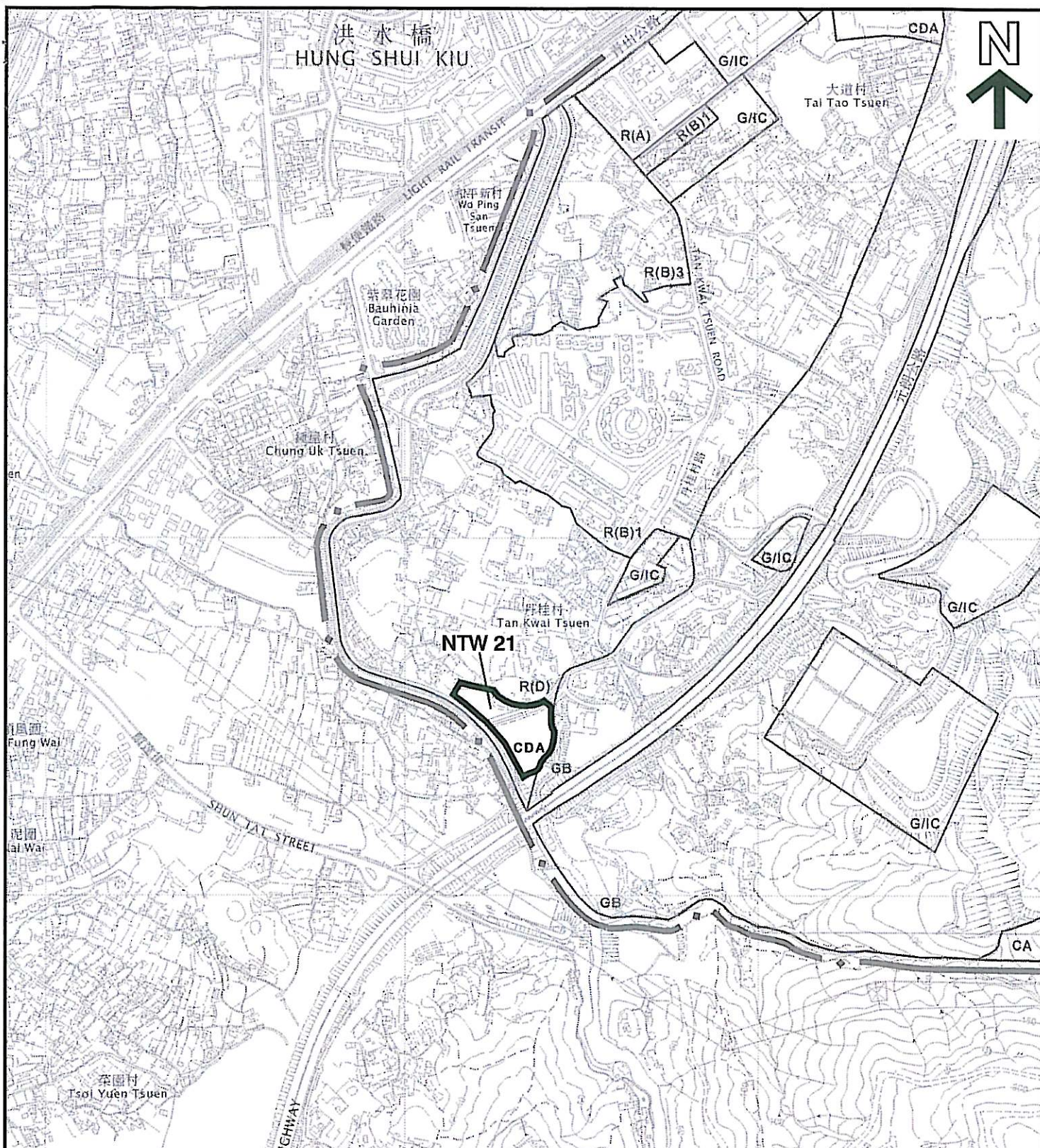
圖 PLAN

9

本摘要圖於2011年1月7日擬備，  
所根據的資料為於2006年12月5日  
核准的分區計劃大綱圖編號S/YL-NTM/12

EXTRACT PLAN PREPARED ON 7.1.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-NTM/12 APPROVED ON 5.12.2006





#### 圖例 LEGEND

 尚未經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2011年1月7日製備，  
所根據的資料為於2006年2月7日  
核准的分區計劃大綱圖編號S/YL-TYST/10

EXTRACT PLAN PREPARED ON 7.1.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-TYST/10 APPROVED ON 7.2.2006

#### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 21

新界元朗

丹桂村丈量約份第124約地段第2744A號餘段，  
2744B號餘段及毗連政府土地

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

SCALE 1:7 500 比例尺

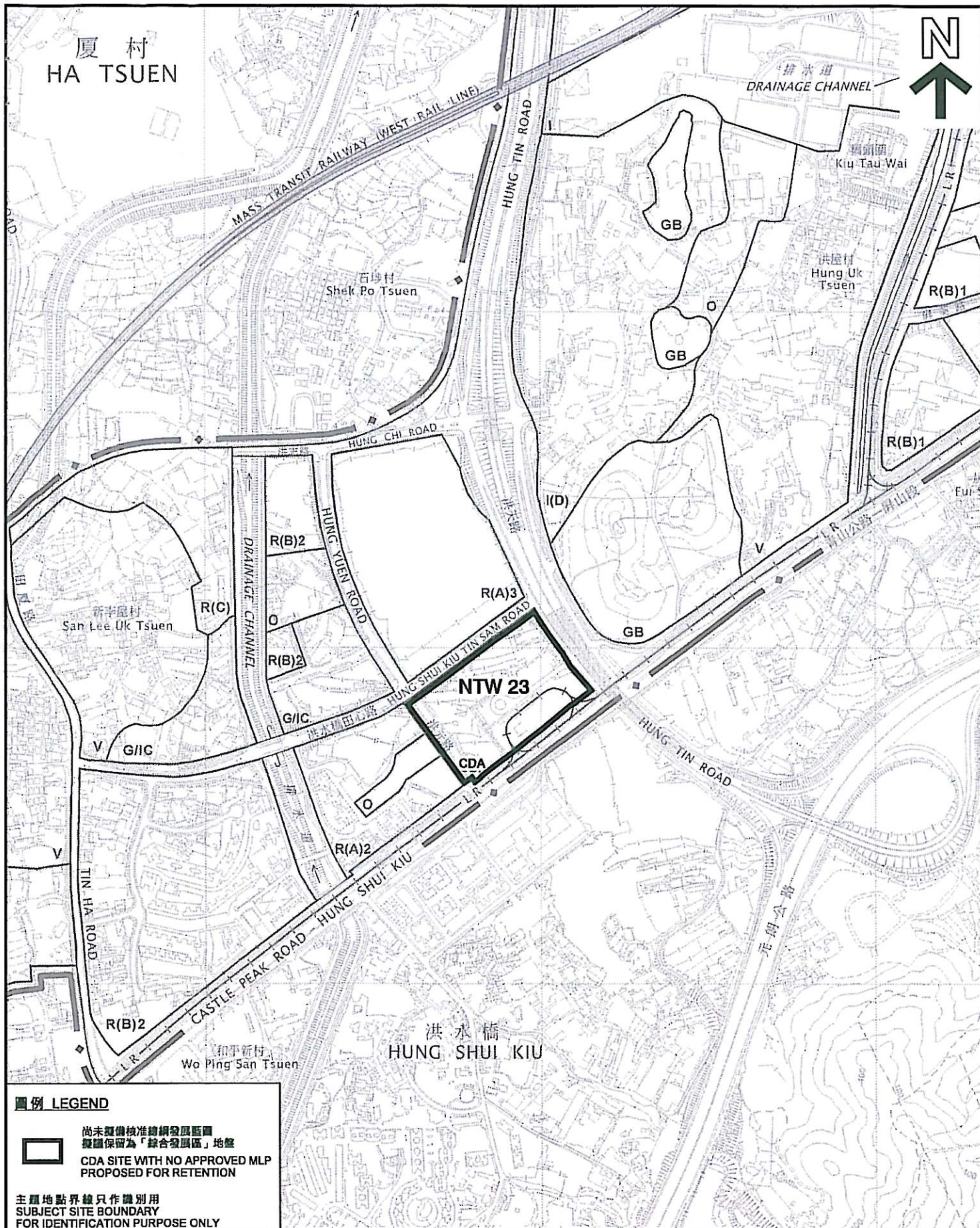
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/UR/11/085

圖 PLAN  
10





#### 圖例 LEGEND



尚未經核准的綜合發展區  
擬議保留為「綜合發展區」地盤  
CDA SITE WITH NO APPROVED MLP  
PROPOSED FOR RETENTION

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

#### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 23  
新界元朗洪水橋洪天路以西

CDA SITE REF. No. NTW 23  
WEST OF HUNG TIN ROAD, HUNG SHUI KIU  
YUEN LONG, NEW TERRITORIES

本摘要圖於2011年1月7日擬備，  
所根據的資料為於2010年11月5日  
展示的分區計劃大綱圖編號S/YL-PS/12

EXTRACT PLAN PREPARED ON 7.1.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-PS/12 EXHIBITED ON 5.11.2010

規劃署  
PLANNING  
DEPARTMENT



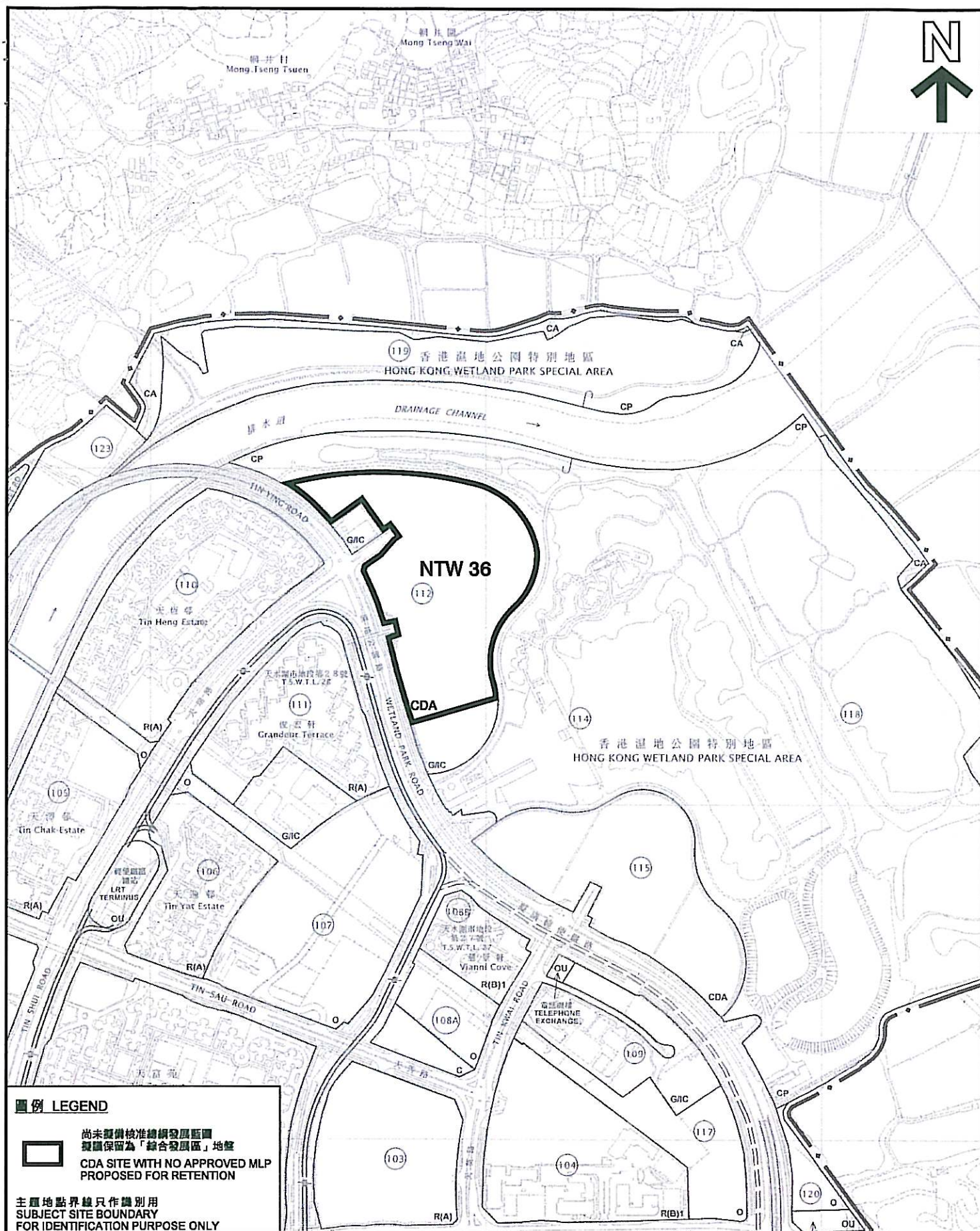
參考編號  
REFERENCE No.  
M/UR/11/086

圖 PLAN

11

SCALE 1:7 500 比例尺





## 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 36  
新界天水圍第112區

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

SCALE 1:7 500 比例尺

規劃署  
PLANNING  
DEPARTMENT

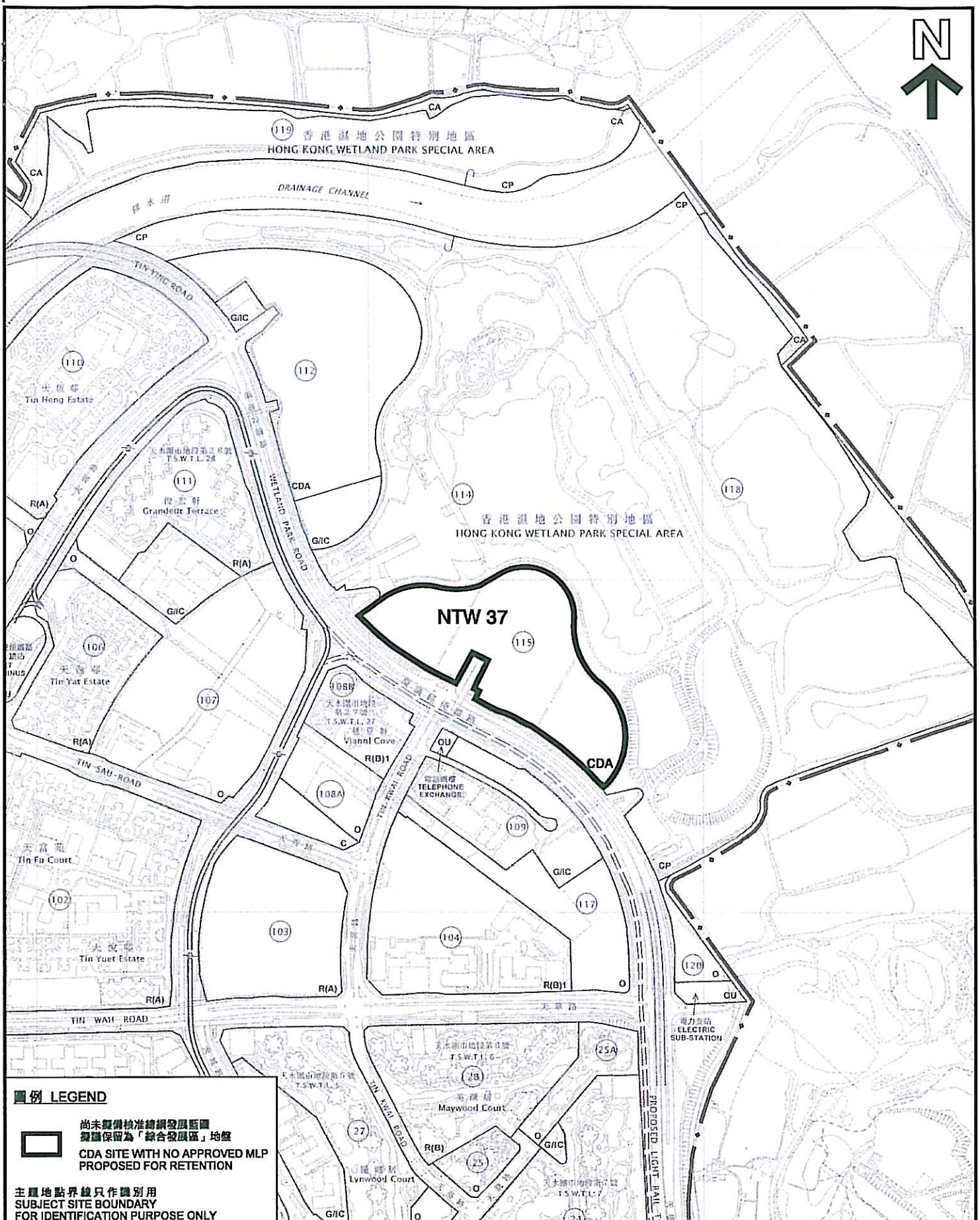


參考編號  
REFERENCE No.  
M/UR/11/087

圖 PLAN  
12

本摘要圖於2011年1月7日擬備，  
所根據的資料為於2008年7月15日  
核准的分區計劃大綱圖編號S/TSW/12  
EXTRACT PLAN PREPARED ON 7.1.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/TSW/12 APPROVED ON 15.7.2008





#### 圖例 LEGEND

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

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

#### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 37  
新界天水圍第115區

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

SCALE 1:7 500 比例尺

規劃署  
PLANNING  
DEPARTMENT

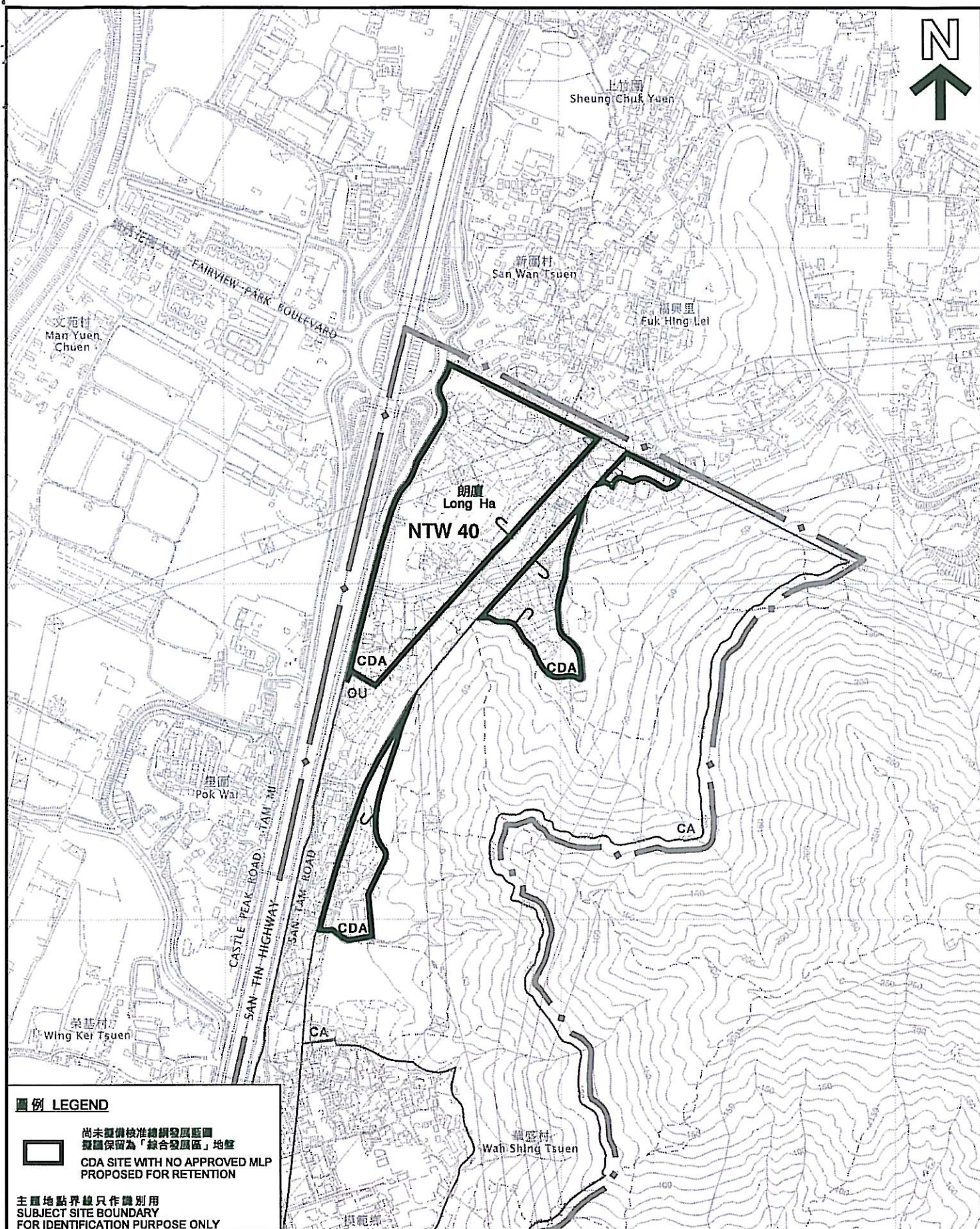


參考編號  
REFERENCE No.  
M/UR/11/088

圖 PLAN  
13

本摘要圖於2011年1月7日擬備，  
所根據的資料為於2008年7月15日  
核准的分區計劃大綱圖編號S/TSW/12  
EXTRACT PLAN PREPARED ON 7.1.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/TSW/12 APPROVED ON 15.7.2008





#### 圖例 LEGEND

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

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

#### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 40  
 新界元朗錦田朗廈

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

SCALE 1:7 500 比例尺

規劃署  
 PLANNING  
 DEPARTMENT



參考編號  
 REFERENCE No.

M/UR/11/089

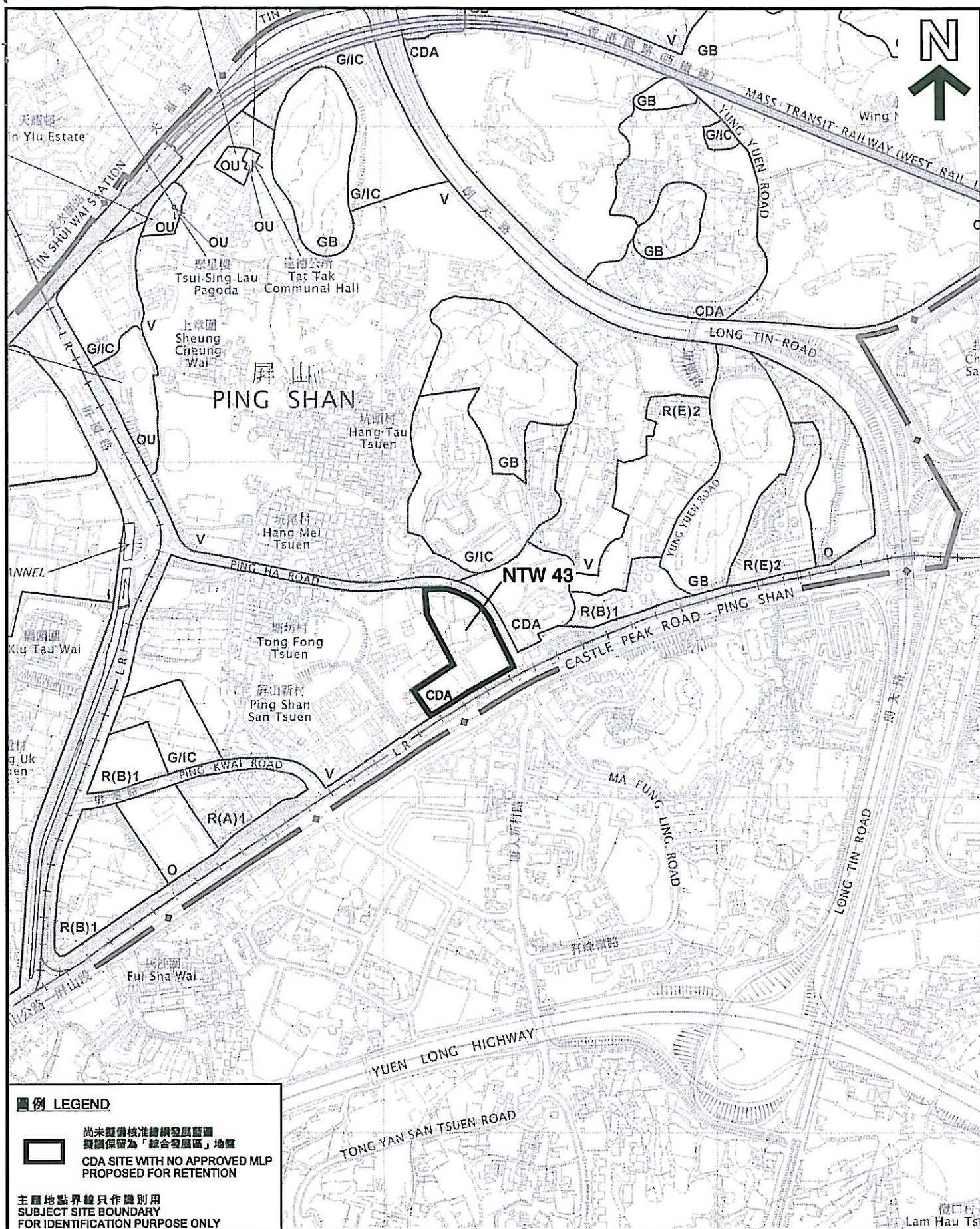
圖 PLAN

14

本摘要圖於2011年1月7日擬備，  
 所根據的資料為於2006年10月31日  
 核准的分區計劃大綱圖編號S/YL-KTN/7

EXTRACT PLAN PREPARED ON 7.1.2011  
 BASED ON OUTLINE ZONING PLAN No.  
 S/YL-KTN/7 APPROVED ON 31.10.2006





### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 43

新界元朗屏山

塘坊村的東南面及屏廈路以西

CDA SITE REF. No. NTW 43

SOUTH-EAST OF TONG FONG TSUEN  
& WEST OF PING HA ROAD, PING SHAN  
YUEN LONG, NEW TERRITORIES

SCALE 1:7 500 比例尺

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

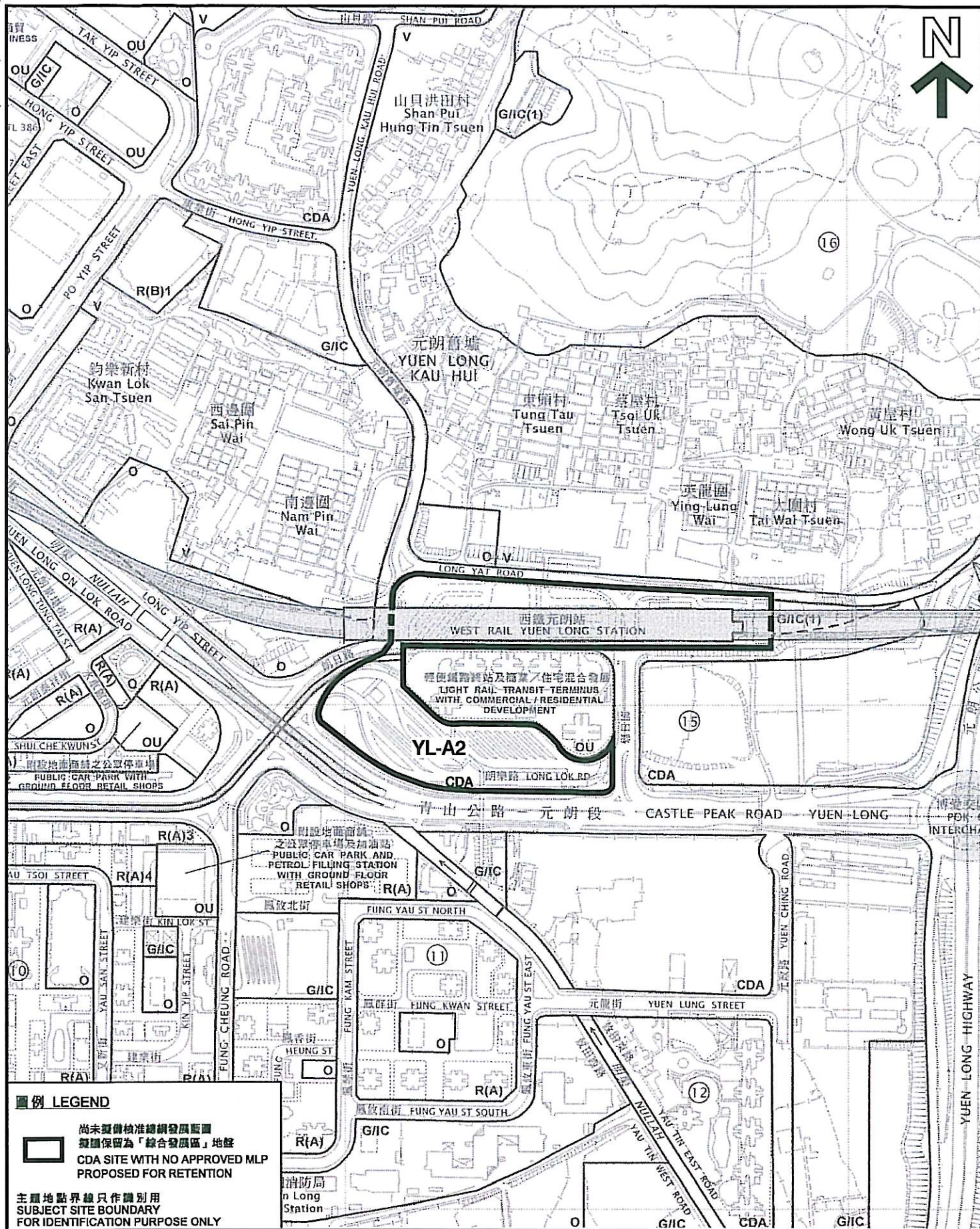
M/UR/11/090

圖 PLAN

15

本摘要圖於2011年1月7日擬備，  
所根據的資料為於2010年11月5日  
展示的分區計劃大綱圖編號S/YL-PS/12  
EXTRACT PLAN PREPARED ON 7.1.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-PS/12 EXHIBITED ON 5.11.2010





### 平面圖 SITE PLAN

綜合發展區地盤參考編號 YL-A2  
新界元朗  
覆蓋西鐵元朗站及毗連範圍

CDA SITE REF. No. YL-A2  
AREA COVERING THE WEST RAIL YUEN LONG STATION  
& ITS ADJOINING AREA  
YUEN LONG, NEW TERRITORIES

SCALE 1:5 000 比例尺

規劃署  
PLANNING  
DEPARTMENT

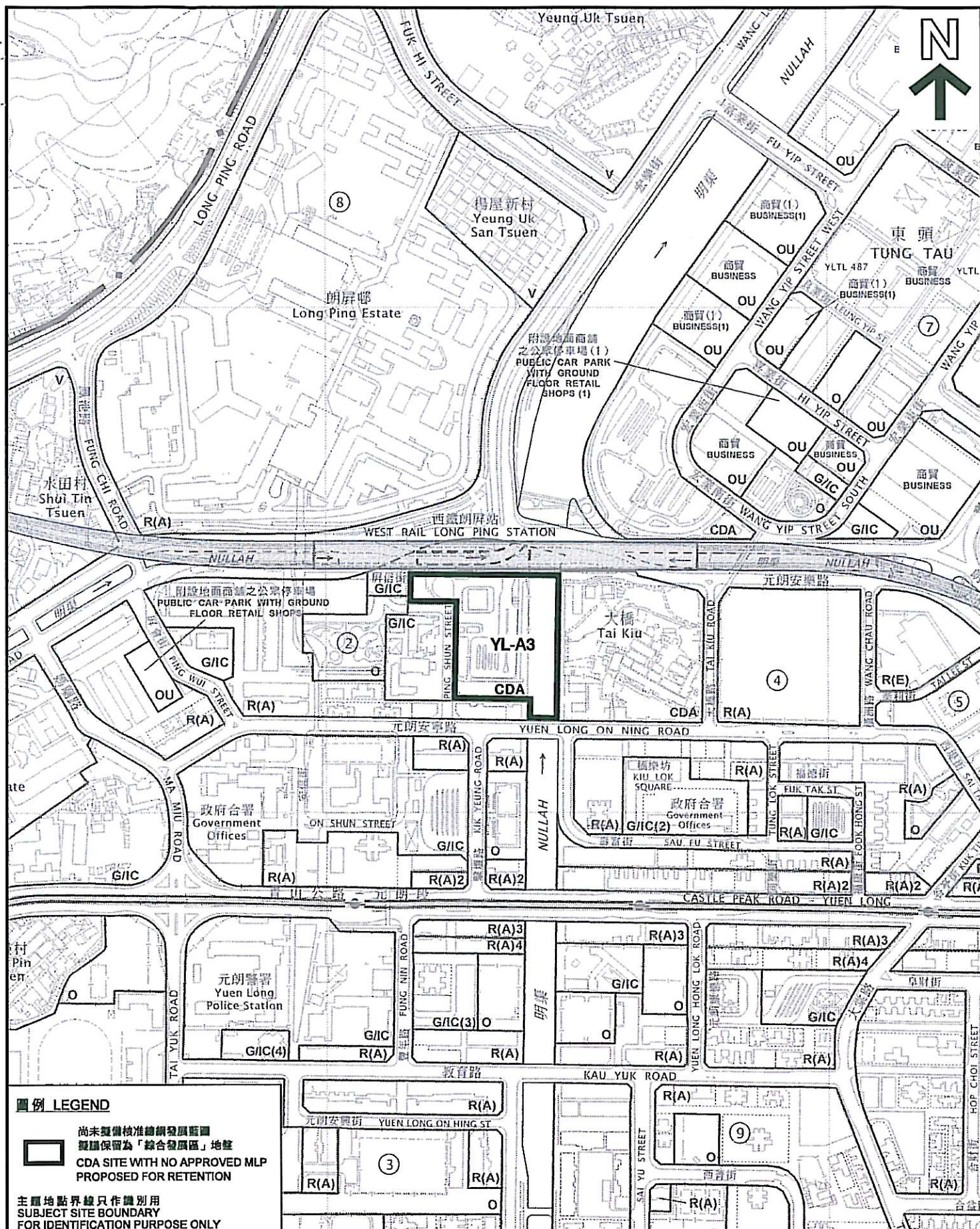


參考編號  
REFERENCE No.  
M/UR/11/091

圖 PLAN  
16

本摘要圖於2011年1月7日擬備，  
所根據的資料為於2008年10月21日  
核准的分區計劃大綱圖編號S/YL/18  
EXTRACT PLAN PREPARED ON 7.1.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/YL/18 APPROVED ON 21.10.2008





#### 圖例 LEGEND



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

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

#### 平面圖 SITE PLAN

綜合發展區地盤參考編號 YL-A3  
新界元朗新市鎮第2區  
西鐵朗屏站與覆蓋公共交通交匯處(南面地盤)

CDA SITE REF. No. YL-A3  
AREA COVERING THE PUBLIC TRANSPORT INTERCHANGE  
ASSOCIATED WITH THE WEST RAIL LONG PING STATION,  
YUEN LONG NEW TOWN AREA 2 (SOUTHERN SITE)  
NEW TERRITORIES

SCALE 1:5 000 比例尺

規劃署  
PLANNING  
DEPARTMENT

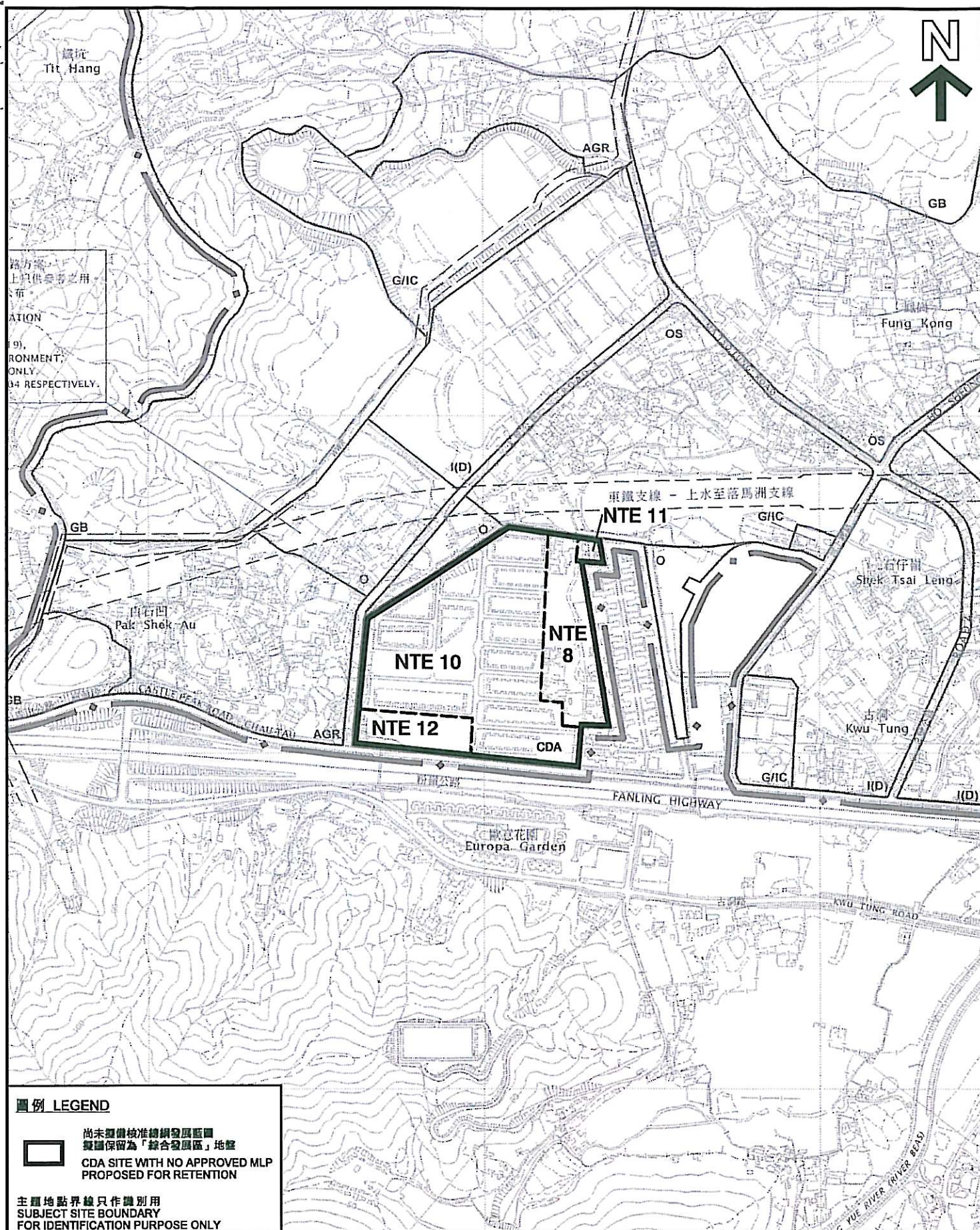


參考編號  
REFERENCE No.  
M/UR/11/092

圖 PLAN  
17

本摘要圖於2011年1月7日擬備，  
所根據的資料為於2008年10月21日  
核准的分區計劃大綱圖編號S/YL/18  
EXTRACT PLAN PREPARED ON 7.1.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/YL/18 APPROVED ON 21.10.2008





### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTE 8、  
NTE 10、NTE 11 及 NTE 12

新界古洞

粉嶺公路以北及前石仔嶺營以西

CDA SITE REF. Nos. NTE 8, NTE 10, NTE 11 & NTE 12  
WEST OF EX-DILLS CORNER CAMP &  
NORTH OF FANLING HIGHWAY  
KWU TUNG, NEW TERRITORIES

SCALE 1:7 500 比例尺

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/UR/11/093

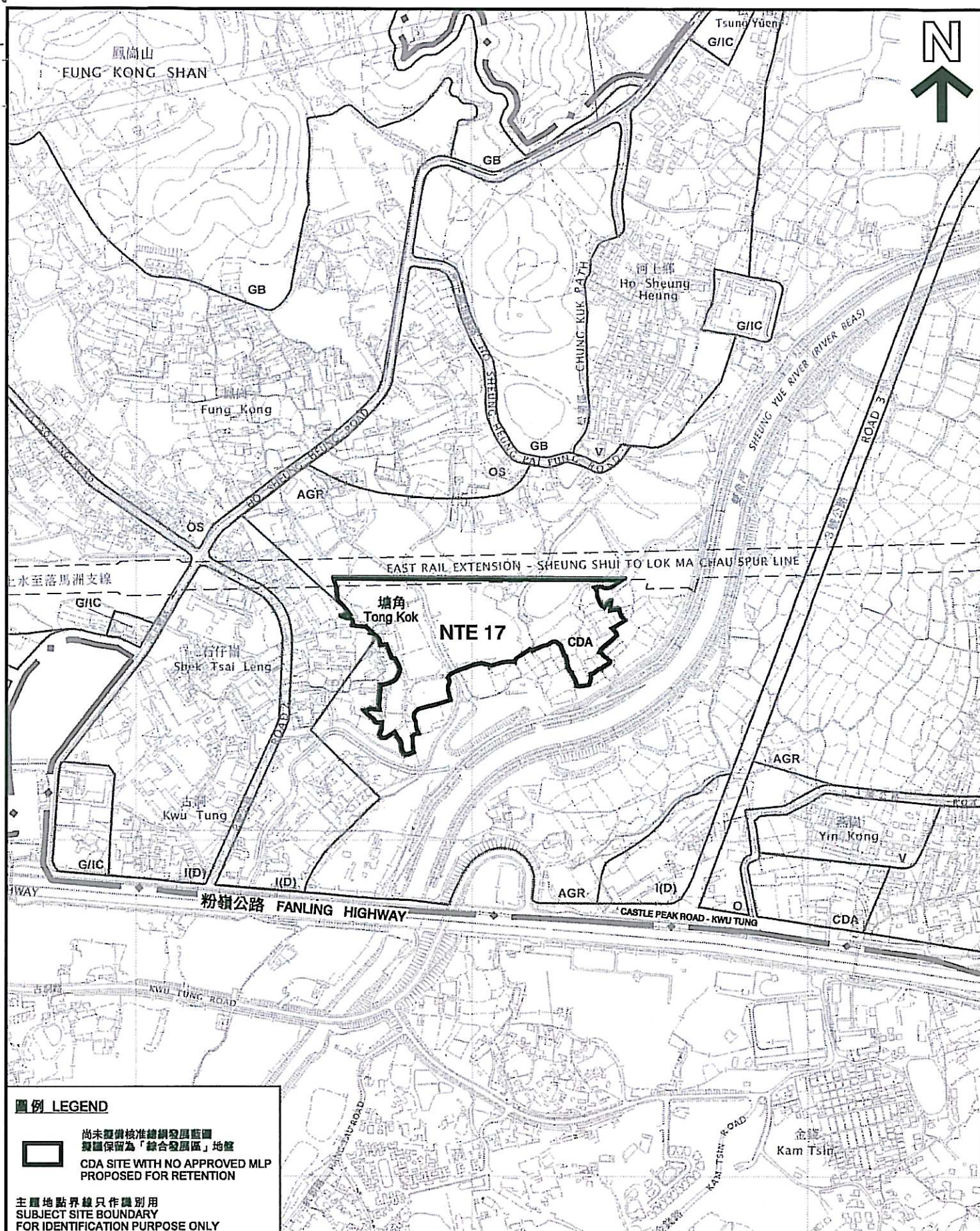
圖 PLAN

18

本摘要圖於2011年1月7日擬備，  
所根據的資料為於2006年10月31日  
核准的分區計劃大綱圖編號S/NE-KTN/8

EXTRACT PLAN PREPARED ON 7.1.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/NE-KTN/8 APPROVED ON 31.10.2006





**圖例 LEGEND**



尚未經核准發展藍圖  
擬議保留為「綜合發展區」地盤  
CDA SITE WITH NO APPROVED MLP  
PROPOSED FOR RETENTION

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

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 NTE 17  
新界古洞近塘角前石仔嶺營的東北面

CDA SITE REF. No. NTE 17  
NORTH-EAST OF EX-DILLS CORNER CAMP  
NEAR TONG KOK, KWU TUNG, NEW TERRITORIES

SCALE 1:7 500 比例尺

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

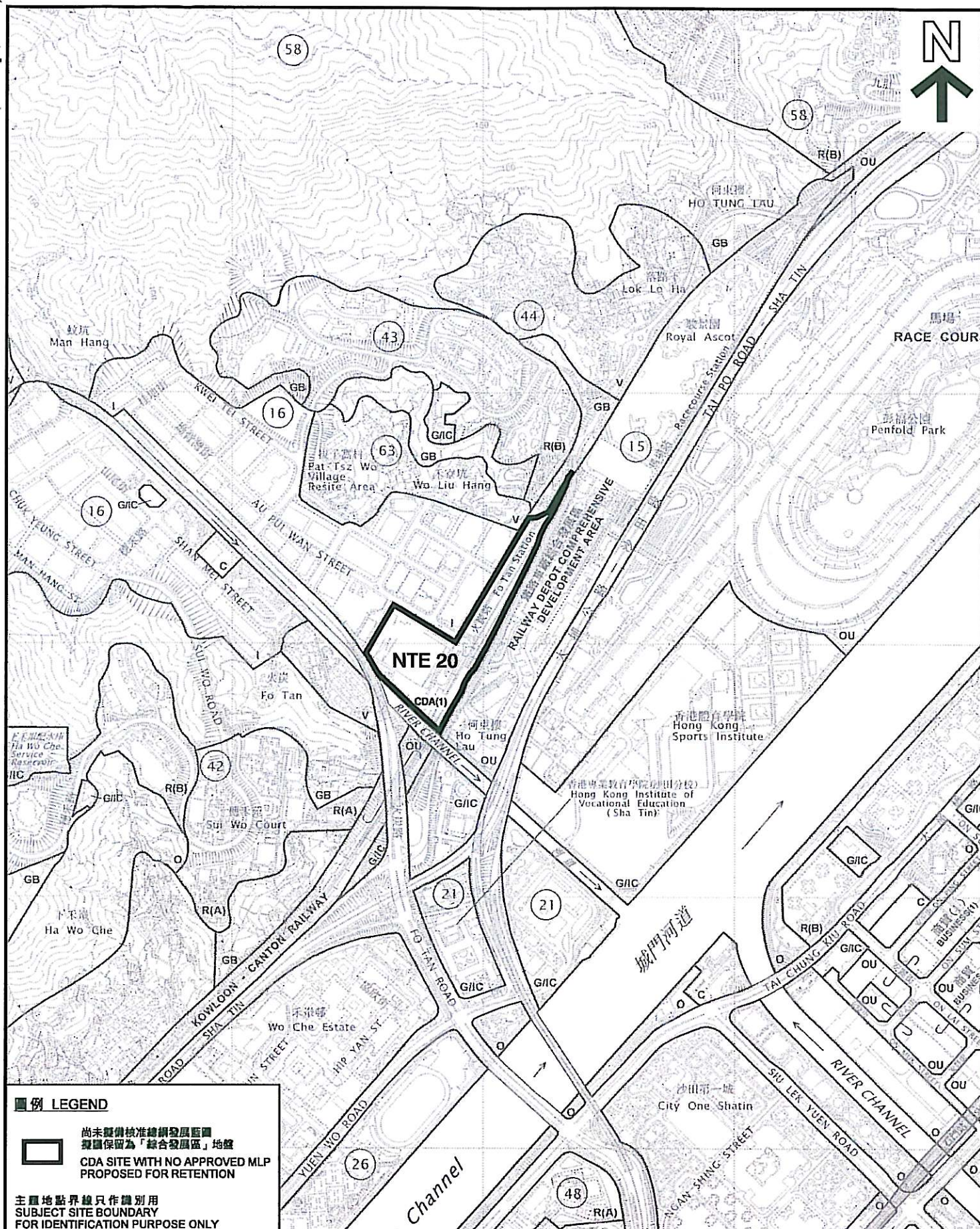
M/UR/11/094

圖 PLAN

19

本摘要圖於2011年3月4日擬備，  
所根據的資料為於2006年10月31日  
核准的分區計劃大綱圖編號S/NE-KTN/8  
EXTRACT PLAN PREPARED ON 4.3.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/NE-KTN/8 APPROVED ON 31.10.2006





#### 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

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

#### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTE 20  
新界沙田火炭沙田地段第75號、  
丈量約份第176內地段第744號餘段及毗連政府土地  
火炭站及貨運場

CDA SITE REF. No. NTE 20  
FO TAN STATION & FREIGHT-YARD  
STTL 75, LOT 744 R.P. IN DD 176  
& ADJOINING GOVERNMENT LAND  
FO TAN, SHA TIN, NEW TERRITORIES  
SCALE 1 : 10 000 比例尺

本摘要圖於2011年3月4日擬備，  
所根據的資料為於2011年2月11日  
展示的分區計劃大綱圖編號S/ST/24  
EXTRACT PLAN PREPARED ON 4.3.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/ST/24 EXHIBITED ON 11.2.2011

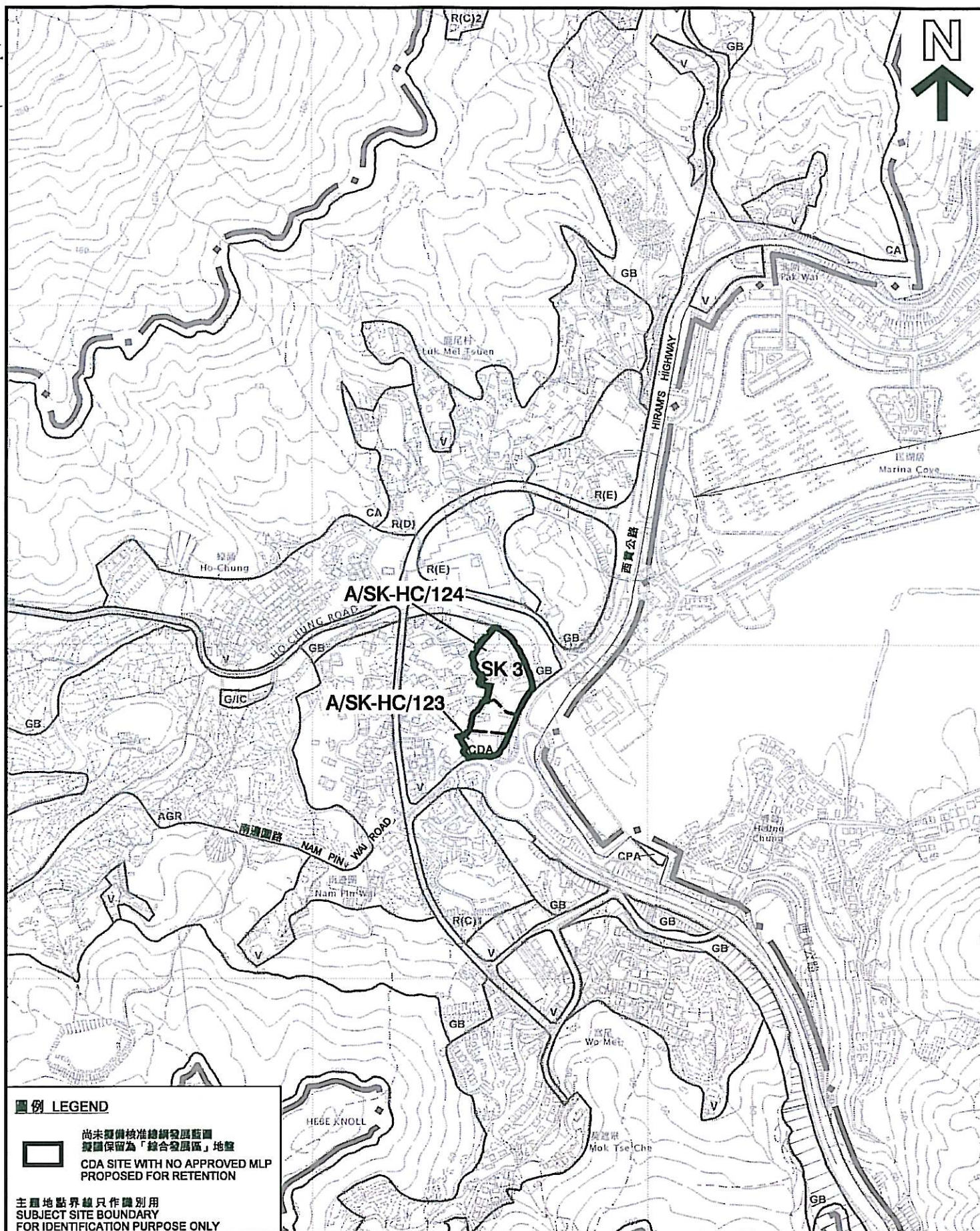
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/UR/11/095

圖 PLAN  
20





### 平面圖 SITE PLAN

綜合發展區地盤參考編號 SK 3  
新界西貢南邊圍路

CDA SITE REF. No. SK 3  
NAM PIN WAI ROAD  
SAI KUNG, NEW TERRITORIES

SCALE 1 : 7 500 比例尺

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/UR/11/096

圖 PLAN

21

本摘要圖於2011年3月4日製備，  
所根據的資料為於2006年10月31日  
核准的分區計劃大綱圖編號S/SK-HC/9

EXTRACT PLAN PREPARED ON 4.3.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/SK-HC/9 APPROVED ON 31.10.2006





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

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

沙角尾  
SHA KOK MEI

SK-7

SK-6

CDA(1)

CDA(2)

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

市鎮廣場及公眾用途  
TOWN SQUARE  
WITH  
RECREATIONAL  
COMMUNITY AND  
COMMERCIAL  
USES

西貢塘墳場運動場  
Sai Kung Tang Shiu Kin  
Sports Ground

公共運輸總站  
PUBLIC  
TRANSPORT  
TERMINUS

PO TUNG ROAD

OU

OU

OU

G/I(2)

G/I(2)

R(A)1

R(A)2

G/I(3)

G/I(1)

G/I(1)

G/I(1)

G/I(1)

G/I(1)

G/I(1)

G/I(1)

G/I(1)

G/I(1)

G/I(1)

G/I(1)

G/I(1)

G/I(1)

G/I(1)

#### 圖例 LEGEND



尚未經核准發展區圖  
建議保留為「綜合發展區」地盤  
CDA SITE WITH NO APPROVED MLP  
PROPOSED FOR RETENTION

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

#### 平面圖 SITE PLAN

綜合發展區地盤參考編號 SK 6 及 SK 7  
新界西貢  
西貢市北面綜合發展區地盤第(1)及(2)號  
CDA SITE REF. Nos. SK 6 & SK 7  
SAI KUNG TOWN NORTH CDA(1) & (2)  
SAI KUNG, NEW TERRITORIES

SCALE 1 : 5 000 比例尺

規劃署  
PLANNING  
DEPARTMENT

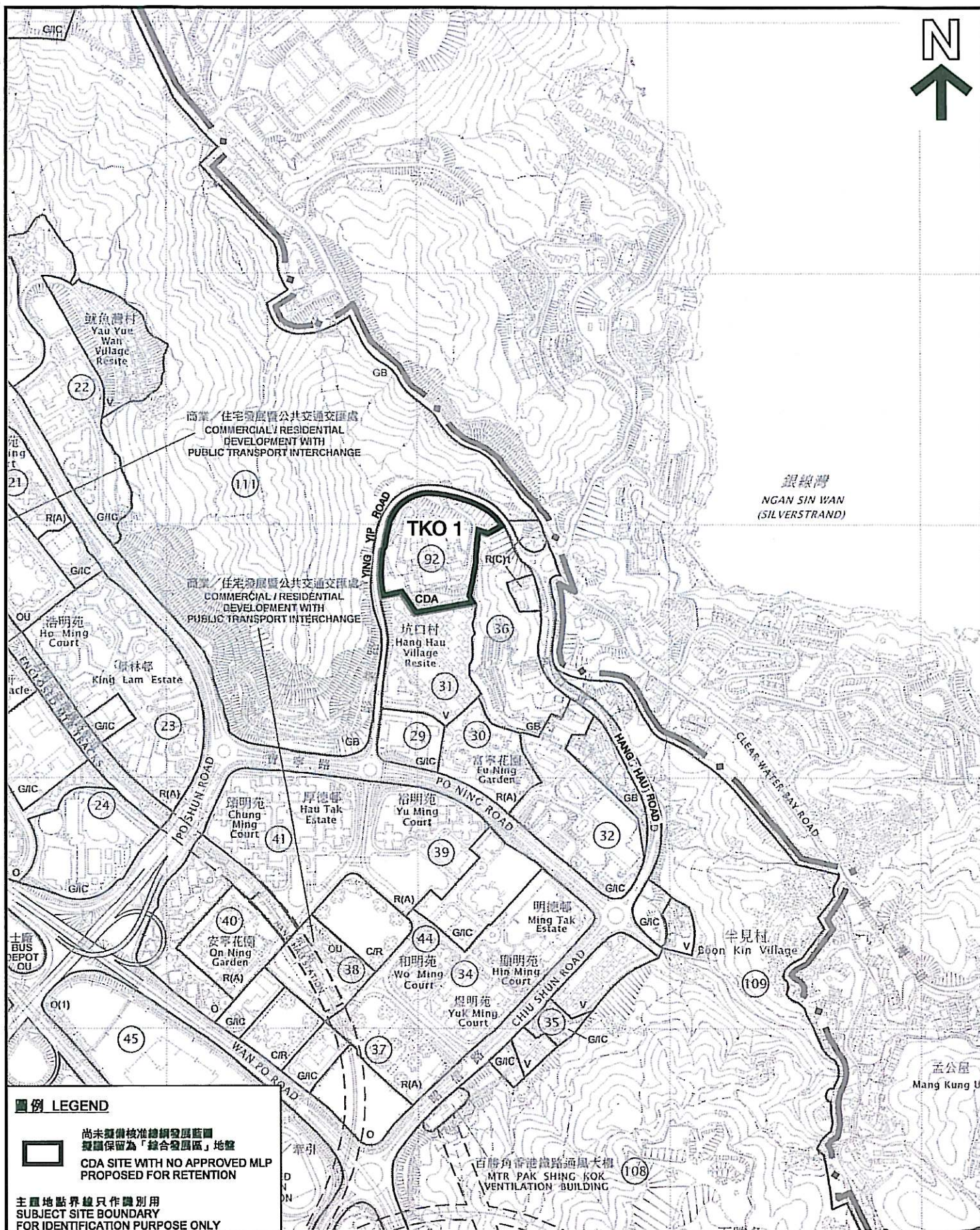


參考編號  
REFERENCE No.  
M/UR/11/097

圖 PLAN  
22

本摘要圖於2011年3月4日擬備，  
所根據的資料為於2006年12月19日  
核准的分區計劃大綱圖編號S/SK-SKT/4  
EXTRACT PLAN PREPARED ON 4.3.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/SK-SKT/4 APPROVED ON 19.12.2006





#### 圖例 LEGEND



尚未經核准總綱發展藍圖  
擬保留為「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 TKO 1  
新界將軍澳第92區影業路

CDA SITE REF. No. TKO 1  
YING YIP ROAD, TSEUNG KWAN O AREA 92  
NEW TERRITORIES

SCALE 1 : 10 000 比例尺

規劃署  
PLANNING  
DEPARTMENT

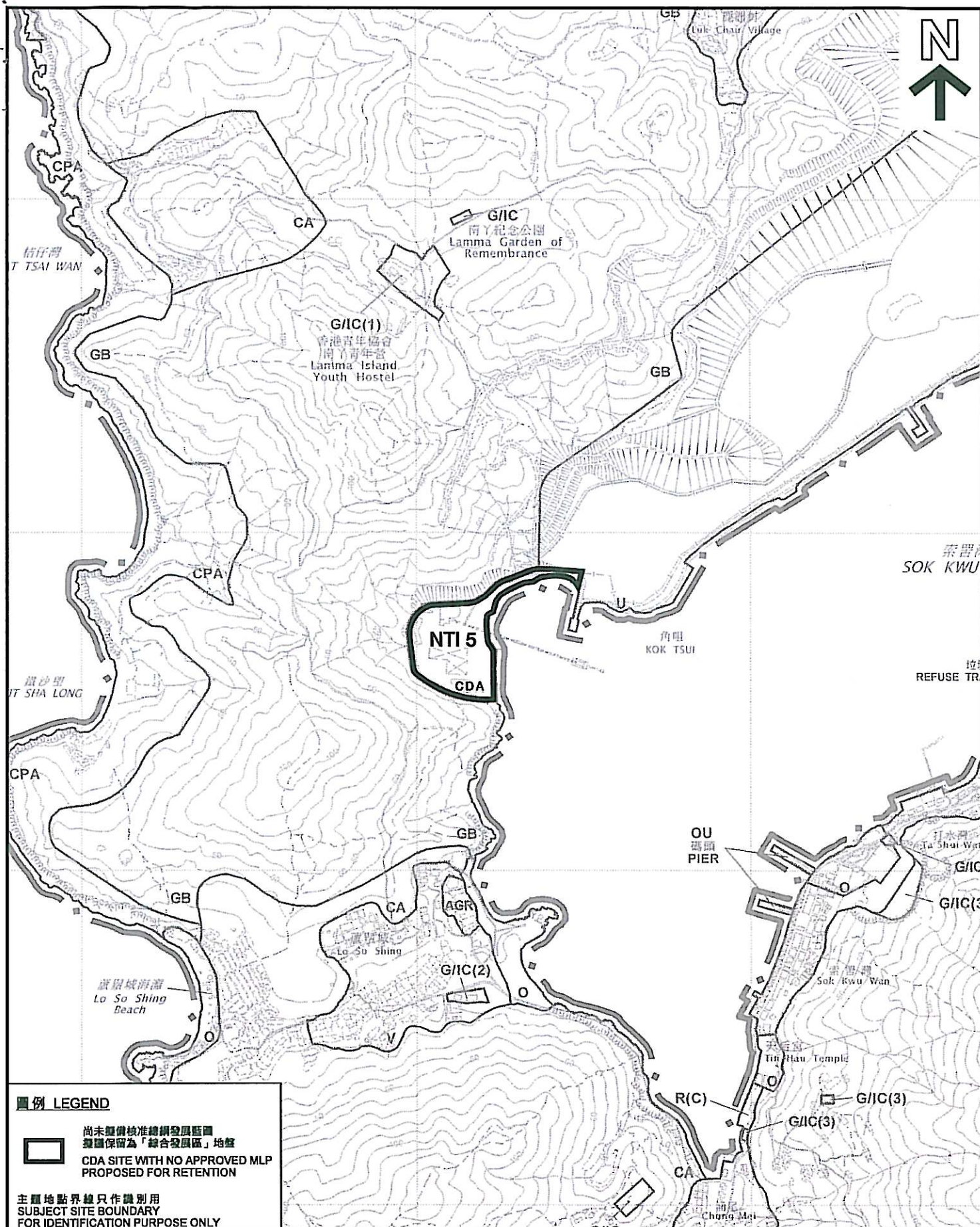


參考編號  
REFERENCE No.  
M/UR/11/098

圖 PLAN  
23

本摘要圖於2011年3月4日擬備，  
所根據的資料為於2010年5月7日  
展示的分區計劃大綱圖編號S/TKO/18  
EXTRACT PLAN PREPARED ON 4.3.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/TKO/18 EXHIBITED ON 7.5.2010





### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTI 5  
新界南丫島索罟灣

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

SCALE 1:7 500 比例尺

規劃署  
PLANNING  
DEPARTMENT



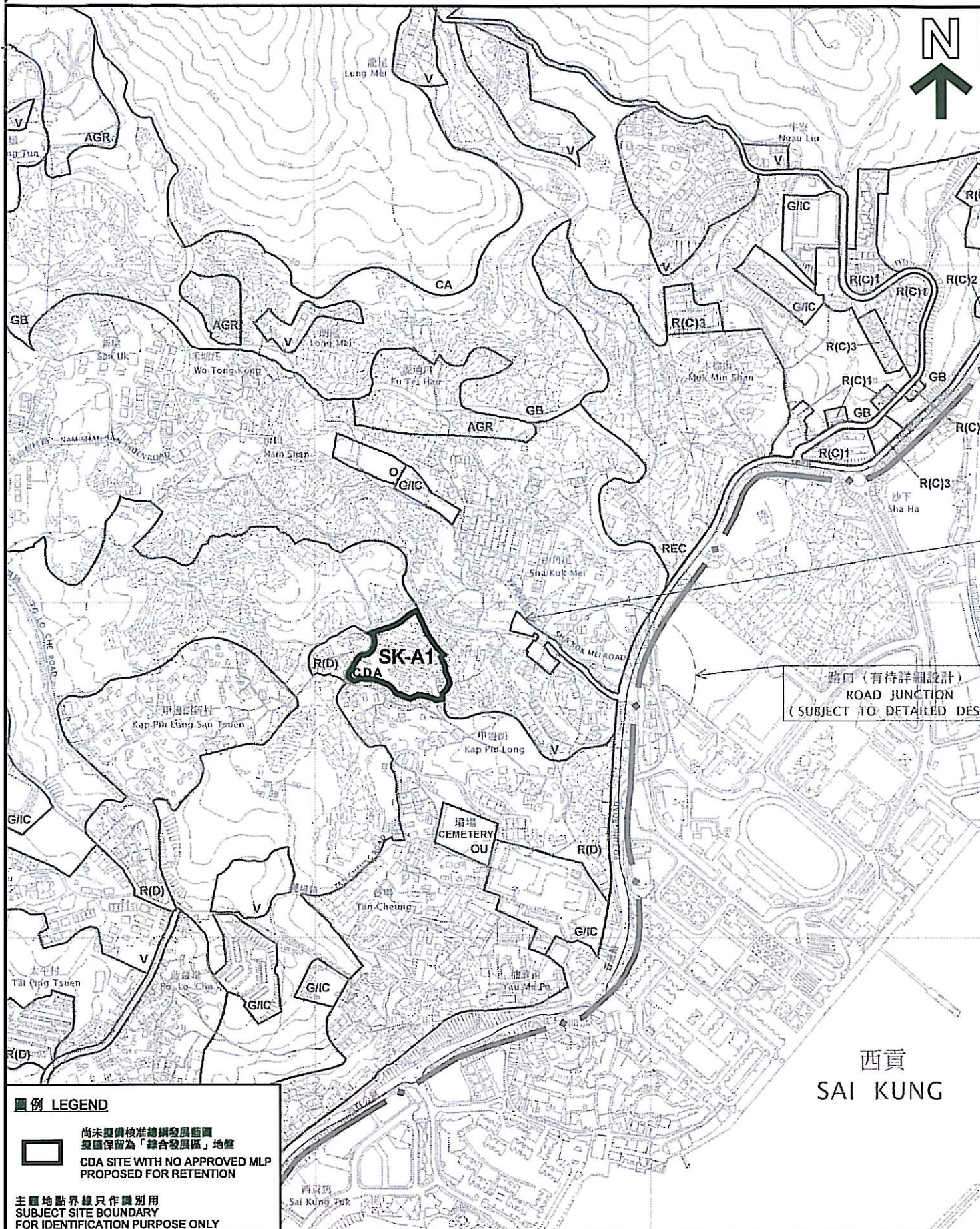
參考編號  
REFERENCE No.  
M/UR/11/099

圖 PLAN  
24

本摘要圖於2011年3月4日擬備，  
所根據的資料為於2007年6月5日  
核准的分區計劃大綱圖編號S/I-LI/9

EXTRACT PLAN PREPARED ON 4.3.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/I-LI/9 APPROVED ON 5.6.2007





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

西貢  
SAI KUNG

**圖例 LEGEND**

 尚未整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2011年3月4日擬備，  
所根據的資料為於2006年10月17日  
核准的分區計劃大綱圖編號S/SK-PK/11

EXTRACT PLAN PREPARED ON 4.3.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/SK-PK/11 APPROVED ON 17.10.2006

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 SK-A1  
新界西貢甲邊朗

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

SCALE 1 : 7 500 比例尺

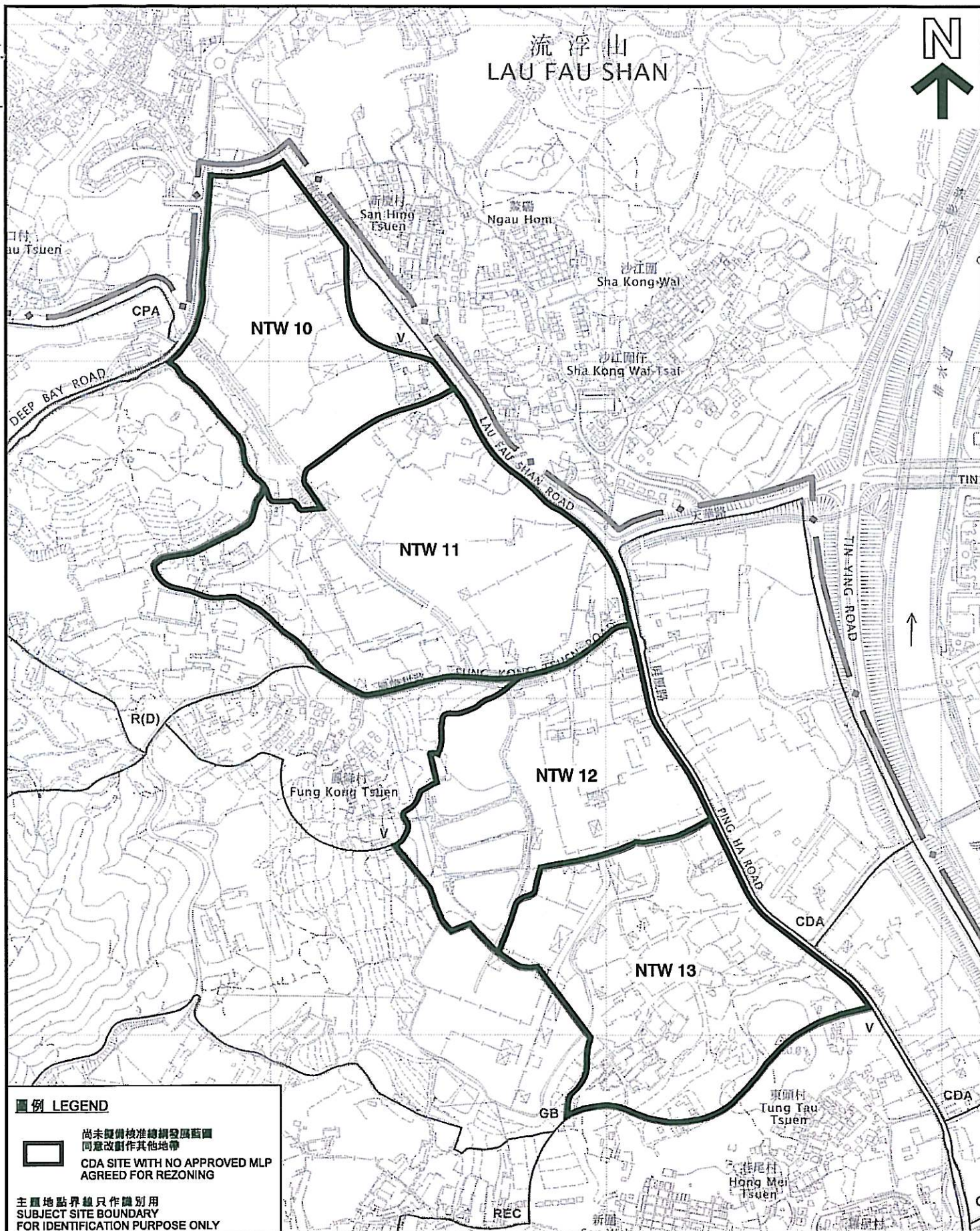
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/UR/11/100

圖 PLAN  
25





### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 10, NTW 11, NTW 12, NTW 13  
 新界元朗厦村流浮山道新厦村以西(NTW 10)  
 新界元朗厦村流浮山道鳳降村以北(NTW 11)  
 新界元朗厦村屏厦路鳳降村以東(NTW 12)  
 新界元朗厦村屏厦路巷尾村以北(NTW 13)

CDA SITE REF. Nos. NTW 10, NTW 11, NTW 12, NTW 13  
 WEST OF SAN HING TSUEN, LAU FAU SHAN ROAD, HA TSUEN, YUEN LONG, N.T.(NTW 10)  
 NORTH OF FUNG KONG TSUEN, LAU FAU SHAN ROAD, HA TSUEN, YUEN LONG, N.T.(NTW 11)  
 EAST OF FUNG KONG TSUEN, PING HA ROAD, HA TSUEN, YUEN LONG, N.T.(NTW 12)  
 NORTH OF HONG MEI TSUEN, PING HA ROAD, HA TSUEN, YUEN LONG, N.T.(NTW 13)

SCALE 1:7 500 比例尺

規劃署  
PLANNING  
DEPARTMENT



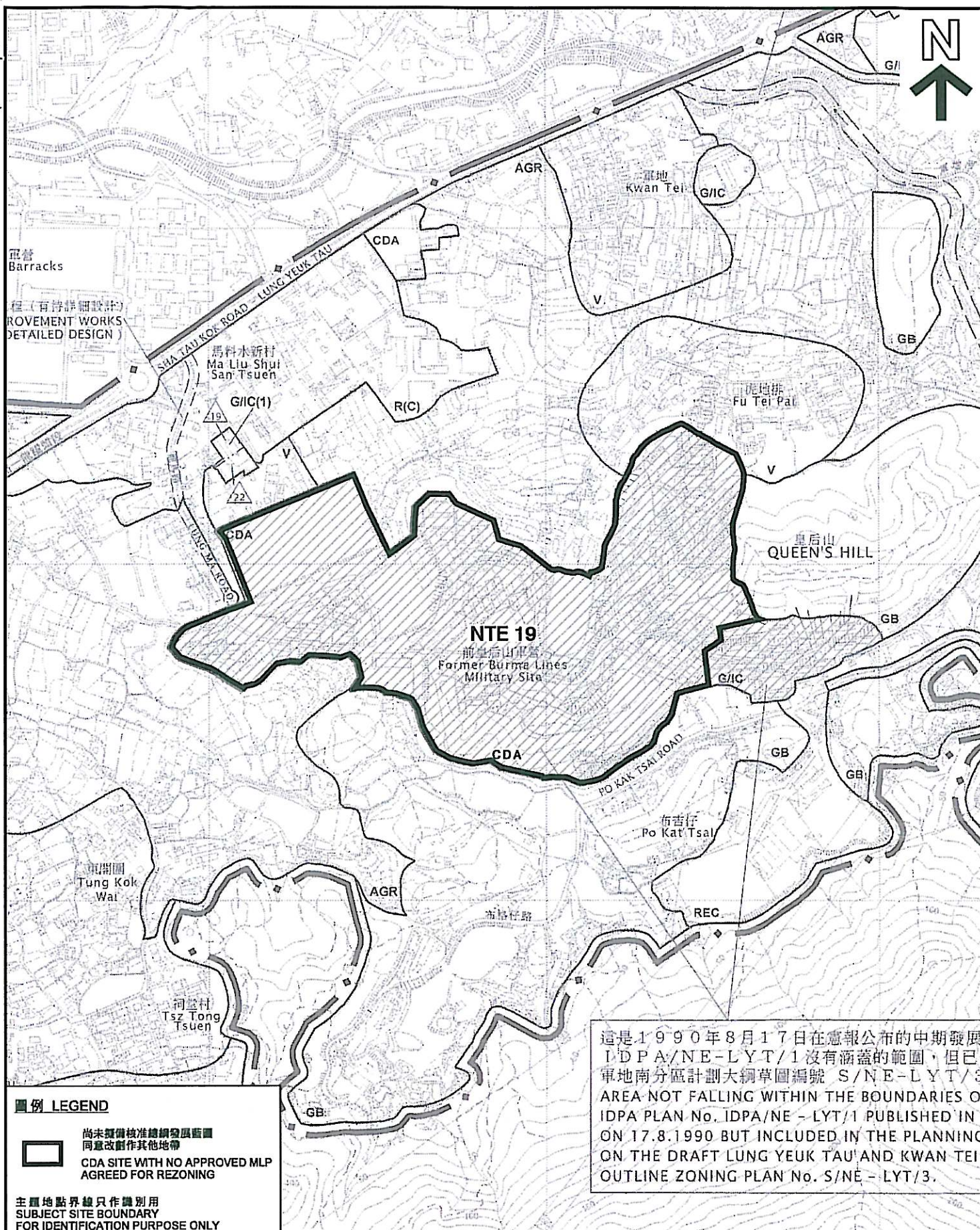
參考編號  
REFERENCE No.  
M/UR/11/101

圖 PLAN  
26

本摘要圖於2011年3月4日擬備，  
所根據的資料為於2009年1月13日  
核准的分區計劃大綱圖編號S/YL-HT/10

EXTRACT PLAN PREPARED ON 4.3.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-HT/10 APPROVED ON 13.1.2009





### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTE19  
新界粉嶺前皇后山軍營

CDA SITE REF. No. NTE19  
FORMER BURMA LINES MILITARY SITE,  
FANLING, NEW TERRITORIES

SCALE 1:7 500 比例尺

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

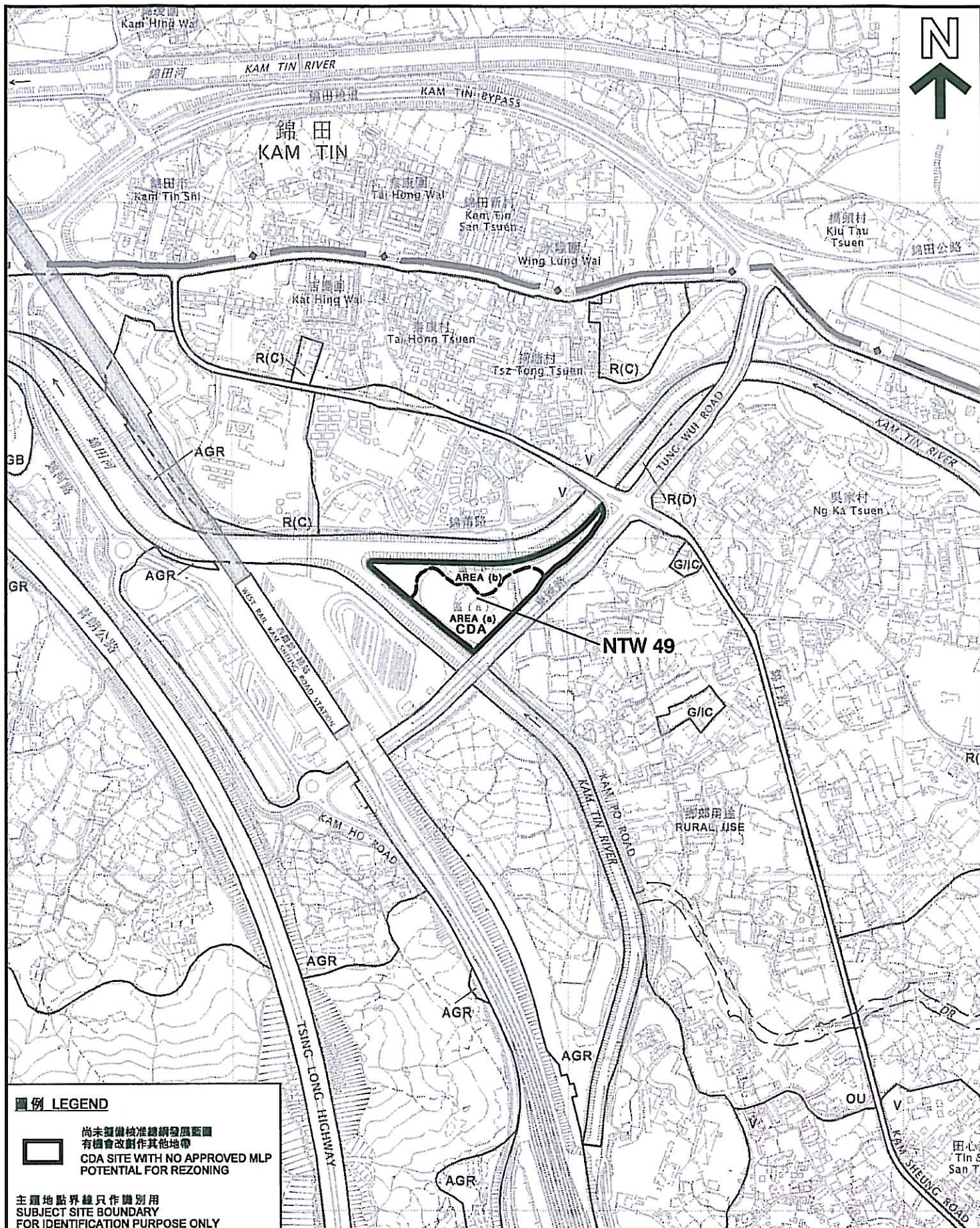
M/UR/11/103

圖 PLAN

27

本摘要圖於2011年3月4日擬備，  
所根據的資料為於2010年6月1日  
核准的分區計劃大綱圖編號S/NE-LYT/14  
EXTRACT PLAN PREPARED ON 4.3.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/NE-LYT/14 APPROVED ON 1.6.2010





#### 圖例 LEGEND

尚未獲核准發展藍圖  
有機會改劃作其他地帶  
CDA SITE WITH NO APPROVED MLP  
POTENTIAL FOR REZONING

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

#### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 49  
新界元朗  
鄰近錦田東匯路及錦莆路  
CDA SITE REF. No. NTW 49  
ABUTTING TUNG WUI ROAD & KAM PO ROAD,  
KAM TIN  
YUEN LONG, NEW TERRITORIES

SCALE 1 : 7 500 比例尺

規劃署  
PLANNING  
DEPARTMENT

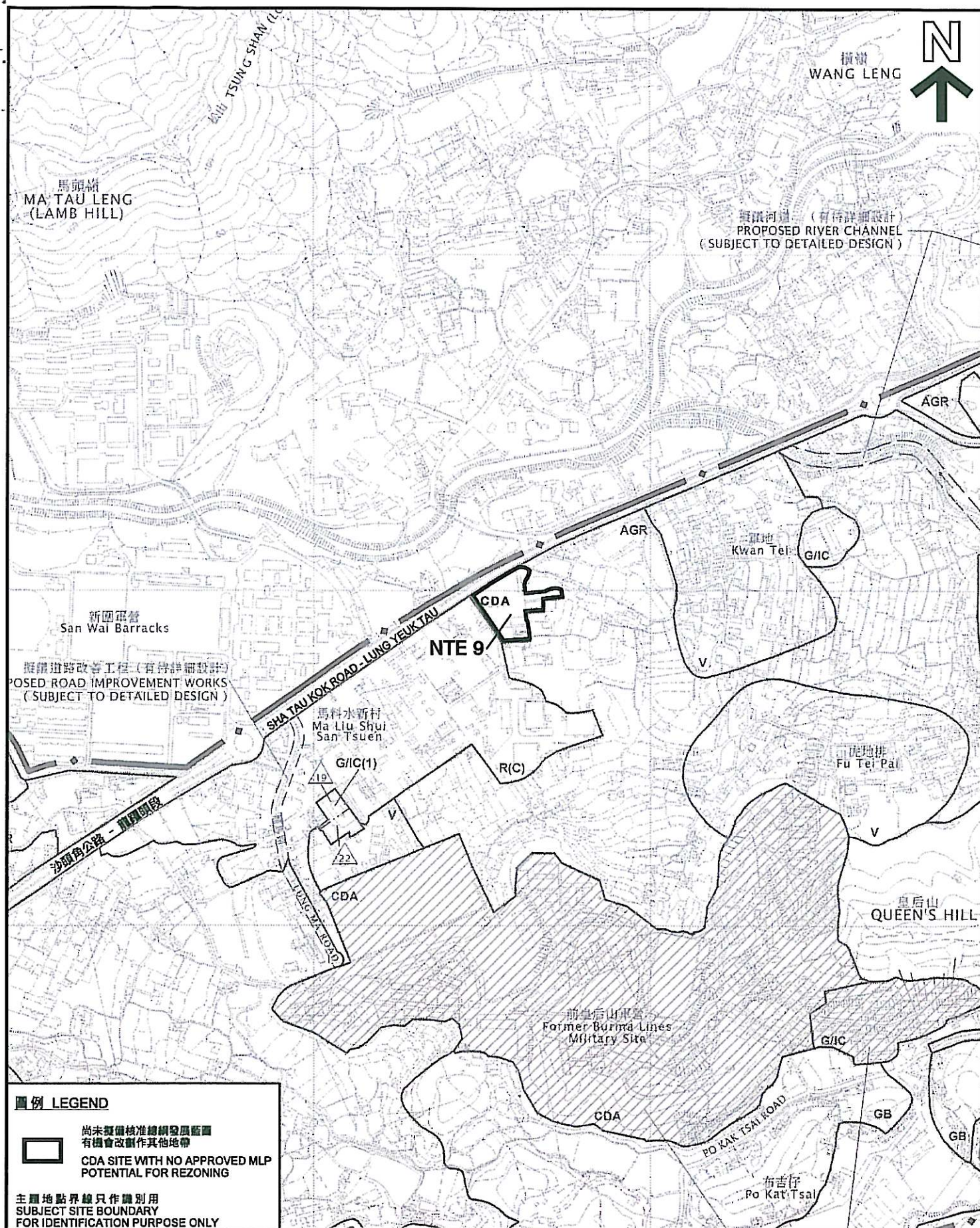


參考編號  
REFERENCE No.  
M/UR/11/102

圖 PLAN  
28

本摘要圖於2011年1月7日擬備，  
所根據的資料為於2007年6月26日  
核准的分區計劃大綱圖編號S/YL-KTS/11  
EXTRACT PLAN PREPARED ON 7.1.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-KTS/11 APPROVED ON 26.6.2007





### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTE 9  
新界沙頭角  
馬料水新村的東北面

CDA SITE REF. No. NTE 9  
NORTH-EASTERN SIDE OF MA LIU SHUI SAN TSUEN  
SHA TAU KOK, NEW TERRITORIES

SCALE 1 : 7 500 比例尺

規劃署  
PLANNING  
DEPARTMENT



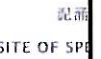
參考編號  
REFERENCE No.  
M/UR/11/121

圖 PLAN  
29

本摘要圖於2011年3月4日擬備，  
所根據的資料為於2010年6月1日  
核准的分區計劃大綱圖編號S/NE-LYT/14

EXTRACT PLAN PREPARED ON 4.3.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/NE-LYT/14 APPROVED ON 1.8.2010

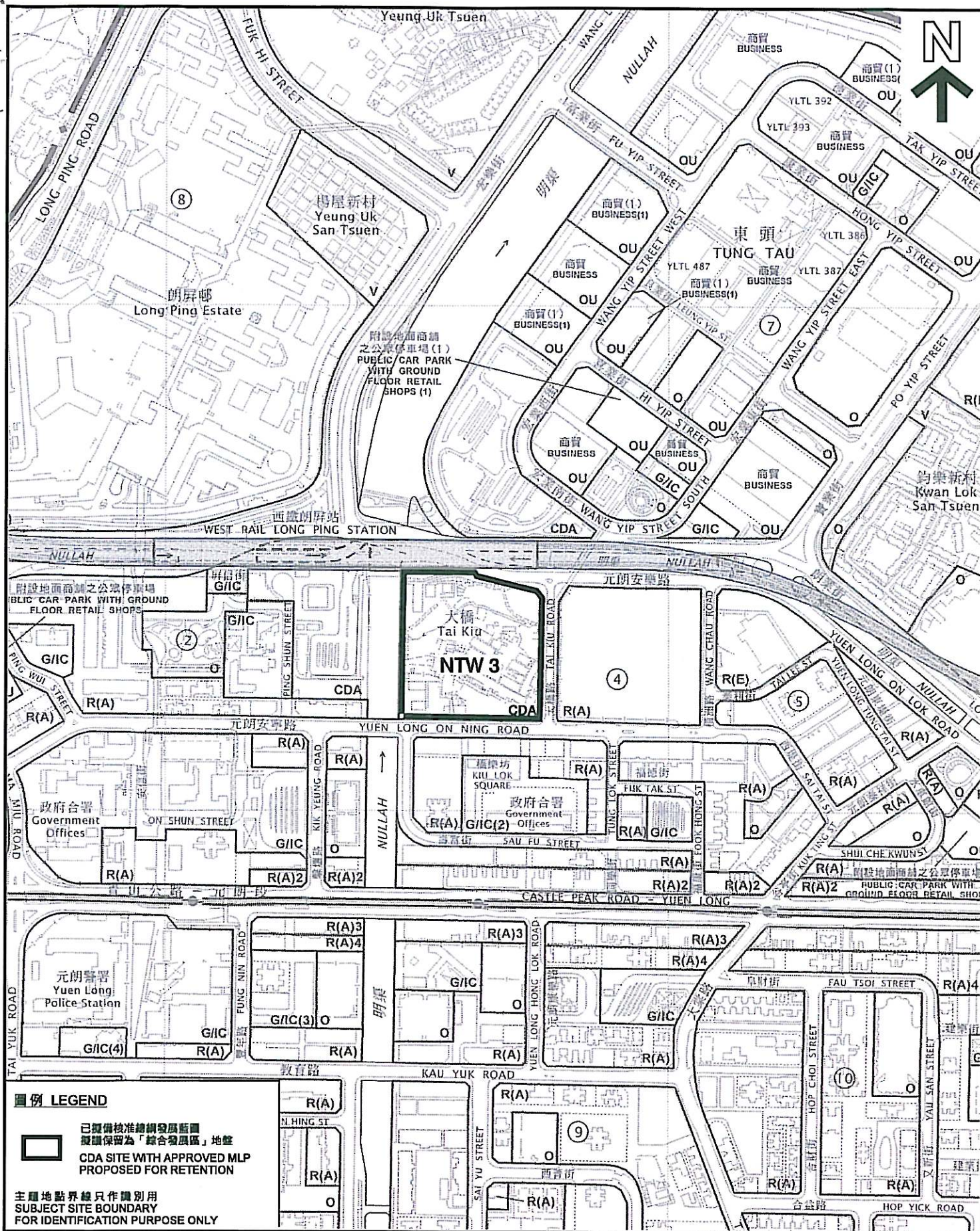




本摘要圖於2011年1月7日擬備，  
所根據的資料為於2010年6月1日  
核准的分區計劃大綱圖編號S/MOS/16

EXTRACT PLAN PREPARED ON 7.1.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/MOS/16 APPROVED ON 1.6.2010





## 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 3  
新界元朗大橋村

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

SCALE 1:5 000 比例尺

規劃署  
PLANNING  
DEPARTMENT



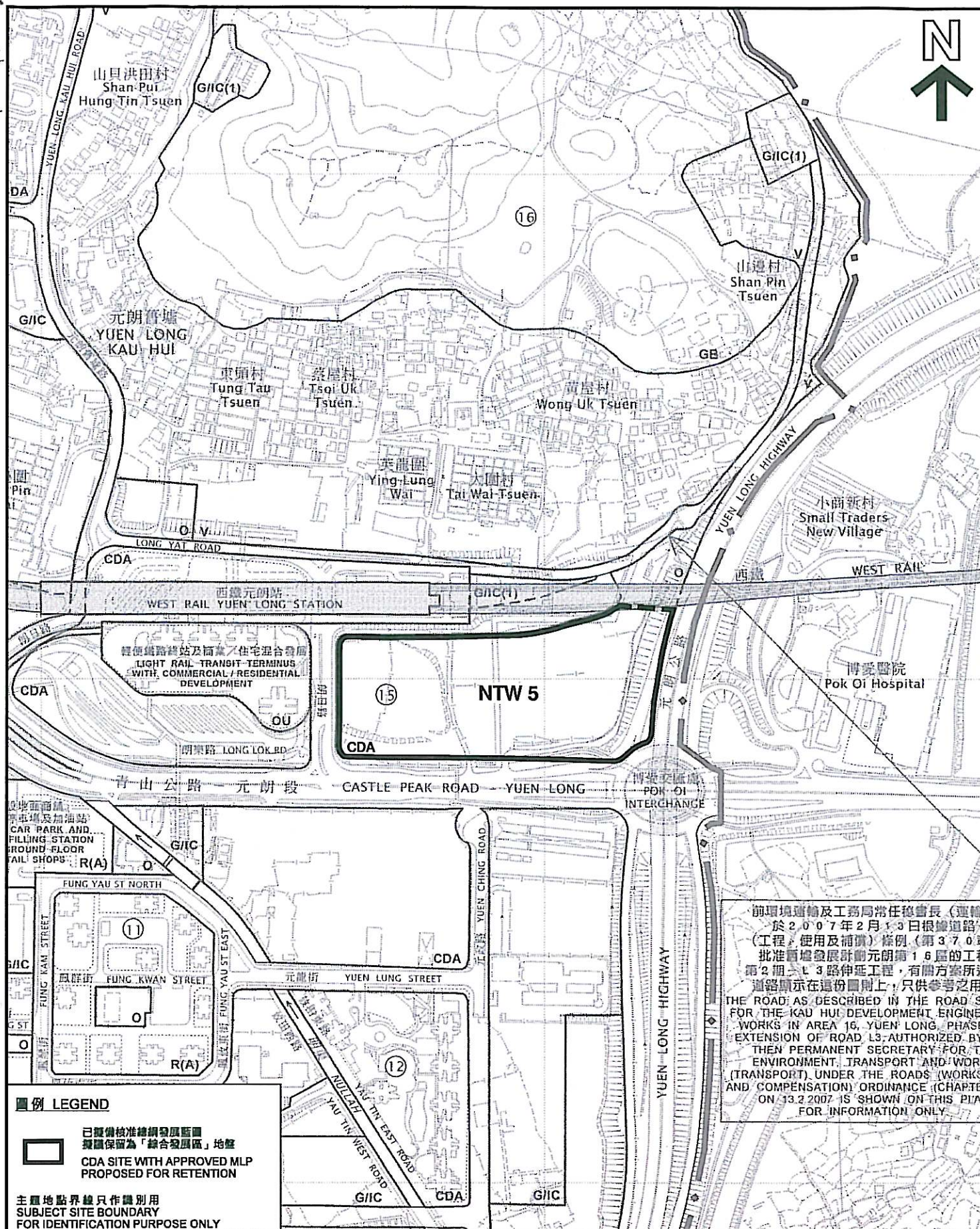
參考編號  
REFERENCE No.  
M/UR/11/105

圖 PLAN  
31

本摘要圖於2011年1月7日擬備，  
所根據的資料為於2008年10月21日  
核准的分區計劃大綱圖編號S/YL/18

EXTRACT PLAN PREPARED ON 7.1.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/YL/18 APPROVED ON 21.10.2008





## 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 5  
新界元朗新市鎮第15區  
元朗市地段第507號

CDA SITE REF. No. NTW 5  
YUEN LONG NEW TOWN AREA 15,  
YLTL 507, NEW TERRITORIES

SCALE 1:5 000 比例尺

規劃署  
PLANNING  
DEPARTMENT

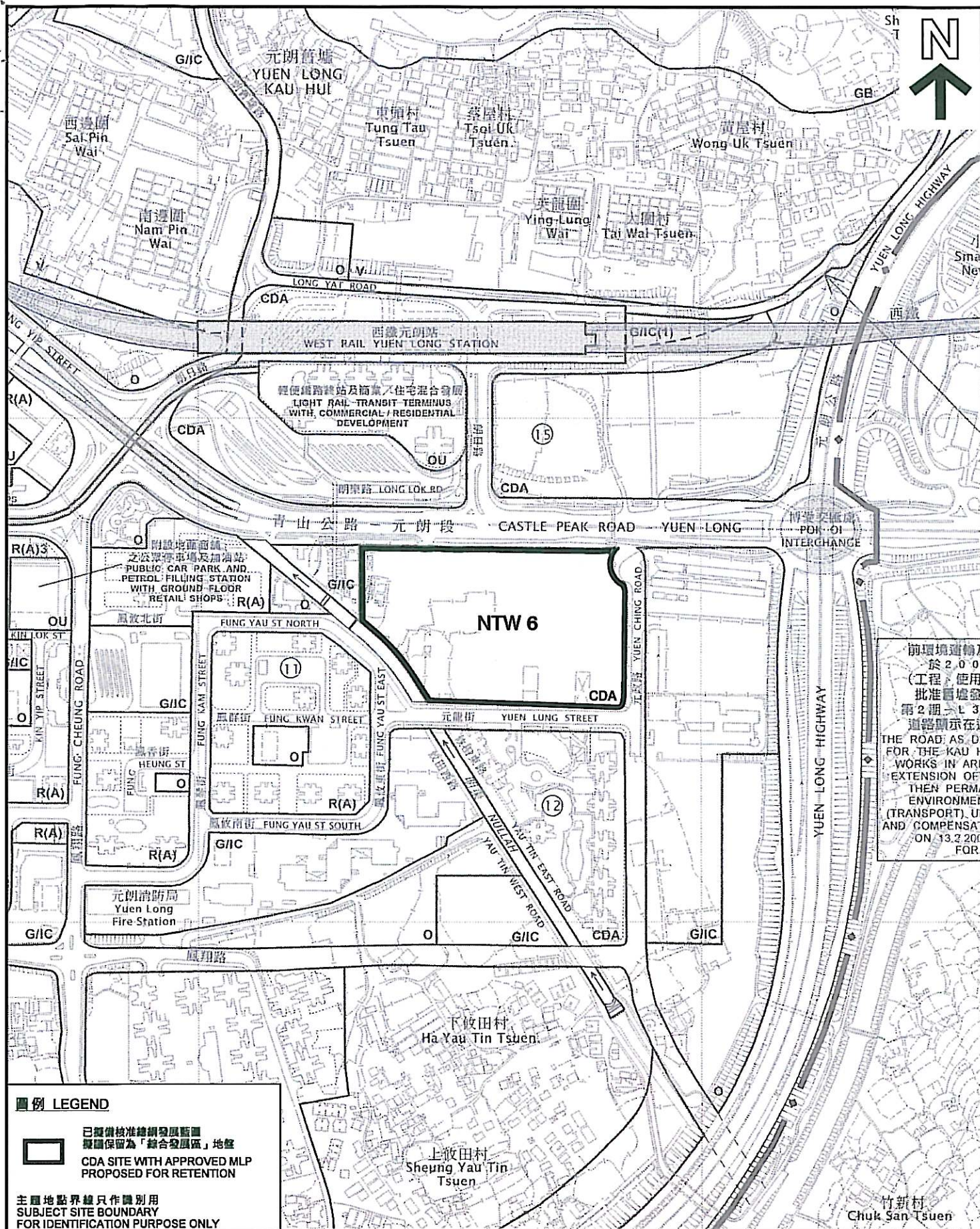


參考編號  
REFERENCE No.  
M/UR/11/106

圖 PLAN  
32

本摘要圖於2011年1月7日擬備，  
所根據的資料為於2008年10月21日  
核准的分區計劃大綱圖編號S/YL/18  
EXTRACT PLAN PREPARED ON 7.1.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/YL/18 APPROVED ON 21.10.2008





## 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 6  
新界元朗新市鎮第12區  
元朗市地段第504號

CDA SITE REF. No. NTW 6  
YUEN LONG NEW TOWN AREA 12,  
YLTL 504, NEW TERRITORIES

SCALE 1:5 000 比例尺

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

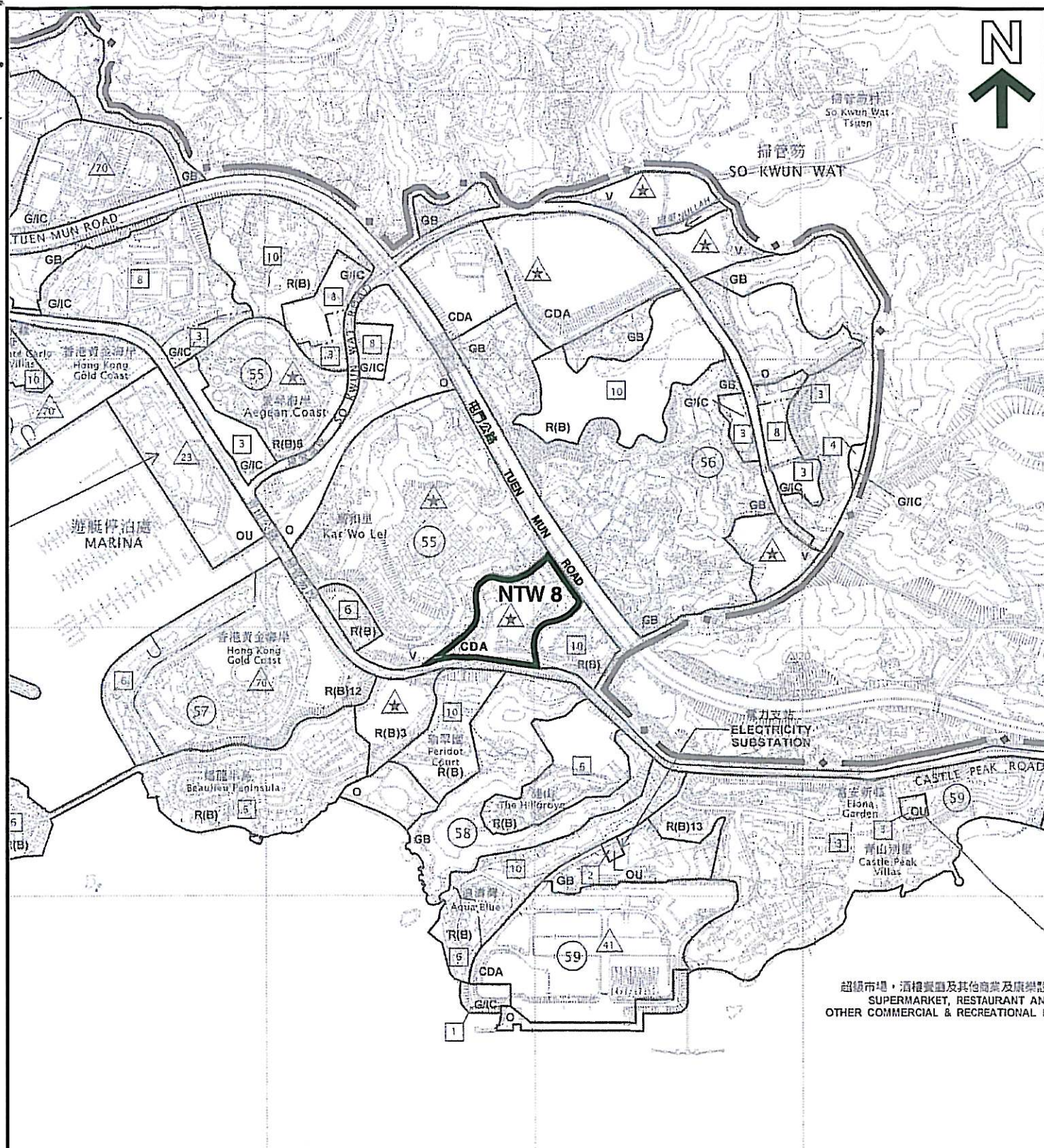
M/UR/11/107

圖 PLAN

33

本摘要圖於2011年1月7日擬備，  
所根據的資料為於2008年10月21日  
核准的分區計劃大綱圖編號S/YL/18  
EXTRACT PLAN PREPARED ON 7.1.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/YL/18 APPROVED ON 21.10.2008





#### 圖例 LEGEND

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

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

#### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 8  
新界屯門第55區丈量約份第379約多個地段及政府土地  
CDA SITE REF. No. NTW 8  
VARIOUS LOTS & GOVT LAND IN DD 379, TUEN MUN AREA 55  
NEW TERRITORIES

SCALE 1 : 10 000 比例尺

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/UR/11/108

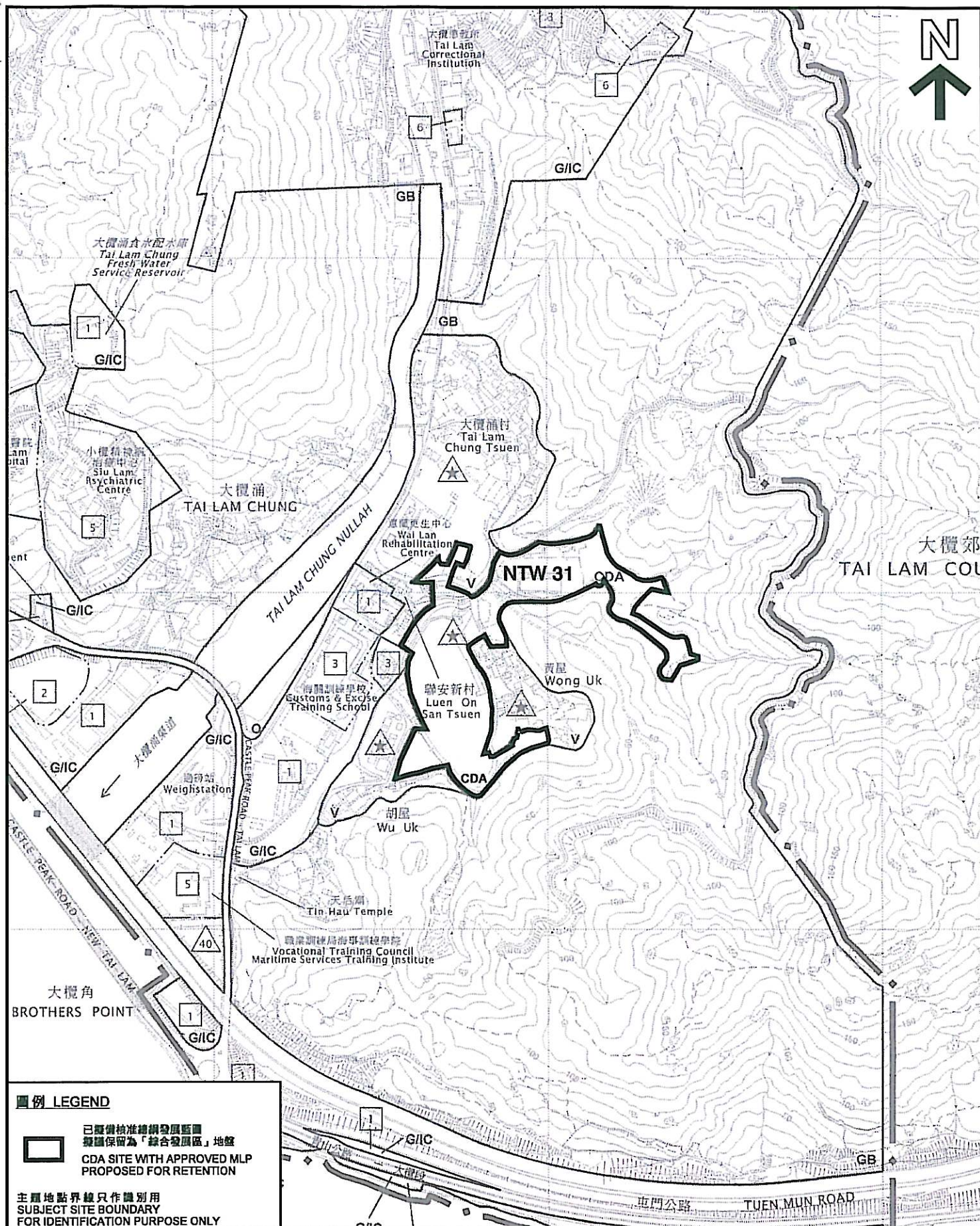
圖 PLAN  
34

本摘要圖於2011年1月7日擬備，  
所根據的資料為於2010年9月3日  
展示的分區計劃大綱圖編號S/TM/27  
EXTRACT PLAN PREPARED ON 7.1.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/TM/27 EXHIBITED ON 3.9.2010









#### 圖例 LEGEND

 已擬備核准填海發展區  
擬議保留為「綜合發展區」地盤  
CDA SITE WITH APPROVED MLP  
PROPOSED FOR RETENTION

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

#### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 31

屯門市地段第417號

新界屯門大欖涌

大欖涌渠道和海關訓練學校以東

CDA SITE REF. No. NTW 31

TMTL 417

EAST OF TAI LAM CHUNG NULLAH AND  
CUSTOMS & EXCISE TRAINING SCHOOL  
TAI LAM CHUNG, TUEN MUN, NEW TERRITORIES  
SCALE 1:7 500 比例尺

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/UR/11/110

圖 PLAN  
36

本摘要圖於2011年1月7日擬備，  
所根據的資料為於2010年5月7日  
展示的分區計劃大綱圖編號S/TM-SKW/10  
EXTRACT PLAN PREPARED ON 7.1.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/TM-SKW/10 EXHIBITED ON 7.5.2010



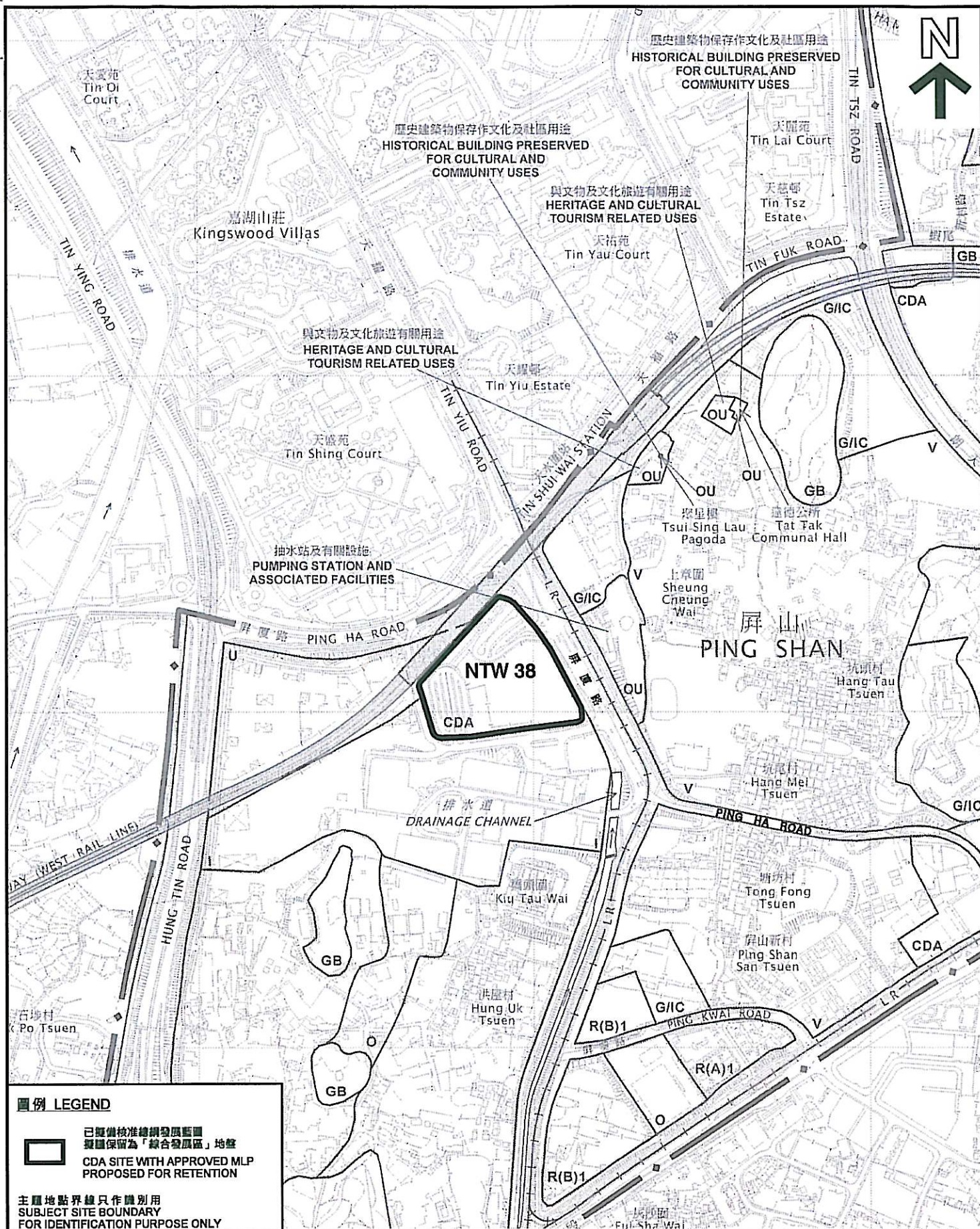
N  
↑



PLAN  
37

SCALE 1 : 10 000 比例尺





### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 38  
新界元朗  
西鐵天水圍站以南

CDA SITE REF. No. NTW 38  
SOUTH OF WEST RAIL TIN SHUI WAI STATION  
YUEN LONG, NEW TERRITORIES

SCALE 1:7 500 比例尺

規劃署  
PLANNING  
DEPARTMENT

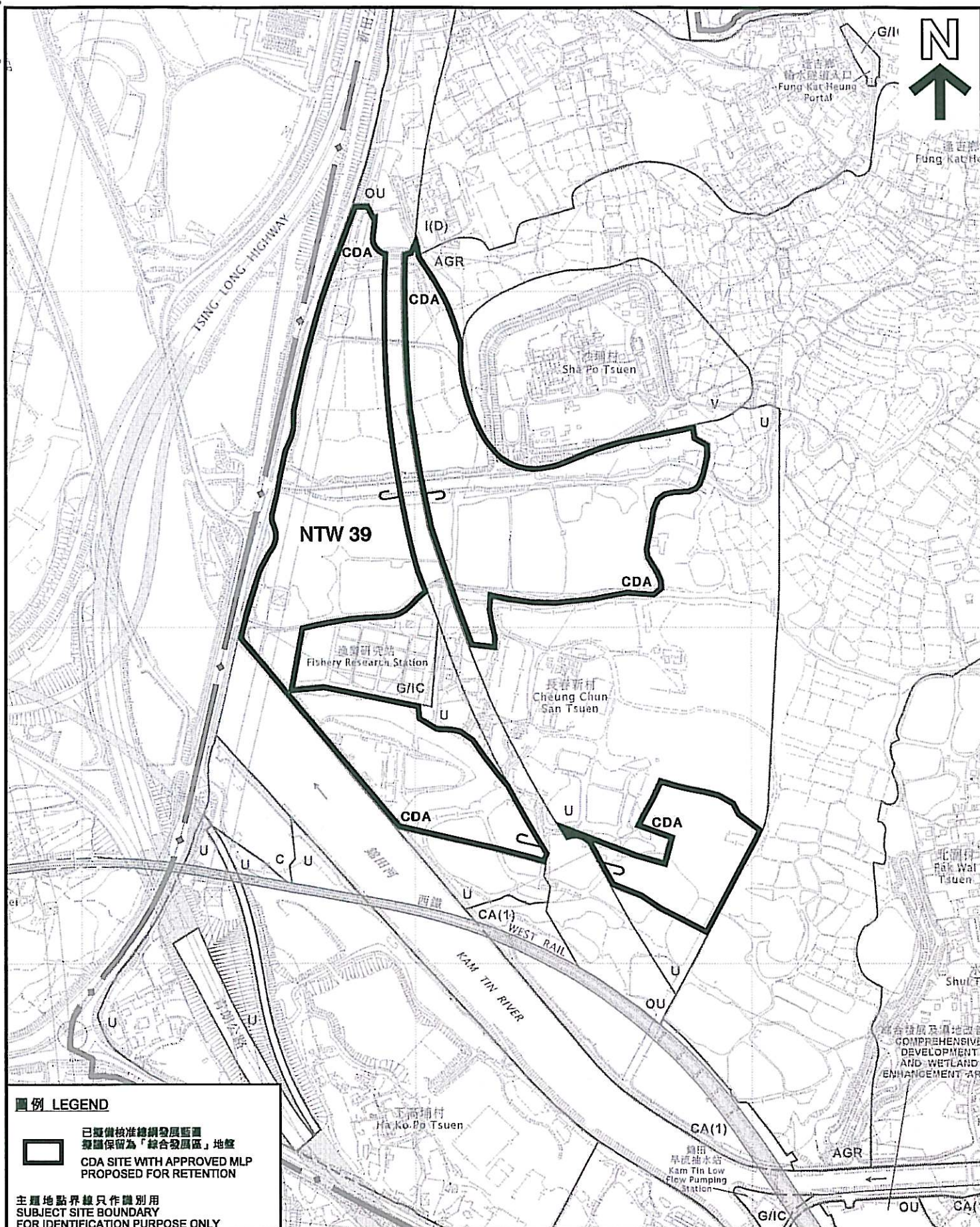


參考編號  
REFERENCE No.  
M/UR/11/113

圖 PLAN  
38

本摘要圖於2011年3月4日擬備，  
所根據的資料為於2010年11月5日  
展示的分區計劃大綱圖編號S/YL-PS/12  
EXTRACT PLAN PREPARED ON 4.3.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-PS/12 EXHIBITED ON 5.11.2010





#### 圖例 LEGEND

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

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

本摘要圖於2011年3月4日擬備，  
所根據的資料為於2006年10月31日  
核准的分區計劃大綱圖編號S/YL-KTN/7  
EXTRACT PLAN PREPARED ON 4.3.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-KTN/7 APPROVED ON 31.10.2006

#### 平面圖 SITE PLAN

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

CDA SITE REF. No. NTW 39  
VARIOUS LOTS & ADJOINING GOVERNMENT LAND  
IN DD 107, SHA PO, KAM TIN  
YUEN LONG, NEW TERRITORIES  
SCALE 1:7 500 比例尺

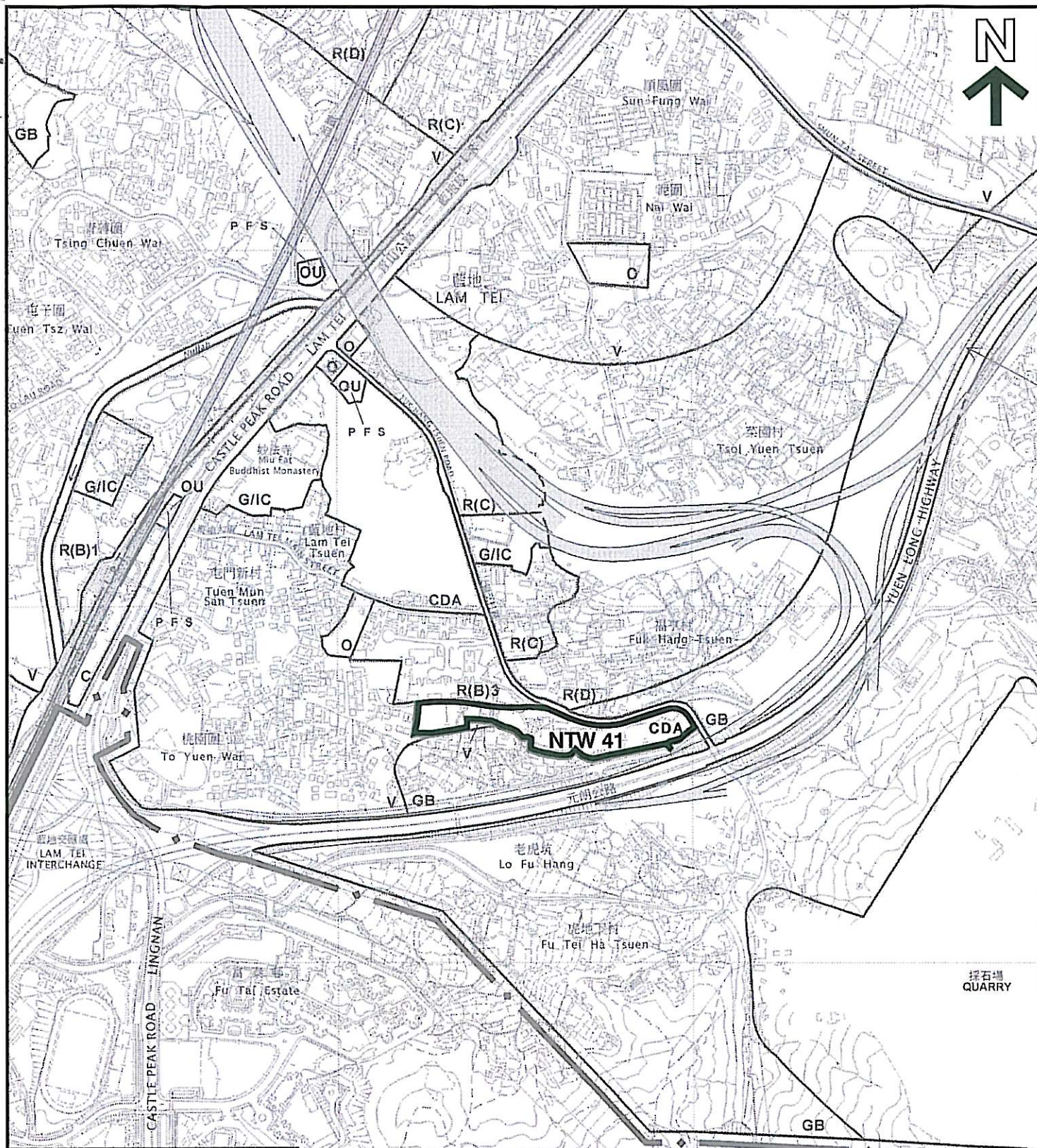
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/UR/11/114

圖 PLAN  
39





#### 圖例 LEGEND



已獲備核准發展區  
擬議保留為「綜合發展區」地段  
CDA SITE WITH APPROVED MLP  
PROPOSED FOR RETENTION

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

本摘要圖於2011年3月4日擬備，  
所根據的資料為於2006年3月14日  
核准的分區計劃大綱圖編號S/TM-LTY/6  
EXTRACT PLAN PREPARED ON 4.3.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/TM-LTY/6 APPROVED ON 14.3.2006

#### 平面圖 SITE PLAN

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

SCALE 1:7 500 比例尺

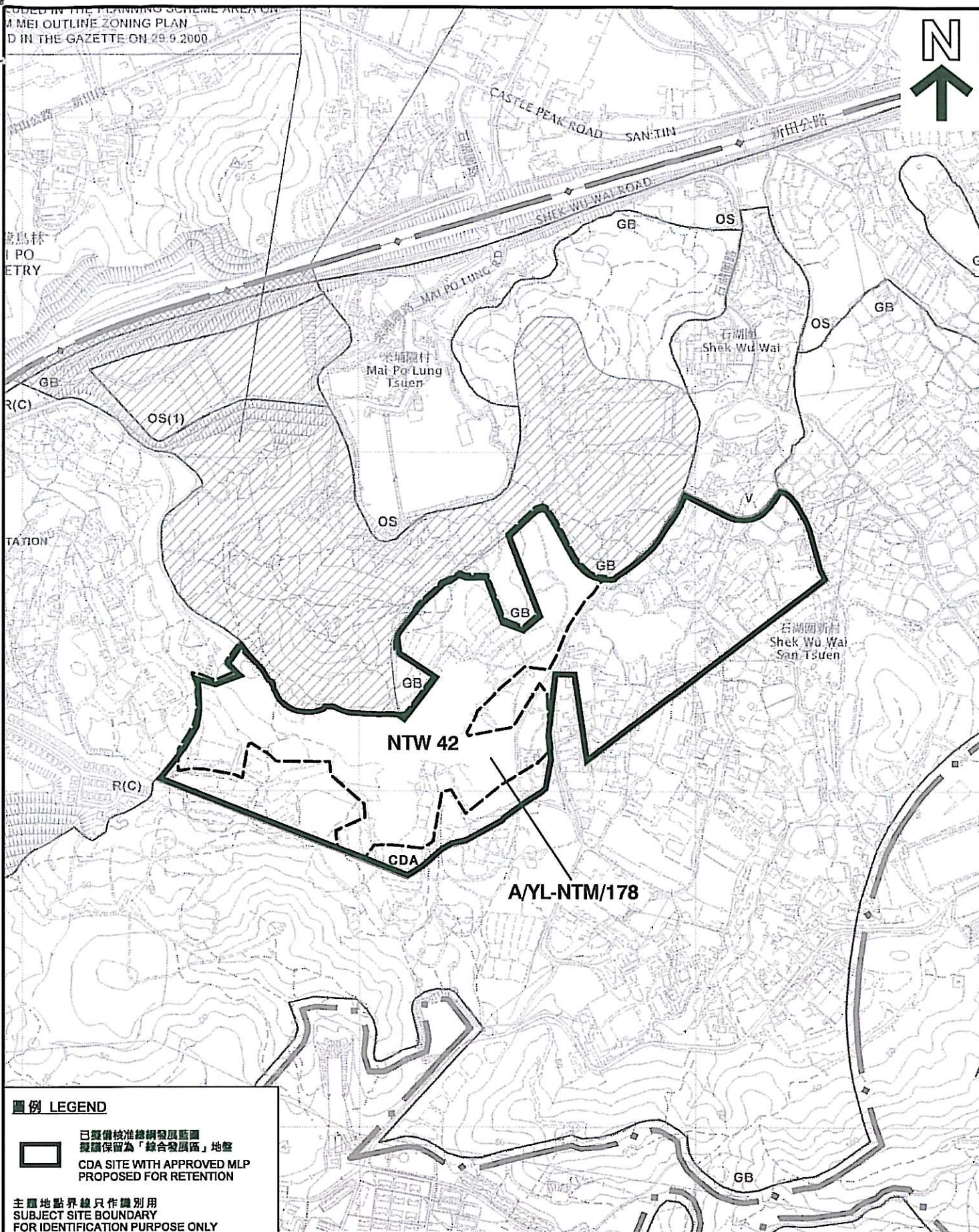
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/UR/11/115

圖 PLAN  
40





**圖例 LEGEND**

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

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

**平面圖 SITE PLAN**

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

SCALE 1:7 500 比例尺

規劃署  
**PLANNING  
DEPARTMENT**

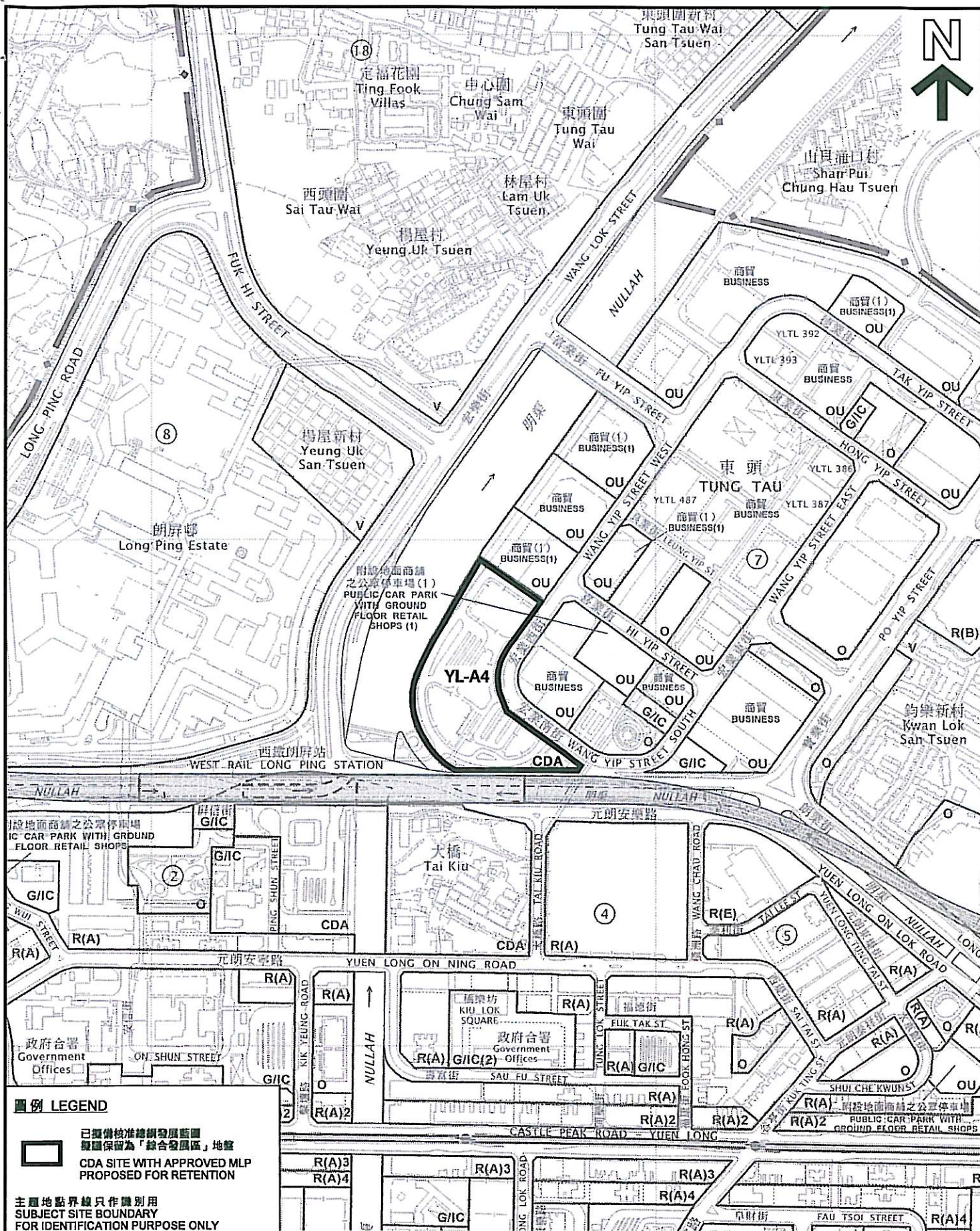


參考編號  
REFERENCE No.  
M/UR/11/116

 **PLAN**  
41

本摘要圖於2011年3月4日擬備，  
所根據的資料為於2006年12月5日  
核准的分區計劃大綱圖編號S/YL-NTM/12  
EXTRACT PLAN PREPARED ON 4.3.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-NTM/12 APPROVED ON 5.12.2006





#### 圖例 LEGEND



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

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

#### 平面圖 SITE PLAN

綜合發展區地盤參考編號 YL-A4  
新界元朗新市鎮第7區  
西鐵朗屏站與覆蓋公共交通交匯處(北面地盤)

CDA SITE REF. No. YL-A4  
AREA COVERING THE PUBLIC TRANSPORT INTERCHANGE  
ASSOCIATED WITH THE WEST RAIL LONG PING STATION,  
YUEN LONG NEW TOWN AREA 7 (NORTHERN SITE)  
NEW TERRITORIES

SCALE 1:5 000 比例尺

規劃署  
PLANNING  
DEPARTMENT

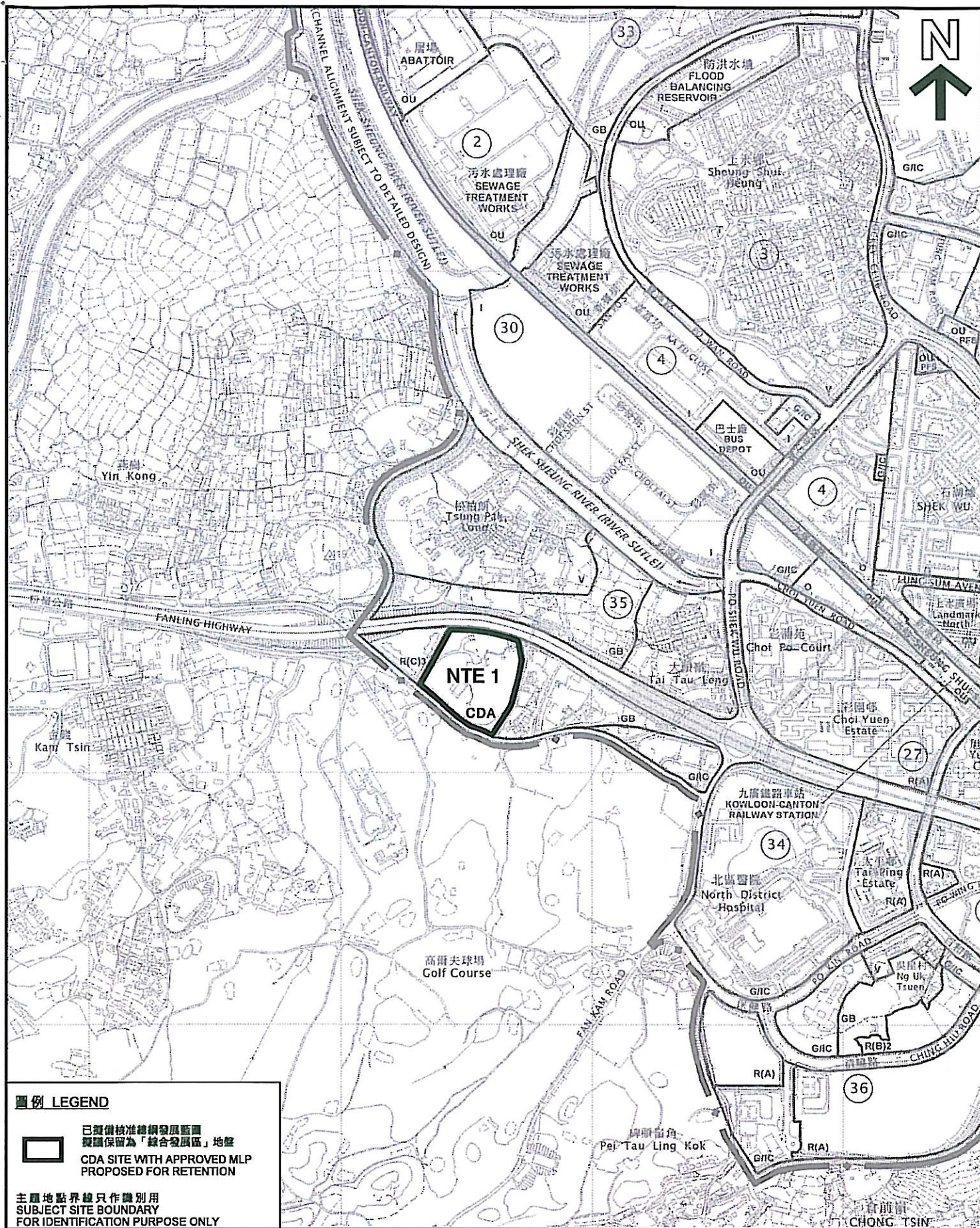


參考編號  
REFERENCE No.  
M/UR/11/117

圖 PLAN  
42

本摘要圖於2011年3月4日擬備，  
所根據的資料為於2008年10月21日  
核准的分區計劃大綱圖編號S/YL/18  
EXTRACT PLAN PREPARED ON 4.3.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/YL/18 APPROVED ON 21.10.2008





### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTE 1  
新界上水第35區  
上水內地段第2號餘段及政府土地

CDA SITE REF. No. NTE 1  
SHEUNG SHUI AREA 35,  
SSIL 2 RP & GOVERNMENT LAND  
NEW TERRITORIES

SCALE 1 : 10 000 比例尺

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/UR/11/118

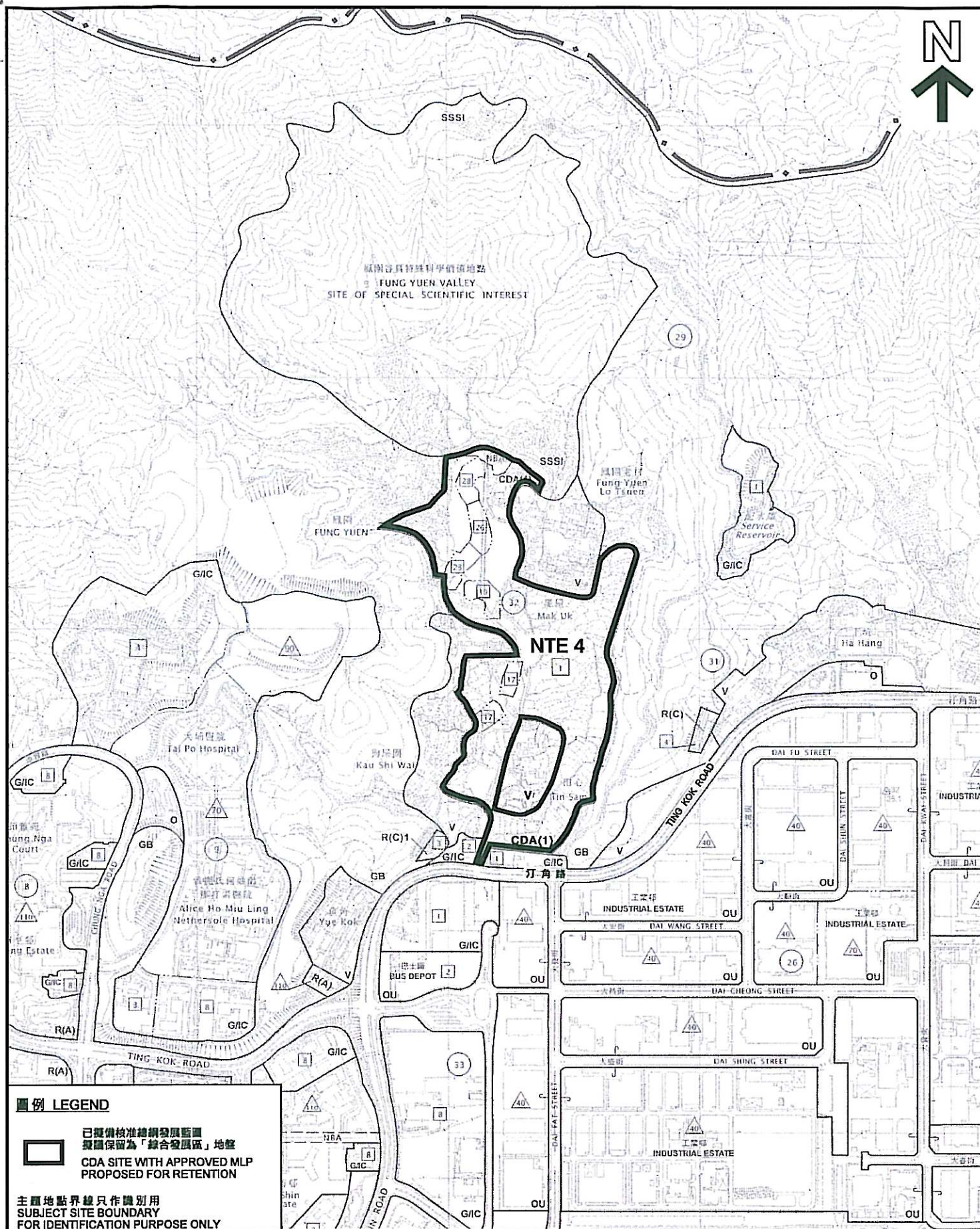
圖 PLAN

43

本摘要圖於2011年3月4日擬備，  
所根據的資料為於2007年3月27日  
核准的分區計劃大綱圖編號S/FSS/14

EXTRACT PLAN PREPARED ON 4.3.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/FSS/14 APPROVED ON 27.3.2007





### 平面圖 SITE PLAN

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

SCALE 1 : 10 000 比例尺

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

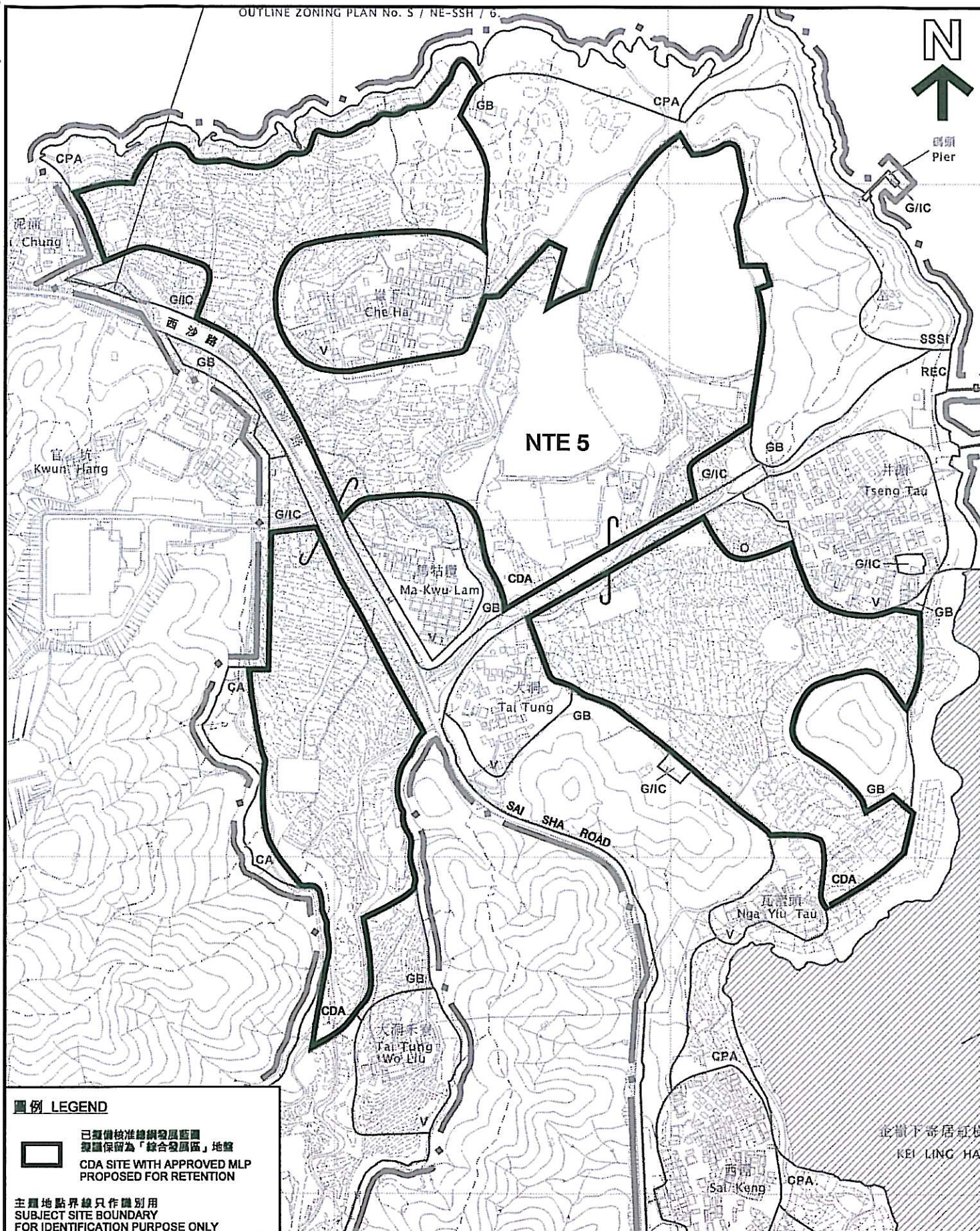
M/UR/11/119

圖 PLAN

44

本摘要圖於2011年3月4日擬備，  
所根據的資料為於2010年9月17日  
展示的分區計劃大綱圖編號S/TP/22  
EXTRACT PLAN PREPARED ON 4.3.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/TP/22 EXHIBITED ON 17.9.2010





### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTE 5  
新界十四鄉西沙路

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

SCALE 1:7 500 比例尺

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

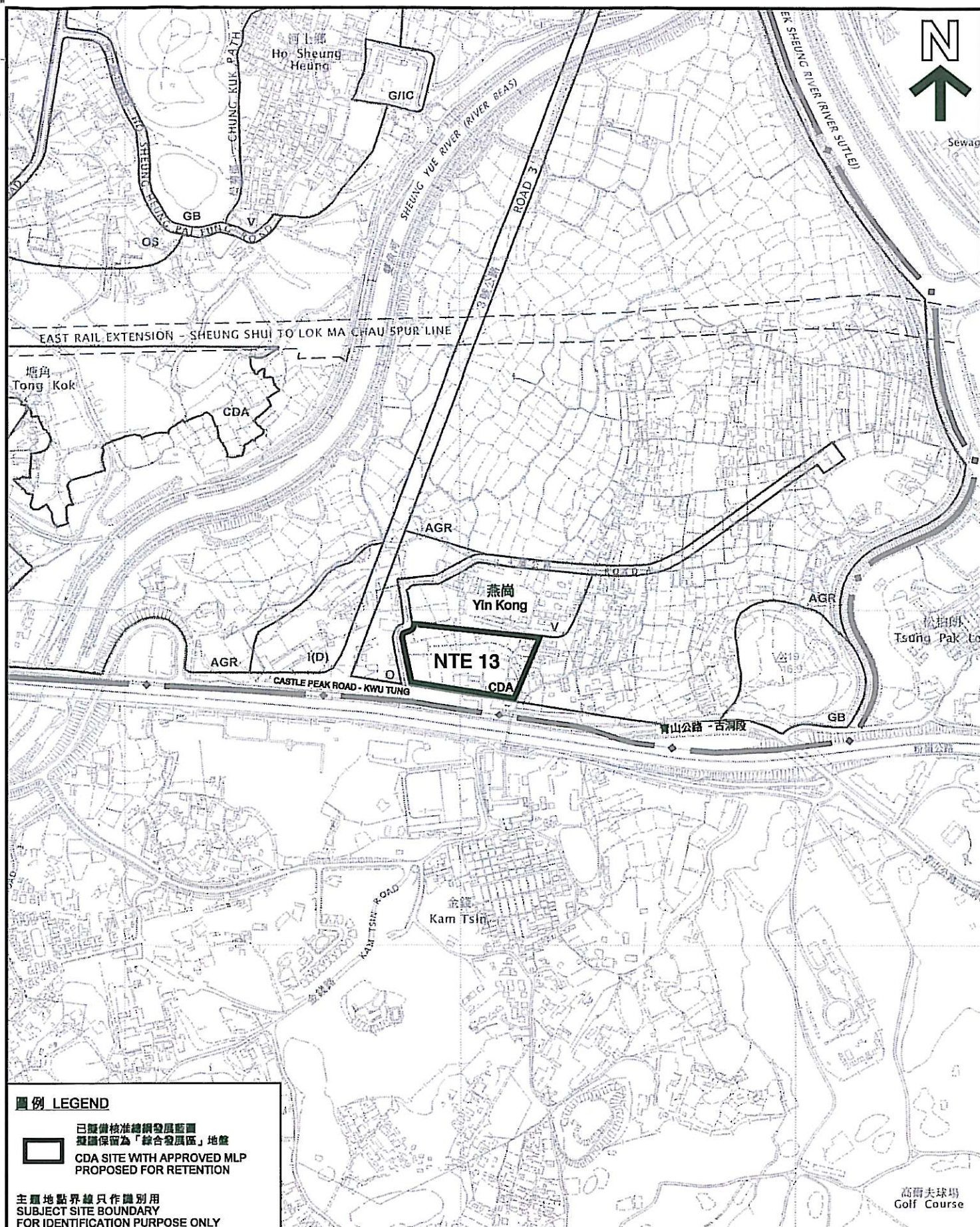
M/UR/11/120

圖 PLAN

45

本摘要圖於2011年3月4日擬備，  
所根據的資料為於2008年12月2日  
核准的分區計劃大綱圖編號S/NE-SSH/9  
EXTRACT PLAN PREPARED ON 4.3.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/NE-SSH/9 APPROVED ON 2.12.2008





# 圖例 LEGEND



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

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

## 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTE 13  
新界古洞粉嶺公路以北近燕崗

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

本摘要圖於2011年3月4日擬備，  
所根據的資料為於2006年10月31日  
核准的分區計劃大綱圖編號S/NE-KTN/8

EXTRACT PLAN PREPARED ON 4.3.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/NE-KTN/8 APPROVED ON 31.10.2006

SCALE 1:7 500 比例尺

規劃署  
PLANNING  
DEPARTMENT



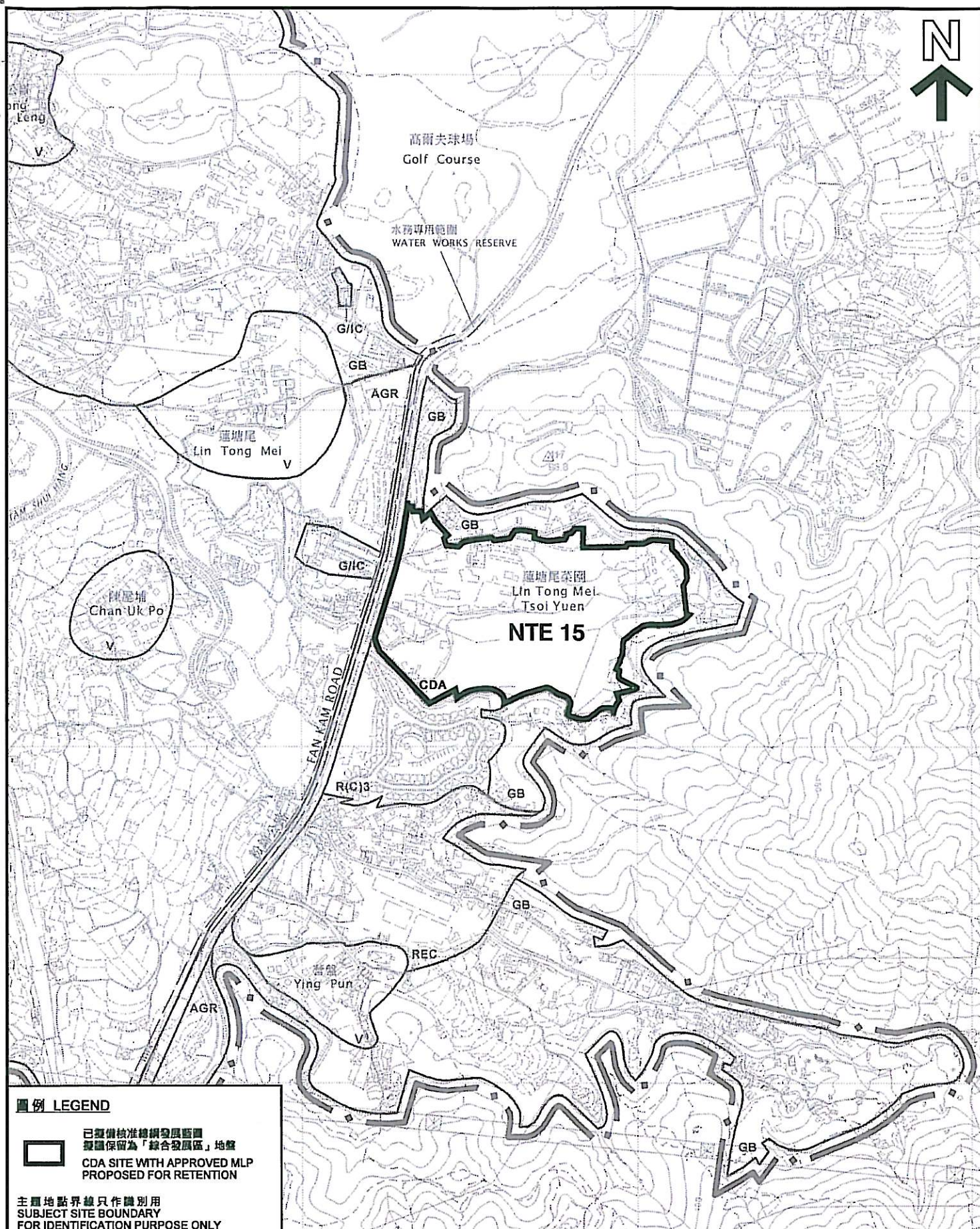
參考編號  
REFERENCE No.  
M/UR/11/122

**PLAN**  
46









#### 圖例 LEGEND



已獲備核准發展區  
擬保留為「綜合發展區」地盤  
CDA SITE WITH APPROVED MLP  
PROPOSED FOR RETENTION

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

#### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTE 15  
新界古洞南  
蓮塘尾菜園丈量約份第100多個地段

CDA SITE REF. No. NTE 15  
VARIOUS LOTS IN DD 100, LIN TONG MEI TSOI YUEN  
KWU TUNG SOUTH, NEW TERRITORIES

SCALE 1:7 500 比例尺

規劃署  
PLANNING  
DEPARTMENT

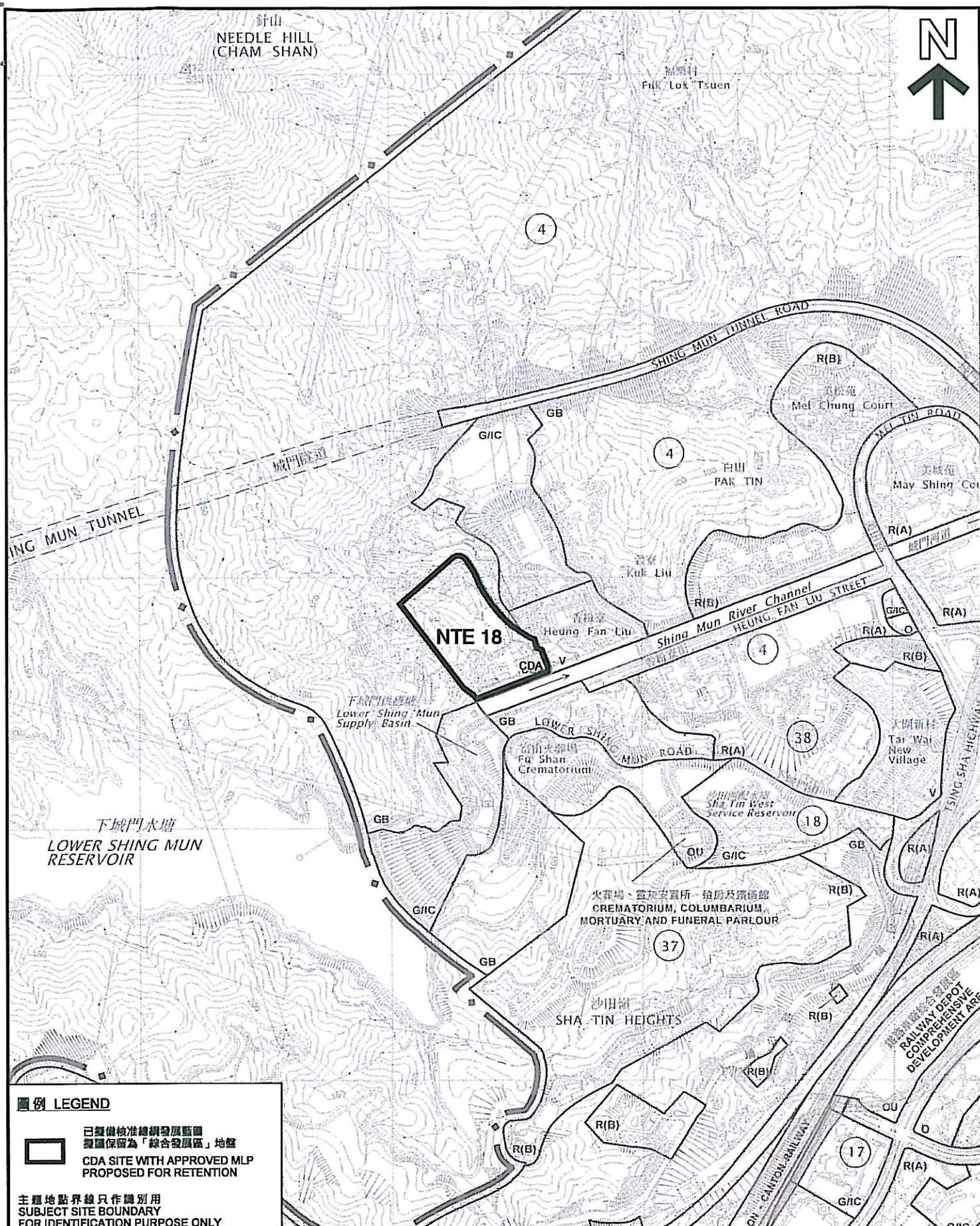


參考編號  
REFERENCE No.  
M/UR/11/124

圖 PLAN  
48

本摘要圖於2011年3月4日擬備，  
所根據的資料為於2006年10月17日  
核准的分區計劃大綱圖編號S/NE-KTS/12  
EXTRACT PLAN PREPARED ON 4.3.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/NE-KTS/12 APPROVED ON 17.10.2006





#### 圖例 LEGEND

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

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

#### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTE 18

新界沙田

香粉寮丈量約份第181約地段第698號餘段(部分)  
及毗連政府土地

CDA SITE REF. No. NTE 18  
LOT 698 R.P.(PART)

& ADJOINING GOVERNMENT LAND IN DD 181, HEUNG FAN LIU  
SHA TIN, NEW TERRITORIES

SCALE 1 : 10 000 比例尺

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

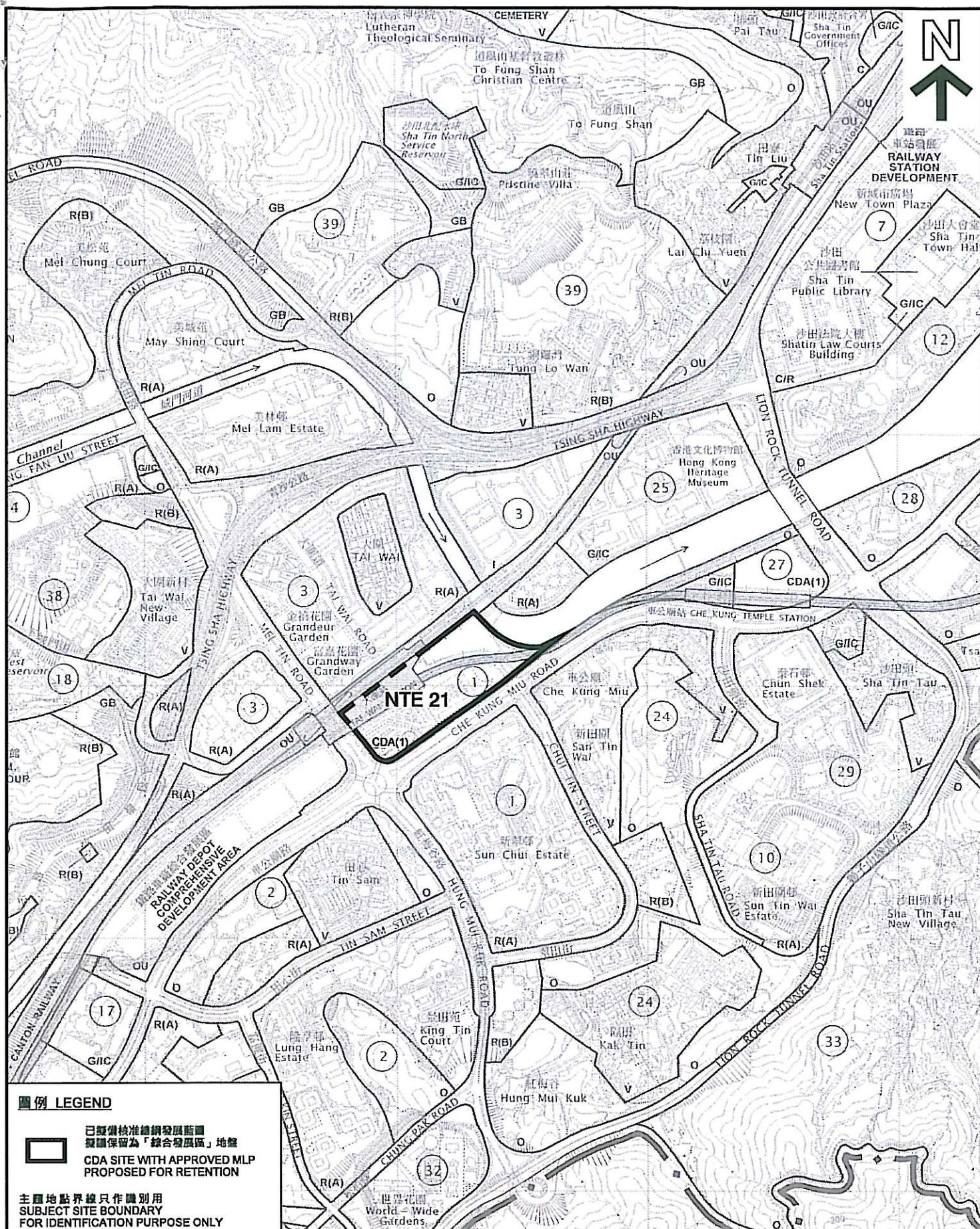
M/UR/11/125

圖 PLAN

49

本摘要圖於2011年3月4日擬備，  
所根據的資料為於2011年2月11日  
展示的分區計劃大綱圖編號S/ST/24  
EXTRACT PLAN PREPARED ON 4.3.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/ST/24 EXHIBITED ON 11.2.2011





**圖例 LEGEND**

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

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

**平面圖 SITE PLAN**

綜合發展區地盤參考編號 NTE 21  
新界沙田  
馬鞍山鐵路大圍站

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

SCALE 1 : 10 000 比例尺

規劃署  
PLANNING  
DEPARTMENT

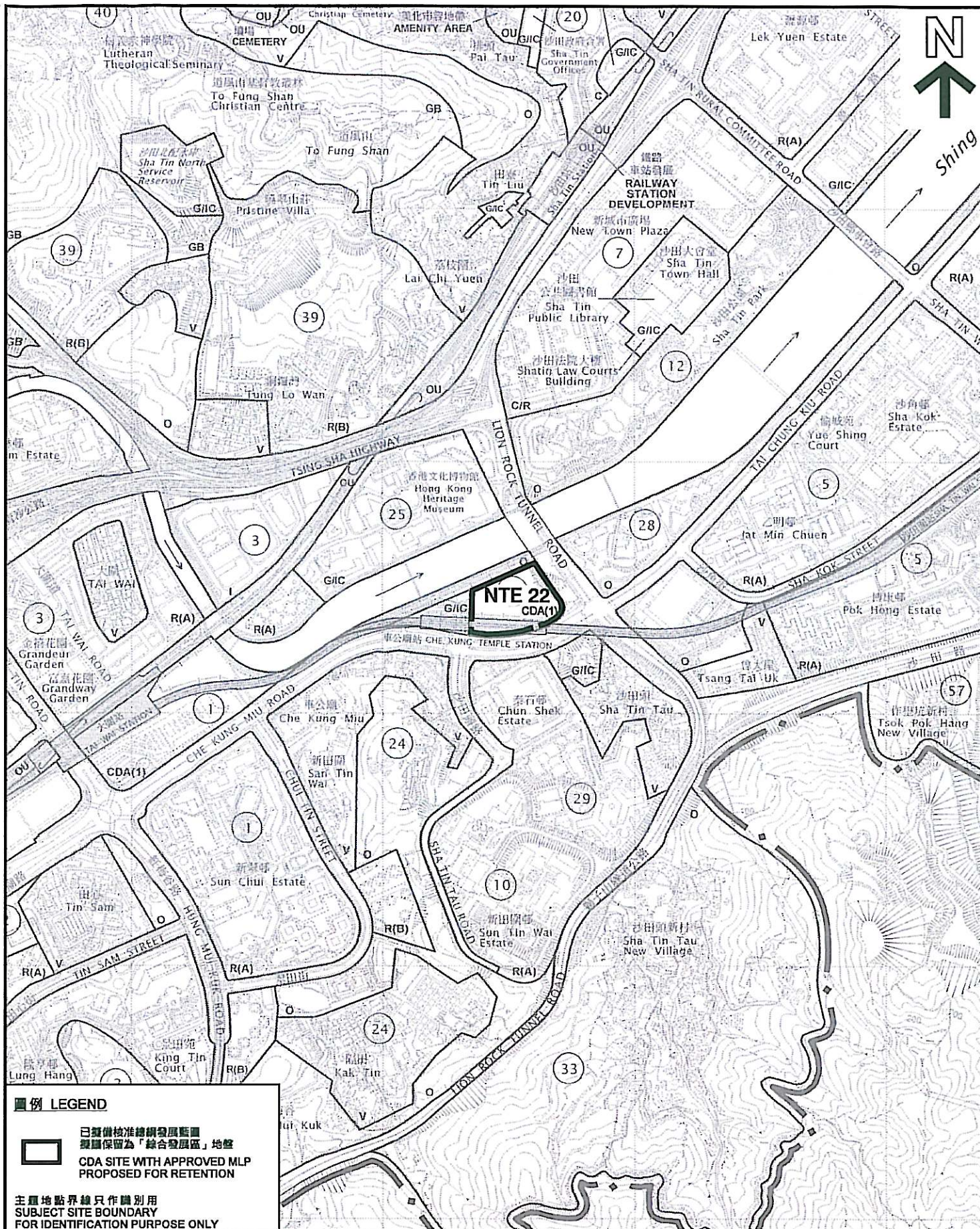


參考編號  
REFERENCE No.  
M/UR/11/126

圖 PLAN  
50

本摘要圖於2011年3月4日擬備，  
所根據的資料為於2011年2月11日  
展示的分區計劃大綱圖編號S/ST/24  
EXTRACT PLAN PREPARED ON 4.3.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/ST/24 EXHIBITED ON 11.2.2011





### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTE 22  
新界沙田  
馬鞍山鐵路車公廟站

CDA SITE REF. No. NTE 22  
CHE KUNG TEMPLE STATION, MA ON SHAN RAIL  
SHA TIN, NEW TERRITORIES

SCALE 1 : 10 000 比例尺

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/UR/11/127

圖 PLAN  
51

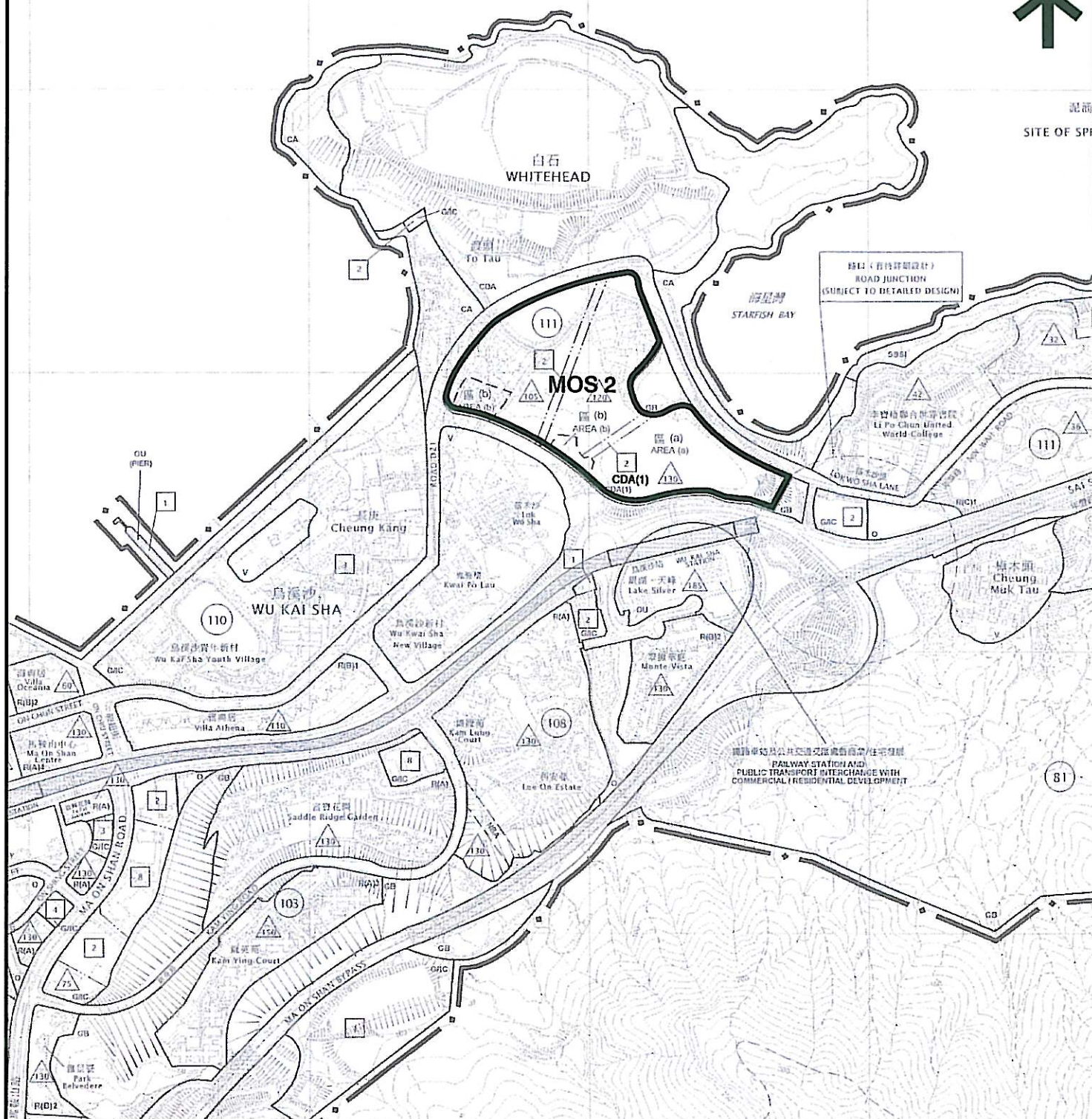
本摘要圖於2011年3月4日擬備，  
所根據的資料為於2011年2月11日  
展示的分區計劃大綱圖編號S/ST/24  
EXTRACT PLAN PREPARED ON 4.3.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/ST/24 EXHIBITED ON 11.2.2011



烏龜沙咀  
WU KWAI SHA TSUI



圖則  
SITE OF SP



#### 圖例 LEGEND

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

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

#### 平面圖 SITE PLAN

綜合發展區地盤參考編號 MOS 2  
新界沙田馬鞍山落禾沙附近

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

SCALE 1 : 10 000 比例尺

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

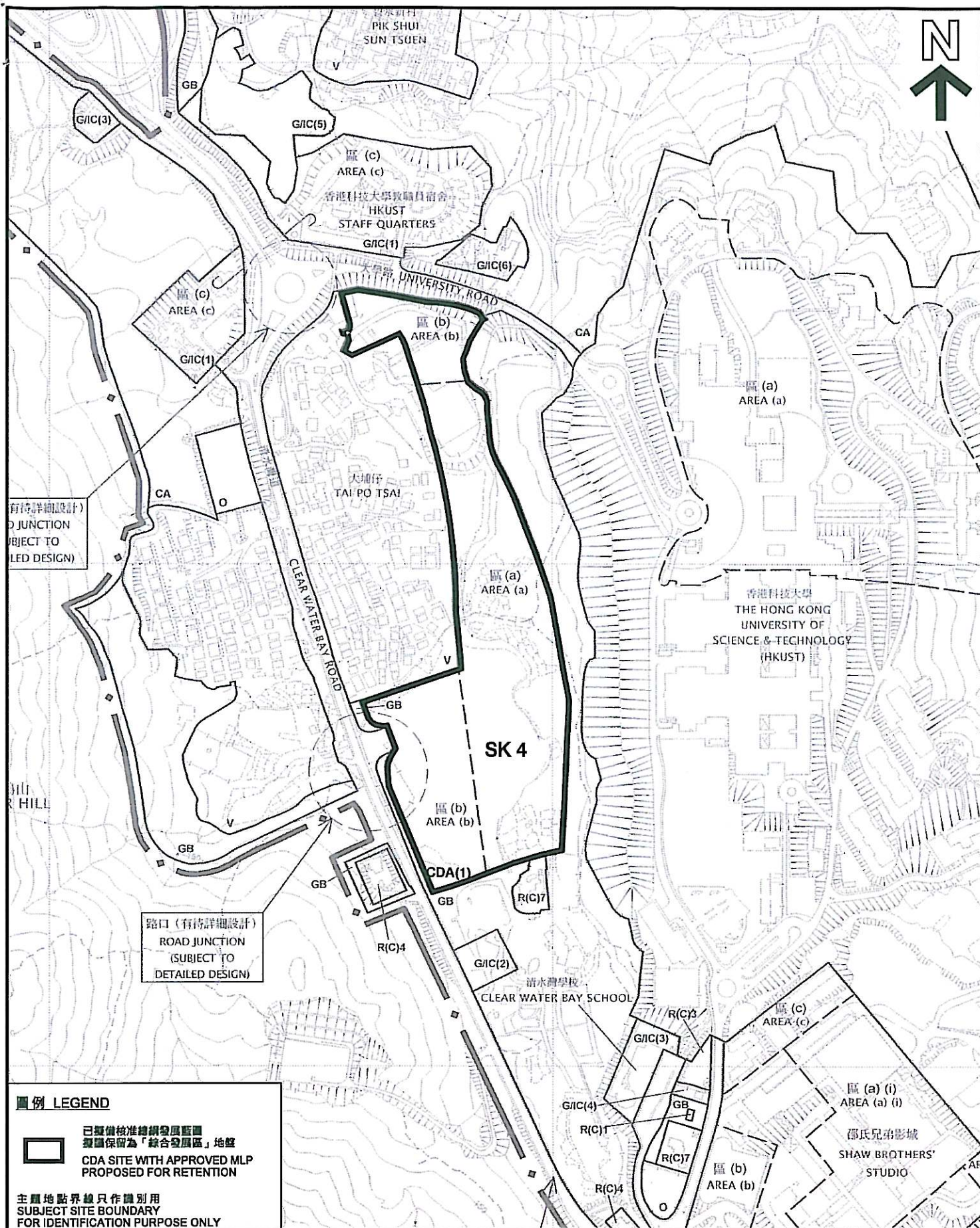
M/UR/11/128

圖 PLAN

52

本摘要圖於2011年3月4日發備，  
所根據的資料為於2010年6月1日  
核准的分區計劃大綱圖編號S/MOS/16  
EXTRACT PLAN PREPARED ON 4.3.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/MOS/16 APPROVED ON 1.6.2010





#### 圖例 LEGEND

 已獲備核准總綱發展藍圖  
擬圖保留為「綜合發展區」地盤  
CDA SITE WITH APPROVED MLP  
PROPOSED FOR RETENTION

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

#### 平面圖 SITE PLAN

綜合發展區地盤參考編號 SK 4  
新界西貢清水灣大埔仔丈量約份第227  
和第229約多個地段及毗連政府土地

CDA SITE REF. No. SK 4  
VARIOUS LOTS IN DD 227 AND 229 & ADJOINING GOVT. LAND  
TAI PO TSAI, CLEAR WATER BAY  
SAI KUNG, NEW TERRITORIES

SCALE 1:5 000 比例尺

規劃署  
PLANNING  
DEPARTMENT



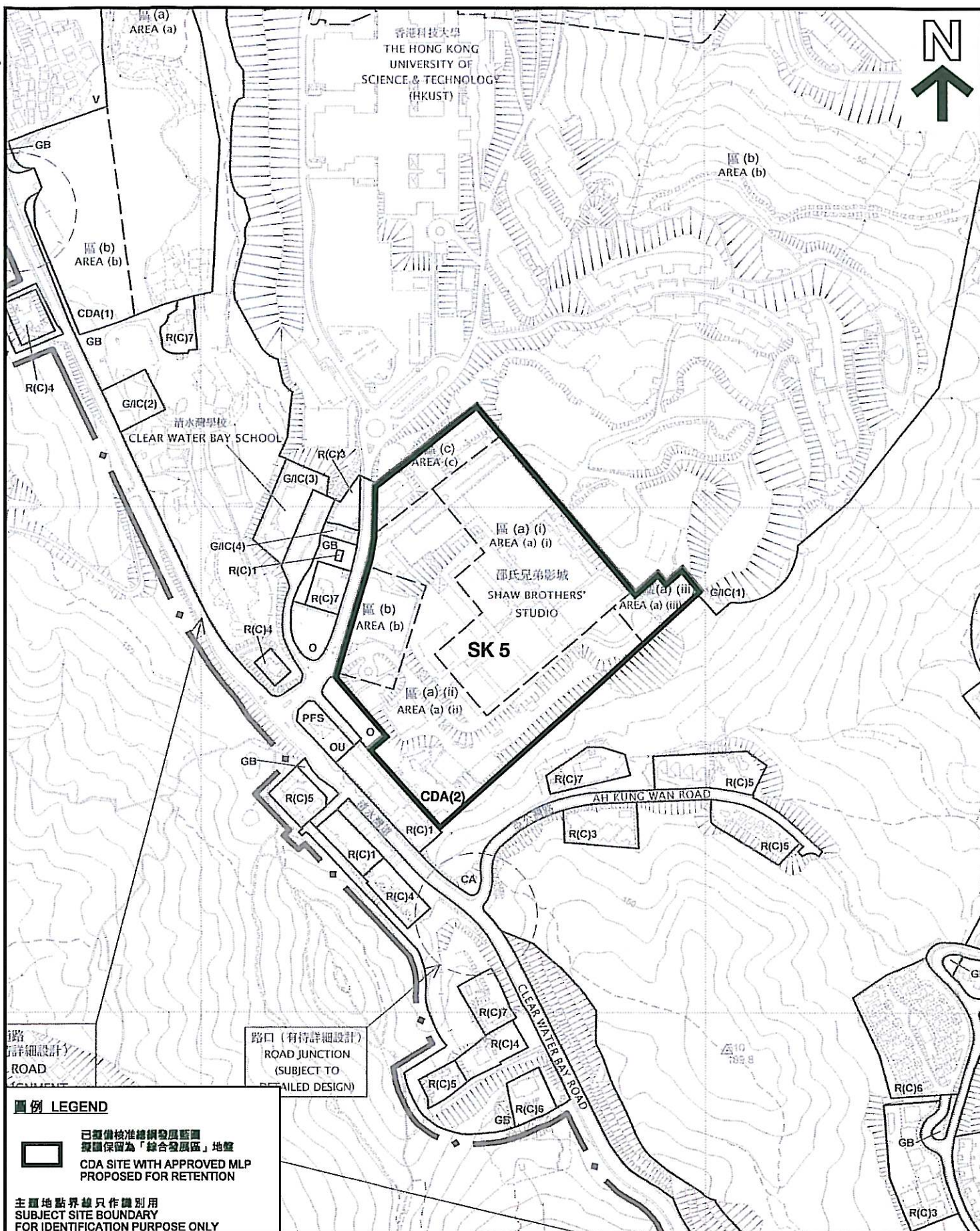
參考編號  
REFERENCE No.  
M/UR/11/129

圖 PLAN  
53

本摘要圖於2011年3月4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/SK-CWBN/4

EXTRACT PLAN PREPARED ON 4.3.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/SK-CWBN/4 APPROVED ON 6.7.2010





### 平面圖 SITE PLAN

綜合發展區地盤參考編號 SK 5  
新界西貢清水灣丈量約份第229約多個地段  
及毗連政府土地  
前邵氏兄弟影城

CDA SITE REF. No. SK 5  
THE EX-SHAW BROTHERS' STUDIO  
AT VARIOUS LOTS IN DD 229 & ADJOINING GOVT. LAND  
CLEAR WATER BAY, SAI KUNG, NEW TERRITORIES  
SCALE 1 : 5 000 比例尺

規劃署  
PLANNING  
DEPARTMENT



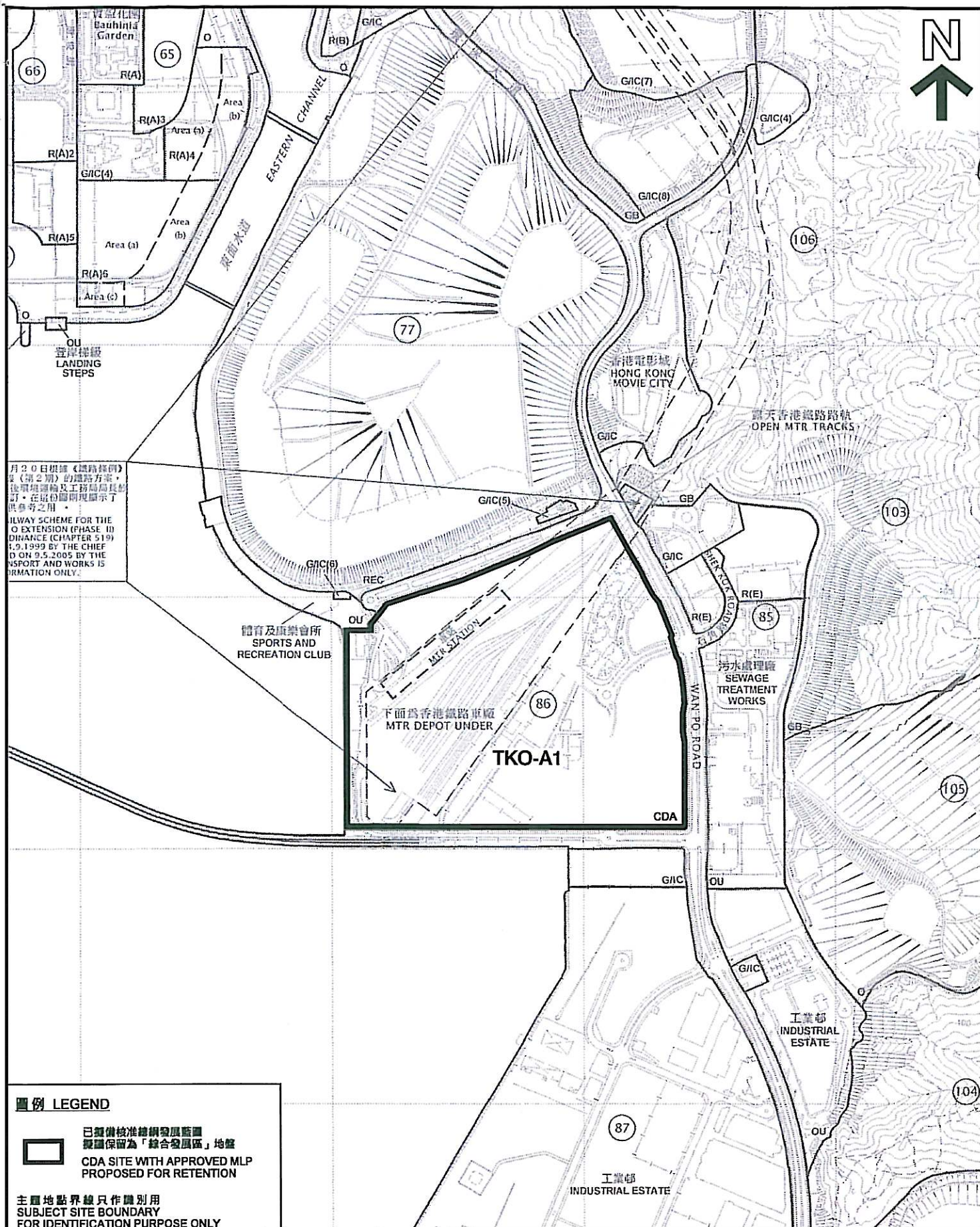
參考編號  
REFERENCE No.  
M/UR/11/130

圖 PLAN  
54

本摘要圖於2011年3月4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/SK-CWBN/4

EXTRACT PLAN PREPARED ON 4.3.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/SK-CWBN/4 APPROVED ON 6.7.2010





## 平面圖 SITE PLAN

綜合發展區地盤參考編號 TKO-A1  
新界將軍澳第86區

CDA SITE REF. No. TKO-A1  
TSEUNG KWAN O AREA 86  
NEW TERRITORIES

SCALE 1 : 10 000 比例尺

規劃署  
PLANNING  
DEPARTMENT

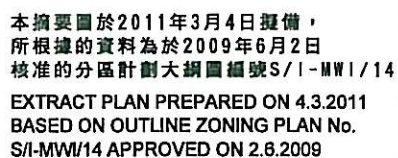


參考編號  
REFERENCE No.  
M/UR/10/131

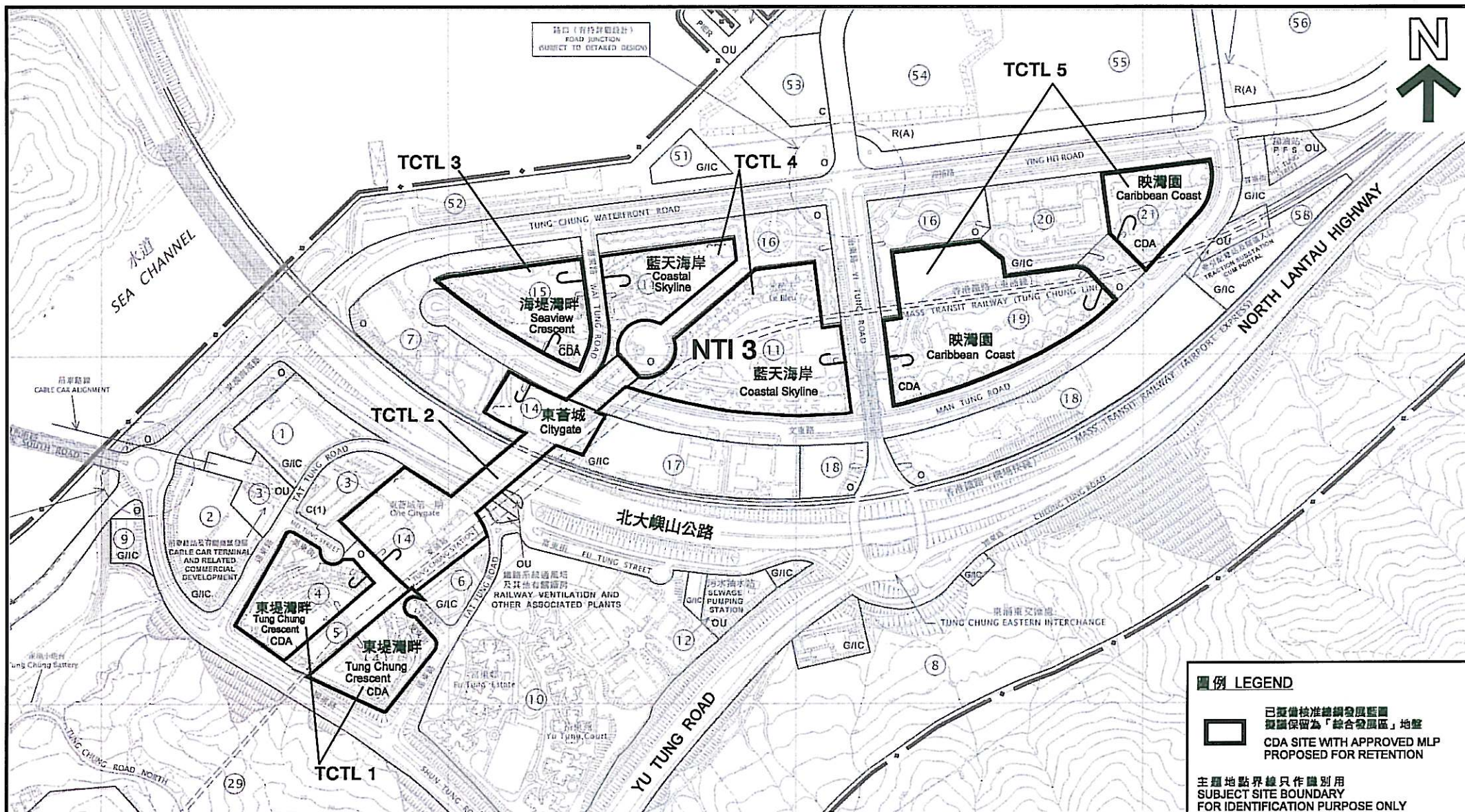
圖 PLAN  
55

本摘要圖於2011年3月4日擬備，  
所根據的資料為於2010年5月7日  
展示的分區計劃大綱圖編號S/TKO/18  
EXTRACT PLAN PREPARED ON 4.3.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/TKO/18 EXHIBITED ON 7.5.2010









### 平面圖 SITE PLAN

本摘要圖於2011年3月4日擬備，  
所根據的資料為於2010年6月1日  
核准的分區計劃大綱圖編號S/I-TCTC/18

EXTRACT PLAN PREPARED ON 4.3.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/I-TCTC/18 APPROVED ON 1.6.2010

綜合發展區地盤參考編號 NTI 3  
新界東涌市中心 TCTL 1, 2, 3, 4 & 5

CDA SITE REF. No. NTI 3  
TUNG CHUNG TOWN CENTRE,  
TCTL 1, 2, 3, 4 & 5  
NEW TERRITORIES

SCALE 1:7 500 比例尺

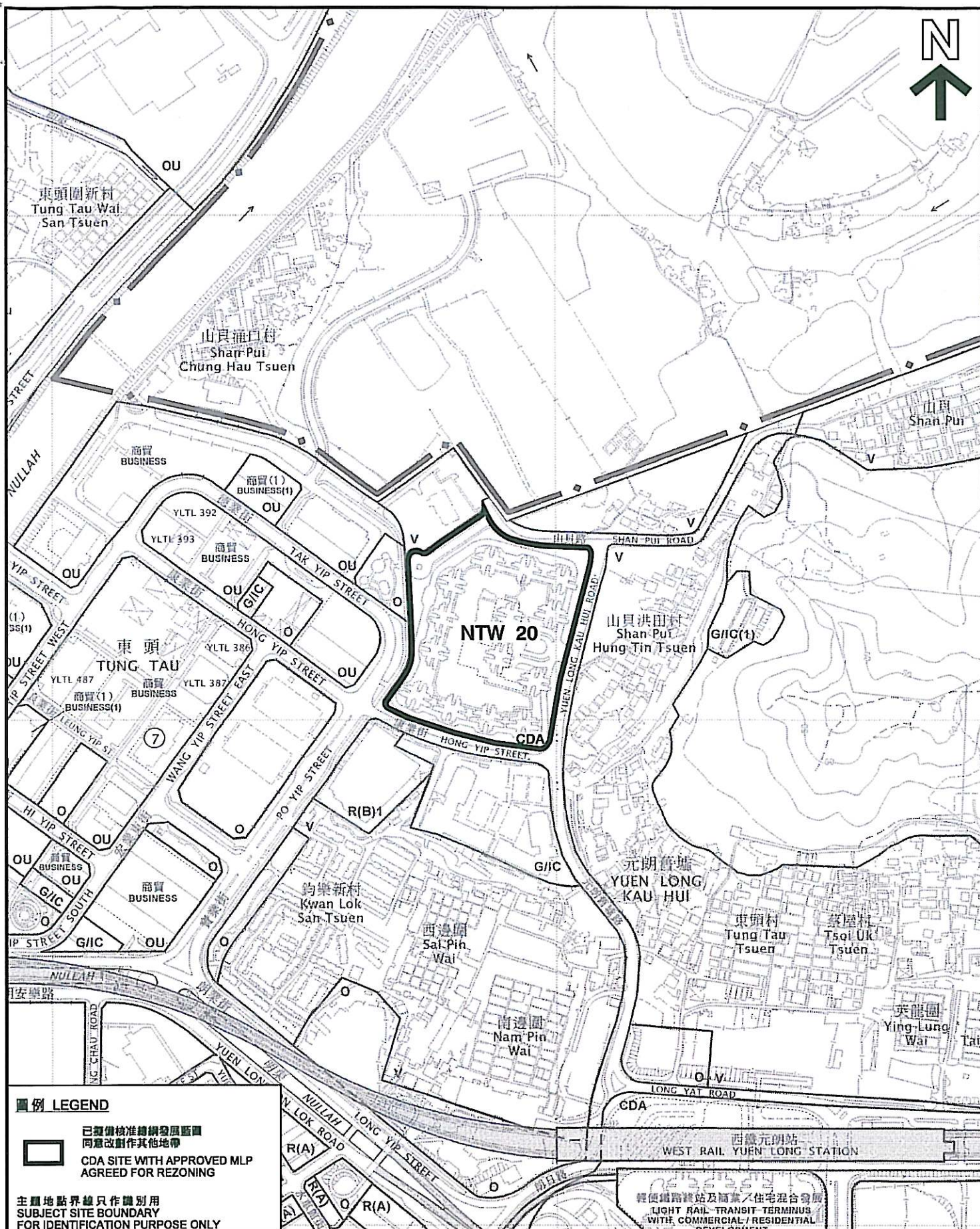
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/UR/11/134

圖 PLAN  
57





### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 20  
新界元朗新市鎮德業街

CDA SITE REF. No. NTW 20  
TAK YIP STREET, YUEN LONG NEW TOWN  
NEW TERRITORIES

SCALE 1 : 5 000 比例尺

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/UR/11/135

圖 PLAN  
58

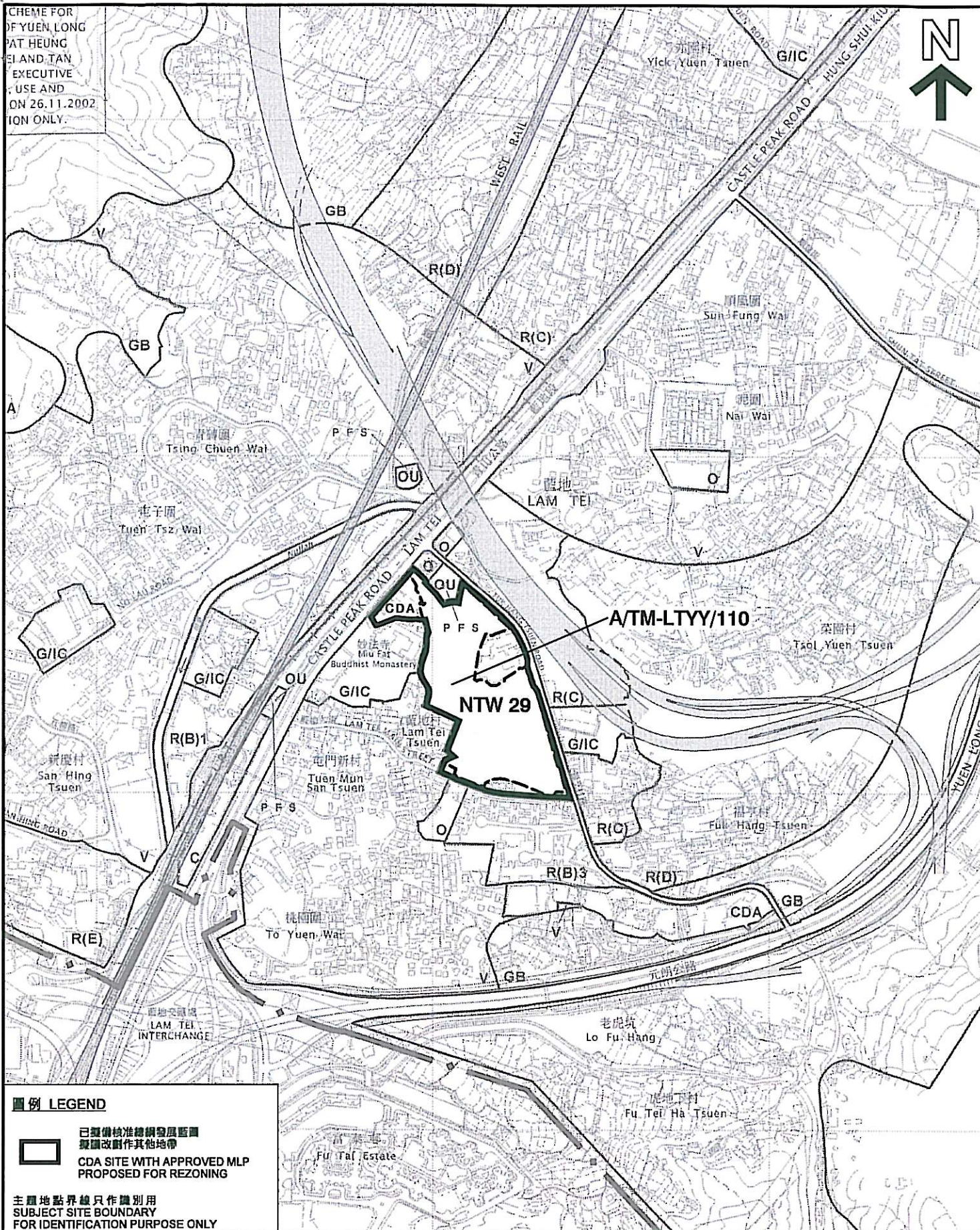
本摘要圖於2011年3月4日獲備，  
所根據的資料為於2008年10月21日  
核准的分區計劃大綱圖編號S/YL/18  
EXTRACT PLAN PREPARED ON 4.3.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/YL/18 APPROVED ON 21.10.2008







SCHEME FOR  
OF YUEN LONG  
PAT HEUNG  
ELAND TAN  
EXECUTIVE  
USE AND  
ON 26.11.2002  
ION ONLY.



#### 圖例 LEGEND

 已獲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

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

#### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 29  
新界屯門藍地福亨村道及藍地大街交匯處

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

SCALE 1:7 500 比例尺

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/UR/11/137

圖 PLAN

60

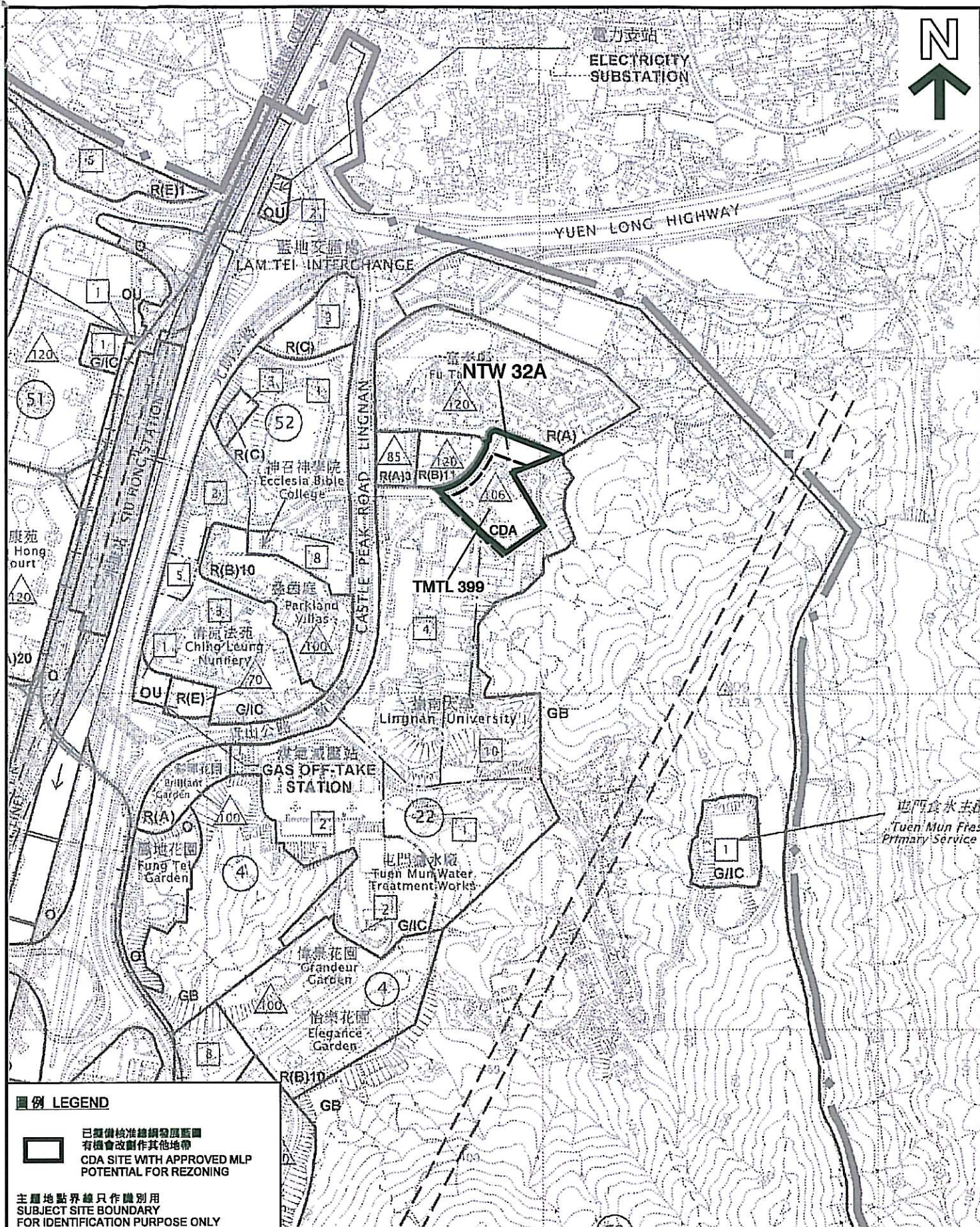
本摘要圖於2011年3月4日擬備，  
所根據的資料為於2006年3月14日  
核准的分區計劃大綱圖編號S/TM-LTTY/6

EXTRACT PLAN PREPARED ON 4.3.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/TM-LTTY/6 APPROVED ON 14.3.2006









#### 圖例 LEGEND

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

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

#### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 32A  
新界屯門  
虎地嶺南大學校園以東北

CDA SITE REF. No. NTW 32A  
NORTHEAST OF LINGNAN UNIVERSITY MAIN CAMPUS AT FU TEI  
TUEN MUN, NEW TERRITORIES

SCALE 1:7 500 比例尺

規劃署  
PLANNING  
DEPARTMENT

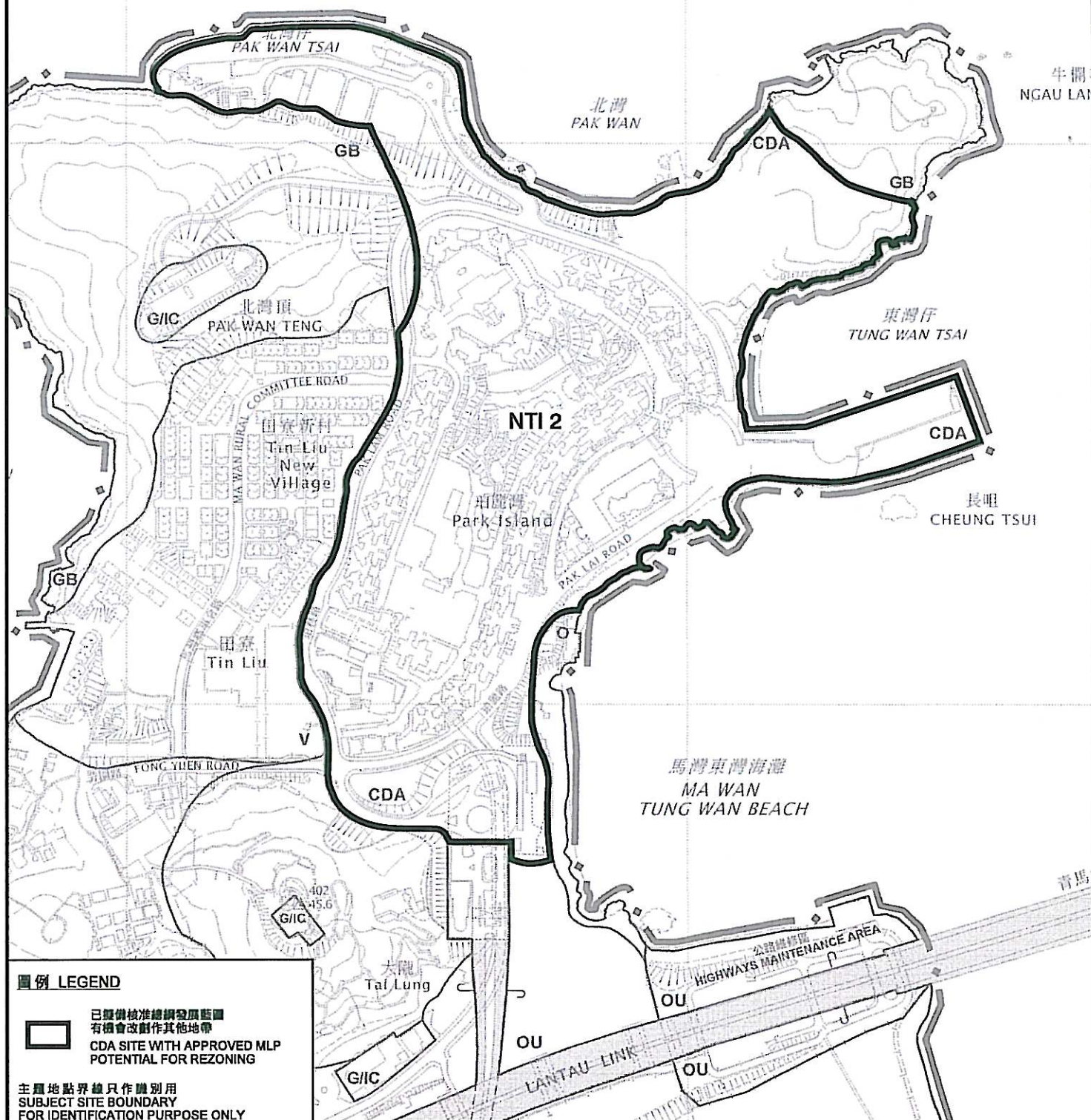


參考編號  
REFERENCE No.  
M/UR/11/111

圖 PLAN  
62

本摘要圖於2011年3月4日擬備，  
所根據的資料為於2010年9月3日  
展示的分區計劃大綱圖編號S/TM/27  
EXTRACT PLAN PREPARED ON 4.3.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/TM/27 EXHIBITED ON 3.9.2010





#### 圖例 LEGEND

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

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

#### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTI 2  
新界馬灣東灣及東灣仔

CDA SITE REF. No. NTI 2  
TUNG WAN & TUNG WAN TSAI, MA WAN  
NEW TERRITORIES

SCALE 1:5 000 比例尺

規劃署  
PLANNING  
DEPARTMENT

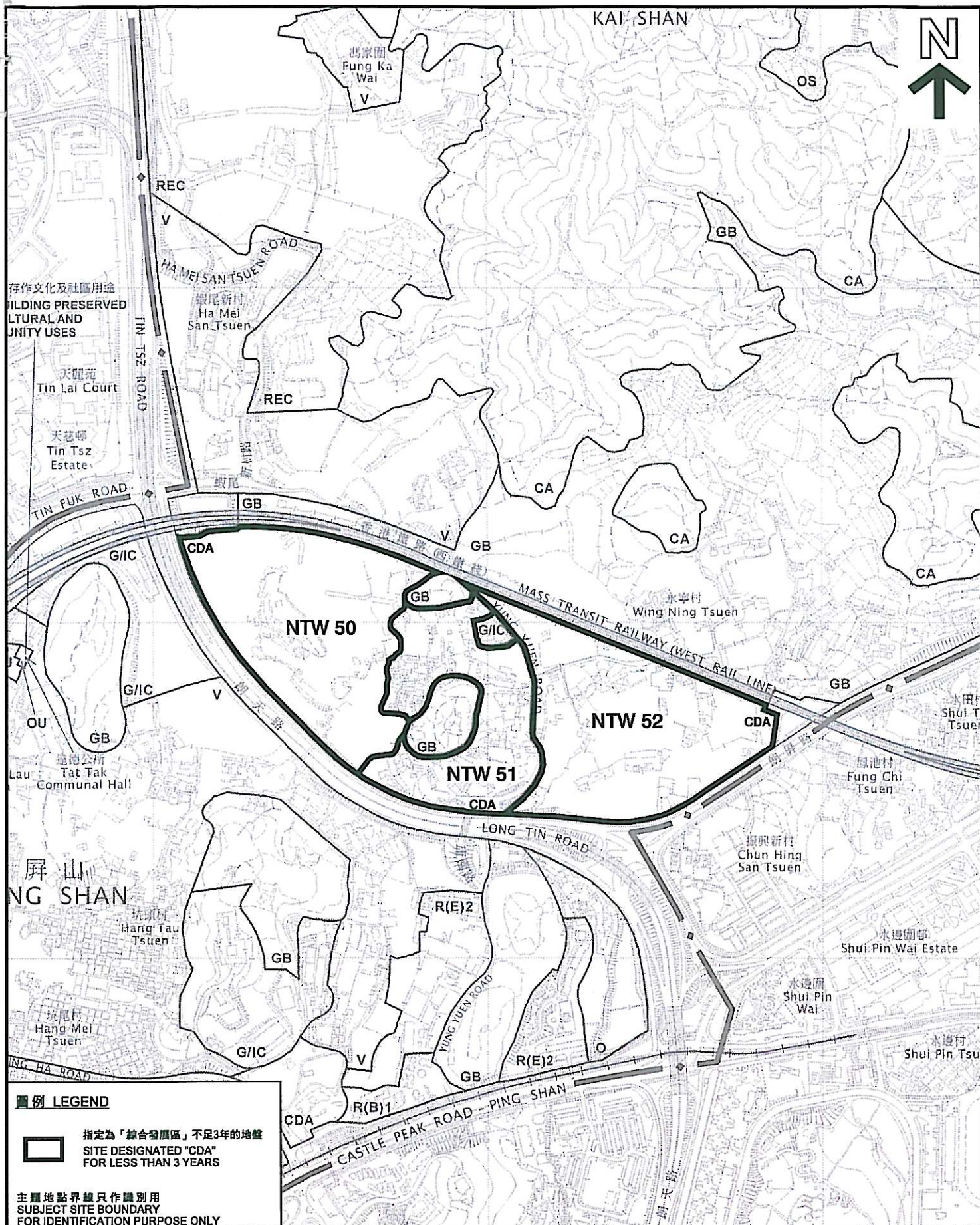


參考編號  
REFERENCE No.  
M/UR/11/133

圖 PLAN  
63

本摘要圖於2011年3月4日擬備，  
所根據的資料為於2009年6月2日  
核准的分區計劃大綱圖編號S/I-MW/14  
EXTRACT PLAN PREPARED ON 4.3.2011  
BASED ON OUTLINE ZONING PLAN No.  
S/I-MW/14 APPROVED ON 2.6.2009





### 平面圖 SITE PLAN

綜合發展區地盤參考編號 NTW 50, NTW 51, NTW 52  
 新界元朗朗天路東北面 (NTW 50)  
 新界元朗廣園路以西及朗天路以北 (NTW 51)  
 新界元朗朗屏路西北面 (NTW 52)

CDA SITE REF. Nos. NTW 50, NTW 51, NTW 52  
 NORTH-EAST OF LONG TIN ROAD, YUEN LONG, N.T. (NTW 50)  
 WEST OF YUNG YUEN ROAD AND NORTH OF LONG TIN ROAD  
 YUEN LONG, N.T. (NTW 51)  
 NORTH-WEST OF LONG PING ROAD, YUEN LONG, N.T. (NTW 52)  
 SCALE 1 : 7 500 比例尺

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/UR/11/240

PLAN  
64

本摘要圖於2011年1月7日擬備，  
所根據的資料為於2010年11月5日  
展示的分區計劃大綱圖編號S/YL-PS/12

EXTRACT PLAN PREPARED ON 7.1.2011  
 BASED ON OUTLINE ZONING PLAN No.  
 S/YL-PS/12 EXHIBITED ON 5.11.2010